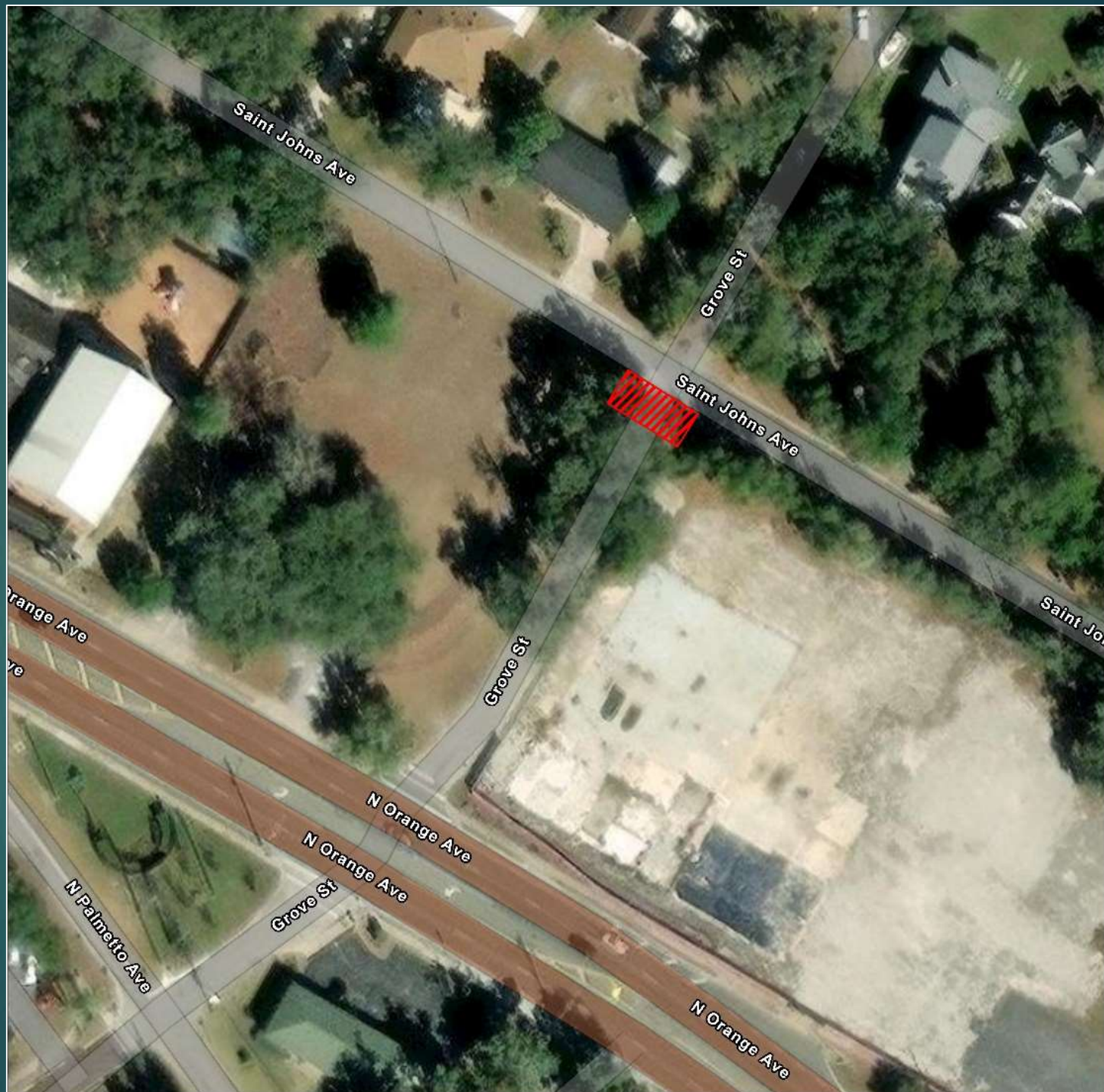



Second and final Reading of Ordinance O-19-2024,
requesting for closure of transportation connection
between Grove Street and St Johns Avenue

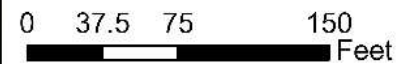
Property and Applicant Information

SUBJECT:	Request for a modification to an existing special exception for a church/school on a portion residential property at 1106 N Orange Avenue
APPLICANT/AGENT:	James G Whitehouse St Johns Law Group
PROPERTY OWNER:	Springs Chapel Corp Pastor Christian Pope
LOCATION:	1106 North Orange Avenue

