



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** November 30, 2021
FROM: Development Services Department
SUBJECT: Review and approval of a Site Development Plan for Prelude, 310 Orange Ave – the 300 Block bounded by Orange Avenue, Cove St, Magnolia Ave, and Bay St

PROPERTY DESCRIPTION

APPLICANT: Kelly Hartwig, Cypress Management and Design **OWNER:** Brian & Jennifer Knight

PROPERTY LOCATION: 300 block of Orange Avenue – bounded by Orange Ave, Cove St, Magnolia Ave, and Bay St

PARCEL NUMBER: 017311-000-00, 017310, 017312, 017313

FILE NUMBER: SPL-21-004

CURRENT ZONING: Central Business District (CBD)

FUTURE LAND USE DESIGNATION: Central Business District (CBD)

SURROUNDING LAND USE

NORTH: FLU: CBD

Z: CBD

Use: Retail / Restaurant

SOUTH: FLU: CHI

Z: GCC

Use: Gas Station / Vacant

EAST: FLU: RRF – Magnolia Cove

Z: PUD

Use: Undeveloped

WEST: FLU: CHI

Z: GCC

Use: Office

BACKGROUND

Kelly Hartwig of Cypress Management and Design, acting as agent for the property owner, applied for a Site Development approval for the subject property. The property is currently undergoing review for a future land use amendment and rezoning to the Central Business District. The site is 1.23 acres.

PROPERTY DESCRIPTION

The property, 310 S Orange Ave, is currently undeveloped with a handicapped space and a gravel parking area in the northwest corner of the site. The remainder of the property is heavily wooded with a combination of oak, palm and camphor trees. The site has approximately 5 feet of fall and slopes from

west to east with the high point of the site being in the northwest corner of the property and the low point at the southeast corner of the property.

DEVELOPMENT DESCRIPTION

The applicant is proposing a two- to three-story mixed-use development with commercial spaces on the first floor and residential units (primarily one bedroom or studio spaces) on the second and third floors. The first floor would include 3,461 square feet for a restaurant and 8,064 square feet for retail / business uses. The second floor would allow for an open-air restaurant / bar and 21 residential units. The third floor would have a small restaurant loft and 21 residential units.

PARKING, LOADING, & STACKING

The plan shows 51 on-site parking spaces, 4 on-site ADA spaces; additionally, there are 30 off-site parking spaces and 2 off-site ADA spaces proposed in the right-of-way (ROW) along Cove Street, Magnolia Ave, and Bay Street. Per code, the development is required to provide 121 on-site parking spaces based on the uses provided in the applicant's parking determination. Pursuant to section 117-447(b)(3) Shared Parking Plan: an alternative parking plan may be approved by the City Manager based on the unique characteristics of the site or the proposed uses. The proposed submittal has been reviewed by the City's parking consultant and they have determined a need of 153 parking spaces using the ITE parking calculator based on the square footage for all of the uses. Staff will allow parking to be located in the right of way to count for the proposed development, but the parking spaces have to be newly created spaces, maintained by the property owner and open to the public.

There is a proposed loading zone primarily in the ROW on Bay Street. Per Sec 113-158, one loading space is required for the first 10,000 square feet of gross floor area and one space for each additional 20,000. Adding together the restaurant, retail, and residential floor areas (excluding hallways and utility areas) brings the total to approximately 53,000 square feet, requiring 3 loading spaces. The size of the proposed loading zone is not specified on the site plan. An off-street loading space is required to be 12 feet wide by 50 feet long per Sec 113-158(b)(6).

DRAINAGE RETENTION

Underground retention is proposed for the site. The applicant will be required to permit through the St Johns River Water Management District.

TRAFFIC AND ACCESS

The plan shows three vehicular access points – one on Bay Street and two on Magnolia Avenue. Pedestrian access is available on all sides. Walkways connect to a proposed sidewalk on Orange Avenue and traverse the majority of the property. The attached pervious / impervious plan shows the approximate proposed widths of walkways and sidewalks. Along Orange Avenue, the walkways vary from 10' to 15' wide. Elsewhere, they vary from 5.5' to 9.5' wide.

UTILITY CONNECTIONS & SOLID WASTE

The new buildings will connect to City utilities – verification work orders cannot be completed at this stage. The utility plan (L-3) points to below ground electric and general below ground retention, as well as transformer locations, but utility lines are not provided. Utility lines will need to be provided and shown with landscaping to ensure there are no design conflicts.

Solid Waste will be serviced by commercial franchise. Dumpster location generally noted on geometry plan. No dumpster / enclosure detail provided.

LANDSCAPE PLAN

All existing trees are intended to be removed. The landscape plan includes two live oaks, 12 crepe myrtles, 11 palm trees, and low shrubs throughout the proposed green spaces. Tree mitigation pursuant to Section 113-275 shall be met.

Attachments:

1. Site Plan, Sheets 1-7
2. L-2 Lighting
3. L-3 Utility Plan
4. L-6 Grading
5. Pervious / Impervious Plan
6. Tree Removal Survey
7. Parking Study
8. Parking Analysis
9. Parking Calculator
10. Traffic Methodology Statement
11. Floor Plan
12. Elevations

STAFF RECOMMENDATION

Staff recommends approval of the Prelude Site Development Plan subject to addressing outstanding staff comments-see attached.

Recommended Motion:

Motion to recommend to City Council approval of the Prelude Development Plan, project number SPL-21-004 at 310 S Orange Ave, subject to addressing outstanding staff comments.