



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Board **MEETING DATE:** February 27, 2024
FROM: Gabriel Barro, Planning & Zoning
SUBJECT: Review of Special Exception Application for Alcohol Sales at 618 N Orange Avenue for Sunrise to Sunset

PROPERTY DESCRIPTION

APPLICANT: Justin Clark **OWNER:** SVC RE LLC
PROPERTY LOCATION: 618 N Orange Avenue
PARCEL NUMBER: 017599-000-00
FILE NUMBER: SE-24-001
CURRENT ZONING: GCC – Gateway Corridor Commercial
FUTURE LAND USE DESIGNATION: MU – Mixed-Use

SURROUNDING LAND USE

NORTH: FLU: Mixed Use (MU) Z: Gateway Corridor Commercial (GCC) Use: Vacant Non-Residential	SOUTH: FLU: MU Z: GCC Use: Vacant Residential
EAST: FLU: Neighborhood Z: Gateway Corridor Residential (GCR) Use: Residential (Single Family)	WEST: FLU: MU Z: GCC Use: Vehicle Sale

BACKGROUND

Justin Clark, owner of Sunrise to Sunset Restaurant, is requesting a special exception for alcohol sales at 618 N Orange Avenue. A provision exists within the Gateway Corridor Commercial for the on-site sale of alcoholic beverages as set forth in Sec 117-565 of the City Land Development that requires a special exception for alcoholic beverage sales shall require the approval of a Special Exception. Action taken on a special exception is made by the Planning and Zoning Commission at a public hearing.

The property at 618 N Orange Avenue is currently being used as a restaurant. The building is 2,449 ft². There are 29 available parking spaces and 1 handicapped parking space.

Special Exception Review Criteria

When deciding on special exception requests, the Planning and Zoning Board will ensure the following criteria are satisfied:

- (1) Compliance with all elements of the comprehensive plan.
The proposed request is consistent with the Comprehensive Future Land Use Policy 1.1.1(c), which allows the Gateway Corridor Commercial Zoning District within the Mixed Use Future Land use Designation. The Gateway Corridor Commercial District allows the sale of alcohol pursuant to a special exception.
- (2) The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety, or general welfare, and is not contrary to established standards, regulations or ordinances of other governmental agencies.
The proposed development will not negatively impact the area.
- (3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.
No construction or improvements are being proposed as part of this special exception. Any building or site permits that are requested for the development of the site will be reviewed under a separate permit.
- (4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.
The proposed use will be consistent with the existing uses in the gateway corridor and will not negatively impact the area.
- (5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.
The proposed use will not impact the improvement of surrounding properties.
- (6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.
Water and sewer are available.
- (7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.
Vehicular access is available to the front of the building from N Orange Ave and to the side of the building from Walburg St. 30 parking spaces are available onsite. The building is 1920 ft² (heated/cooled). Pursuant to the parking requirements, this meets the 1 parking space per 65 square feet of dining area.
- (8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.
Access is provided off N Orange Ave and Walburg Street.
- (9) Adequate screening and buffering of the special exception will be provided, if needed.
Screening is not required for this use.
- (10) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.
The special exception will not require signs specific to it, however, the business may have signage, as is allowed within the city's code. Such signage would have to be permitted through the Building Department and would be reviewed at that time.

- (11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.

STAFF RECOMMENDATION

Staff recommends approval of the Special Exception Application for Alcohol Sales at 618 N Orange Avenue for Sunrise to Sunset for onsite consumption subject to the following condition:

1. Alcohol consumption shall be limited to within the enclosed building.
2. Provide Alcohol license from the State Division of Alcoholic Beverages and Tobacco within 30 days of Special Exception approval. No alcohol sales can take place on premises prior to the license being secured.

Recommended Motion:

Motion to approve Special Exception Application for Alcohol Sales at 618 N Orange Avenue for Sunrise to Sunset for offsite consumption subject to the following condition:

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