



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** August 6, 2024
FROM: Gabriel Barro, Planning and Zoning
SUBJECT: First Reading of Ordinance O-16-2024 - Request for rezoning of 24.22 acres of property located in the 4000 block of South US 17:
From: MUH, Mixed Use Highway
To: C-2, General Commercial

PROPERTY DESCRIPTION

APPLICANT: Ellen Avery Smith, Rogers Towers, PA **OWNER:** DR Horton Inc.

PROPERTY LOCATION: West of US17 and East of Rookery Development

PARCEL NUMBER: Parcel # 016579-000-00

FILE NUMBER: ZON-24-004

CURRENT ZONING: MUH, Mixed Use Highway

FUTURE LAND USE DESIGNATION: Industrial

SURROUNDING LAND USE

NORTH: **FLU:** Industrial
Z: Mixed-Use Highway
Use: Undeveloped

SOUTH: **FLU:** Industrial
Z: IB Heavy Industrial / Industrial Select (County)
Use: Single Family / Light Manufacturing

EAST: **FLU:** Industrial
Z: IB Heavy Industrial (County)
Use: Light manufacturing / Vacant

WEST: **FLU:** Neighborhood / Public
Z: PUD / Recreational
Use: Vacant

BACKGROUND

The property was annexed into the City in 2008 as part of the Energy Cove Industrial Park and given a Future Land Use Designation of Mixed-Use Highway. The zoning for the property, in conformance with the Mixed Use Highway Land Use Designation, includes 16.92 acres as M-2 Industrial and 7.25 acres as C-2 General Commercial. As part of the Comprehensive Plan update in 2022, the Future Land Use designation was changed to Industrial.

The property owner, DR Horton, Inc-Jacksonville, along with partner ADJ Rookery LLC are in the process of developing the 561-acre property to the west of the subject property into a 2,100-unit residential development named the Rookery. As part of the Rookery development, a spine road, Pearce Boulevard is being constructed from the Rookery development to the west over the Railroad tracks onto the subject property to connect to US 17. A signalized intersection, directly across from Hall Park Road is planned at US 17 with the new roadway to the west and Hall Park Road to the east.

The applicant, Rogers Tower PA, has requested a re-zoning for the property located on the Western edge of US17, located to the East of the current Rookery Development site, for parcel 016579-000-00, from MUH, Mixed Use Highway to C-2, General Commercial.

Excerpts of the Rookery development plan and the Pearce Boulevard connection to US 17 through the subject property are provided in the packet.

PROPERTY DESCRIPTION:

The property covers approximately 24.22 acres and is located between US 17 and the CSX Rail line, south of Energy Cove Ln. Currently, the property is vacant and is mostly open fields with scattered hardwood and pine trees.

Phase 1 of the Rookery development will see 231 single-family houses constructed, followed by Phase 2A which will see the beginning of Pearce Blvd. Phase 2B will include an additional 248 single-family houses as well as 292 townhomes.

Pearce Blvd will begin at S Oakridge Ave, running east through Phase 1 and Phase 2B. This road will then cross over the CSX rail line and along the northern boundary of the subject property until it connects to US17. Once completed, Pearce Blvd will take up approximately half of the available space of the subject property. 14 acres of the subject property will remain.

