



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** January 23, 2024
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Special Exception for a Warehouse use in a C-2 Zoning District for property located on the south side of the 800 block of Cooks Lane for approximately 7.8 acres of parcel #016564-002-00.

PROPERTY DESCRIPTION

APPLICANT: Quoc Mai, Mai Engineering **OWNER:** William Kreig
Services, Inc.

PROPERTY LOCATION: 800 Block of Cooks Lane

PARCEL NUMBER: 016564-002-00

FILE NUMBER: SE-23-003

CURRENT ZONING: C-2, General Commercial/M-2 Heavy Industrial

FUTURE LAND USE DESIGNATION: Mixed Use/Industrial

SURROUNDING LAND USE

NORTH: **FLU:** Neighborhood
Z: R-3, R-2
Use: Apartments/Single Family

SOUTH: **FLU:** INDUSTRIAL
Z: MUH
Use: Undeveloped

EAST: **FLU:** Mixed Use
Z: C-2
Use: Undeveloped

WEST: **FLU:** INDUSTRIAL/Mixed Use
Z: M-2/R-3
Use: Industrial / Undeveloped

BACKGROUND

The applicant has applied for a Special Exception for the subject property for the construction of commercial / warehouse development. The applicant has previously submitted a site development plan (SPL-22-006) which is currently under review.

PROPERTY DESCRIPTION

The property has approximately is located within Energy Cove however it only has access to Cooks Lane. The property is heavily wooded with a mixture of hardwood and pine trees.

