



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** April 30, 2024
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Review of a Site Development Plan for the Clay County Fire Station at 1305 Idlewild Avenue

PROPERTY DESCRIPTION

APPLICANT: Edward Goodson, GBA and Associates **OWNER:** Clay County Board of County Commissioners

PROPERTY LOCATION: 1305 Idlewild Avenue

PARCEL NUMBER: 017143-000-00 & a portion of 017150-000-00

FILE NUMBER: SPL-23-009

CURRENT ZONING: Institutional

FUTURE LAND USE DESIGNATION: Public

SURROUNDING LAND USE

NORTH: **FLU:** Mixed Use **SOUTH:** **FLU:** Public
Z: Gateway Corridor Neighborhood **Z:** Institutional
Use: Office/Commercial **Use:** Carl Pugh Park

EAST: **FLU:** Public **WEST:** **FLU:** Public
Z: Gateway Corridor Commercial **Z:** Institutional
Use: Lodging **Use:** Vacant

BACKGROUND

Ed Goodson, acting as agent for the Clay County Board of County Commissioners has applied for Site Development approval for the subject property for the development of a one story, 18, 847 square feet fire station building.

PROPERTY DESCRIPTION

The property, which is the former location of the County Health Department, is currently vacant and consists of 1.94 acres. There are currently 2 buildings on the site consisting of approximately 14, 000 square feet. Trees currently on the site consist of a pine tree and two small ornamental trees. The south property line abuts Carl Pugh Park.

DEVELOPMENT DESCRIPTION

The applicant has submitted a site development plan for a fire station building totaling 18,847 square feet. They are proposing to demolish the existing building and redevelop the site. The applicant is proposing to provide a Memorial Plaza within the landscape strip on SR 16 to the northeast of the proposed structure.

PARKING, LOADING, & STACKING

The plan shows 47 onsite parking spaces and 2 handicapped spaces. The applicant will need to demonstrate how they are in compliance with the city code parking requirements as set forth in Section 113-157.

DRAINAGE RETENTION

A drainage retention plan has been provided and has been reviewed and approved by the City's consulting engineer. The applicant is required to secure a stormwater permit from the St Johns River Water Management District prior to moving forward with project development.

TRAFFIC AND ACCESS

The plan shows two vehicular access point on Idlewild Avenue. One of the access points is for the fire trucks and one emergency access off of Idlewild Avenue further to the west. The public access will be a new driveway off of South West Street. Pursuant to the Institute of transportation Engineers (ITE) Trip Generation Report 10th Edition, the total number of new trips created by an 18,000 square foot Fire Station is 9 peak hour trips and approximately 90 daily trips.

UTILITY CONNECTIONS & SOLID WASTE

The new buildings will connect to City utilities – verification work orders cannot be completed at this stage. The utility plan (sheet 9) points show location water and sewer connections. Electrical connections and transformer locations have been provided.

Solid Waste will be serviced by a commercial franchise. Dumpster location is provided on the Geometry Plan and is shown on the southeastern portion of the site. The dumpster enclosure shall comply with screening requirements set forth in City Code Sec. 113-246(8).

All lighting shall be shielded and minimized impact on adjacent property pursuant to the standards set forth in the Illumination Society Engineers Society Lighting Handbook.

LANDSCAPE PLAN

The landscape plan is showing 28 new trees and shrubs being planted onsite. The plan shall be required to comply with the landscape requirements as set forth in section 113-244 of the City Code.

Attachments:

1. Site Plan
2. Electric Utility Markup
3. Landscape Plan
4. Written Statement
5. Building Elevation and Floor Plan

STAFF RECOMMENDATION

Staff recommends approval of the Clay County Fire Station Site Development Plan subject to meeting staff comments prior to City Council approval:

1. Comply with City landscaping requirements regarding perimeter and interior landscaping and provide calculations on the landscape plan 113-244 (b)
2. Provide parking calculation pursuant to Sec. 113-157(d).
3. Provide decorative fencing around drainage retention area facing SR 16.

Recommended Motion:

Motion to approve the Clay County Fire Station Site Development Plan subject to meeting staff comments prior to City Council approval:

1. Comply with City landscaping requirements regarding perimeter and interior landscaping and provide calculations on the landscape plan 113-244 (b)
2. Provide parking calculation pursuant to Sec. 113-157(d).
3. Provide decorative fencing around drainage retention area facing SR 16.