



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commissioners **MEETING DATE:** March 22, 2022
FROM: Michael Daniels, Planning and Zoning Director
SUBJECT: Revisions to 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 on September 2021. 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 previously submitted and was approved by the Planning and Zoning Commission on 11/30/21 for a proposed a 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.

However, due to the concerns regarding the deficiency in parking onsite, the applicant is proposing to add a 4th story to the site and to dedicate a portion of the second story as a parking area to accommodate additional parking onsite. They have requested to come back in front of the Planning and Zoning Commission to discuss the proposed changes.

Attachments:

1. Proposed draft Site Plan, Sheets 1-2
2. Site Plan Staff Report from 11/30/21
3. Previously Approved Site Plan from 2/21/22
4. Site Plan Outstanding Comments on the previously submitted site plan
5. Building Elevations from 10/15/21

STAFF RECOMMENDATION

This item is being brought back for discussion purposes.