



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** September 27, 2022

FROM: Michael Daniels, Planning and Zoning Director

SUBJECT: Request for approval of a Site Development Plan for the Renovation of the Public Works Compound Located at 900 Gum Street

PROPERTY DESCRIPTION

APPLICANT: Steve Thomas **OWNER:** City of Green Cove Springs

PROPERTY LOCATION: 900 Gum St

PARCEL NUMBER: 017178-000-00, 017819-000-00, 017541-000-00

FILE NUMBER: SPL-22-005

CURRENT ZONING: Institutional

FUTURE LAND USE DESIGNATION: Public

SURROUNDING EXISTING LAND USE

NORTH: **FLU:** Neighborhood **SOUTH:** **FLU:** Public
Z: R-1 **Z:** Institutional
Use: Undeveloped/Single Family Housing **Use:** Clay County Schools Transportation Department

EAST: **FLU:** Neighborhood **WEST:** **FLU:** Neighborhood
Z: R-1 **Z:** R-2
Use: Undeveloped/Single family housing **Use:** Railroad Right of Way/ Single family housing

BACKGROUND

The City has submitted a Site Development Application for Phase 2 and a Master Plan for future phases of the Public Works Compound located at 900 Gum Street. The plan was initially approved by City Council in January of 2019. Phase 1 of the project was the construction of the Public Works

Administrative Office which has been completed. The Master Plan for the remaining phases has been submitted with revisions. These revisions include:

- Reducing the limits of phase 2 to the parking lot on Gum Street and the modification of the drainage retention area
- Revisions to the parking lot configuration
- Expand phase 3 of the compound to include covered parking for the Rolling Stock, Storage Building and enclosing vehicle maintenance building

Phase 2 of the Project relocates the entrance drive from Cypress Avenue to Gum Street and creates a paved parking lot consisting of 40 spaces. As a result of the proposed parking lot improvements, the City has secured the required Environmental Resource Permit from the St John’s Water Management District to modify the existing retention pond. The City shall provide a vegetative landscape buffer pursuant to City Code adjacent to the residentially zoned properties to the north. The project will preserve 266” of trees onsite with 79” of trees being removed. In addition, the applicant shall be planting an additional 43” of trees, satisfying the City’s landscaping and tree preservation requirements.

STAFF COMMENTS

- The proposed use is consistent with the Institutional Future Land Use Map designation and the Institutional zoning district.
- The proposed use and site plan are consistent with the City’s adopted Comprehensive Plan and Land Development Code.
- The Site Development Review Team (SDRT) has reviewed the site plan application in accordance with the considerations outlined in Land Development Code 90-301(d) and has outstanding comments.

The proposed plans, approved drainage retention modification permit and outstanding staff comments are included in the packet.

STAFF RECOMMENDATION

Staff is recommending approval of this request subject to the following conditions because the application is in compliance with the Comprehensive Plan and is compatible with the surrounding neighborhood:

City staff comments shall be addressed prior to City Council approval.

RECOMMENDED MOTION

Recommend to City Council a motion to approve the site development plan for the Public Works Compound subject to the following comments:

1. City staff comments shall be addressed prior to City Council approval.