



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Board **MEETING DATE:** May 27, 2025
FROM: Gabriel Barro, Development Services
SUBJECT: Review of a Site Development Plan for two warehouses located on Energy Cove Ct

PROPERTY DESCRIPTION

APPLICANT: Tocoi Engineering **OWNER:** Mike Reeves
PROPERTY LOCATION: Energy Cove Ct
PARCEL NUMBER: 016579-001-05
FILE NUMBER: SPL-24-009
CURRENT ZONING: MUH
FUTURE LAND USE DESIGNATION: Industrial

SURROUNDING LAND USE

NORTH: FLU: Industrial Z: M-1 Use: Vacant	SOUTH: FLU: Industrial Z: MUH Use: Vacant
EAST: FLU: Industrial Z: C2 Use: Manufacturing	WEST: FLU: Industrial Z: M-2 Use: Vacant (construction)

BACKGROUND

The applicant has applied for Site Development approval for the subject property for the development of two metal warehouses and a parking lot located on Energy Cove Ct.

PROPERTY DESCRIPTION

The property is a portion of land, consisting of approximately 1.23 acres. The property is currently vacant and dense with tree coverage.

DEVELOPMENT DESCRIPTION

The applicant has submitted a site development plan for two metal warehouses to be situated along the northern edge of the property. One building will be 3,000 square feet and the other will be 2,400 square

feet. There will be a total of 10 parking spaces connected by a paved roadway. The submitted plans show the parking lots and roadways to be connected to Energy Cove Ct by two driveways.

PARKING, LOADING, & STACKING

The plan shows 9 parking spaces and 1 ADA parking space.

DRAINAGE RETENTION

Stormwater drainage will be collected by several inlets connected to underground pipes that feed into a retention pond consisting of 0.11 acres in area. The engineer of record has self-certified the stormwater management system pursuant to the requirements set forth by the Florida Department of Environmental Protection. The project has been reviewed and approved by the City's consulting engineer.

TRAFFIC AND ACCESS

The parking lot will have two ingress/egress points on Energy Cove Ct.

UTILITY CONNECTIONS & SOLID WASTE

The project site is within the City's water and electric district.

LANDSCAPE PLAN

The landscape plan shows a row of shade trees to be planted along the perimeter of the entire property. 374 inches of trees greater than 12 inches in DBH are to be removed. The plan shows saved trees totaling 294 inches in saved credits. 38 Live Oaks, totaling in an additional 95 inches of credit, are shown to be planted on the landscape plans.

LIGHTING PLAN

The applicant has submitted a lighting plan that has been approved.

LIST OF ATTACHMENTS

- Site development plan
- Property survey
- Site development application
- Staff deficiency comments

PUBLIC FACILITIES IMPACT

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Warehouse	3,900	3.56	15	0.3	3	0.32	3
Office	1,500	11.03	17	1.56	2	1.49	2

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

Conclusion: The daily generated trips were calculated using the ITE Trip Generation 9th edition.

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	594
Residual Capacity after Proposed Project	3,186,406

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 warehousing 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	594
Residual Capacity after Proposed Project	329,406

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 warehousing 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 Preserve Site Plan, subject to staff comments.

Recommended motion:

Motion to recommend to City Council the approval of the Preserve Site Plan, subject to staff comments.

