



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** June 20, 2023
FROM: Michael Daniels, Planning and Zoning Director
SUBJECT: Second and final reading of Ordinance O-17-2023 for parcel # 016450-001-01 for approximately 1.33 acres located on the northwest corner of US Highway 17 and SR 16 requesting a
Zoning Amendment **From:** Residential High Density, R-3
To: C-2, General Commercial

PROPERTY DESCRIPTION

APPLICANT: Kimley-Horn and Assoc. Inc. **OWNER:** Brightwork Real Estate
PROPERTY LOCATION: Northwest corner of US Highway 17 and SR 16
PARCEL NUMBER: Parcel #016450-001-01
FILE NUMBER: ZON-23-004
CURRENT ZONING: Residential High Density, R-3, Commercial & C-2 General Commercial
FUTURE LAND USE DESIGNATION: Mixed Use

SURROUNDING LAND USE

NORTH: **FLU:** Mixed Use **SOUTH:** **FLU:** Industrial
Z: Recreation and Conservation (RC) **Z:** C-2 General Commercial
Use: Undeveloped **Use:** Shopping Center

EAST: **FLU:** Mixed Use, Public **WEST:** **FLU:** Industrial (County)
Z: C-2 General Commercial, RC **Z:** C-2 General Commercial
Use: Convenience Store/Gas Station/Undeveloped **Use:** Undeveloped

BACKGROUND

PROPERTY DESCRIPTION:

The applicant, Mark Shelton, with Kimley-Horn and Assoc, has submitted a rezoning request for 1.33 acres to rezone a portion of the subject property from R-3, High Density Residential to C-2, General Business. The property is north of the Cove Shopping Center and west of the Speedway Service Station. The remaining adjacent properties are undeveloped. as shown on the description sketch, the western 20 feet of the property includes an easement to the City as set forth in 1983 (Ordinance O-6-83). The intent behind the easement was initially for City utility maintenance. The property is located within the AE FEMA Flood zone and is within a Freshwater Forested Shrub wetland.

Proposed Rezoning from R-3 Multifamily to C-2, General Commercial



The site is located within the City's Water, and Sewer Service Boundaries. It will be served by the City's utilities and sanitation services.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage / Dwelling Units	Daily		PM Peak	
		Rate	Trips	Rate	Trips
Proposed C-2 Commercial Shopping Center*	14,484	42.94	621	3.37	49
Multifamily Residential***	27	6.65	178	.62	16

1. Source: Institute of Transportation Engineers: Trip Generation Manual 8th Edition
 *based on the historical average FAR of .25 for a shopping center use.

Conclusion: There are no development plans at this time as a result, the traffic impacts were calculated based on the assumption of a Shopping Center at a historical average FAR of .25 for a shopping center and a separate calculation was made based on a maximum of 20*** units per acre for residential development. The projected trips for a convenience store/gas station is 163 daily trips and 13 peak hour trips per fueling position. The proposed mobility fee at this time for a retail plaza under 40,000 square feet is \$15,895 per 1,000 square feet of retail area which would be payable at time of development.

Potable Water Impacts

Proposed Commercial C-2 Zoning

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	1,533
Residual Capacity after Proposed Project	3,185,467

1. Source: City of Green Cove Springs Public Works Department
 2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data compiled pursuant to existing City shopping center consumption for an FAR of 0.25)

Existing Residential R-3 Zoning

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	10,732
Residual Capacity after Proposed Project	3,176,268

1. Source: City of Green Cove Springs Public Works Department
 2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 27 dwelling units x 2.65 persons per du x 150 gal per person

Conclusion: The impact was calculated based on potential commercial or residential uses. As shown in the table above, there is adequate capacity for either use type. However, a zoning change to Commercial will result in less impact to the water system. The City has existing water lines installed at this location.

Sanitary Sewer Impacts – South Plant WWTP

Proposed Commercial C-2

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	251,000
Committed Loading ¹	65,000
Projected Sewer Demand from Proposed Project ²	1,533
Residual Capacity after Proposed Project	32,467

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data compiled pursuant to existing City shopping center consumption for an FAR of .25)

Residential

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	251,000
Committed Loading ¹	65,000
Projected Sewer Demand from Proposed Project ²	8,586
Residual Capacity after Proposed Project	25,414

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 27 dwelling units x 2.65 persons per du x 120 gal per person

Conclusion: The impact was calculated based on potential commercial or residential uses. The project site is served by the South Plant Wastewater Treatment Plant (WWTP). There is adequate capacity for either use, however, rezoning the property from Residential High Density to Commercial, C-2 will result in a potential decrease in impact to the Sewer system capacity. The City has existing sewer lines at this location.

Solid Waste Impacts

Proposed Commercial C-2 Zoning

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	None
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs does not provide commercial sanitation services, prospective sanitation collection franchisees shall comply with City Code Section 66-10.

Existing Residential, R-3 Residential Multifamily

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	572/104
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (27 dwelling units x 2.65 persons per dwelling unit x 8 lbs. per day) x 365

Conclusion: The Zoning change will result in less impact to the City as a result of the fact that the City does not provide commercial sanitation services.

Compatibility

The Subject Property is located adjacent to predominantly commercial uses to the south and east and undeveloped property to the north and west. The easement on the western portion of the property is not needed for the City’s utility maintenance but will be required to be constructed as the continuation of the Palmetto trail project from the northern edge of the property to Green Cove Avenue as part of the Site Development process. Due to the existence of wetlands on the property, a wetland delineation map shall be required to ensure that any existing wetlands are preserved. Because the property is located within the AE FEMA floodzone, they will be required to comply with all requirements of the City’s floodzone ordinance as well as applicable requirements from State and Federal Agencies.

The C-2 General Business Zoning district is a commercial zoning district which is intended for intensive uses that generate high traffic volumes. The subject property is located on US 17 which is a 4-lane principal arterial roadway and has a Future Land Use Designation of Mixed Use which is compatible with the C-2 Zoning District.

Intent of Existing Zoning District

Heavy Industrial (County)

All land designated as Zone IB is subject to the regulations of this Section and Sec. 20.3-10. Such areas are established in order to provide adequate areas for activities of a heavy industrial nature. A site plan conforming to the requirements of this chapter shall be submitted to the Planning and Zoning Department for administrative review and approval prior to obtaining a building permit for all uses within this District.

Intent of Proposed Zoning District

The commercial high intensity (CHI), C-2 general commercial zoning category district is intended for intensive commercial uses which generally require a conspicuous and accessible location convenient to streets carrying large volumes of traffic.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request to C-2, General Business.

RECOMMENDED MOTIONS:

Rezoning

Motion to recommend approval of second and final reading of Ordinance O-17-2023 to amend the zoning of the property described therein from Residential High Density, R-3 to C-2, General Commercial.