



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** August 30, 2022

FROM: Michael Daniels, Planning and Zoning Director

SUBJECT: Request for Approval of Preliminary Plat and Improvement Plan for the Graylon Oaks Residential Subdivision

PROPERTY DESCRIPTION

APPLICANT: Brent White **OWNER:** Graylon Oaks Land Trust

PROPERTY LOCATION: 500 & 600 Block of Vermont Avenue

PARCEL NUMBER: 016478-000-00 & 016742-000-00

FILE NUMBER: PLIP-21-001

CURRENT ZONING: Planned Unit Development

FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING EXISTING LAND USE

NORTH: **FLU:** Neighborhood **SOUTH:** **FLU:** Neighborhood
Z: R-3 **Z:** R-1
Use: Mobile Home Park **Use:** Single family housing

EAST: **FLU:** Neighborhood **WEST:** **FLU:** Neighborhood
Z: R2 & R-3 Zoning **Z:** R-1
Use: Undeveloped/Single family housing **Use:** Undeveloped Single family housing

BACKGROUND

The applicant, has submitted a preliminary plat and improvement plan for the development of 14 residential lots.

The subject property is identified as Tax Parcel Number 016748-000-00 & 016742-000-00 and is approximately ±3.8 acres in size. The site is undeveloped and vegetation on the site consists of large oak trees, camphor trees, cabbage palms and saw palmetto bushes.

The property was approved for a Future Land Use change from Low Density Residential to Medium Density Residential in 2020. In addition, the applicant was approved for a zoning change from R-1

to Planned Unit Development. The ordinance for the approved Planned Unit Development (05-2020) is included in the packet.

Development Plan

The submitted construction plans include 14 residential lots that have a minimum lot size of 60 feet in width and 6,000 square feet in lot area. All of the dwelling units will be a minimum of 1,200 square feet with an enclosed garage.

Ingress, Egress and Circulation

Access shall be provided off of Vermont Avenue. A 6' sidewalk shall also be provided along Vermont Avenue adjacent to the subdivision. Each individual unit shall have a minimum of two parking spaces including an enclosed garage that is a minimum of 10' * 20'.

Drainage Retention

The drainage retention area is shown in the northeastern portion of the site and has been reviewed and approved by the City's stormwater consultant. The project's Civil Engineer, William Schaefer with the Dominion Engineering Group, will self-certify pursuant to the requirements set forth by the Florida Department of Environmental Protection.

Landscaping and Buffer Plan

The landscape plan is showing the removal of 1,247 inches of trees. Per code the City requires a mitigation of 440" of trees. The applicant is preserving 6 trees onsite that accounts for 179.5 inches and they will be planting an additional 58 trees for an additional 271 caliper inches in order to comply with the tree planting requirement. In addition, the applicant will provide 9 shrubs per 100 feet along the southern and western perimeters and provide one shade tree per every 50' as required by the approved PUD plan.

A certified arborist shall be hired to evaluate all of the trees to be saved on the site and ensure adequate root area is provided and grade changes and tree protection is not altered during the construction process.

Management of Common Areas

All common areas and stormwater management facilities /drainage areas shall be maintained by a legally established Homeowner's or Property Owner's Association. All finalized legal documents demonstrating the creation of the HOA or POA and its responsibilities must be submitted with the Final Plat submittal for the Graylon Oaks PUD. Regulations regarding Guarantees and Sureties as stipulated in Chapter 101, Article II, Division 5 and Subdivision 5 shall be provided as part of the subdivision approval process.

The Preliminary Plat and Improvement Plan have been submitted to staff and have been approved by the Site Development Review Team. The applicant shall be required to submit and approve the following documents to the City as set forth in the City Land Development Code, Chapter 101, Article II, Division 5, Subdivision V, prior to breaking ground on the property:

- A Land Development Assurance Agreement assuring that the project will be developed per plan and City Code

- The total construction costs signed and sealed by the project engineer
- Provide security deposit in the amount of 110% of construction costs.
- A maintenance agreement agreeing to maintain the public improvements for three years with a maintenance bond of 15% of the construction costs.
- HOA documents for maintaining common areas shall be provided at time of the final plat.

