

Development Description

The applicant has submitted a concept plan and written description of the proposed development. The Concept Plan shows the development of 32 single family homes. The units will be 1 and 2-story. The project includes the extension of Palmer Street from Vermont Avenue to the proposed connection to the eastern property boundary. The intent is to connect Palmer Street to the proposed subdivision to the east (the Palmer Street Replat), which is an 8-lot subdivision, which, will construct Palmer Street to connect to West Street as part of their development project. The applicant is proposing to extend Center Street to the east to provide access for lots 1-14.

As part of the PUD requirements, the applicant has submitted a written description identifying the proposed zoning and development standards for the development including:

Minimum building setback and yard requirements. The building setbacks for all uses and structures are as follows:

- Front: Twenty (20) feet.
- Side – Five (5) feet.
- Rear – Ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.

Minimum Lot Width Requirements. Forty (40) feet wide. However, cul-de-sacs, curve and corner lots will require a minimum of twenty-five (25) feet setback. So long as a cul-de-sac, curve or corner lot is forty (40) feet in width at some point (not necessarily at the BRL), the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.

Minimum Lot Area Requirements. 4,000 square feet

Maximum Height of Structures. Thirty-five (35) feet. As provided in Green Cove Springs Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

Maximum parcel coverage by all buildings. Sixty (60) percent.

Parking and Loading Requirements. The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in the Green Cove Springs Zoning Code.

Stormwater Retention. Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the city of Green Cove Springs and the St. Johns River Water Management District and may include underground detention vaults.

Zoning Code. The homes will have integrated two car garages, and sufficient driveway space to park three- four cars without protruding into the internal sidewalk. Modifications to parking requirements within the PUD may be permitted by an administrative modification.

Common Area Landscape Maintenance. The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners association dues.

Signage. The PUD shall be permitted one double-faced or two single-faced externally illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face

and twelve (12) feet in height, at the entrance. PUD shall also permit an HOA information board that is approximately 20 square feet and 6 feet high.

Table 1: Development Comparison between R-2 and Proposed PUD

Zoning Requirement	R-2 Zoning	Proposed PUD
Lot width	50 feet	40 feet
Lot area	5000 sq ft	4,000 sq ft
Building Height	35 feet	35 feet
Front Yard Setbacks	20 feet	20 feet
Side Yard Setbacks	7.5 feet	5 feet
Rear Yard Setbacks	10 feet	10 feet
Maximum lot coverage	35%	60%
Impervious Surface	50%	60+%

Aerial



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Goals, Objectives, and Policies (GOPs) support the proposed zoning amendment to Planned Unit Development in the City's 2045 Comprehensive Plan:

FUTURE LAND USE ELEMENT

Goal 1: To develop and maintain land use programs and activities to provide for the most appropriate use of the land and direct growth to suitable areas while protecting the public, health, safety and welfare of the public.

Policy 1.3.2. The City shall establish locational criteria in the LDC for future rezoning of sites to higher density and/or intensity districts. The following principles shall be considered:

- a. Compatibility means that different land uses can coexist in relative proximity to each other provided that a use is not impacted directly or indirectly by another use.
- b. Increases in density and intensity must generally occur in a gradual fashion, avoiding abrupt transitions.
- c. High density residential uses should generally be located in areas that have adequate vehicular access and proximity to service uses.
- d. Spot zoning should be avoided. Spot zoning refers to changing the zoning designation of a small parcel of land for a designation totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

- *Staff Comment: The development is not consistent with Policy 1.3.2b in terms of approving this development would cause an abrupt change in development density adjacent to surrounding properties. Surrounding development is zoned R-2 including the habitat development and the individual lots along Vermont between North and Walnut and the lots on Walnut between Vermont and West average in size of approximately 1/4 acre per lot.*

Policy 1.3.4. The City shall require all new development and redevelopment projects to integrate harmoniously into established neighborhoods through the use of buffering, open space, landscaping, and other site design tools.

- *Staff Comment: The proposed development would be incompatible with the surrounding development due to the lot size and density of the proposed development.*

Objective 1.4. The City shall strive to preserve its natural resources from development activity through protection, enforcement and coordination mechanisms.

- *Staff Comment: Based on the revised conceptual plan, no trees are shown to be saved on the site, the applicant is requesting to pay into a tree bank as opposed to preserving existing trees. Pursuant to the submitted concept plan there are approximately 725 inches of hardwood trees, not including the Pines, Cedar and Palm trees.*

TRANSPORTATION ELEMENT

OBJECTIVE 2.2. Safe and Convenient. The City shall strive at making the transportation system safe and convenient for all transportation modes and users.

