



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** April 25, 2023

FROM: Michael Daniels, Development Services Director

SUBJECT: Request for approval of Walnut Street Roadway Plans and Parking lot between Palmetto Avenue and the St Johns

BACKGROUND

In December of 2021, the City approved the conceptual design plan for the redevelopment of Walnut Street primarily focusing on the area between Palmetto Avenue and the St Johns River. The conceptual design focused on implementing streetscape and landscape design that would:

- Improve the quality of design
- Activate the downtown area
- Provide increased connectivity for all multimodal users
- Provide a sense of place

The City has hired WGI to provide the design for the Walnut Street project which include the following improvements:

- A revised street alignment that includes additional parking along between Orange Avenue and the St John's
- A narrowed street alignment along the Palmetto to Orange block which removes the parking from the south side to allow for an expanded sidewalk area on both sides of Walnut that will allow for outdoor seating and additional landscaping
- Decorative lighting shall be provided along the corridor following the existing lighting design that is provided within Spring Park.
- Enhanced landscaping particularly the inclusion of live oak trees within the Palmetto to Orange Avenue
- Inclusion of the City's wayfinding signage and downtown logo to replace existing signs along the corridor
- Development of an additional city parking area consisting of 25 parking spaces just south of the existing city parking area on the north side of Walnut between Magnolia and St Johns Avenue.
- Staff is requesting a waiver of Section 113-160(d)(1) which requires an average illumination of one footcandle equal to one lumen per square foot, and shall be well-distributed on the pavement areas; at no point shall illumination be less than one-fourth footcandle. The parking lot is proposed to have an average of .87 lumen per square foot. This is a minimum difference and will not have any impacts on the parking lot security or surrounding area.

The proposed plans are included in the packet.

STAFF RECOMMENDATION

Staff is recommending approval of the Walnut Street and parking lot improvement plans

RECOMMENDED MOTION

Recommend to City Council a motion to approve the Walnut Street and parking lot improvement plans.