



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Commission **MEETING DATE:** April 27, 2021
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Rezoning from Gateway Corridor Commercial to Central Business District for property located at 200-206 Orange Avenue

PROPERTY DESCRIPTION

APPLICANT: Janis Fleet, Fleet and Associates **OWNER:** 200 North Orange Avenue Holding LLC

PROPERTY LOCATION: 200-206 N Orange Ave

PARCEL NUMBER: 017301-000-00

FILE NUMBER: 202100023 & 202100224

CURRENT ZONING: GCC – Gateway Corridor Commercial

FUTURE LAND USE DESIGNATION: CHI – Commercial High Intensity

SURROUNDING LAND USE

NORTH: **FLU:** CHI **SOUTH:** **FLU:** CHI/RMD
Z: CBD **Z:** GCC/INS
Use: Retail **Use:** Undeveloped

EAST: **FLU:** RMD **WEST:** **FLU:** CHI
Z: R-2 **Z:** GCC
Use: Residential **Use:** Retail

BACKGROUND

The applicant has applied for a Zoning Change for the subject property from Gateway Corridor Commercial to Central Business District. The purpose of the request is to allow for additional development in close proximity to US 17 that is consistent with development form within the Central Business District.

The current zoning Gateway Corridor Commercial is intended for all property located in the gateway corridor and designated as CHI (commercial high intensity) and INS (institutional) on the future land use map. Allowed uses include commercial uses, such as hotels, motels, automobile sales, service and repair, housing above businesses, churches and others. The allowed uses are predominantly commercial and retail uses.

The proposed Central Business District is guided predominantly for retail and service establishments consistent with the redevelopment of the downtown area.

PROPERTY DESCRIPTION

200-206 S Orange Ave is a developed commercial property on 1.26 acres. There is an existing structure on the property with 19,819 square feet. It currently contains two suites occupied by Dollar Tree and Green Cove Dental and two vacant suites (one at each end of the plaza). There are approximately 64 parking spaces available. There are two monument signs along Orange Avenue. The site has access to Ferris Street to the north and Bay Street to the south. The property also has a full access point on US 17.

Figure 1. Existing Structure (Google Streetview, Oct. 2019)



Figure 2. Aerial Map

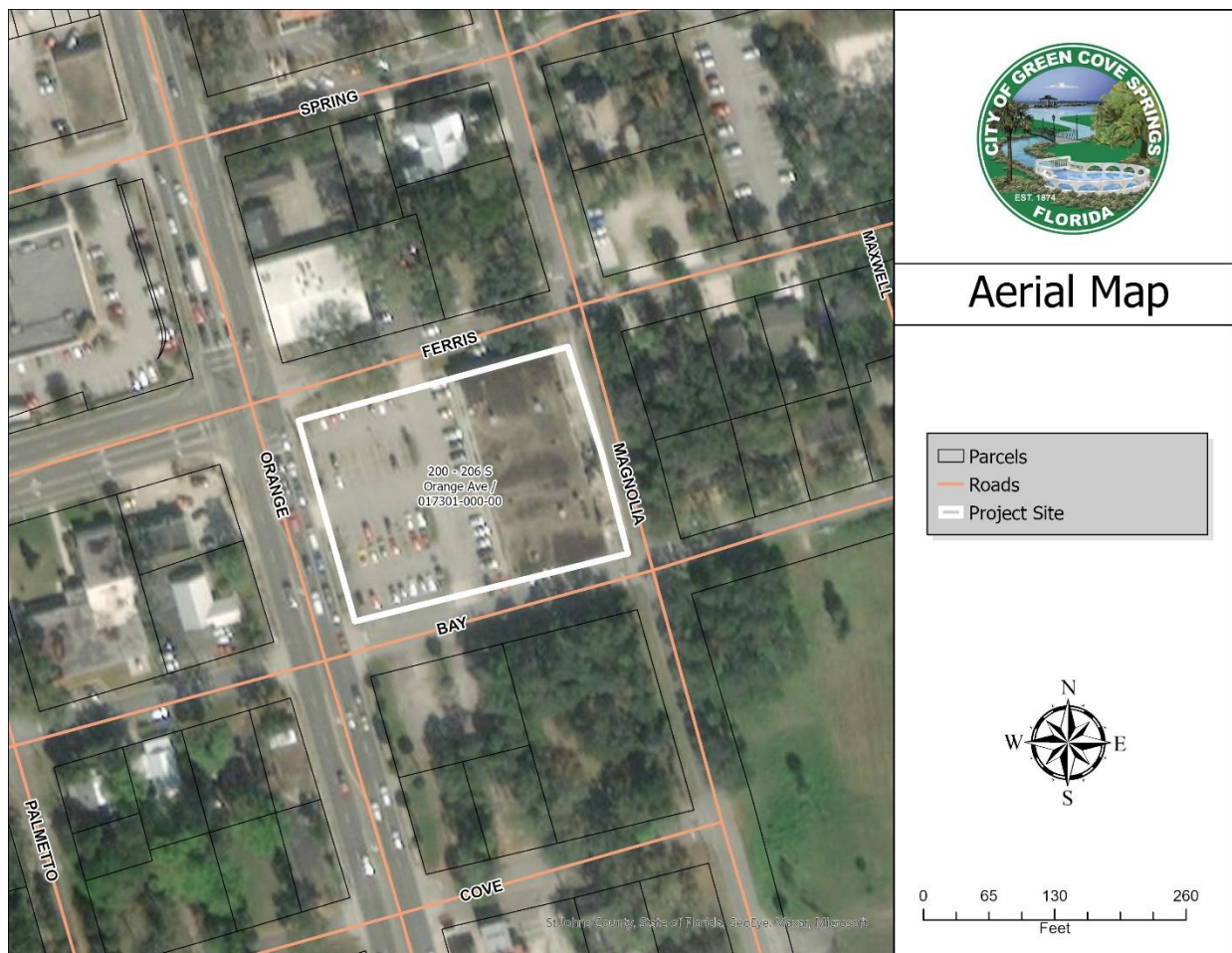


Table 1. FLUM Designation Comparison

	Existing	Proposed
FLUM District	Commercial High Intensity (CHI)	Central Business District (CBD)
Max. Floor Area Ratio	0.40	2.0
Typical Uses	Commercial uses, such as hotels, motels, automobile sales, service and repair, housing above businesses, churches and others	Retail and service establishments consistent with the redevelopment of the downtown area.