Public Facilities Impact

Traffic Impacts

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Residential Condo/TH (ITE 230)	28	5.81	174	0.52	16	0.54	16
Total	-	-	174	-	16	-	16

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9th Edition

Conclusion: The proposed development of 28 dwelling units on the ±3.8-acre site would result in a potential net increase of 30 Annual Average Daily Trips (AADT).

Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	11,130
Residual Capacity after Proposed Project	3,176,870

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 30 dwelling units x 2.72 persons per du x 150 gal per person

Conclusion: As shown in the table above, the City of Green Cove Springs has the capacity to meet the demands from the estimated impacts resulting from the proposed PUD Rezoning application. Therefore, the proposed PUD rezoning will not exceed the City's adopted LOS or permitted capacity.

Sanitary Sewer Impacts – South Plan WWTP

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	330,000
Projected Potable Water Demand from Proposed Project ²	9,139
Residual Capacity after Proposed Project	-259,139

1. Source: City of Green Cove Springs Public Works Department
2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 28 dwelling units x 2.65 persons per du x 120 gal per person

Conclusion: The project site is served by the South Plant Wastewater Treatment Plant (WWTP). As shown in the table above, when factoring in the current loading and the committed loading, this WWTP is over capacity to handle the estimated impacts resulting from the proposed application. The committed loading is related to the Rookery Development which will be completed in two years prior to the commencement of this project. At such time, the Rookery capacity will be served by a new wastewater treatment facility provided by the Clay County Utility Authority. Once the facility is built, the capacity temporarily reserved to the Rookery shall be available for this development. In addition, the remaining demand will be sent via force main to the Harbor Road plant, where the City has an excess capacity of approximately 700,000 gallons per day. As a result, there is adequate capacity.

Solid Waste Impacts

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	609 lbs. / 111 tons
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (28 dwelling units x 2.72 persons per dwelling unit x 8 lbs. per day) x 365
2. Source: Clay County Comprehensive Plan

Conclusion: The City of Green Cove Springs’ solid waste is disposed of at the Rosemary Hill Solid Waste Management Facility operated by Clay County. Per the Clay County Comprehensive Plan, a minimum of three (3) years capacity shall be maintained at the County’s solid waste management facility. The estimated impacts from the proposed PUD Rezoning are not expected to negatively impact the City’s adopted LOS or exceed the County solid waste management facility’s capacity.

Public School Facilities Impact

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Condo/TH (ITE 230)	28	0.0329	0.987	0.0099	0.297	0.0205	0.615
Net Generation	-	-	1	-	1	-	1

1. Source: School District of Clay County, Educational Facilities Plan, FY 2018/19-2022/23, based on multifamily

Conclusion: The applicant has reserved capacity until April 2023. If the project does not break ground prior to April, 2023 then they will have to reapply for school concurrency with the Clay County School Board. The School Concurrency Reservation letter is attached.

STAFF RECOMMENDATION

Staff is recommending approval of this request because the application is in compliance with the Comprehensive Plan and is compatible with the surrounding neighborhood.

RECOMMENDED MOTION

Recommend to City Council a motion to approve the preliminary plat and improvement plan for the Graylon Oaks Subdivision subject to the following comments:

1. Review and approval of the Guarantees and Sureties as stipulated in Chapter 101, Article II, Division 5 and Subdivision 5 of the City Code.
2. All trees and vegetation within the 20' buffer area to the south and west sides of the property shall be preserved.
3. Provide tree evaluation report for trees to be saved by an ISA certified arborist and ensure that all of the tree preservation requirements set forth in Exhibit C, Ordinance O-5-2020 are met.