



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** June 21, 2022
FROM: Michael Daniels, Planning and Zoning Director
SUBJECT: Request for rezoning of parcel 017172-000-00 consisting of 2.11 acres located on Roberts St, north of Green Cove Avenue from R-2 to Planned Unit Development.

PROPERTY DESCRIPTION

APPLICANT: Janis Fleet, Fleet and Associates **OWNER:** Wiggins Investments of NF Inc.
PROPERTY LOCATION: Roberts St, between Green Cove Avenue to the south and Melrose Avenue to the north
PARCEL NUMBER: 017172-000-00
FILE NUMBER: PUD-22-002
CURRENT ZONING: R-2
FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING EXISTING LAND USE

NORTH: Single Family Residential (R-2) **SOUTH:** Single Family Residential (R-2)
EAST: Undeveloped (Industrial-City Owned) **WEST:** Single Family Residential (R-2)

BACKGROUND

The applicant Janis Fleet of Fleet & Associates Architects/Planners, Inc., (“Applicant”) submitted an application on behalf of Wiggins Investments of North Florida, Inc., (“Owner”) requesting to rezone the subject parcel from R-2 to Planned Unit Development (PUD). The property has a row of crape myrtle trees in the front of the property and scattered hardwood trees on the property.

The intention of the proposed PUD application is to allow for 25 multi-family dwelling units, consisting of one 8 unit apartment building, and three townhome buildings consisting of 17 units to be constructed

on 2.11 acres. The conceptual plan includes on-site retention, a water feature, open space, and a playground. The PUD written description does not require garages, and 17 parking spaces with no garages.

The proposed density of the PUD is approximately 12 units per acre. The surrounding properties are developed or developable only as single-family residences, meaning at full development, all properties have a density of 4 units per acre. The one exception is four-unit residential unit at the corner of Green Cove Avenue and Roberts which sits on .52 acres which is a converted single-family home. The property to the east of the subject property is owned by the City which was purchased through a grant with the Florida Communities Grant to enhance environmental protection and resource based recreational activities. The city is restricted from developing the land for any other purpose.

The Future Land Use – Neighborhood – permits up to 12 units per acre. Per Comprehensive Plan Policy 1.1.2, the City's zoning map is intended to further implement and refine the densities permitted within each property. The R-2 Zoning District limits development to single family detached dwelling as a permitted use. Special Exceptions are allowed for 2 to 4 attached units based on lot size and width.

To further ensure sustainability of the building pattern, Policy 1.3.2 calls for the following principles to be considered:

- (1) increases in density and intensity must generally occur in a gradual fashion, avoiding abrupt transitions;
- (2) high density residential uses should generally be located in areas that have adequate vehicular access and proximity to service uses; and
- (3) spot zoning should be avoided. Spot zoning refers to changing the zoning designation of a small parcel of land for a designation totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

The Planning and Zoning Commission recommended denial on a 3-2 vote on April 26, 2022.

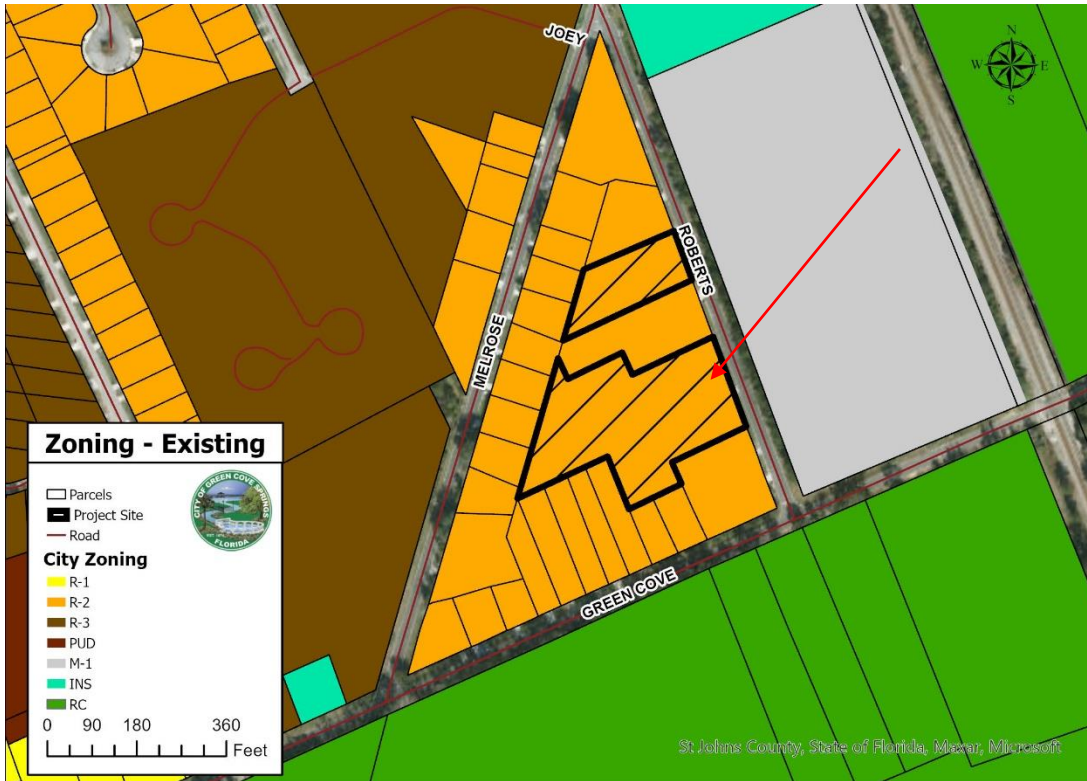
The applicant requested a deferral from the May 17, 2022 City Council meeting.

