



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** September 19, 2023
FROM: Development Services Department
SUBJECT: Final Reading of Development Agreement for the Dollar Tree Site Development Plan

PROPERTY DESCRIPTION

APPLICANT: Janis Fleet, Fleet and Associates **OWNER:** 200 N Orange Ave Holdings LLC

PROPERTY LOCATION: 206 S Orange Avenue

PARCEL NUMBER: 017301-000-00

FILE NUMBER: SPL-21-002

CURRENT ZONING: Central Business District (CBD)

FUTURE LAND USE DESIGNATION: Downtown

SURROUNDING LAND USE

NORTH: **FLU:** Downtown
Z: CBD
Use: Retail / Restaurant

SOUTH: **FLU:** Downtown
Z: CBD
Use: Undeveloped

EAST: **FLU:** Neighborhood
Z: R-2, Single Family
Use: Residential

WEST: **FLU:** Downtown
Z: GCC
Use: Office

BACKGROUND

The City Council will hold two public hearings on Tuesday, September 5 and Tuesday, September 19 to consider a Development Agreement to be entered into pursuant to Sections 163.3220 through 163.3243, Florida Statutes, between the City of Green Cove Springs (City) and 200 N Orange Avenue Holdings LLC.

The applicant, Janis Fleet, with Fleet and Associates has submitted a development agreement on behalf of client, along with the submittal of a site development plan (SPL-21-002) that shall be heard by Council as a separate agenda item. The service area in the rear of the property is located within the City Right of Way. As a result of the building and site being developed, the applicant has requested to add an existing outparcel on the site even though the site is currently nonconforming. City staff has negotiated with the applicant to allow the existing nonconforming condition in exchange for improving the existing building design and landscape buffering onsite. As a result, a Development Agreement between the applicant and the City is required to be executed in order to ensure implementation of the proposed improvements.

The site is located within the City's Water and Sewer and Electric Service Boundary.

PROPERTY DESCRIPTION

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.

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

DEVELOPMENT DESCRIPTION

In addition to maintaining the existing structure, the applicant intends to add an outparcel building to the property along Orange Avenue, which is approximately 1,500 SF. In total, the development would have 21,348 SF.

PARKING REQUIREMENTS

Presently, there are 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).

The proposed 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 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 such HVAC equipment from public view
- Dumpster enclosures shall be provided around all dumpsters.
- Existing overhead electric lines will be removed at the City's expense.

DEVELOPMENT AGREEMENT

The Development Agreement includes the following:

Public Facility Improvements

- Applicant shall comply with City requirements regarding the construction and installation of water and sewer and electric utilities.
- City shall be responsible for the costs for removing the existing overhead electric lines along Magnolia Avenue.

Mobility Improvements

- The Applicant shall construct, at the Applicant's expense all parking onsite and in city ROW as shown on site plan.
- The Applicant shall maintain the existing roads Cove Street, and Magnolia Avenue to its current condition during construction.
- The applicant shall construct all parking pursuant to the submitted site plan.
- The applicant shall close the existing access on US 17.

Building and Site Design Requirements

- Replace front façade with a decorative cementitious finish, stucco, cultured stone or brick veneer. Shall comply with the requirements set forth in Exhibit B including but not limited to:
 - Providing a decorative/cementitious finish or stucco on exterior side and rear walls with paint to match.
 - Solid blank facades on the north and south building sides shall be broken up with façade modulations, or other architectural components to break up the continuous wall expanse.
 - 80% of the façade shall be subtle, neutral and earth-tone colors
 - A 6' sidewalk shall be installed on the east side of Magnolia Avenue between Bay and Ferris Street.
 - Additional language was added to ensure the outparcel will have architectural elements that will include a front facing façade on US 17.

Development Duration: Agreement shall have a 30-year duration.

Attachments:

1. Development Agreement
2. Building Elevations
3. Parking Study – Original Submission
4. Parking Study – Revised Pages 4-6
5. E-mail from THA and Assoc regarding parking requirements
6. Site Plan

STAFF RECOMMENDATION

Staff recommends approval of final reading of the Development Agreement for the Dollar Tree Site Development Plan.

Recommended Motion:

Motion to approve final reading of the Development Agreement for the Dollar Site Development Plan.