



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Board **MEETING DATE:** February 9, 2026
FROM: Development Services Department
SUBJECT: Review of a Site Development Plan for an equipment rental facility located at 1340 Energy Cove Court, parcel 016562-002-00

PROPERTY DESCRIPTION

APPLICANT: Fleet & Associates **OWNER:** A2W GCS, LLC
PROPERTY LOCATION: 1340 Energy Cove Court
PARCEL NUMBER: 016562-002-00
FILE NUMBER: SPL-25-008
CURRENT ZONING: M-2
FUTURE LAND USE DESIGNATION: Industrial

SURROUNDING LAND USE

NORTH: FLU: Neighborhood Z: R-2 Use: Single Family Residential	SOUTH: FLU: Industrial Z: M-2 Use: Vacant
EAST: FLU: Mixed-Use/Industrial Z: C-2/M-1 Use: Vacant	WEST: FLU: RF (County) Z: AR (County) Use: Single Family Residential

BACKGROUND

The application is for the proposed development of a 10,615 square foot building and an outdoor storage area. The building will have a mix of retail area and warehousing. Access will be provided via a 30-foot wide shared driveway. The driveway will connect to the parcel to the north. The stormwater system will also be shared between the two parcels.

The Planning and Zoning Board recommended approval with all conditions to be satisfied prior to issuance of a building permit at its February 9, 2026 meeting.

PROPERTY DESCRIPTION

The site consists of 4.29 acres of vacant land located at 1340 Energy Cove Court. It was cleared sometime in 2024 as part of a previously approved site plan, but actual construction never started.

DEVELOPMENT DESCRIPTION

The intended use of the property is for an equipment rental facility with an outdoor storage yard.

GENERAL

A 10,615 square foot building is proposed. An outdoor storage and sales yard is proposed on the northeast part of the parcel.

PARKING, LOADING, & STACKING

Plans show 18 standard parking spaces and one ADA space. There is ample room to maneuver several large vehicles around the property.

DRAINAGE RETENTION

The drainage plan shows a stormwater retention pond along the northeastern edge of the property approximately .66 acres in size. Stormwater will be collected via surface inlets connected to underground pipes. The stormwater system has been reviewed and City's consulting engineer and has been approved with conditions.

TRAFFIC AND ACCESS

The site will be accessed via a shared driveway from Energy Cove Court.

UTILITY CONNECTIONS & SOLID WASTE

The project site is within the City's water and electric district. Solid waste service may be provided by an approved franchisee or by the City.

LANDSCAPE PLAN

The landscape plan shows a row of trees along the entire perimeter of the site as well as some interior parking area landscaping. Overall, the plan appears to meet landscape code requirements except for a landscape strip along the front parking area and it is unclear whether the amount of parking landscape areas meets the code requirements.

LIGHTING PLAN

The applicant has submitted a lighting plan that has been approved.

PUBLIC FACILITIES IMPACTS

Transportation

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Warehouse	10,615	3.56	38	0.3	3	0.32	3

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9th Edition

Conclusion: The daily generated trips are not expected to decrease the level of service on Energy Cove Court or US17.

Potable Water Impacts

Commercial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	1,168
Residual Capacity after Proposed Project	3,185,832

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data)

Conclusion: The impact was calculated based on proposed warehousing use. As shown in the table above, there is adequate capacity for this use. The City has existing water lines installed at this location

Sanitary Sewer Impacts – South Plant WWTP

Commercial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	330,000
Projected Sewer Demand from Proposed Project ²	1,168
Residual Capacity after Proposed Project	328,832

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data)

Conclusion: The impact was calculated based on the proposed warehousing use. The project site is served by the South Wastewater Treatment Plant (WWTP). There is adequate capacity for this use. The city has existing sewage lines in place.

Solid Waste Impacts

Commercial

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project	None
Solid Waste Facility Capacity	Minimum 3 Years Capacity

Solid Waste Impacts

The City of Green Cove Springs' solid waste is disposed of at the Rosemary Hill Solid Waste Management Facility operated by Clay County. Per the Clay County Comprehensive Plan, a minimum of three (3) years capacity shall be maintained at the County's solid waste management facility. For commercial developments, the City offers two options. The first is that the development provide for its own containerized collection service with an approved franchisee. Prospective sanitation collection franchises shall comply with City Code Section 66-10. The second is if the development does not produce more than 2, 96-gallon trash cans of waste, the City may provide Curbside Service twice per week.

LIST OF ATTACHMENTS

- Site Plan Application
- Site Development Plan
- Survey
- Staff Conditions of Approval (beneath Recommended Motion)

STAFF RECOMMENDATION

Staff is recommending approval of the SPL-25-008 Energy Cove Court Rental Facility site plan, subject to conditions of approval. All conditions must be met prior to issuance of a building permit.

Recommended Motion:

Motion to approve SPL-25-008 Energy Cove Court Rental Facility site plan at 1330 Energy Cove Court subject to conditions of approval which must be met prior to issuance of a building permit.

Conditions of Approval:

1. Ensure the pump station east of the building does not allow stormwater from the drainage swale that it sits in to enter the wet well. Water/Wastewater
2. Revise all utility standards and details to City of Green Cove Springs rather than Clay County Utility Authority. Water/Wastewater
3. Coordinate service with Electric Department. CT's can be installed in transformer with a meter pedestal next to the UG transformer. See Green Cove springs Electric Utility for all UCD requirements. Electric
4. Ensure preserved and protected trees are shown on the Demolition plan sheet 5. Show bump out for 48" preserved Oak tree on Geometry plan and all relevant sheets. Development Services
5. Revise the landscape area in the front parking lot to be a minimum of 5 feet wide across all parking spaces in the row per section 113-246(1).c.3. Development Services
6. Provide proof of all easements required. Development Services
7. Provide payment of any outstanding processing or consultant fees. Development Services

8. Provide payment of required portion of utility development fees per the “Energy Cove Court Industrial Park Project” Developer’s Agreement, dated January 4, 2011 and recorded in OR BK 3329, Pages 1500-1521 of the Clerk of the Circuit Court, Clay County records. These fees must be paid prior to a Certificate of Occupancy. Development Services
9. Provide signed shared use agreement for stormwater drainage, road and utility easements and shared costs. Development Services
10. There is some stormwater demolition, relocating and installation not completely defined. Owner agrees field modifications may be required. Water supply to internal structure not defined. Privately owned but update plans should be discussed with staff. W/WW