- *Staff Comment: The proposed extension of Center Street, is not consistent with the City regulations regarding cul-de sac requirement set forth in Sec. 113-74 of the City Land Development Code.. This roadway would cause operational problems for sanitation and emergency service vehicles.*

PUBLIC FACILITIES ELEMENT

Objective 4.6.

Future development shall be required to connect with central water systems and provide stormwater facilities which maximize the use of existing facilities and discourage urban sprawl.

- *Staff Comment: There is a lack of clarity regarding how stormwater facilities will be provided within this development.*

CONSERVATION ELEMENT

Objective 5.2. Manage Development Impacts

Policy 5.2.1. The City shall ensure the preservation of native and significant vegetative communities through implementation of its Landscape and Tree Protection Ordinance.

- *Staff Comment: Based on the revised conceptual plan, no trees are shown to be saved on the site, the applicant is requesting to pay into a tree bank as opposed to preserving existing trees. Pursuant to the submitted concept plan there are approximately 725 inches of hardwood trees, not including the Pines, Cedar and Palm trees. This is not consistent with the conservation element.*

RECREATION AND OPEN SPACE

OBJECTIVE 6.3. The City shall ensure new development does not diminish the Recreation Level of Service (LOS).

Policy 6.3.1. New development shall provide parks, recreation facilities, and open space based on the level of service (LOS) standards set forth in Policy 8.3.1 of the Capital Improvements Element.

- The applicant has not provided additional area for usable park space. .35 acres are shown as landscape buffer areas. There is no additional information about what will be included within these areas, for example tree preservation, new landscape planting etc. This is not in compliance with the Comprehensive Plan requirement. In addition, it is unclear how much if any of these areas will be used for stormwater retention.

CONSISTENCY WITH THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT REQUIREMENTS

All proposed development requesting to be reviewed as a planned unit development shall provide the following information on the application for development approval as set forth in the City Land Development Regulations Section 117-421(3):

- (3) The application shall indicate the benefit to the city for allowing the planned unit development. The benefits may include:
 - a. Permit a creative approach to the development of land;
 - b. Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of this subpart;
 - c. Provide for an efficient use of land, resulting in smaller networks of utilities and streets;
 - d. Enhance the appearance of neighborhoods through preservation of natural features, the provision of underground utilities and the provisions of recreation areas and open space;
 - e. Provide an opportunity for new approaches to ownership;
 - f. Provide an environment of stable character compatible with surrounding residential areas; and
 - g. Retain property values over the years.

- *Staff Comment: The proposed development is not consistent with this requirement specifically items 3a, 3b, 3d and 3f.*

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Single Family Residential	32	n/a	305	n/a	24	n/a	32

1. Source: Institute of Transportation Engineers: Trip Generation Manual 11th Edition as provided in the Huntley Traffic Methodology

Conclusion: Project uses will be required to pay the applicable mobility fees prior to final construction approval to mitigate for transportation impacts at time of building permit.

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	12,720
Residual Capacity after Proposed Project	3,184,380

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

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .32 dwelling units x 2.65 persons * 150 gal per person

Conclusion: As shown in the table above, there is adequate capacity this use type. The City has existing water lines installed at this location.

Sanitary Sewer Impacts – South Plant WWTP

Commercial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	254,000
Committed Loading ¹	65,000
Residual Capacity after Proposed Project	31,000
Projected Sewer Demand from Proposed Project ²	10,176
Residual Capacity after Proposed Project	21,000

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

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data)

Conclusion: As shown in the table above, there is adequate capacity.

Solid Waste Impacts

Residential

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	678/124
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (7 dwelling units x 2.65 persons per dwelling unit x 8 lbs. per day) x 365

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 City shall provide curbside service.

Public School Facilities Impact

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Multifamily Units	32	0.0314	1	0.0095	1	0.0197	1
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 School District of Clay County will make a school capacity determination at the time of Final Site Development Plan. It is not anticipated that the estimated number of students generated by the proposed PUD rezoning will exceed the adopted LOS standards see attached.

