



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** November 29, 2022
FROM: Michael Daniels, Development Services Director
SUBJECT: Special Exception Request for a detached Garage project, located at 631 St Johns Avenue

PROPERTY DESCRIPTION

APPLICANT: Leann Wilkes **OWNER:** Kimberly Evans
PROPERTY LOCATION: 631 St Johns Avenue
PARCEL NUMBER: 38-06-26-017576-002-00
FILE NUMBER: SE-22-001
CURRENT ZONING: R-1 Single Family Residential
FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING LAND USE

NORTH: FLU: Neighborhood Z: R-1 Single Family Residential Use: Undeveloped	SOUTH: FLU: Neighborhood Z: R-1 Single Family Residential Use: Single Family
EAST: FLU: Neighborhood Z: R-1 Single Family Residential Use: Single Family	WEST: FLU: Neighborhood Z: R-1 Single Family Residential Use: Single Family

BACKGROUND

The property is .46 acres and is heavily wooded, undeveloped property. The house has access off of St Johns Avenue. The property is adjacent to the undeveloped 40' right of way to the south (listed on the site plan as El Dorado Drive).

The property owner is proposing to construct a 3,200 square foot, 3 bedroom, 3 bath single family home consisting of a 1,361 square foot detached garage/bonus room and a 444' square foot RV Port. The primary building shall be two story with a building height of 22.5'. The detached garage will be 19'9" to the peak of the garage.

Pursuant to Section 117-62 (4) of the City's Land Development Regulations, a special exception is required for:

Accessory buildings with heights in excess of 12 feet. The height of the accessory structure shall not exceed the height of the principal structure and must have architectural finishes compatible with the principal structure.

Special Exceptions require approval by the Planning and Zoning Commission subject to the criteria set forth in Section 101-352:

Special Exception Review Criteria

When deciding requests for special exceptions, the planning and zoning board shall make written findings that the special exception satisfied the following criteria:

- (1) Compliance with all elements of the comprehensive plan

The proposed use is an accessory residential use which is consistent with the Future Land Use Policy 1.1.1a. regarding the Neighborhood Future Land Use (FLU) Designation. The Neighborhood FLU is intended for low to medium density residential uses.

- (2) The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety or general welfare, and is not contrary to established standards, regulations or ordinances of other governmental agencies.

The proposed development will be consistent with the existing neighborhood and will not negatively impact the area. The house will be limited to a single-family residence only.

- (3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.

The proposed detached structure shall be architecturally integrated with the primary residence. .

- (4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.

The proposed use will be consistent with the surrounding existing uses and will not negatively impact the area.

- (5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.

The proposed development will not impact the improvement of surrounding properties.

- (6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.

Water and sewer are available.

- (7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.
Access shall be provided off of St Johns Avenue. Access to the detached garage shall be provided via a concrete driveway connecting the proposed garage to the street as shown on the enclosed landscape plan.
- (8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.
Access to the house is provided off St Johns Avenue. Access to the detached garage shall be provided via a 10' concrete driveway connecting the existing driveway to the proposed garage as shown on the enclosed sketch plan.
- (9) Adequate screening and buffering of the special exception will be provided, if needed.
The garage shall be located behind the house. Screening is not required for this use.
- (10) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.
Signs are not proposed for this use.
- (11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.

STAFF RECOMMENDATION

Recommended Motion:

Motion to approve the Special Exception for 631 St Johns Avenue, to allow a detached garage/RV port 20' in height pursuant to the condition that the architectural finishes are compatible with the principal structure as shown on the provided building plans with the following condition:

1. The RV Port must be enclosed pursuant to code requirement Sec. 117-5(5).