Aerial Location



 Road Closure



Grove St (West)



St Johns (North)



St Johns south



Spring Chapel Special Exception SE 24-02

- ▶ Approved by the Planning and Zoning Commission on June 25, 2024 with conditions including the following requirement to:
 - ▶ Block Grove St at St. Johns Ave with a permanent barrier. Grove St must be closed prior to the start of the school year, which is August 13, 2024 (requires Council approval)

Changes from the August 6th First Reading

- ▶ Notification Requirements if Council revisits access closure in the future
- ▶ Condition that the applicant/owner shall be required to pay the city a daily fee if the temporary barriers provided by the City are not replaced by the applicant if the closure is approved.

Staff Recommendation:

- ▶ Staff recommends approval of the closure with the following conditions:
 - Provide and maintain a temporary barrier that complies with FDOT Standard Plans for Road Construction design criteria Index 102-100 and provide reflectors as approved by City staff.
 - If a barrier is not timely constructed pursuant to these requirements, the applicant, Springs Chapel Corp, shall be required to pay a barricade fee to the City as set forth in Section 62-59, City Code. Permanent Barrier (with site plan submittal)
 - Provide a 6' high brick, stone or concrete block wall as set forth in the buffering requirements in Sec. 113-243(f) of the City Land Development Code at 10' from the right of way line as shown on Exhibit "B".
 - Small trees as set forth in the landscape buffer specifications in Sec. 113-243(f)(8) providing an average of 1 tree per 25 lineal feet and irrigating through the establishment period of said landscaping.
 - Provide a continuous hedge row
 - Maintenance Agreement

Recommended Motion:

- ▶ Motion to recommend approval of the second and final reading of Ordinance O-19-2024 to close and discontinue access between Grove Street and St Johns Avenue subject to staff comments.