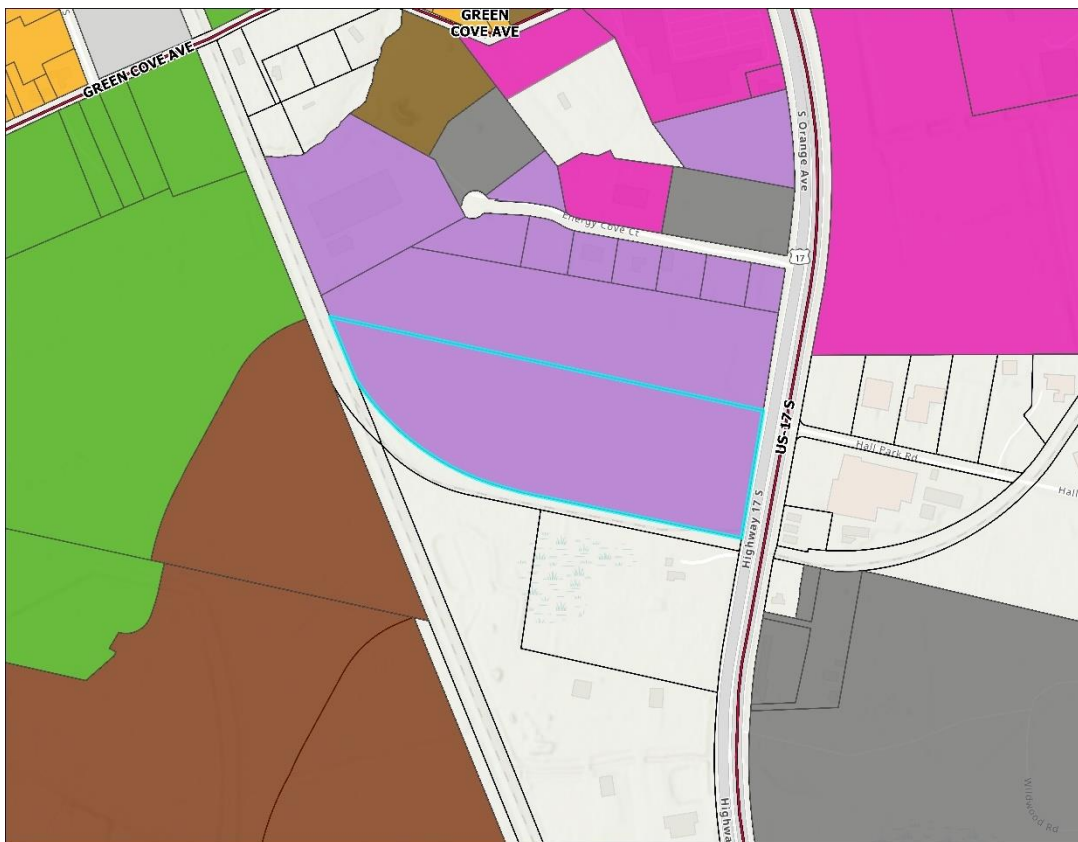
Figure 1. Aerial Map



Legend

- Roads
- Target Parcel
- Parcels

Figure 2. Current Zoning



Legend

Target Parcel

ZONING

- R1
- R1A
- R2
- R3
- RRF
- PUD
- RPO
- C1
- C2
- FBC
- FBC - Downtown Core
- FBC - Primary Corridor
- FBC - Secondary Corridor
- FBC - Transition
- FBC - Civic
- GOC
- GCN
- GCR
- M-2
- M-1
- MUH
- INS
- RC

Figure 3. Proposed Zoning



The site is located within the City’s Water, Sewer Service, and Electric Boundaries. It will be served by the City’s utilities and sanitation services.

CONSISTENCY WITH THE 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 1.1.1 e: Industrial (IND): This FLUC is intended to accommodate primarily light and heavy manufacturing, distribution, and storage, in addition to heavy commercial and professional office uses.

iii. Density: NA iv. Maximum Intensity: 0.6 FAR.

Policy 1.2.6 The City shall require new development to connect to the City’s centralized potable water and sanitary sewer system.

TRANSPORTATION ELEMENT

Objective 2.8 Site Development Traffic Circulation: All future development shall be required to provide an adequate internal circulation system that is integrated into the surrounding network and minimizes impacts on the existing system.

Policy 2.5.6 The LDC shall require developments that locate on a principal or minor arterial to:

d. Provide adequate and safe entrance intersection(s) including turn lanes, acceleration/deceleration lanes, signalization, signage, and pavement marking as appropriate, and

e. Prevent the creation of hazardous traffic conditions, such as excessive curb cuts which may interfere with the function of the roadway.

CONSERVATION ELEMENT

Goal 1: The city shall conserve, utilize, and protect its natural resources to ensure that adequate resources are available for future generations.

Objective 5.2 Manage Development Impacts: Land development code shall protect ecological systems which are sensitive to development impacts and provide important natural functions for maintenance of environmental quality. Soil conditions, native vegetative communities (including forests), natural drainage areas, and wetlands shall be evaluated to ensure development impacts are minimized.