Figure 1. Aerial Map

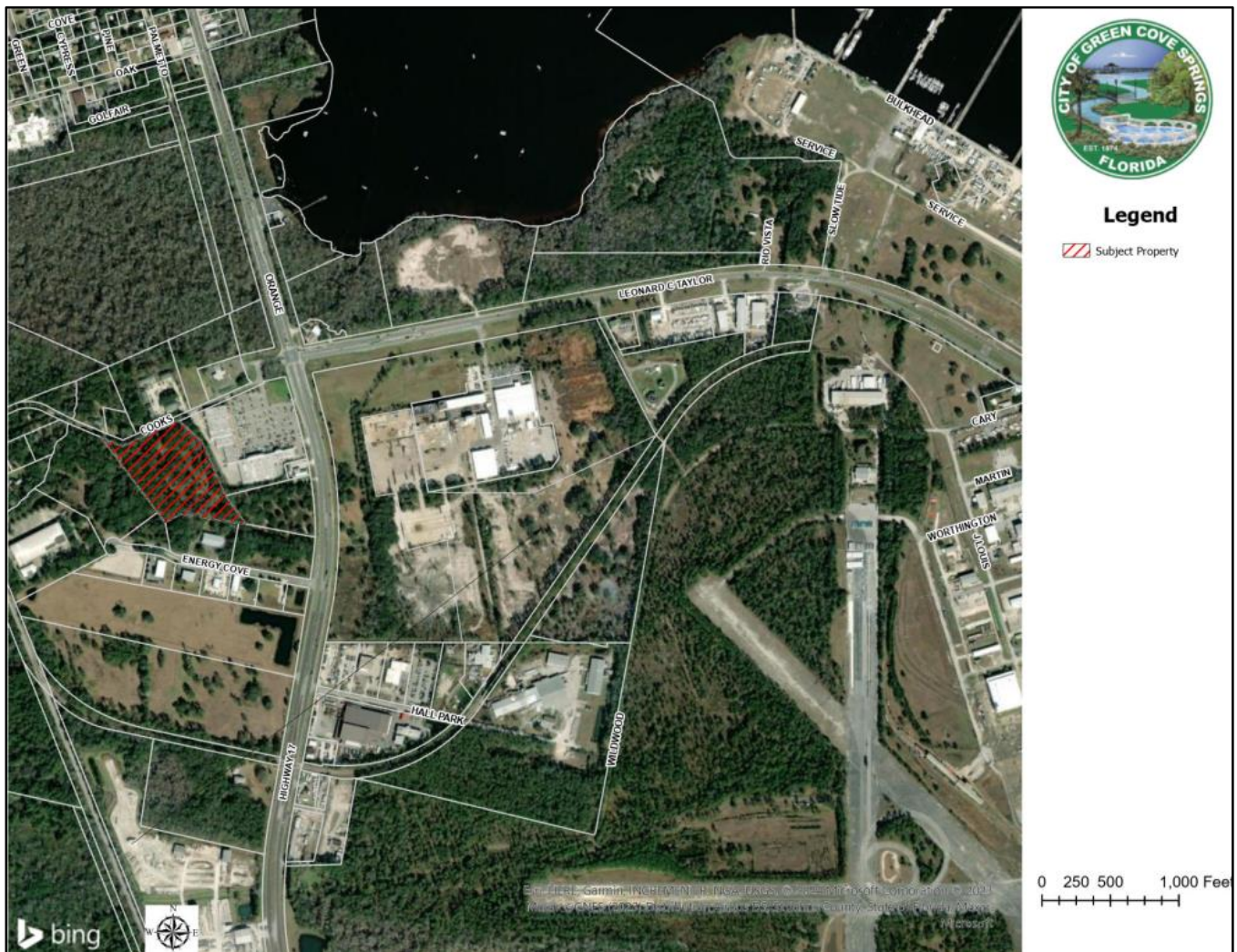


Figure 2. Future Land Use

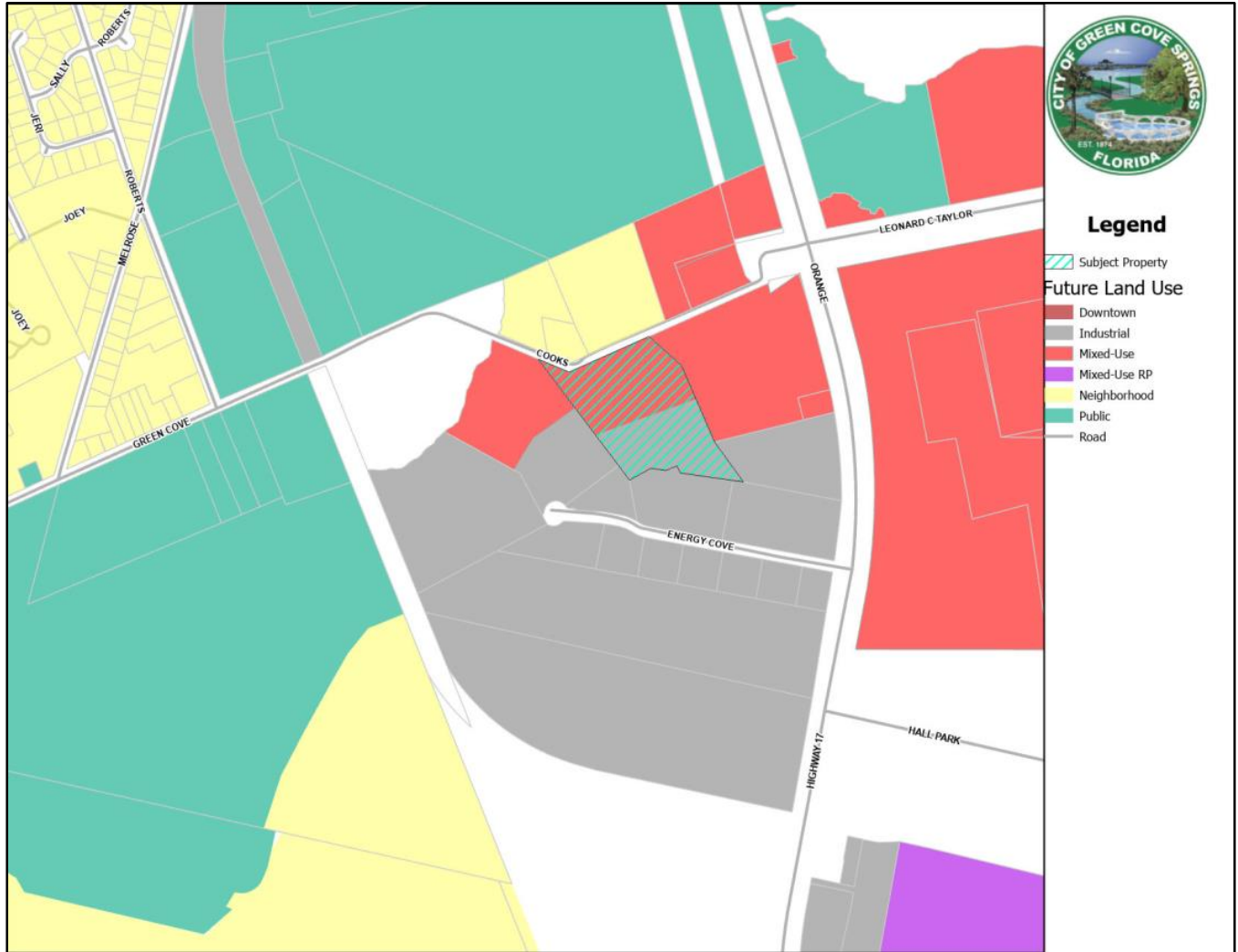
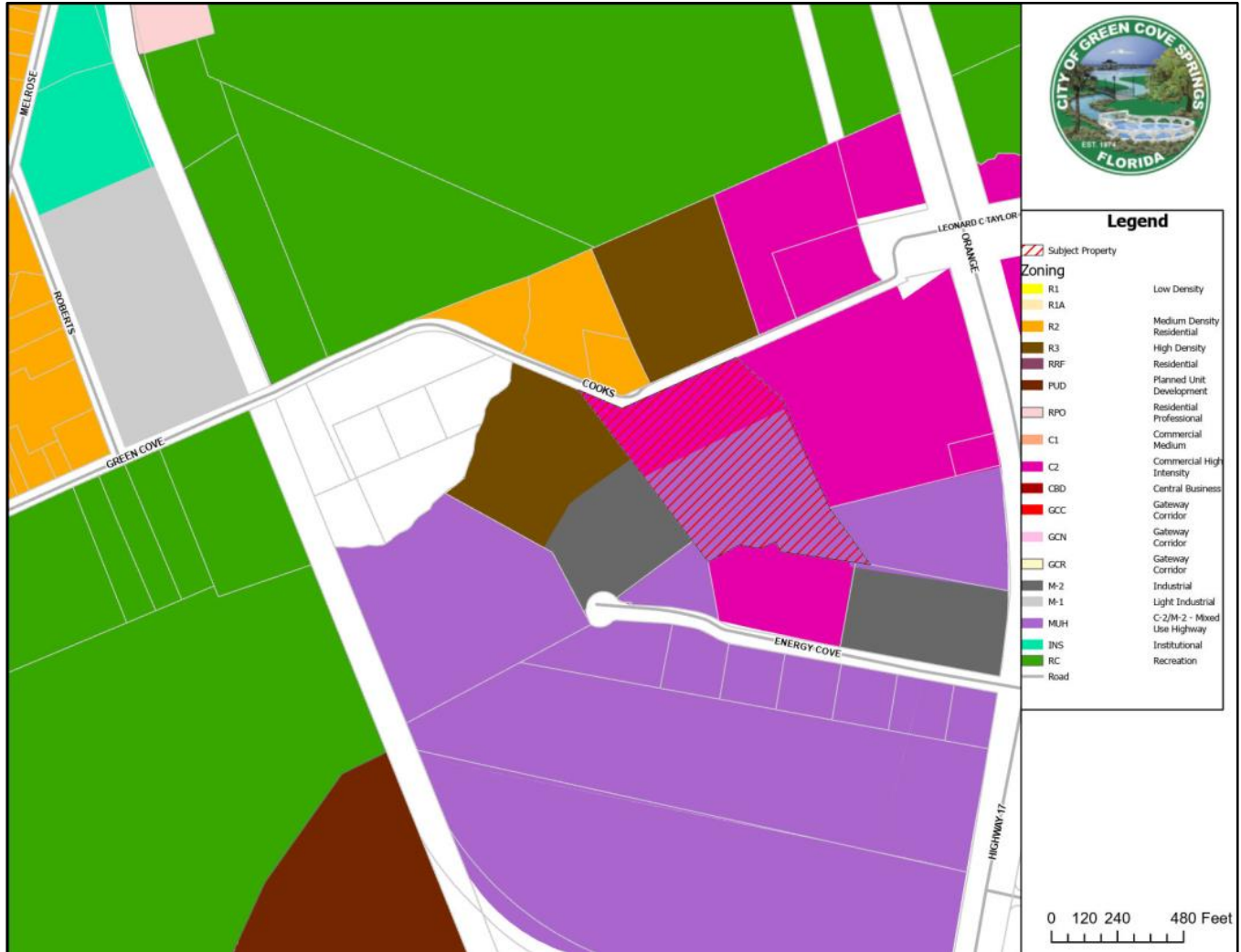


Figure 3. Zoning



DEVELOPMENT DESCRIPTION

The applicant has submitted a site development plan for 4 warehouse buildings totaling 76,000 square feet. A portion of the existing property was annexed in 2008 and given a Future Land Use District of industrial for the rear 6 acres but never given a zoning designation. The Zoning Designation shall be changed prior to development approval. The northerly 2 acres are zoned C-2, General Commercial.