STAFF ANALYSIS

Compatibility

The Subject Property is located adjacent on all sides to existing or proposed single family residential properties that have R-2 Zoning. The proposed plan would include smaller parcels than what is permitted throughout the core city which is 5,000 square foot lots with 50’ of low width or larger. This would not be compatible with the surrounding uses. In addition, the applicant is proposing to remove all of the trees and developing at a higher density and intensity with less impervious area than what is currently allowed in the existing R-2 Zoning District. Due to the intensity of development, concerns have been raised from the City’s development review committee regarding the limited space to address utility locates, roadway accessibility and stormwater runoff. The project does not comply with significant elements of the Future Land Use, Transportation and Conservation Elements of the City’s Comprehensive Plan. In addition, the project does not meet the intent of the Planned Unit Development Zoning District in terms of:

- Providing a creative approach to the development of land,
- Enhancing the neighborhood through the preservation of natural features, the provision of underground utilities and the provisions of recreation areas and open space,
- Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of this subpart;
- Provide an environment of stable character compatible with surrounding residential areas

As a result of the findings of fact in the Compatibility with the Comprehensive Plan and Land Development Code sections of the staff report, staff is recommending denial of this request.

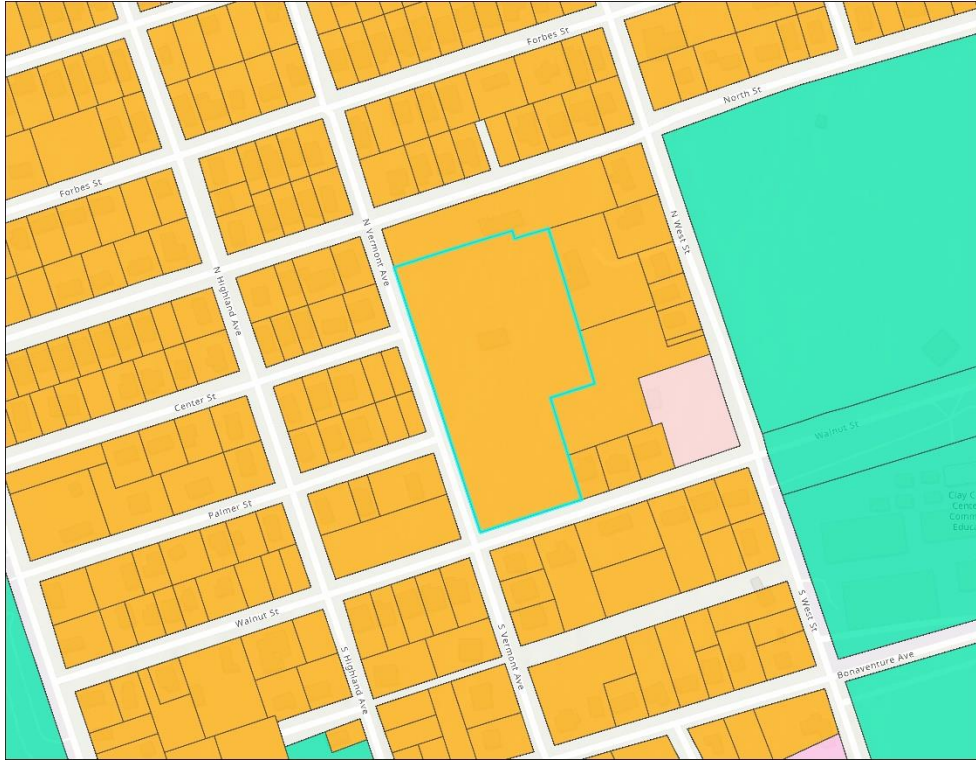
Intent of Existing Zoning District
R-2 Medium Density Residential

The residential medium density land use, R-2 zoning category is intended to provide for development of predominately single-family detached housing areas. Under certain conditions, attached single-family housing may be developed in this district. The residential medium density land use, R-2 zoning category is consistent with the medium density of four to eight dwelling units per acre as designated in the comprehensive plan.

Intent of Proposed Zoning District
Planned Unit Development

It is the purpose of this part to encourage new development and redevelopment, flexibility in design with the overall development consistent with this subpart and the city comprehensive plan. A planned unit development is permitted on a parcel of land under common control or ownership, where it would be beneficial for the city and improve the quality of the development, to permit flexibility in the location of land uses that are shown on the future land use map. The density or intensity of the development shall not exceed development approved in the future land use map.

