



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Commission **MEETING DATE:** May 25, 2021
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Rezoning from R-2 to Residential Professional Office (RPO) for property located at 3 West St

PROPERTY DESCRIPTION

APPLICANT: Carolyn Edwards (HFH) **OWNER:** Clay County Habitat for Humanity
PROPERTY LOCATION: 3 West St
PARCEL NUMBER: 017018-003-00
FILE NUMBER: FLUS-21-001 & ZON-21-001
CURRENT ZONING: R-2
FUTURE LAND USE DESIGNATION: RMD

SURROUNDING LAND USE

NORTH: Vacant / Single Family Homes **SOUTH:** Single Family Homes
EAST: Institutional (Green Cove Junior High) **WEST:** Single Family Homes

BACKGROUND

Habitat for Humanity has applied for a future land use amendment from Residential Medium Density to Residential Professional Office and a concurrent zoning change from R-2 to Residential Professional Office for the subject property. The applicant is proposing building an office on-site, which would be constructed to be compatible with the surrounding uses. Approval of the land use amendment and rezoning would not guarantee approval of the proposed site development.

PROPERTY DESCRIPTION

The property is located at the corner of West Street and Walnut Street. It is approximately 0.454 acres. There is a small structure on site noted as a utility building by the Property Appraiser, located in the northwestern corner of the property. A demolition permit was issued for a single-family residence on the property in approximately 2010. The site is partially wooded with a combination of oak and cedar trees. There is a five-foot sidewalk constructed along Walnut Street abutting the property. There is not a sidewalk along West Street, but there is a curb cut into the property from West Street.

Figure 1. Google StreetView Image from Walnut Street (Jan 2019)



