



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** June 25, 2024
FROM: Gabriel Barro, Planning and Zoning
SUBJECT: Review of a Site Development Plan for the Clay County Economic Development Building at 633 N Orange Avenue

PROPERTY DESCRIPTION

APPLICANT: Travis Hastay, PE, CHW **OWNER:** Clay County
PROPERTY LOCATION: 633 Orange Avenue
PARCEL NUMBER: 017628-000-00
FILE NUMBER: SPL-23-007
CURRENT ZONING: Gateway Corridor Commercial (GCC)
FUTURE LAND USE DESIGNATION: Mixed-Use (MU)

SURROUNDING LAND USE

NORTH: **FLU:** Public
Z: Institutional (INS)
Use: Government
SOUTH: **FLU:** Mixed Use
Z: Gateway Corridor Commercial (GCC)
Use: Financial
EAST: **FLU:** Mixed Use
Z: Gateway Corridor Commercial (GCC)
Use: Restaurant
WEST: **FLU:** Public
Z: Gateway Corridor Neighborhood (GCN)
Use: Church

BACKGROUND

Travis Hastay, PE with CHW as an agent for Clay County has applied for Site Development approval for the subject property for the development of a two story, 18,731 square-foot administrative building.

PROPERTY DESCRIPTION

The property, consisting of 1.55 acres, is currently being used as a parking lot for Clay County government vehicles. There is currently a one-story concrete block building on the site.

DEVELOPMENT DESCRIPTION

The applicant has submitted a site development plan for an administrative building for the Clay County government. The proposed building consists of 18,731 square feet. They are proposing to demolish the existing building and redevelop the site. The applicant is proposing to provide a decorative wall and landscape buffer along N Orange Ave. as part of a special exception to allow for a parking lot to be placed in front of the building.

PARKING, LOADING, & STACKING

The plan shows 100 onsite parking spaces and 5 handicapped spaces. The applicant will need to demonstrate how they are in compliance with the city code parking requirements as set forth in Section 113-157.

DRAINAGE RETENTION

A drainage retention pond already exists on the site. In addition, stormwater chambers will be placed underground on site. The site will be graded to direct stormwater towards storm drains located across the project site.

TRAFFIC AND ACCESS

The plan shows two vehicular access point on Walburg St. A crosswalk and on street parking will be constructed on Walburg St. The current access to N Orange Ave. will be removed and blocked off by the decorative wall and landscape buffer.

UTILITY CONNECTIONS & SOLID WASTE

The new buildings will connect to City utilities. The utility plan (sheet 14) points show location water and sewer connections. Electrical connections and transformer locations have been provided.

Solid Waste will be serviced by a commercial franchise. Dumpster location is provided on the Utility and Site Plans and is shown to be on the southwestern corner of the current Clay County Administration building. The dumpster enclosure shall comply with screening requirements set forth in City Code Sec. 113-246(8).

LANDSCAPE PLAN

The landscape plan is showing 20 new trees and shrubs being planted onsite. One tree must be planted every 50 feet. Planted trees must be 2.5" in DBH. The plan shall be required to comply with the landscape requirements as set forth in section 113-244 of the City Code.

Attachments:

1. Site Plan Application
2. Civil Plans
3. Landscape Plan

STAFF RECOMMENDATION

Staff recommends approval of the Clay County Economic Development Building Site Development Plan subject to meeting staff comments prior to City Council approval:

1. Comply with City landscaping requirements regarding perimeter landscaping and provide calculations on the landscape plan 113-244 (b)
 - Provide a continuous shrub, 24” minimum in height at time of planting between street wall and US 17
 - Provide 5 small trees (i.e. crape myrtle, little gem magnolia etc. minimum 6’-8’ in height) between street wall and US 17
2. Provide building rendering and materials to match street wall
3. Wall must be a minimum of 3’
4. Continue hedge and small trees south on Palmetto Ave to buffer maintenance yard
5. If planning to vacate Walburg between Orange and Palmetto, need to apply to have the street vacated. Otherwise, the dumpster will need to be moved from right-of-way.

Recommended Motion:

Motion to recommend to City Council the approval of the Clay County Economic Development Building Site Development Plan subject to meeting staff comments prior to City Council approval:

1. Comply with City landscaping requirements regarding perimeter landscaping and provide calculations on the landscape plan 113-244 (b)
 - Provide a continuous shrub, 24” minimum in height at time of planting between street wall and US 17
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