



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Board **MEETING DATE:** February 25, 2025
FROM: Gabriel Barro, Planning & Zoning
SUBJECT: Modification of Special Exception Application for Alcohol Sales at 618 N Orange Avenue for Sunrise to Sunset

PROPERTY DESCRIPTION

APPLICANT: Sunrise to Sunset/SVC Sunrise LLC **OWNER:** SVC Sunrise LLC

PROPERTY LOCATION: 618 N Orange Avenue

PARCEL NUMBER: 017599-000-00

FILE NUMBER: SE-25-001

CURRENT ZONING: Gateway Corridor Commercial (GCC)

FUTURE LAND USE DESIGNATION: Mixed-Use (MU)

SURROUNDING LAND USE

NORTH: FLU: Mixed Use (MU) Z: Gateway Corridor Commercial (GCC) Use: Vacant Non-Residential	SOUTH: FLU: Mixed Use (MU) Z: Gateway Corridor Commercial (GCC) Use: Vacant Residential
EAST: FLU: Neighborhood Z: Gateway Corridor Residential (GCR) Use: Residential (Single Family)	WEST: FLU: Mixed Use (MU) Z: Gateway Corridor Commercial (GCC) Use: Vehicle Sale

BACKGROUND

Justin Clark, owner of Sunrise to Sunset Restaurant, is requesting a modification to the special exception for alcohol sales at 618 N Orange Avenue. In February of 2024, the owner applied for a special exception to allow alcohol sales within the premises of the Sunrise to Sunset restaurant. A condition of that approval was that all alcohol consumption shall be limited to within the enclosed building. In December 2024, Sunrise to Sunset was granted an Outdoor Sales permit for outdoor seating. The owner is requesting a modification to the special exception to allow alcohol to be served at these new outdoor seating areas which are shown on the enclosed sketch plan.

The restaurant currently operates from Monday to Friday from 6 AM to 2 PM, and Saturday and Sunday from 7 AM to 7 PM.

The combined area of the dining areas (indoors and proposed outdoors) equals 1,107 square feet. 1 parking space is required for every 65 square feet. 17 parking spaces and at least 1 handicap parking space is required. The site currently has 30 parking places and 2 handicapped spaces.

The applicant has provided a copy of their state liquor license. The restaurant currently possesses a 2COP, allowing for the sale of beer and wine. If the special exception is approved, the state liquor license will need to be amended to allow for the consumption on the outdoor sidewalk.

Special Exception Review Criteria

When deciding on special exception requests, the Site Development Review Team (SDRT) will ensure the following criteria are satisfied:

- (1) Compliance with all elements of the comprehensive plan.
The proposed request is consistent with the Comprehensive Future Land Use Policy 1.1.1(c), which allows the Gateway Corridor Commercial Zoning District within the Mixed-Use Future Land use Design.
- (2) The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety, or general welfare, and is not contrary to established standards, regulations or ordinances of other governmental agencies.
The proposed development will not negatively impact the area. The alcohol beverages shall be limited to the seating areas only.
- (3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.
No construction or improvements are being proposed as part of this special exception. Any building or site permits that are requested for the development of the site will be reviewed under a separate permit.
- (4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.
The proposed use will be consistent with the existing uses in the gateway corridor and will not negatively impact the area.
- (5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.
The proposed use will not impact the improvement of surrounding properties.
- (6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.
Water and sewer are available.
- (7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.
Vehicular access is available to the front of the building from N Orange Ave and to the side of the building from Walburg St. 30 parking spaces are available onsite. Pursuant to the parking requirements, a total of 6 parking spaces are required for the building.
- (8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.
Access is provided off N Orange Ave and Walburg Street.

(9) Adequate screening and buffering of the special exception will be provided, if needed.

Screening is not required for this use.

(10) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.

The special exception will not require signs specific to it, however, the business may have signage, as is allowed within the city's code. Such signage would have to be permitted through the Building Department and would be reviewed at that time.

(11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.

STAFF RECOMMENDATION

Staff recommends approval of the modification to the Special Exception subject to the following conditions:

- Shall secure amended state alcohol license within 30 days of Special Exception approval and shall not serve outside until the state license is issued.
- Alcoholic beverage consumption shall be limited to the inside of the restaurant and outdoor seating areas only.