



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** February 17, 2026
FROM: Development Services Department
SUBJECT: Review of a Site Development Plan for an equipment rental facility located at 1358 Energy Cove Court, parcel 016562-002-00

PROPERTY DESCRIPTION

APPLICANT: Janis Fleet, Fleet & Associates **OWNER:** A2W GCS, LLC
PROPERTY LOCATION: 1358 Energy Cove Court
PARCEL NUMBER: 016562-000-00
FILE NUMBER: SPL-25-009
CURRENT ZONING: M-1
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: Industrial (City) & AG (County) Z: MUH (City) & AR (County) Use: Manufacturing & Single Family Residential

BACKGROUND

The application is for the proposed development of a 48,000 square foot building warehouse. Access will be provided via a 30-foot wide shared driveway. The driveway will traverse the parcel to the south. The stormwater system will also be shared between the two parcels.

The City of Green Cove Springs Planning and Zoning Board met on February 9, 2026 and recommended approval of the submitted site plan with conditions.

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 4.6 acres of vacant land located at 1358 Energy Cove Court.

DEVELOPMENT DESCRIPTION

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

GENERAL

A 48,000 square foot warehouse building is proposed.

PARKING, LOADING, & STACKING

Plans show 35 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 northwestern 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 approved by the City's consulting engineer.

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.

LANDSCAPE PLAN

The landscape plan shows a row of trees along the entire perimeter of the site. A 6' opaque chain link fence is shown on the property boundary along Cooks Lane, as required by FLUL policy 1.8.2.

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	48,000	3.56	171	0.3	14	0.32	15

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	5,280
Residual Capacity after Proposed Project	3,181,720

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	5,280
Residual Capacity after Proposed Project	324,720

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 franchisees 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 recommends approval of SPL-25-009 1358 Energy Cove Court site plan, subject to conditions of approval. All conditions must be met prior to issuance of building permit.

Recommended Motion:

Motion to approve SPL-25-009 1358 Energy Cove Court Warehouse site plan subject to conditions of approval which must be met prior to issuance of a building permit.

Conditions of Approval:

1. Provide proof of all recorded easements required by FLUL-25-001 amendment and policy 1.8.2 of the Green Cove Springs Future Land Use element and delineate on site plan.
Development Services
2. Provide signed shared use agreement for stormwater drainage, road and utility easements and shared costs. Development Services
3. Per section 113-279(a)(2), provide note stating whether tree mitigation is to be accomplished off-site or by payment to the tree mitigation fund. Development Services
4. Show location of existing water main through proposed building area and plans for adjustment. W/WW
5. Extend existing water main stub-out beyond edge of new parking area. W/WW
6. Adjacent southern property plan indicated 4" force main but existing service on Energy Cove is only 2"; if larger service is required, it would require bore under Energy Cove road to 6" FM. W/WW
7. Show fire hydrant(s). Illustrate compliance with NFPA 1:18.5 Fire Hydrant distance is measured along the fire department access road. If no access to a reliable utility water supply is available then use NFPA 1142 to provide a water supply and meet fire flow requirements.
Fire
8. Fire#2 Show Fire Department Connections(FDC). FDC shall be located no further than 100ft hose lay from a hydrant. Hydrant and FDC shall be located on the same side of the roadway.
NFPA 1141:8.1.3. Fire
9. No electric service info provided for service size and utility design. CIAC charges can be determined when more info have been provided and electric utility design is complete.
Electric
10. Provide payment of any outstanding processing, impact or consultant fees. Development Services
11. 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

12. There is some stormwater demolition, relocation and installation not completely defined. Owner agrees field modifications may be required. Water supply to internal structure not defined. Privately owned but updated plans should discussed with staff. W/WW