



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** City Council **MEETING DATE:** November 10, 2020  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Review of a Master Site Development Plan for the Narducci Storage Office at 409 N Palmetto Avenue, 017639-001-00

### PROPERTY DESCRIPTION

**APPLICANT:** Matthew Phillips, ShayCore LLC **OWNER:** Fusilli Investments LLC

**PROPERTY LOCATION:** 409 N Palmetto Avenue

**PARCEL NUMBER:** 017639-001-00

**FILE NUMBER:** 202000732

**CURRENT ZONING:** Gateway Corridor Neighborhood (GCN)

**FUTURE LAND USE DESIGNATION:** Commercial Medium Intensity (CMI)

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### SURROUNDING LAND USE

**NORTH:** **FLU:** Commercial Medium Intensity **SOUTH:** **FLU:** Commercial Medium Intensity  
**Z:** Gateway Corridor Neighborhood **Z:** Gateway Corridor Neighborhood  
**Use:** Undeveloped **Use:** Jesse's Auto Service

**EAST:** **FLU:** Commercial High Intensity (CHI) **WEST:** **FLU:** Residential Professional Office  
**Z:** Gateway Corridor Commercial (GCC) **Z:** C-1, Neighborhood Commercial  
**Use:** Wells Fargo **Use:** Undeveloped

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### BACKGROUND

#### **DEVELOPMENT DESCRIPTION:**

The applicant has submitted a major Site Development Plan Application for the development of an Office/Storage Building on .14 acres, located at 409 Palmetto Avenue.

The property is fairly level with a gentle slope of about 1 and ½ feet of fall, sloping from west to east. The site is sparsely wooded including a 12" palm tree and a 40" camphor tree in the rear of the site and the remainder of the site consists of vegetated underbrush.

## **PROPOSED PLAN**

The plan includes a 2,100 square foot office storage building and parking area.

### **Parking**

The plan shows 1 parking spaces plus 1 handicapped parking space in addition to a garage door for loading and unloading provided onsite. Per code they are required to have 1 space per 5,000 square feet of storage area.

### **Drainage Retention**

Due to the size of the proposed the applicant received a waiver from the Water Management District. That said, they still shall comply with City requirements. Roof drains have been provided to take the roof runoff which will be connected to the City's stormwater system.

### **Traffic and Access**

Access will be provided off Palmetto Avenue. There will be minimal traffic to this location.

### **Landscape, Buffer and Lighting Plan**

The plan is showing the planting of 9 trees on the site and 69 hedge plantings pursuant to City Code. They are providing a treed landscape buffer with a 6' fence along the rear of the property. There will be no li Avenue. The existing oak trees and magnolia will be removed. In order to provide a buffer up against the adjacent residential properties to the east, they are providing a 6' privacy fence on the property with three elm trees as a landscape buffer. The lighting plan shows lighting on the front of the building only.

The site will be served by the city water, sewer, and electric services. No dumpster will be provided onsite.

## **PLANNING & ZONING BOARD REVIEW**

The Planning & Zoning Board reviewed a code variance and site development plan on October 27, 2020 The Planning and Zoning Board also approved a variance request to allow the placement of parking between Palmetto Avenue and the proposed building and to reduce the side yard setback from 10' to 5' on a 4-1 vote. Planning and Zoning and recommended City Council approve the site development plan in a 3-2 vote subject to the following condition:

1. The grading and drainage plan shall be modified to capture the stormwater runoff from parking lot and channel it into the City's stormwater system.

Subsequent to the Planning and Zoning Commission meeting the applicant resubmitted the drainage plan reducing the amount of paved parking area and including a trench drain at the driveway throat to direct stormwater runoff to the City's system thereby satisfying the outstanding comment.

## **STAFF RECOMMENDATION**

Staff recommends approval of 202000857, to approve the Master Site Development Plan for a storage office at 409 N Palmetto Avenue.

**Motion:** To recommend to City Council approval of 202000857, to approve the Master Site Development Plan for a storage office at 409 N Palmetto Avenue.