



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** Planning & Zoning Board **MEETING DATE:** January 26, 2021  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Review of Revised Site Development Plan for Harbor Road Wastewater Treatment Facility

### PROPERTY DESCRIPTION

**APPLICANT:** Scott Shultz, City of GCS **OWNER:** City of Green Cove Springs

**PROPERTY LOCATION:** 1277 / 1289 Harbor Rd

**PARCEL NUMBER:** 015719-000-00

**FILE NUMBER:** 202001054

**CURRENT ZONING:** INS – Institutional

**FUTURE LAND USE DESIGNATION:** INS – Institutional

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### SURROUNDING LAND USE

**NORTH:** Clay County Property - Enterprise Way Industrial Park **SOUTH:** Single Family Residential - Gator Bay Subdivision

**EAST:** Commercial - Railroad Tracks and Magnolia Layne Shopping Center **WEST:** Single Family Residential - Magnolia Point Subdivision

### BACKGROUND

#### DEVELOPMENT DESCRIPTION:

The existing site houses the Harbor Road Wastewater Facility, Water Treatment Facility and Electric Facility. The site has a heavily vegetated berm along northeastern portion of the property adjacent to Harbor Road. In addition, there is also a vegetative buffer on the south edge of the property abutting the Gator Bay Subdivision. In August 2018, City Council approved a phased master plan for the Harbor Road Wastewater Treatment Facility. The City Council Staff Report and the Phased Site Plan for the site are attached. A request to revise the approved site plan was submitted in October/November 2020. The following revisions are proposed

- The vegetative buffer and berm on the southern edge of the property have been revised. The original plan showed a 16-foot wide berm with a 4-foot slope and to maintain the existing fencing, which is predominantly 8' chain link. The revised plan replaces the berm with an eco-stone privacy fence as shown in the attachments. The eco-stone privacy fence shall be 8 feet in height. The privacy fence will provide a clear delineation between the city's property and neighboring properties, and it will allow for more area for treatment of stormwater within the facility. The buffer will also be heavily vegetated with canopy trees exceeding the buffer requirement of one tree per 50 lineal feet.

- The Line Crew Building and offices have been revised from the approved plan to be expanded and moved closer to Harbor Road impacting the berm and tree canopy. As a result, additional landscaping, totaling 26 shade trees have been installed in the buffer area between Harbor Road and the Line Crew building.
- The total impervious area has been increased to an additional 26,627 square feet to accommodate additional pavement.

## **PROPOSED PLAN**

The plan includes the following improvements:

- A total of 67,250 square feet of impervious area has been added to the site but offset by demolished impervious for a net addition of 26,627 SF
- A 6,460 square foot Line Crew building with a 1,500 square foot office
- A 2,160 square foot Operations Building
- Clarifier #1 and #2
- Oxidation Ditch
- A Chemical Feed and storage facility
- A Chlorine Contact Chamber

### **Parking**

The plan shows 15 parking spaces plus 2 handicapped parking spaces. Per code they are required to have 1 space per 5,000 square feet of storage area and 1 space per 250 square feet of office area.

### **Drainage Retention**

The Florida Department of Environmental Protection is the reviewing agency for stormwater retention due to the fact that the project is a Wastewater Treatment Facility. Six additional stormwater retention ponds have been added to the plan to address stormwater runoff.

### **Traffic and Access**

Access will be provided off Harbor Road. There will be minimal traffic to this location.

### **Landscape, Buffer and Lighting Plan**

The City is required to plant an additional 267 inches of trees to be replaced as shown on the site plan. The City is providing an additional 330" (55 shade trees at 6" caliper). A landscape buffer consisting of existing and planted trees as well as a berm are provided along Harbor Road. An 8' Eco Stone Privacy Fence and landscape buffer is provided along the southern boundary adjacent to the Gator Road Subdivision.

## **STAFF RECOMMENDATION**

Staff recommends approval of 202001054, to approve the revised Site Development Plan for improvements to the Wastewater Treatment Plant at 1277/1289 Harbor Road.

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**MOTION:** To recommend approval of 202001054, to approve the revised site development plan for improvements to the Wastewater Treatment Plant at 1277/1289 Harbor Road.

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