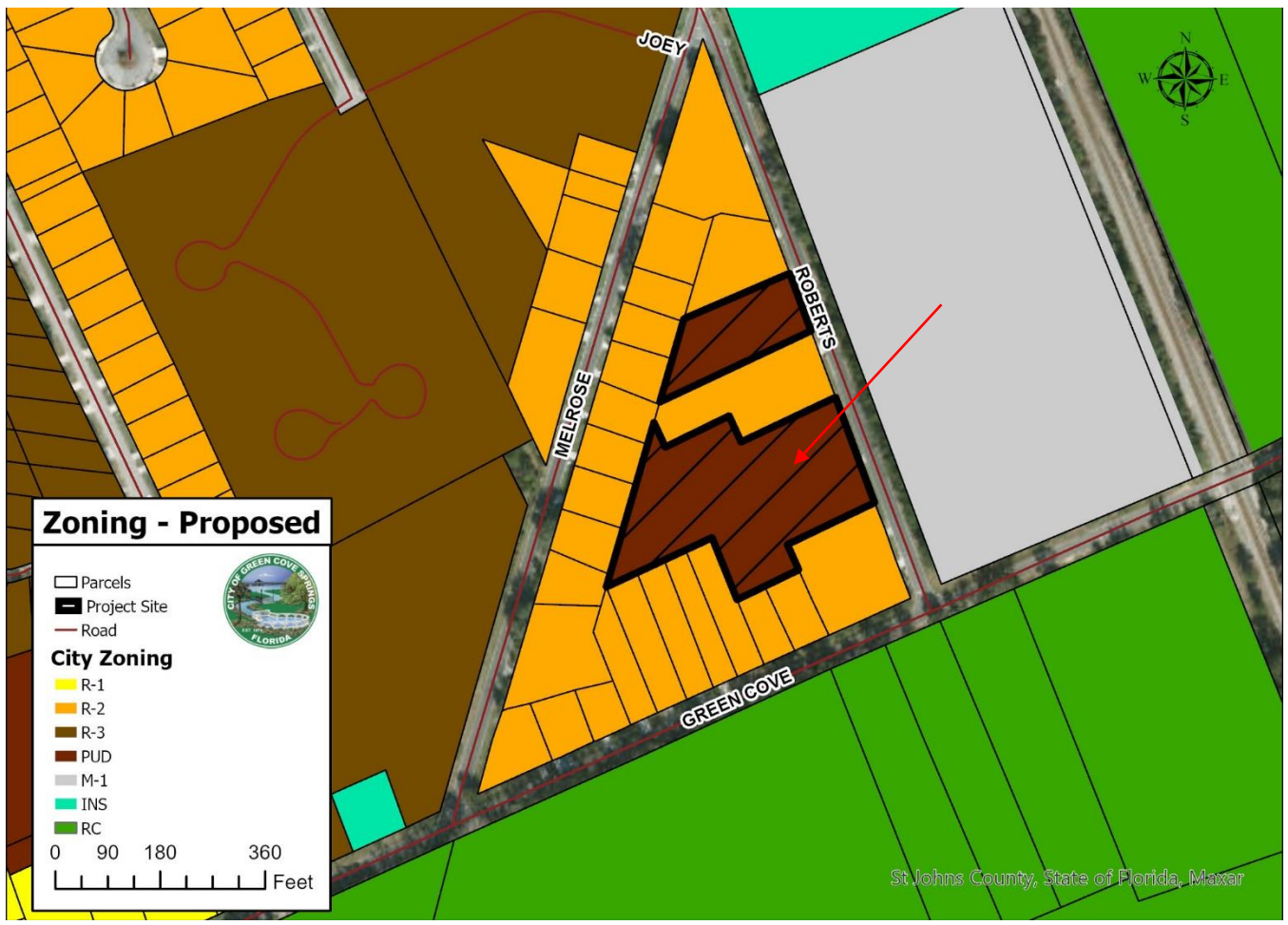


The site is located within the City’s Water, Sewer, and Electric Service Boundaries. It will be served by the City’s utilities and sanitation services.