Policy 5.2.1 The city shall ensure the preservation of native and significant vegetative communities through the implementation of its Landscape and Tree Protection Ordinance

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Existing ²	633,000	NA	11,135	NA	546	NA	1,081
Shopping Center**	633,000	42.70	27,030	.96	608	3.71	2,348
Adjusted for Pearce Blvd	370,869	42.70	15,836	.96	356	3.71	1,376

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9th Edition

2. Calculated by adding 70% of Industrial Park uses with 30% of Shopping Center uses (MUH zoning)

Conclusion: There are no development plans at this time as a result, the traffic impacts were calculated two: the maximum floor area ratio (.6)* based on the assumption of a Shopping Center at a maximum FAR of .6 per the comprehensive plan requirements. Actual development plans will have a lower impact due to the proposed Pearce Boulevard roadway improvement which will take up significant portions of the acreage thereby leaving a much smaller buildable area, as well as meeting the site plan requirements. Project uses will be required to pay the applicable mobility fees prior to final construction approval to mitigate for transportation impacts. For a large shopping center, they would pay \$10,997 per 1,000 square feet of floor area.

Potable Water Impacts

Commercial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	69,653
Residual Capacity after Proposed Project	3,115,126

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

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data)

Conclusion: The impact was calculated based on potential industrial uses. As shown in the table above, there is adequate capacity for this use of type. The City has existing water lines installed at this location.

Sanitary Sewer Impacts – South Plant WWTP

Commercial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	330,000
Projected Sewer Demand from Proposed Project ²	69,653
Residual Capacity after Proposed Project	-321,874

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

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data)

Conclusion: The impact was calculated based on potential commercial or residential uses. The project site is served by the South Plant Wastewater Treatment Plant (WWTP). As shown in the table above, when factoring in the current loading and the committed loading, this WWTP is over capacity to handle the estimated impacts resulting from the proposed application. The committed loading is related to the Rookery Development which will be completed in two years prior to the commencement of this project. At such time, the Rookery capacity will be served by a new wastewater treatment facility provided by the Clay County Utility Authority. Once the facility is built, the capacity temporarily reserved to the Rookery shall be available for this development. In addition, the remaining demand will be sent via force main to the Harbor Road plant, where the City has an excess capacity of approximately 700,000 gallons per day. As a result, there is adequate capacity. The City has existing sewer lines at this location.

Solid Waste Impacts

Commercial

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	None
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs does not provide commercial sanitation services, prospective sanitation collection franchisees shall comply with City Code Section 66-10.

Solid Waste Impacts

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. For commercial developments, the City does not provide Curbside Service; commercial locations must instead contract with an approved franchisee for containerized collection.

EXISTING ZONING

Mixed Use Highway (MUH) - 70% industrial and 30% commercial land uses. The industrial land uses primarily consist of storage, warehousing, and light manufacturing facilities. The commercial land uses primarily consist of retail and service establishments, such as business and professional offices, hotels, automobile sales, service and repair, and restaurants. No residential land uses are permitted. The maximum Floor Area Ratios for the industrial land uses shall be .70 and the commercial land uses shall have a maximum Floor Area Ratio of .30

PROPOSED ZONING

The commercial high intensity (CHI), C-2 general commercial zoning category district is intended for intensive commercial uses which generally require a conspicuous and accessible location convenient to streets carrying large volumes of traffic.

STAFF COMMENTS

This zoning category is intended for intensive commercial uses which generally require a conspicuous and accessible location convenient to streets carrying large volumes of traffic.

C-2 uses include commercial uses and drive through facilities typically associated with high intensity uses adjacent to arterial roadways.

C-2 Zoning is compatible with the Industrial Future Land Use Designation as set forth in City LDC, Sec. 117-2(c).

This property owner in coordination with the Rookery Residential Development will construct a signalized intersection upon completion of Pearce Boulevard at the US 17 Intersection across from Hall Park Road. This will create safer vehicular turning movements and is conducive for high volume commercial development.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request to C-2, General Commercial.

RECOMMENDED MOTION:

Motion to recommend approval of first reading of Ordinance O-16-2024 for form and legality, to amend the Zoning of Parcel ID 016579-000-00 from MUH, Mixed Use Highway to C-2, General Commercial.