

**CITY OF GREEN COVE SPRINGS, FLORIDA  
STAFF REPORT  
FOR MEETING OF AUGUST 21, 2018**



**SUBJECT:** City Council review and approval of a Master Site Development Plan for the renovation and expansion of the Harbor Road Water and Wastewater Treatment Facility located at 1277 Harbor Road

**BACKGROUND:**

**APPLICANT:** Jason Shepler, P.E.  
580-1 Wells Road  
Orange Park, FL 32073

**OWNER:** City of Green Cove Springs  
321 Walnut Street  
Green Cove Springs, FL 32043

**PROPERTY LOCATION:** 1277 Harbor Road  
Parcel #: 015719-000-00

**FILE NO.:** 201800434

**SURROUNDING LAND USE:**

North – Clay County Property – Enterprise Way Industrial Park  
South – PUD & Clay County Property – Gator Bay Subdivision  
East – C-2 General Commercial – Railroad Tracks and Magnolia Layne Shopping Center  
West – PUD – Magnolia Point Subdivision

**DEVELOPMENT DESCRIPTION:**

Mr. Shepler has submitted, on behalf of the City of Green Cove Springs, a Site Development Plan Application for the renovation and expansion of the Harbor Road WWTF located at 1277 Harbor Road.

- Development Type- Major Development, as per Section 90-304.
- Site –19.246 acres
- Existing Buildings total 9,197 s.f., 700 for office space, 963 for garage space, and 7,534 for warehouse storage – per Property Appraiser
- Existing buildings to be demolished: 5,618 s.f. Existing roads to be demolished: 16,535 s.f. Existing sidewalks/slabs to be demolished: 18,470 s.f.
- Existing buildings to remain: 7,469 s.f. Existing roads to remain: 11,282 s.f. Existing

sidewalks/slabs to remain: 2,168 s.f.

- Proposed buildings: 10,172 s.f. Proposed roads: 36,656 s.f.. Proposed sidewalk/slabs: 2,801 s.f.
- Parking currently provided: 7 spaces (6 regular and 1 ADA)
- Minimum Setbacks: Front – 20 feet; Rear – 10 feet; Side – None, except 15 feet on corner lots

This site has housed the City's Harbor Road Wastewater Treatment Facility (HRWWTF) since 1965. The original treatment system consisted of four (4) round concrete tanks and four (4) sludge drying beds. In 1986, this system was replaced by a "package plant" which consists of one large round concrete tank to house the process. At that time, the original components remained in use and were incorporated into the new process. Reclaimed water improvements were constructed in 2001 which allowed the plant to discharge reclaimed water for irrigation to the Magnolia Point Golf Course until such time as other customers come online.

This site also houses the City's Harbor Road Water Treatment Plant (HRWTP) which was originally constructed in 1965. A new water plant was constructed in 2010 and houses the new WTP equipment.

Also on this parcel is the City's Electric Department compound. The main building was constructed in 1965. This compound acts as the base of operations for the City's electric department. This parcel also contains the City's Harbor Road Substation. This substation provides 13kV power to homes and businesses north of Harbor Road.

The proposed site plan eliminates the wastewater infrastructure on this parcel and replaces it with all new infrastructure. The water infrastructure will remain as it exists today, with the addition of another ground storage tank in the near future. The Harbor Road Substation will remain. Buildout of this site does contemplate the relocation of the Electric Department compound to another location at a future date. This site plan also involves modifications to site access controls as needed.

The proposed site plan contains a large vegetative buffer on the south edge of the property, which abuts the Gator Bay Subdivision. This subdivision is located in the County, outside of the City's corporate limits. Most of the residents in this area receive water and electric service from the City. The rest are either served by private wells or Clay Electric, respectively. All residents in this area have on-site septic systems. The buffer includes a sixteen-foot-wide earthen berm with multiple layers of landscaping. The berm starts at ground level near the south property line and rises to a height of four (4) feet. The high side of the berm rests against a sheet pile wall which will be covered with eight (8) foot high wooden privacy fence panels. The overall buffer is twelve (12) feet high and is 100% opaque.

The north property line abuts Harbor Road with an industrial park on the other side. There is an existing berm along the north property line which will remain. At such time as the Electric Department operations are relocated and the building demolished, the berm will be extended

along Harbor Road. The east property line is bounded by the CSX railroad with the Magnolia Layne Shopping Center on the other side of the tracks. The west property line faces the entrance to Magnolia Point. This westerly 350 feet (approximately 4.5 acres) will remain unchanged.

**FISCAL IMPACT/FUNDING SOURCE:** N/A

**RECOMMENDATION:** Staff recommends approval of 201800434, a Master Site Development Plan for the renovation and expansion of the Harbor Road Water and Wastewater Treatment Facility located at 1277 Harbor Road with the following conditions:

1. All comments generated by City Departments must be addressed prior to issuance of building permit.

**MOTION:** Staff recommends approval of 201800434, a Master Site Development Plan for the renovation and expansion of the Harbor Road Water and Wastewater Treatment Facility located at 1277 Harbor Road with the following conditions:

1. All comments generated by City Departments must be addressed prior to issuance of building permit.

**Created/Initiated By:** Heather Glisson, Service Rep on 08/16/2018 11:17 AM

**Final Approval By:** Danielle J. Judd, City Manager on 08/16/2018 01:38: PM