Table 2. Zoning District Comparison

	Gateway Corridor Commercial	Central Business District
Front Setback	10 feet	Continuity of Front Alignment
Rear Setback	10 feet	None
Side Setback	10 feet	None
Maximum Structure Height	54 feet; up to 70 feet with tiering	Conform to density requirements of adjacent structures
Maximum # of Stories	4	Same as above.
Parking Requirement	1/333 sqft of non-storage floor area	Adhere to Sec. 113-157 or alternatively comply per Sec. 117-447(b) .

Table 3. Parking Requirements

	Existing Zoning (GCC)	Proposed Zoning (CBD)
Total Square Footage	19,819 sqft	19,819 sqft
Required # of Spaces	60	78
Existing # of Spaces	64	64*

*Does not include parking spaces shown in the rear of the building on the conceptual plan, because those spaces are in the right-of-way, which is not allowed.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Goals, Objectives, and Policies (GOPs) support the proposed amendment to the Future Land Use Map of the City of Green Cove Springs Comprehensive Plan:

FUTURE LAND USE ELEMENT

Goal 1: To develop and maintain land use programs and activities to provide for the most appropriate use of the land and direct growth to suitable areas while protecting the public, health, safety and welfare.

Policy 1.3.4: To promote redevelopment, the City shall allow higher densities and structures up to five (5) stories high in appropriate areas.

TRANSPORTATION ELEMENT

Objective 2.8 Site Development Traffic Circulation: The City shall require that all major developments and planned unit developments provide a circulation system which: provides adequate access to the major roadway network; provides for sound design of local and collector streets within such development....

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND AQUIFER RECHARGE ELEMENT

Objective 4.6: Future development shall be required to connect with central sewer and water systems and provide drainage facilities which maximize the use of existing facilities and discourage urban sprawl.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Feet	Daily		PM Peak	
		Rate	Trips	Rate	Trips
Maximum Development Potential Based on Existing FLU					
General Commercial (ITE 820)	21,954	42.94	2,535	3.37	74

Land Use ¹ (ITE)	Square Feet	Daily		PM Peak	
		Rate	Trips	Rate	Trips
Proposed					
Residential Condo/TH (ITE 820)	109,771	42.94	7,212	3.37	677

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

Conclusion: The proposed maximum development within the CBD Future Land Use Designation on the ±1.26-acre site would result in a potential net increase of over 4,500 Annual Average Daily Trips (AADT).

The full access point on US 17 does not meet FDOT spacing requirements. FDOT will review the access point as part of a redevelopment project. Due to its spacing from the signalized intersection at Ferris Street and the unsignalized full intersection at Bay St, this access point is a safety concern and most likely shall be removed as a part of a redevelopment project.

All development shall comply with FDOT site triangle requirements to ensure visibility for turning movements.

Potable Water & Sanitary Sewer Impacts

Water and Sewer impact would be determined by staff at the time development plans are brought forth, as impact for commercial development is based on usage, which is more difficult to estimate than it is for residential development, where there is an average per person to use for calculations.

For the existing spaces in the plaza, the following are average monthly water / wastewater consumption values in gallons:

- 200-A S Orange Ave, Vacant: 4 (2017: 7,958)
- 200-B S Orange Ave, Green Cove Dental: 446
- 204 S Orange Ave, Dollar Tree: 44,048
- 206 S Orange Ave, Green Cove Kitchen: 7,932

Conclusion: The City of Green Cove Springs has available capacity to meet demands from new development and does not anticipate this proposed future land use amendment or rezoning will exceed the City's adopted LOS or permitted 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 does not provide Curbside Service; commercial locations must instead contract with an approved franchisee for containerized collection.

Conclusion: The proposed future land use amendment and rezoning are not expected to negatively impact the City's adopted LOS or exceed the County solid waste management facility's capacity.

STAFF COMMENTS

Redeveloping the property in conformance with the requirements of the Central Business District will be an opportunity to improve the built environment in the downtown core. There are development requirements that will have to be met. Staff informed the applicant that redevelopment will be required to comply with all of the requirements of the Land Development Regulations. Some of the key issues of that will need to be addressed include:

- Parking requirements shall comply with Sec. 113-157 or provide an alternative method of compliance pursuant to Sec. 117-447(b). Parking shown on the conceptual plan as in the right-of-way is not permitted.
- Development plans must also comply with Sec. 113-244 regarding landscaping adjacent to US 17.
- All buildings shall comply with sight triangle requirements of FDOT to ensure safe visibility for all motorists and non-motorists.
- Driveway locations on US 17 shall be reviewed by FDOT for site redevelopment.
- Dumpster location shall comply with City code requirements.

Approval of the future land use amendment and rezoning would not constitute nor guarantee approval of a site development plan.

Attachments include:

1. Rezoning Application

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

RECOMMENDED MOTIONS: (Rezoning)

Motion to recommend to City Council the approval of Ordinance O-08-2021, to amend the Zoning of the property described therein from Gateway Corridor Commercial to Central Business District.