Property Location

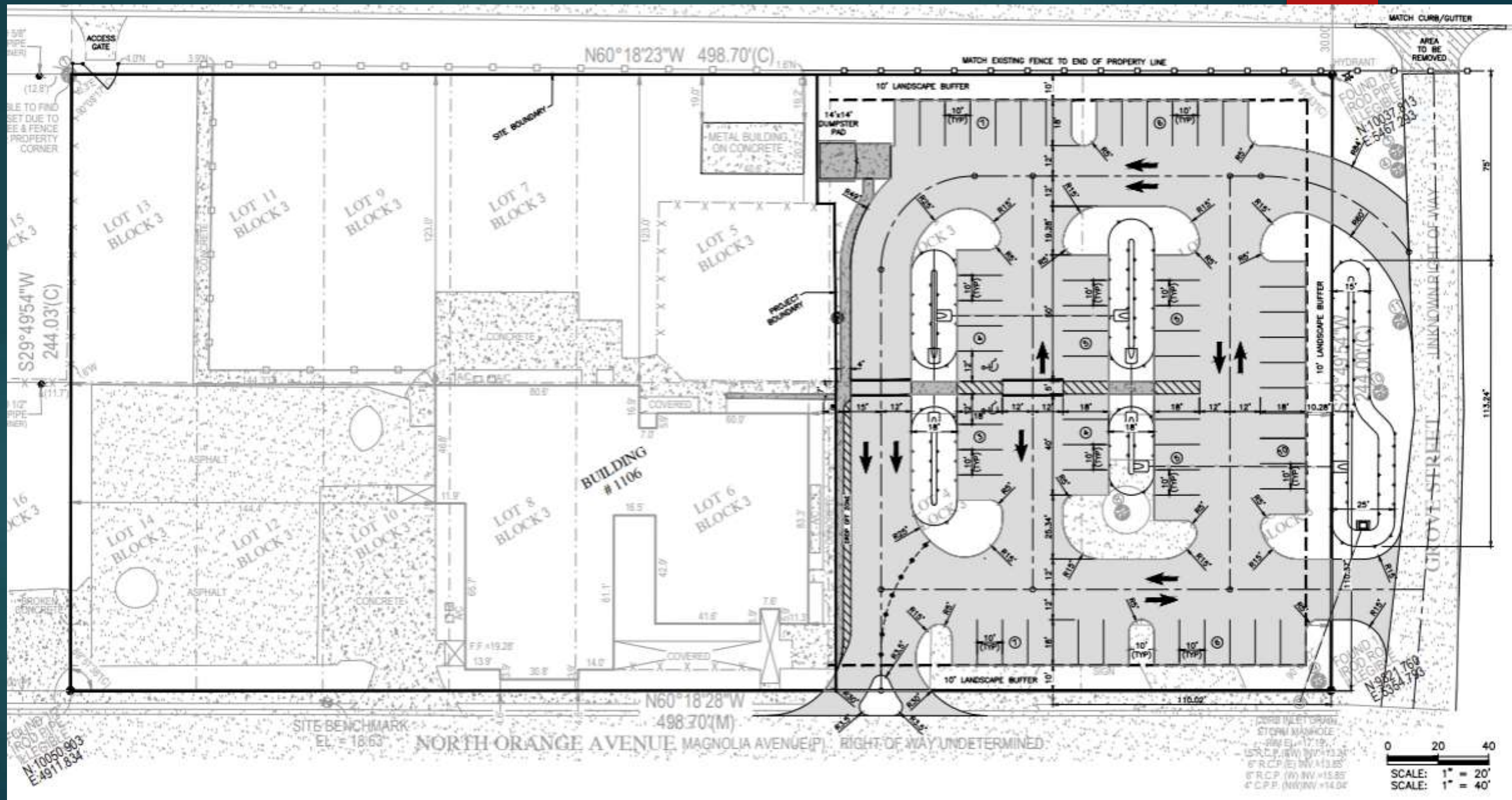


Legend

- Roads
- Target Parcel
- Parcels

0 80 160 320
US Feet

Master Plan



FOUND FULCRUM PLOT E. 4911.834 N. 10050.903

CORNER SET GRAN STORM MANHOLE
5' DIA. @ 17.10'
15' R.C.P. (S/W) @ 0.01
6" R.C.P. (E/W) @ 0.01
6" R.C.P. (W) @ 0.01
4" C.P.P. (N/W) @ 0.01



SCALE: 1" = 20'
SCALE: 1" = 40'

FOR: 11"x17" SHEET

SE 24-2 Special Exception Conditions

- ▶ Define the maximum number of students to no more than 156 students.
- ▶ Addition of or modification to any existing structure/facility on the site as of the approval of this modification, will require a modification to the Special Exception.
- ▶ Provide parking calculations along with site plans.
- ▶ Provide a tree survey showing the location of existing trees, comply with the tree preservation requirements set forth in Sec. 113-274~279.
- ▶ Secure permits from FDOT for state road access/driveway.
- ▶ Ingress and egress are prohibited on St. Johns Avenue. Provide a gate on the St. Johns Avenue driveway, to be closed during school hours.
- ▶ A 6' high wall and trees (1 per 25 feet) to be provided along St. Johns Avenue as part of the required landscape buffer per Sec. 113-243.
- ▶ Gate at access to St. Johns Avenue must be closed and secured during drop-off hours, school hours and pick-up hours.
- ▶ Provide vehicle stacking to scale, each vehicle should be 10' in width and 20' in length. A minimum of 200' of stacking shall be provided.
- ▶ Grove Street must be closed prior to the start of the school year, which is August 13, 2024, subject to City Council approval.
- ▶ Provide a temporary stacking plan for school drop off and pickup with no access from St. Johns Avenue.

SE 24-2 Special Exception Conditions (continued)

- ▶ Special Exception shall be limited to Springs Chapel Corp. Any change in ownership shall require modification to the Special Exception.
- ▶ Upon approval, failure to comply will result in pulling of the current and past Special Exceptions.
- ▶ Submittal timeframes-
- ▶ Secure a Site Development Plan approval subject to the special exception requirements within 120 days; and
- ▶ Completion of construction of the improvements set forth in the approved Site Development Plan and conditions within the Special Exception within 6 months subsequent to Site Plan approval; and
- ▶ Not meeting these timeframes shall be considered a violation of the approved Special Exception and shall be grounds for the special exception to be returned to the Planning and Zoning Commission for revocation of the Special Exception; and
- ▶ Any other violations of the Special Exception and Site Development Plan shall follow the Code Enforcement procedure set forth in Chapter 22 of the Green Cove Springs City Code.