



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** City Council **MEETING DATE:** September 19, 2023  
**FROM:** Michael Daniels, Development Services Director  
**SUBJECT:** Review and approval of a Site Development Plan for the Dollar Tree Plaza, 200-206 S Orange Avenue

### PROPERTY DESCRIPTION

**APPLICANT:** Janis Fleet, Fleet & Associates **OWNER:** Bernard Niederman, 200 North Orange Avenue Holdings LLC

**PROPERTY LOCATION:** 200-206 S Orange Ave

**PARCEL NUMBER:** 017301-000-00

**FILE NUMBER:** SPL-21-002

**CURRENT ZONING:** Central Business District (CBD)

**FUTURE LAND USE DESIGNATION:** Central Business District (CBD)

### SURROUNDING LAND USE

<b>NORTH:</b> <b>FLU:</b> Downtown <b>Z:</b> CBD <b>Use:</b> Retail / Restaurant	<b>SOUTH:</b> <b>FLU:</b> Downtown <b>Z:</b> CBD <b>Use:</b> Vacant, proposed Mixed Use
<b>EAST:</b> <b>FLU:</b> Neighborhood <b>Z:</b> R-2 <b>Use:</b> Residential	<b>WEST:</b> <b>FLU:</b> Mixed Use <b>Z:</b> GCC <b>Use:</b> Retail

### BACKGROUND

Janis Fleet of Fleet and Associates Architects/Planners, Inc., acting as agent for the property owner, applied for a Site Development approval for the subject property. Previously, the property was granted a future land use amendment and rezoning to the Central Business District. The site is 1.26 acres.

### PROPERTY DESCRIPTION

200-206 S Orange Ave is a developed commercial property. There is an existing structure on the property with 19,848 square feet (SF). It currently contains the following suites:

- 200 S Orange Ave: Johnny Copper
- 200-B S Orange Ave: Green Cove Dental
- 204 S Orange Ave: Dollar Tree

- 206-A S Orange Ave: In Progress Suite Split, proposed office space
- 206-B S Orange Ave: In Progress Suite Split, proposed Papa John's

Presently, there are approximately 59 parking spaces plus 3 ADA spaces according to the applicant. The transition from Gateway Corridor Commercial (GCC) to Central Business District (CBD) increased the required parking (from 1/333 SF to 1/250 SF [gross floor area], or 60 spaces to 80 spaces), but the CBD allows for alternative compliance to the parking standards when needed to support the development of a downtown urban environment.

## **DEVELOPMENT DESCRIPTION**

In addition to maintaining the existing structure, the applicant intends to add one 2,463 square foot outparcel building to the property along Orange Avenue.

### **PARKING, LOADING, & STACKING**

The plan shows 52 on-site parking spaces, 3 on-site ADA spaces, and 15 off-site parking spaces. The off-site spaces are located along the property in the Right-of-Way (ROW) – 11 spaces on Bay Street, and 4 parallel spaces on Ferris Street. Per code, they are required to provide 91 on-site parking spaces. Pursuant to section 117-447(b)(3): an alternative parking plan may be approved by the City Manager based on the unique characteristics of the site or the proposed uses. As part of the Downtown Parking Study, the site was reviewed by the City's parking consultant, THA and Associates and determined that the appropriate parking for the site is 1 space per 330 square feet of building area. The correspondence from THA explaining their research regarding the recommended parking requirement is provided by Nan Chen, with THA and is included in the packet along with the parking analysis provided by the applicant. As a result, the submitted plan complies with the parking requirement.

### **DRAINAGE RETENTION**

Due to the size of the proposed development, the applicant is going to apply for a waiver from the Water Management District from the stormwater requirements. No drainage retention is proposed.

### **TRAFFIC AND ACCESS**

The plan shows three vehicular access points – one on Bay Street, Ferris Street, and Orange Avenue, all of which appear to be consistent with the existing access points. The plan also shows access to parking on Magnolia Avenue. For pedestrian access, concrete sidewalks will be added or improved around the edge of the property along Orange Avenue, Bay Street, and Ferris Street. Sidewalks additionally connect the proposed buildings to the existing and to the parking areas.

As a result of the proposed redevelopment of the property, the access point on Orange Avenue will have to be removed due to not meeting the spacing requirements.

### **UTILITY CONNECTIONS & SOLID WASTE**

The existing building is connected to City utilities and utilizes dumpsters for solid waste.

The new buildings will connect to City utilities – verification work orders cannot be completed until the final use for the outparcel is determined. All sanitation services shall be provided in the service area of the site.

The service area of the site has been redesigned to include:

- loading for deliveries and trash pickup shall occur off of Magnolia Avenue

- Addition landscaping has been added to screen appurtenances from public view
- Dumpster enclosures shall be provided around all dumpsters.
- Existing overhead electric lines will be removed at the City's expense.

## **LANDSCAPE PLAN**

All existing landscaping consisting of shrubs and 8 palm trees will be removed. Landscape islands and perimeter landscaping provided in the parking lot comply with the City code requirements with the exception of not meeting the required number of canopy trees on the perimeter of the site. As a result, 4 canopy trees shall be required to be paid to the City tree bank totaling \$1,776.

### **Attachments:**

1. Site Plan
2. Application

## **STAFF RECOMMENDATION**

Staff recommends approval of the Dollar Tree Site Development Plan subject to payment to tree bank prior to approval of building permit.

### **Recommended Motion:**

Motion to recommend to City Council approval of the Dollar Tree Site Development Plan, project number SPL-21-002 at 200-206 S Orange Ave, subject to

- payment to tree bank of 4 canopy trees totalling 1,176 prior to approval of building permit
- eliminate shade tree in the rear of the site on Magnolia, due to the installation of an electric transfer. Tree shall be placed at another location on the site or donated to the tree bank for a total of \$444.