



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** December 10, 2024

FROM: Mike Daniels, Development Services Director

SUBJECT: Site Development Plan for 2 new commercial buildings for pool sales and storage located at 799 Leonard C Taylor Pkwy

PROPERTY DESCRIPTION

APPLICANT: Robert Bachmann, Bachmann Construction Co LLC **OWNER:** North East Florida Pool Service Inc.

PROPERTY LOCATION: 799 Leonard C Taylor Pkwy

PARCEL NUMBER: 016450-005-00

FILE NUMBER: SPL-24-007

CURRENT ZONING: C-2, General Commercial

FUTURE LAND USE DESIGNATION: Mixed-Use

SURROUNDING EXISTING LAND USE

NORTH:	FLU: Mixed-Use Z: RRF Use: Vacant Non-Residential	SOUTH:	FLU: Mixed-Use RP Z: M-2 Use: Manufacturing
EAST:	FLU: Mixed-Use RP Z: M-2 Use: Manufacturing	WEST:	FLU: Mixed-Use Z: C-2 Use: Vehicle Sales

BACKGROUND

The applicant has submitted a Site Development Application for the development of two commercial buildings on 2.269 acres of the parcel located at 799 Leonard C Taylor Pkwy. The site will be used for pool sales by North East Florida Pool Service. There is currently a building on the site, previously used by U-Haul, that will be demolished.

DEVELOPMENT DESCRIPTION

Both buildings will consist of 6,000 square feet and will be constructed in two phases. Phase 1 will see the construction of an office and ancillary storage building. The structure in phase 2 will be used entirely for storage purposes. A parking lot consisting of 48 parking spaces will be paved around the two commercial

buildings and will include concrete sidewalks connecting to the city right of way. The remaining site will be used for a retention pond and accompanying drainage ditches.

PARKING, LOADING, & STACKING

The plan shows 48 onsite parking spaces and 2 handicapped spaces.

DRAINAGE RETENTION

A single stormwater retention pond is shown onsite. The site will be graded to direct stormwater towards storm drains located across the project site. Must obtain approval of stormwater plan from city stormwater engineer prior to council approval. Must obtain a Saint Johns River Water Management District permit prior to construction.

TRAFFIC AND ACCESS

The plan shows a single access point onto the property from Leonard C Taylor Pkwy. A permit shall be secured by FDOT for any driveway modifications on Leonard C Taylor Pkwy.

LANDSCAPE PLAN

Landscaping plans show that the site will be graded in areas where construction will take place. A retention pond will be dug towards the rear of the property and will include a 6’ chain link fence around its perimeter. Shade trees are to be planted around the perimeter of the property in 50’ or less increments. Trees have been included in each parking lot island.

PUBLIC FACILITIES IMPACT

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Warehousing	9,000	3.56	32	0.30	3	0.32	3
General Office	3,000	11.30	91	1.56	12	1.49	82

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9th Edition

Conclusion: The daily generated trips were calculated by dividing the total square footage of both buildings by their uses. 3,000 square feet of the total 12,000 is used for general office spaces. The remaining 9,000 square feet are used for warehousing.

Potable Water Impacts
Commercial

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	1,320
Residual Capacity after Proposed Project	3,185,680

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)

Conclusion: The impact was calculated based on proposed commercial use. As shown in the table above, there is adequate capacity for this use. The City has existing water lines installed at this location.

Sanitary Sewer Impacts – South Plant WWTP

Commercial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	330,000
Projected Sewer Demand from Proposed Project ²	1,320
Residual Capacity after Proposed Project	328,680

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)

Conclusion: The impact was calculated based on the proposed commercial use. The project site is served by the South Wastewater Treatment Plant (WWTP). There is adequate capacity for this use. The city has existing sewage lines in place.

Solid Waste Impacts

Commercial

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.

Solid Waste Impacts

The City of Green Cove Springs' solid waste is disposed of at the Rosemary Hill Solid Waste Management Facility operated by Clay County. Per the Clay County Comprehensive Plan, a minimum of three (3) years capacity shall be maintained at the County's solid waste management facility. For commercial developments, the City does not provide Curbside Service; commercial locations must instead contract with an approved franchisee for containerized collection.

STAFF RECOMMENDATION

Staff is recommending approval of the Site Development Plan subject to staff comments:

1. On landscape plan, replace river birch trees with one of the following:
 - a. Southern Magnolia
 - b. Chinese Elm
 - c. Live Oak
 - d. Winged Elm
2. Tree specifications shall be a minimum of 3" caliper, Florida grade #1 or better and irrigated though establishment period.
3. Trees 5117 and 5118 were incorrectly marked as 'Live Oaks'. These trees were identified as Laurel Oaks. Tree calculations will need to be updated.

RECOMMENDATION MOTION

Motion to approve the Site Development Plan for 2 new commercial buildings located at 799 Leonard C Taylor Parkway subject to staff comments.