



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** Planning and Zoning Commission **MEETING DATE:** June 25, 2024  
**FROM:** Gabriel Barro, Planning and Zoning  
**SUBJECT:** Review of Special Exception application to allow for a street wall along US 17 as a design option at the Clay County Economic Development Building site

### PROPERTY DESCRIPTION

**APPLICANT:** Travis Hastay, PE, CHW **OWNER:** Clay County  
**PROPERTY LOCATION:** 633 N Orange Avenue  
**PARCEL NUMBER:** 017628-000-00  
**FILE NUMBER:** SE-24-003  
**CURRENT ZONING:** Gateway Corridor Commercial (GCC)  
**FUTURE LAND USE DESIGNATION:** Mixed-Use (MU)

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### SURROUNDING LAND USE

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

### BACKGROUND

Travis Hastay, PE with CHW as an agent for Clay County is requesting a special exception for the use of a street wall as a design option to allow for the placement of a parking area to be located between the street front and building location at 633 N Orange Avenue. A provision exists within the Gateway Corridor Commercial to allow parking to be placed between the street front and building as set forth in Sec 117-656 of the city code. A street wall is required to be constructed along the street front to mask the parking area from public view.

The property at 633 N Orange Avenue is currently being used as a parking lot for the Clay County government seat. The Clay County Economic Development building is due to be constructed at this location.

### **Special Exception Review Criteria**

When deciding on special exception requests, the Planning and Zoning Board will ensure the following criteria are satisfied:

- (1) Compliance with all elements of the comprehensive plan.  
*The proposed request is consistent with the Comprehensive Plan.*
- (2) The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety, or general welfare, and is not contrary to established standards, regulations or ordinances of other governmental agencies.  
*The proposed development will not negatively impact the area.*
- (3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.  
*Construction is being proposed as part of this special exception. Any building or site permits that are requested for the development of the site will be reviewed under a separate permit.*
- (4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.  
*The proposed use will be consistent with the existing uses in the gateway corridor and will not negatively impact the area.*
- (5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.  
*The proposed use will not impact the improvement of surrounding properties.*
- (6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.  
*Water and sewer are available.*
- (7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.  
*Vehicular access will be available from N Orange Ave and Palmetto Ave. 98 parking spaces will be provided.*
- (8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.  
*Access is provided off N Orange Ave and Palmetto Ave.*
- (9) Adequate screening and buffering of the special exception will be provided, if needed.  
*Screening is required. A decorative brick street wall measuring between 3'4" and 5'4" will be constructed along N Orange Ave as part of the special exception.*
- (10) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.  
*A sign will be placed on the brick street wall identifying the main building as "Clay County Administration".*
- (11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.

## STAFF RECOMMENDATION

Staff recommends approval of the Special Exception for the use of a street wall along North Orange Avenue at the planned Clay County Economic Development Building.

**Recommended Motion:**

Motion to approve Special Exception application for a decorative street wall along North Orange Ave at the planned Clay County Economic Development Building site.