Existing Zoning

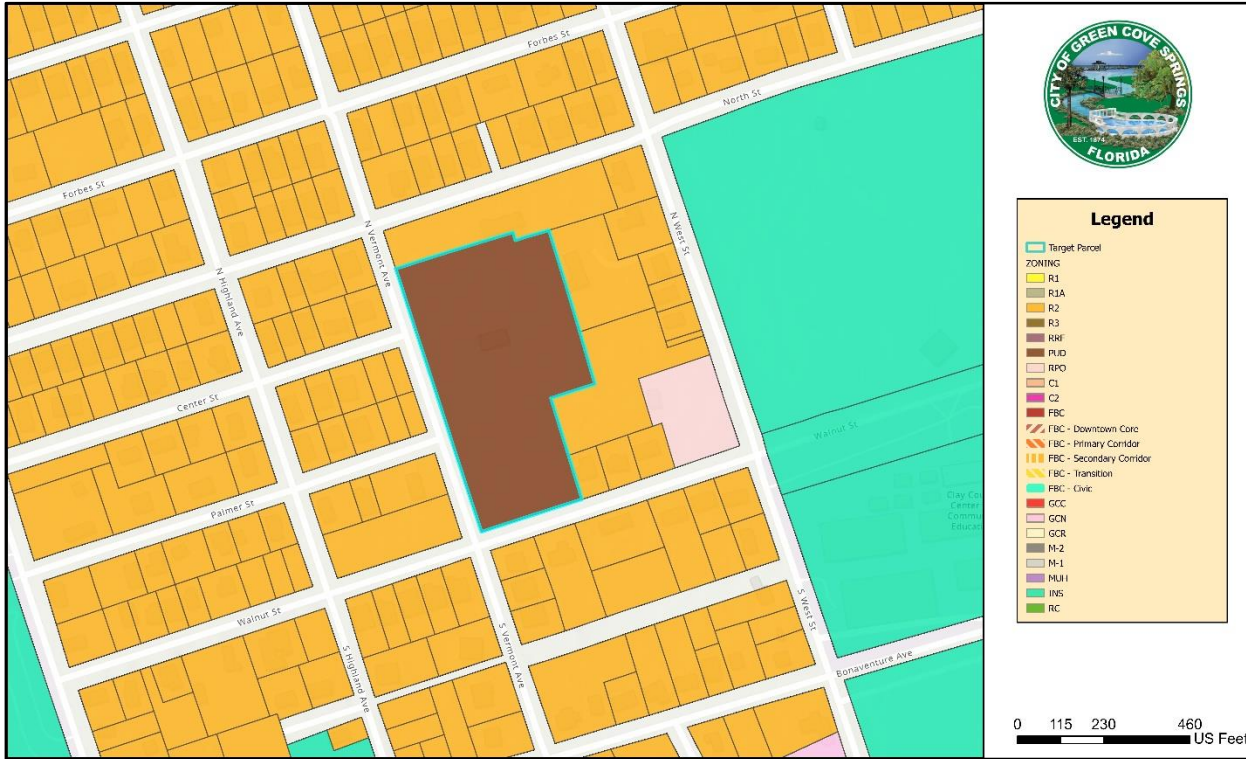


Legend

- Target Parcel
- ZONING**
- R1
- R1A
- R2
- R3
- RRF
- PUD
- RPO
- CL
- C2
- FBC
- FBC - Downtown Core
- FBC - Primary Corridor
- FBC - Secondary Corridor
- FBC - Transition
- FBC - Civic
- GCC
- GCN
- GCR
- M-2
- M-1
- MUH
- INS
- RC



Proposed Zoning



Attachments Include:

1. PUD Conceptual Plan
2. PUD Written Description
3. Proposed Palmer Street Extension to West Street
4. Property Owner Affidavit
5. Deficiency Notice
6. Ordinance 0-36-2024
7. Application

STAFF RECOMMENDATION

Staff recommends denial of the rezoning request to Planned Unit Development subject to non-compliance with the identified Goals, Objectives and Policies of the Comprehensive Plan listed within the Compatibility with the Comprehensive Plan section of the staff report and the requirements of Section 117-321(3) of the Planned Unit Development Zoning District.

RECOMMENDED MOTIONS:

Rezoning

Motion to recommend denial of Ordinance O-36-2024, for the rezoning of 200 N Vermont Avenue, parcel #018415-000-00 to Planned Unit Development based on the factual support provided in the staff report that the project is not in compliance with the Comprehensive Plan and PUD Zoning District.