



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Site Development Review Team **MEETING DATE:** April 3, 2025
FROM: Gabriel Barro, Planning and Zoning
SUBJECT: Review of a Site Development Plan for the Preserve at Green Cove Springs, a Multi-Family Residential Complex

PROPERTY DESCRIPTION

APPLICANT: Eric Conkright, PC Acquisitions, LLC **OWNER:** JP Hall Jr Revocable Trust
12/17/1993 Et Al

PROPERTY LOCATION: US Highway 17 & CR 209

PARCEL NUMBER: 016499-007-01

FILE NUMBER: SPL-25-001

CURRENT ZONING: PUD

FUTURE LAND USE DESIGNATION: Mixed Use

SURROUNDING LAND USE

NORTH: FLU: Industrial Z: Public Ownership (County) Use: Lodge	SOUTH: FLU: Mixed-Use Z: C-2 Use: Service Shop
EAST: FLU: Mixed-Use RP Z: M-2 Use: Manufacturing	WEST: FLU: Industrial Z: IB Heavy Industrial (County) Use: Manufacturing

BACKGROUND

The applicant has applied for Site Development approval for the subject property for the development of multiple apartment buildings.

PROPERTY DESCRIPTION

The site consists of two parcels totaling 17.36 acres along the eastern side of US 17 at the intersection of CR 209.

DEVELOPMENT DESCRIPTION

The applicant is proposing the construction of an apartment complex. The site will consist of 7 apartment buildings, a parking lot, an amenity center, and a drainage retention pond. The site will have two ingress/egress points, one on CR 209, and another on US 17. The amenity center will include a swimming pool for residents of the apartment complex. The parking lot is designed as a loop around the center of the site. An outdoor recreation will be included within the center of the parking area.

PARKING, LOADING, & STACKING

The plan shows 437 parking spaces, 20 of which are ADA. The site also includes 30 garage parking spaces.

DRAINAGE RETENTION

The drainage plan shows a retention pond consisting of 61,319 square feet.

TRAFFIC AND ACCESS

The site will include an ingress/egress point on CR 209 and another on US 17.

UTILITY CONNECTIONS & SOLID WASTE

The project site is within the City's water and electric district.

LANDSCAPE PLAN

No landscape plan has been submitted.

STAFF RECOMMENDATION

This meeting is to determine staff consensus.