



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Board **MEETING DATE:** October 27, 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)

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

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.

STAFF RECOMMENDATION

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

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 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.