



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 a warehouse, located at 4604 CR 209S, for parcel 016513-001-00

PROPERTY DESCRIPTION

APPLICANT: Black Creek Engineering, Inc. **OWNER:** RCWW, LLC
PROPERTY LOCATION: 4604 CR 209S
PARCEL NUMBER: 016513-001-00
FILE NUMBER: SPL-25-007
CURRENT ZONING: M-2
FUTURE LAND USE DESIGNATION: Industrial

SURROUNDING LAND USE

NORTH: **FLU:** Industrial (County) **SOUTH:** **FLU:** Industrial
Z: IB (County) **Z:** M-2
Use: Warehouse **Use:** RV/Boat Storage

EAST: **FLU:** RP (County) **WEST:** **FLU:** Mixed Use
Z: AG (County) **Z:** C-2
Use: Conservation Area **Use:** Vacant

BACKGROUND

The application is for the development of a 9,500 square foot warehouse, a 500 square foot office, and an outdoor storage yard.

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 1.79 acres vacant land located at 4604 CR 209S. It was clear cut some time prior to annexation into the city limits in November 2024.

DEVELOPMENT DESCRIPTION

The intended use of the property at this time for the warehouse and storage yard is landscape material storage and sales yard.

GENERAL

A 9,500 square foot warehouse with a 500 square foot office within the building is proposed. An outdoor distribution, storage and sales yard is proposed on the northern part of the property.

PARKING, LOADING, & STACKING

12 parking spaces are required. Plans show 12 standard parking spaces and a single ADA space.

DRAINAGE RETENTION

The drainage plan shows a stormwater retention pond along the southern edge of the property approximately .22 acres in size. Stormwater will be collected via surface inlets connected to underground pipes. The stormwater system has been reviewed and approved with conditions by the City’s consulting engineer.

TRAFFIC AND ACCESS

The site will include two access drives and an additional emergency access point located on CR 209S.

UTILITY CONNECTIONS & SOLID WASTE

The project site is within the City’s water service district. Clay Electric provides electric service at this location. 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. A 6’ chain link fence is shown around the site’s perimeter. Sec. 117-297 of the City’s LDC requires outdoor storage yards to be enclosed by a solid fence or an 8’ chain link fence with an opacity of at least 85%. However, the City chose to honor a partially completed previous site plan approved by Clay County prior to annexation, which permitted a 6’ chain link fence with no opacity.

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	9,500	3.56	34	0.3	3	0.32	3
Office	500	11.03	6	1.56	1	1.49	1

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 CR209S.

PUBLIC FACILITIES IMPACT

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	1,100
Residual Capacity after Proposed Project	3,185,900

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	1,100
Residual Capacity after Proposed Project	328,900

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 (listed below Recommended Motion)

STAFF RECOMMENDATION

Staff is recommending approval of the SPL-25-007 CR209S Warehouse 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-25-007 4604 CR209S Warehouse site plan 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. Stormwater Engineer
2. Provide payment of any outstanding processing, impact or consultant fees.