Figure 2. Aerial Map

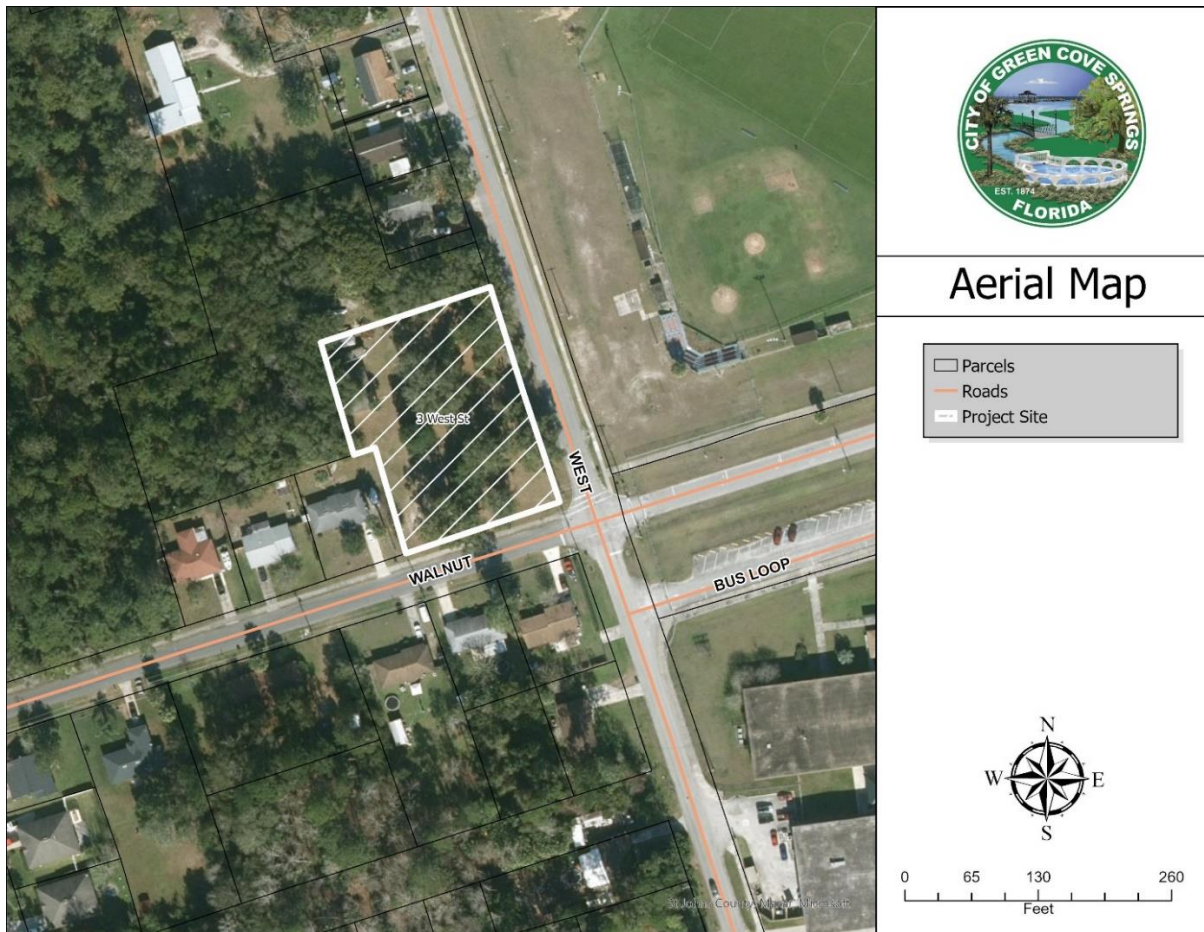


Table 1. FLUM Designation Comparison

	Existing	Proposed
FLUM District	Residential Medium Density	Residential Professional Office
Max. Floor Area Ratio / Density	>4 to 8 dwelling units per acre	>4 to 8 dwelling units per acre or commercial FAR of 0.2.
Typical Uses	Duplex dwellings, multi-family dwellings, single-family dwellings, churches, group homes, housing for the elderly and similar uses	Residential, business, professional, medical, and dental offices services. Churches and retail, in limited situations, may also be included

Table 2. Zoning District Comparison

	R-2	Residential Professional Office*
Minimum Lot Area	5,000 square feet	6,000 square feet
Minimum Lot Width	50 feet	50 feet
Front Setback	20 feet	20 feet
Rear Setback	10 feet	10 feet
Side Setback	7.5 feet (15' on corner)	7.5 feet (or 10% of lot width, whichever is greater)
Lot Coverage / FAR	35%	0.2
Max Structure Height	35 feet	35 feet
Parking Requirement	2 spaces per home (one in garage and one in driveway)	1 space per 250 square feet of gross floor area

***Note:** The Residential Professional Office zoning district also permits attached and detached dwellings by right, and if the property is developed for use as a dwelling instead of commercially, it would be subject to the density controls established in the R-2 zoning district, provided above.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Goals, Objectives, and Policies (GOPs) support the proposed amendment to the Future Land Use Map of the City of Green Cove Springs 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.

Policy 1.4.9: All developments, especially mixed use development shall be reviewed to assure internal and external compatibility and compatibility with the character of Green Cove Springs.

TRANSPORTATION ELEMENT

Objective 2.8 Site Development Traffic Circulation: The City shall require that all major developments and planned unit developments provide a circulation system which: provides adequate access to the major roadway network; provides for sound design of local and collector streets within such development.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND AQUIFER RECHARGE ELEMENT

Objective 4.6: Future development shall be required to connect with central sewer and water systems and provide drainage facilities which maximize the use of existing facilities and discourage urban sprawl.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Units	Daily		PM Peak	
		Rate	Trips	Rate	Trips
Maximum Development Potential Based on Existing FLU					
Single Family Homes (ITE 820)	3	9.57	29	1.01	3
Total	-	-	29	-	3

Land Use ¹ (ITE)	Square Feet	Daily		PM Peak	
		Rate	Trips	Rate	Trips
Proposed					
General Office (ITE 820)	3,920	11.01	43	1.49	6
Total	-	-	43	-	6

1. Source: Institute of Transportation Engineers: Trip Generation Manual 8th Edition

Conclusion: The proposed maximum development within the RPO Future Land Use Designation on the ±0.454-acre site would result in a potential net increase of over 14 Annual Average Daily Trips (AADT).

Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,032,000
Less actual Potable Water Flows ²	1,204,000
Residual Capacity¹	2,828,000
Projected Potable Water Demand from Proposed Project ³	612
Residual Capacity after Proposed Project	2,827,388

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

2. Source: City of Green Cove Springs Public Works Monthly Operations Report for Water Production – April 2021

3. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (3,920 square feet / 100 square feet) x 0.038 x 2.72 x 150 gal per person

Conclusion: The City of Green Cove Springs has available capacity to meet demands from new development and does not anticipate this proposed future land use amendment or rezoning will exceed the City's adopted LOS or permitted capacity.

Sanitary Sewer Impacts – Harbor Plant

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	650,000
Current Loading ¹	517,000
Committed Loading ¹	92,000
Residual Capacity ¹	41,000
Percentage of Permitted Design Capacity Utilized ¹	94%
Projected Potable Water Demand from Proposed Project ²	490
Residual Capacity after Proposed Project	40,510

1. Source: City of Green Cove Springs Public Works Department, May 2021 Monthly Report
2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (3,920 square feet / 100 square feet) x 0.038 x 2.72 persons per du x 120 gal per person

Conclusion: The City of Green Cove Springs has available capacity to meet demands from new development and does not anticipate this proposed future land use amendment or rezoning will exceed the City’s adopted LOS or permitted capacity.

Solid Waste Impacts

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	33 lbs per day / 6 tons per year
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (3,920 square feet / 100 square feet) x 0.038 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 development are not expected to negatively impact the City’s adopted LOS or exceed the County solid waste management facility’s capacity.

STAFF COMMENTS

Staff will recommend West Street for the access point to the development to limit impact to the residential neighborhood surrounding the development.

Attachments include:

1. Rezoning Application
2. Existing Zoning map
3. Proposed Zoning map

STAFF RECOMMENDATION

Staff recommends approval of the rezoning from R-2 to RPO.

RECOMMENDED MOTION

Motion to recommend to City Council the approval of Ordinance O-10-2021, amending the official zoning map from R-2 to Residential Professional Office for property located at 3 West St.