Additionally, the applicant has submitted the following rezoning requests:

Application #	Description
PUD-22-004	Roberts North PUD Rezoning Application





Environmental Conditions Analysis

Soils

- Sapelo Fine Sand which is a poorly drained soil

All new development shall be required to meet the stormwater management requirements of the St John’s Water Management District.

Wetlands

There are no wetlands on the property.

Flood Zones

This property is not located within a floodzone.

Wellfield Protection Zone

The project site is not located within or adjacent to a wellfield protection zone.

Historic Structures and Markers

There are no historic structures or markers found on the site.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Multifamily Residential	25	6.65	166	.5	13	.62	15

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

Conclusion: The proposed development of 25 multifamily dwelling units would be a de-minimis impact on the roadway network.

Potable Water Impacts

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	9,938
Residual Capacity after Proposed Project	3,177,063

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

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 7 dwelling units x 2.65 persons per du x 150 gal per person

Sanitary Sewer Impacts – South Plant WWTP

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	330,000
Projected Potable Water Demand from Proposed Project ²	7,950
Residual Capacity after Proposed Project	-67,950

1. Source: City of Green Cove Springs Public Works Department
2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 25 dwelling units x 2.65 persons per du x 120 gal per person

Conclusion: The project site is served by the South Plant Wastewater Treatment Plant (WWTP). As shown in the table above, when factoring in the current loading and the committed loading, this WWTP is over capacity to handle the estimated impacts resulting from the proposed application. The committed loading is related to the Rookery Development which will be completed in two years prior to the commencement of this project and as a result, an additional Wastewater facility shall be constructed to serve the Rookery and thereby providing additional wastewater capacity. As a result, there is adequate capacity.

Solid Waste Impacts

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	530 lbs. / 97 tons
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (25 dwelling units x 2.65 persons per dwelling unit x 8 lbs. per day) x 365

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.

Conclusion: The proposed future land use amendment and rezoning are not expected to negatively impact the City’s adopted LOS or exceed the County solid waste management facility’s capacity.

Public School Facilities Impact

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Multifamily Units	25	0.0314	1	0.0095	1	0.0197	1
Net Generation	-	-	1	-	1	-	1

1. Source: School District of Clay County, Educational Facilities Plan, FY 2018/19-2022/23, based on multifamily

Conclusion: The School District of Clay County will make a school capacity determination at the time of Final Site Development Plan. It is not anticipated that the estimated number of students generated by the proposed PUD rezoning will exceed the adopted LOS standards see attached.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

Policy 1.3.2. The City shall establish locational criteria in the LDC for future rezoning of sites to higher density and/or intensity districts. The following principles shall be considered:

- a. Compatibility means that different land uses can coexist in relative proximity to each other provided that a use is not impacted directly or indirectly by another use.
- b. Increases in density and intensity must generally occur in a gradual fashion, avoiding abrupt transitions.
- c. High density residential uses should generally be located in areas that have adequate vehicular access and proximity to service uses.
- d. Spot zoning should be avoided. Spot zoning refers to changing the zoning designation of a small parcel of land for a designation totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

Policy 1.3.4. The City shall require all new development and redevelopment projects to integrate harmoniously into established neighborhoods through the use of buffering, open space, landscaping, and other site design tools

The proposed application is not consistent with these Comprehensive Plan policies set forth above. From both a density and design standpoint the proposed application is not compatible with the low-density residential character of the surrounding area.

STAFF RECOMMENDATION

Staff is recommending denial of this request because the application is not in compliance with the Comprehensive Plan Future Land Use Element Policy 1.3.2 and Policy 1.3.4.

RECOMMENDED MOTION

Motion to deny ordinance O-15-2022, to amend the Zoning from R-2 to PUD for 2.11 acres of property located on Roberts Road north of Green Cove Avenue, parcel #017172-000-00) based on the factual

support that the proposed application is not in compliance with the Comprehensive Plan Future Land Use Policies 1.3.2 and 1.3.4.