



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** March 28, 2023

FROM: Michael Daniels, Development Services Director

SUBJECT: Request for approval of a Site Development Plan for the Development of Pickleball Courts at the southwest corner of Forbes Street between Lemon Street and Belle Avenue

PROPERTY DESCRIPTION

APPLICANT: Steve Thomas **OWNER:** City of Green Cove Springs

PROPERTY LOCATION: 1107 Martin Luther King Jr. Blvd

PARCEL NUMBER: 017959-000-00, 017959-001-00

FILE NUMBER: SPL-23-002

CURRENT ZONING: Institutional

FUTURE LAND USE DESIGNATION: Public

SURROUNDING EXISTING LAND USE

NORTH: **FLU:** Neighborhood **SOUTH:** **FLU:** Neighborhood
Z: R-2 **Z:** R-2
Use: /Single Family Housing **Use:** Single Family Housing
Transportation Department

EAST: **FLU:** Neighborhood **WEST:** **FLU:** Public
Z: R-2 **Z:** Institutional
Use: Single family housing **Use:** Augusta Savage
Community Center

BACKGROUND

The City has submitted a Site Development Application for the development of 6 pickleball courts on 1.39 acres. Currently, the site is being utilized as a Soccer field and Baseball Field with Oak and Palm trees along the perimeter of the property. An interlocal agreement and subsequent amendment between the City and the County was approved on 8/23/2022 and amended on 3/21/2023, that will

allocate shared payment for this project. The Fiscal Impact to the City for the capital costs is approximately \$25,000 and approximately \$130,000 shall be paid by the County. The City will be responsible for maintenance of the facility upon completion.

Development Description

The application is for the development of 6 pickleball courts located at the corner of Belle Avenue and Forbes Street. The remaining site will be used as a gentle drainage retention area with .5' of fall. Due to the shallowness of the drainage retention area, the City is planning to reconstruct a new Baseball field in the same location at the bottom of the retention area upon completion of the project. The Soccer goals and field shall be removed.

Parking and Access

Parking shall be provided in the adjacent parking area for the Augusta Savage Community Center which includes approximately 40 parking spaces. Access to the site shall be provided off of Belle Street.

Utility Connections

No utility connections are currently provided for the site. Staff is planning on providing lighting but initially the pickleball courts will only be used during daylight hours.

Landscape Plan

The existing 17 perimeter trees shall be preserved with the exception of one tree that is in poor condition. The trees are a combination of Oak, Cedar and Palm Trees.

Drainage Retention Area

Drainage for the site shall be collected on the eastern portion of the site and all overflow shall be conveyed to the City's Stormwater system on Belle Street.

The proposed plans and approved drainage retention modification permit and outstanding staff comments are included in the packet.

STAFF RECOMMENDATION

Staff is recommending approval of this request because the application complies with the Comprehensive Plan and is compatible with the surrounding neighborhood.

RECOMMENDED MOTION

Recommend to City Council a motion to approve the site development plan for the Development of Pickleball Courts located at the Augusta Savage Community Center.