



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** December 3, 2024
FROM: Gabriel Barro, Development Services
SUBJECT: Site Development Plan for Springs Chapel, located at 1106 N Orange Ave

PROPERTY DESCRIPTION

APPLICANT: Dr. Christian Pope **OWNER:** Springs Chapel Corp.
PROPERTY LOCATION: 1106 N Orange Avenue
PARCEL NUMBER: 017553-000-00
FILE NUMBER: SPL 24-008
CURRENT ZONING: Gateway Corridor Commercial, Gateway Corridor Residential, Low Density Residential R-1
FUTURE LAND USE DESIGNATION: Mixed-Use / Neighborhood

SURROUNDING LAND USE

NORTH: FLU: Neighborhood Z: GCC / R-1 Use: Commercial / Residential	SOUTH: FLU: MU Z: GCC Use: Vacant
EAST: FLU: Neighborhood Z: R-1 Use: Residential (Single Family)	WEST: FLU: MU / Public Z: GCC / Institutional Use: Food / Vacant Non-Residential

BACKGROUND

The applicant is requesting approval of a site development plan modification for the Springs Chapel Church and Springs Academy school which would expand the parking area on the south side of the property. The property is 2.8 acres and is located at the northeast corner of Orange Avenue and Grove Street and is bounded by St Johns Avenue to the east. The existing church and school are approximately 22,000 square feet.

In June 2024, a modification to the existing Special Exception to allow a church and school on residentially zoned property was approved by the Planning and Zoning Commission with the following conditions:

- Define the maximum number of students to no more than 156 students.

- Addition of or modification to any existing structure/facility on the site as of the approval of this modification, will require a modification to the Special Exception.
- Provide parking calculations along with site plans.
- Provide a tree survey showing the location of existing trees, comply with the tree preservation requirements set forth in Sec. 113-274~279.
- Secure permits from FDOT for state road access/driveway.
- Ingress and egress are prohibited on St. Johns Avenue. Provide a gate on the St. Johns Avenue driveway, to be closed during school hours.
- A 6' high wall and trees (1 per 25 feet) to be provided along St. Johns Avenue as part of the required landscape buffer per Sec. 113-243.
- Gate at access to St. Johns Avenue must be closed and secured during drop-off hours, school hours and pick-up hours.
- Provide vehicle stacking to scale, each vehicle should be 10' in width and 20' in length. A minimum of 200' of stacking shall be provided.
- Block Grove Street at St Johns Avenue with a permanent barrier. Grove Street must be closed prior to the start of the school year, which is August 13, 2024, subject to City Council approval.
- Provide a temporary stacking plan for school drop off and pickup with no access from St. Johns Avenue.
- Special Exception shall be limited to Springs Chapel Corp. Any change in ownership shall require modification to the Special Exception.
- Upon approval, failure to comply will result in pulling of the current and past Special Exceptions.

The timeframe for submittals is as follows:

1. Secure a Site Development Plan approval subject to the special exception requirements within 120 days; and
2. Completion of construction of the improvements set forth in the approved Site Development Plan and conditions within the Special Exception within 6 months subsequent to Site Plan approval; and
3. Not meeting these timeframes shall be considered a violation of the approved Special Exception and shall be grounds for the special exception to be returned to the Planning and Zoning Commission for revocation of the Special Exception; and
4. Any other violations of the Special Exception and Site Development Plan shall follow the Code Enforcement procedures set forth in Chapter 22 of the Green Cove Springs City Code.

On October 22, 2024, the site plan was taken to the Planning and Zoning Board. Due having too many outstanding comments, the Board did not approve the site plan. The applicant has modified the plans to address some of these comments and has since provided a landscape plan. Some comments still need to be addressed which are detailed in the attached deficiency report.

DEVELOPMENT DESCRIPTION

The applicant has submitted a site development plan for additional parking onsite. The existing building consists of 18,731 square feet. The existing parking on the northern side of the site is 40 spaces and they are proposing to add an additional 63 parking spaces.

PARKING, LOADING, & STACKING

The plan shows 116 onsite parking spaces, including 5 handicapped spaces.

DRAINAGE RETENTION

A single underground stormwater storage tank is shown to be buried underneath the parking lot. The site will be graded to direct stormwater towards drains connecting to the stormwater tank. They will also be required to get approval from the St Johns Water Management District and FDOT.

TRAFFIC AND ACCESS

The plan shows two vehicular access points on Grove Street and one right out access point on Orange Avenue. A driveway shall be secured by FDOT for any driveway modifications on Orange Avenue. No ingress/egress shall be provided on St Johns Avenue with the exception of the existing driveway access that shall only be used during church hours pursuant to the requirements of the special exception and as specified on Sheet 7. The additional 56 students that are proposed for the school shall generate approximately 139 additional daily trips and 45 am peak hour trips. The applicant will be required to pay a transportation mobility fee pursuant to the mobility fee schedule prior to site completion.

LANDSCAPE PLAN

A landscape plan and tree preservation has been provided detailing the trees to be removed, trees to be planted, and other landscaping features located on the premises. The plans show shade trees planted along N Orange Ave and St. Johns Ave for the length of the proposed parking lot. Shade trees are to be planted along the entire length of St. Johns Ave. Several large shade trees exist along St. Johns Ave north of the parking lot. Shade tolerant trees will need to be planted within gaps of the existing trees in order to meet landscaping requirements, Sec. 113-244.

Attachments Include:

- Deficiency Notice
- Springs Academy Site Plan
- Springs Academy Landscape Plan
- Springs Academy Special Exception Approval letter
- Springs Academy Site Plan Application

STAFF RECOMMENDATION

Staff recommends approval of the Site Plan subject to outstanding comments provided in the deficiency report being addressed prior to Council approval.

RECOMMENDED MOTION:

Motion to recommend to City Council the approval of the Site Development Plan for the Springs Academy located at 1106 Orange Avenue, subject to staff comments being addressed in the deficiency report prior to Council approval.