



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** August 1, 2023
FROM: Development Services Department
SUBJECT: Review of a Site Development Plan for the Knight Center located at 1201 Orange Avenue

PROPERTY DESCRIPTION

APPLICANT: Kelly Hartwig, Cypress Management and Design **OWNER:** Brian & Jennifer Knight
PROPERTY LOCATION: 1201 Orange Avenue
PARCEL NUMBER: 018-025-000-00
FILE NUMBER: SPL-23-004
CURRENT ZONING: Planned Unit Development
FUTURE LAND USE DESIGNATION: Mixed Use

SURROUNDING LAND USE

NORTH: **FLU:** Mixed Use **SOUTH:** **FLU:** Mixed Use
Z: C-2 **Z:** Gateway Corridor Commercial (GCC)
Use: Shopping Center **Use:** Fast Food Restaurant

EAST: **FLU:** Neighborhood **WEST:** **FLU:** Neighborhood
Z: R-3 Multifamily High Density **Z:** R-1, Residential Single Family
Use: Residential Condominiums **Use:** Single Family Home

BACKGROUND

Kelly Hartwig of Cypress Management and Design, acting as agent for the property owner, applied for Site Development approval for the subject property for the development of a three story office building. The site is 1.1 acres. The property was previously approved for the development of an O'Reilly's AutoParts Store in 2020. In December of 2000, the zoning for the property was changed to PUD and included the following development conditions:

1. An 8' masonry wall shall be provided adjacent to the residential property to the southwest.
2. A 10' landscape buffer shall be provided adjacent to the residential property to the southwest.
3. The driveway access point shall be no further than 150' from Orange Avenue.
4. The trash dumpster shall be a minimum of 50' from the residential property to the southwest.

PROPERTY DESCRIPTION

The property, 1201 N Orange Ave, is currently undeveloped. The property slopes from south to north with the high point being in the southeast corner of the site and low point in the northwest corner. It is sparsely wooded with a combination of oak, magnolia and cypress trees. The north property line abuts Governor's Creek. In December of 2000, the zoning for the property was changed to PUD and included the following development conditions:

1. An 8' masonry wall shall be provided adjacent to the residential property to the southwest.
2. A 10' landscape buffer shall be provided adjacent to the residential property to the southwest.
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DEVELOPMENT DESCRIPTION

The applicant has submitted a site development plan for a three-story office building totalling 14,000 square feet.

PARKING, LOADING, & STACKING

The plan shows 54 onsite parking spaces and 3 handicapped spaces. City code requires one parking space per 250 square feet of office space in addition to the required handicapped spaces which totals 56 parking spaces. Required handicapped spaces do not count as part of meeting the parking calculation as set forth in Sec. 113-157(e)(1). As a result, the plan needs to be revised to meet the parking requirements set forth in Code Section 113-157.

DRAINAGE RETENTION

A drainage retention plan has been provided showing a drainage retention . The applicant is required to secure a stormwater permit from the St Johns River Water Management District prior to moving forward with project development. In addition, the drainage retention plan has been submitted and approved by the City's consulting engineer's requirements prior to approval with the condition that building permit for the stormwater pond wall shall be reviewed by the consulting engineer to ensure the wall will withstand the outward pressure of the collected stormwater and will retain water without seepage. 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 Governors Street.

Pursuant to the Institute of transportation Engineers (ITE) Trip Generation Report 9th Edition, the total of number of new trips created by a 14,000 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.

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 5) points shows location water and sewer connections. Electrical connections and transformer locations are still under review.

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).

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

All existing trees are intended to be removed is 91 inches of trees, per city code 56 inches of trees shall be required to be replaced in addition to the tree planting requirement. The perimeter tree planting requirement requires a total of 72” of trees to be planted and the total number of trees shown to planted onsite is 110” with 45 inches being preserved for a total of 115” which complies with the tree planting and preservation regarding.

Pursuant to the PUD requirements and City Code, an 8’ masonry wall shall be constructed at the western property line adjacent to the existing single-family residence. In addition a 10’ landscape buffer consisting of live oak, bald cypress and holly trees are provided adjacent to the residential property.

Attachments:

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

STAFF RECOMMENDATION

Staff recommends approval of the Knight Center Site Development Plan subject to meeting the parking requirements set forth in Sec. 113-157(d) for a professional office use.

Recommended Motion:

Motion to approve the Knight Center Site Development Plan

