



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** Planning and Zoning Commission                      **MEETING DATE:** July 25, 2023  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Site Development Plan for 57,000 Warehouse located in the 1300 Block of Energy Cove Court for approximately 3.6 acres of parcel #016562-000-00.

### PROPERTY DESCRIPTION

**APPLICANT:** Bryant Wiggins    **OWNER:** Wiggins Investment of North Florida

**PROPERTY LOCATION:** 1300 Block of Energy Cove Court

**PARCEL NUMBER:** 016562-000-00

**FILE NUMBER:** FLUS-23-004 & ZON-23-0005

**CURRENT ZONING:** R-3 Residential High Density, Proposed Zoning-M-2

**FUTURE LAND USE DESIGNATION:** Mixed Use—Proposed Future Land Use--Industrial

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### SURROUNDING LAND USE

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<b>NORTH:</b>	<b>FLU:</b> MIXED USE <b>Z:</b> R-3 <b>Use:</b> Undeveloped	<b>SOUTH:</b>	<b>FLU:</b> INDUSTRIAL <b>Z:</b> MUH <b>Use:</b> Undeveloped
<b>EAST:</b>	<b>FLU:</b> INDUSTRIAL <b>Z:</b> MUH <b>Use:</b> Undeveloped	<b>WEST:</b>	<b>FLU:</b> INDUSTRIAL <b>Z:</b> MUH <b>Use:</b> Industrial

## BACKGROUND

The applicant, Bryan Wiggins with Wiggins Investment of North Florida has applied for a Site Development Plan for two warehouse buildings totaling 57,600 square feet located at the 1300 block of Energy Cove Court. The professional engineer for the project is John Mahoney with Toco Engineering. A Future Land Use and Zoning Change for the subject property to re-land use the property to Industrial and M-2 Zoning is scheduled for 2<sup>nd</sup> reading at City Council on August 1, 2023. The Site Development Plan cannot be approved if the Future Land Use and Zoning Change are not approved.

## PROPERTY DESCRIPTION

The property has approximately 150' of frontage on Energy Cove Court. The property is heavily wooded with a mixture of hardwood and pine trees. In addition, there is an existing City water line that runs from Cooks Lane down the west side of the property eventually connecting to the Energy Cove Court cul-de-sac at the western edge of the property and a city easement just north of the northern edge of the property. The existing water line shall either be maintained as a part of future development plans or relocated at the property owner's expense.

**Figure 1. Aerial Map**



## DEVELOPMENT DESCRIPTION

The applicant has submitted a site development plan for a 2 warehouse buildings totalling 57,600 square feet.

### PARKING, LOADING, & STACKING

The plan shows 35 onsite onsite parking spaces and 5 handicapped spaces. Per City code the total number of parking spaces required for a 57,600 square Warehouse space is 14 parking spaces and two handicapped spaces.

### DRAINAGE RETENTION

A drainage retention plan has been provided showing that a drainage retention system will drain to the existing retention ponds within Energy Cove Court. The applicant is required to provide drainage calculations to the City prior to site development approval. In addition, the applicant is required to secure a stormwater permit from the St Johns River Water Management District prior to moving forward with project development. The drainage retention plan has been submitted and shall comply with City staff and our consulting engineer’s requirements prior to approval. The drainage plan will be designed to ensure that no additional runoff is sent to adjacent properties.

### TRAFFIC AND ACCESS

The plan shows one vehicular access point on Energy Cove Court

Pursuant to the Institute of transportation Engineers (ITE) Trip Generation Report 9<sup>th</sup> Edition, the total of number of new trips created by a square foot office is 165 Daily Trips and 22 PM and 23 AM Peak hour trips. These trip thresholds are below the requirements required for a traffic study.

#### Traffic Impacts

Land Use <sup>1</sup> (ITE)	SF	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
<b>Proposed</b>							
Warehouse (ITE 150)	57.6	3.56	205	0.3	17	0.32	18

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9<sup>th</sup> Edition

**Conclusion:** Based on the projected trips for the project, this project will not required a traffic study. The current daily trips of 15,400 on this segment of US 17 are significantly lower than the Level of Service requirements for this roadway, as a result, there is adequate capacity for the proposed development.

### 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 shows location water and sewer connections. Electrical

connections and transformer locations are still under review. As part of the Energy Cove Industrial Agreement, the applicant shall be required to pay for their proportionate share of the reimbursement for the water, sewer and electrical improvements prior to the Certificate of Occupancy of the project.

Solid Waste will be serviced by a commercial franchise. Dumpster location is note on the Utility Plan and is shown northeast corner of the site which is in compliance with the PUD requirement. The dumpster enclosure shall comply with screening requirements set forth in City Code Sec. 113-246(8).

### **LANDSCAPE PLAN**

A Landscape Plan shall be provided for review and approval to City Staff prior to approval.

#### Attachments:

1. Deficiency Report
2. Site Plan
3. Stormwater Calculation
4. Application

### **STAFF RECOMMENDATION**

Staff recommends approval of the Energy Cove Warehouse Site Development Plan subject to the outstanding staff comments provided in the attached deficiency notice.

#### **Recommended Motion:**

Motion to approve the Energy Cove Warehouse Site Development Plan subject to staff comments.