PARKING, LOADING, & STACKING

The plan shows 182 onsite parking spaces and 9 handicapped spaces. City Parking requirements require 114 parking spaces.

DRAINAGE RETENTION

A drainage retention plan has been provided showing that a drainage retention system will drain to a proposed retention pond onsite. within Energy Cove Court. In addition, the applicant is required to secure a stormwater permit from the St Johns River Water Management District prior to moving forward with project development. The drainage retention plan has been submitted and shall comply with City staff and our consulting engineer's requirements prior to approval. The drainage plan will be designed to ensure that no additional runoff is sent to adjacent properties.

TRAFFIC AND ACCESS

The plan shows one vehicular access point on Cooks Lane.

Pursuant to the attached traffic study, the project will generate 176 total trips and 33 pm peak hour trips. Pursuant to the attached traffic study, they are showing failures of several turning movements at the intersection of US 17 and SR 16. However, with signal timing adjustments the intersection can operate at an acceptable Level of Service. These trip thresholds are typically below the requirements required for a traffic study.

Truck traffic is limited to ingress and egress off of US 17, pursuant to the 5-ton weight limit to the west of the site on Cooks Lane.

LANDSCAPE AND SCREENING REQUIREMENTS

The current landscape plan is showing that 962 inches of trees onsite shall be saved as well as the planting of an additional 400 inches shall be planted.

In addition to the site plan requirements for tree planting, staff is recommending a 40' landscape buffer along Cooks Lane with the following landscape buffer meeting the requirements set forth in Sec. 113-244(d)(3).

- 1 canopy tree a minimum of every 50' lineal feet,
- 2 understory trees every 50' lineal feet
- A continuous hedge row.

PUBLIC FACILITIES IMPACT

Potable Water Impacts

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	10,034
Residual Capacity after Proposed Project	3,176,966

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

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 gallons per 1,000 sq.ft.

Sanitary Sewer Impacts – South Plant WWTP

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	264,000
Committed Loading ¹	62,000
Residual Capacity ¹	46,000
Percentage of Permitted Design Capacity Utilized ¹	103%
Projected Sewer Demand from Proposed Project ²	8,360
Residual Capacity after Proposed Project	37,640

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

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 gallons per 1,000 square feet

Conclusion: The project site is served by the South Plant Wastewater Treatment Plant (WWTP). As shown in the table above, when factoring in the current loading and the committed loading, this WWTP has the capacity to handle the estimated impacts resulting from the proposed application. When the committed flows for the Rookery are going to be served by Clay County utility Authority there will be adequate capacity for this project.

Solid Waste Impacts

Conclusion: The City of Green Cove Springs does not provide solid waste for nonresidential users. Private providers subject to the franchise requirements set forth in Sec 66-10 of the City Code.

STAFF COMMENTS

This property is part of the Energy Cove Industrial Park. The surrounding uses within the Park are industrial uses. However this property borders existing and proposed residential uses to the north and west. In order to make this use compatible additional conditions have been placed on the property to ensure that the look and function of the property is compatible with the surrounding area. These include a landscape buffer, traffic improvements, right of way dedication, building material requirements to address compatibility with the surrounding area.

Attachments include:

1. Site Plan
2. Property Rendering
3. Traffic Study
4. Application
5. Site Plan Deficiency Report

STAFF RECOMMENDATION

Staff recommends approval of the special exception subject to the following conditions:

1. Provide a 40' landscape buffer with required landscaping as set forth in the City LDC Section
2. Limit truck traffic to ingress and egress from US 17 by requiring access limitation.
3. All outdoor storage must be screened from public view.
4. Corrugated Metal, Styrofoam, and other foam-based products are prohibited on building exteriors.
5. Signal timing improvements as set forth in the Traffic Study Report shall be implemented prior to development approval.
6. Additional Right of Way as shown on the attached draft site plan shall be dedicated to the City prior to development approval.

RECOMMENDED MOTIONS:

Motion to recommend approval to City Council of recommendation of approval of Special Exception subject to the following conditions:

1. Provide a 40' landscape buffer consisting of landscaping as required by City LDC Sec. 113-244(d)(3).
2. Provide signage to limit truck traffic to ingress and egress from US 17 by requiring access limitation.
3. All outdoor storage must be completely screened from public view.
4. Corrugated Metal, Styrofoam, and other foam-based products are prohibited on building exteriors.
5. Signal timing improvements as set forth in the Traffic Study Report shall be implemented prior to development approval.
6. Additional Right of Way as shown on the attached draft site plan shall be dedicated to the City prior to development approval.