



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** July 16, 2024
FROM: Michael Daniels, Development Services Director
SUBJECT: Review of a Site Development Plan for the Clay County Economic Development Building at 633 N Orange Avenue

PROPERTY DESCRIPTION

APPLICANT: Travis Hastay, PE, CHW **OWNER:** Clay County
PROPERTY LOCATION: 633 Orange Avenue
PARCEL NUMBER: 017628-000-00
FILE NUMBER: SPL-23-007
CURRENT ZONING: Gateway Corridor Commercial (GCC)
FUTURE LAND USE DESIGNATION: Mixed-Use (MU)

SURROUNDING LAND USE

NORTH: **FLU:** Public
Z: Institutional (INS)
Use: Government
SOUTH: **FLU:** Mixed Use
Z: Gateway Corridor Commercial (GCC)
Use: Financial
EAST: **FLU:** Mixed Use
Z: Gateway Corridor Commercial (GCC)
Use: Restaurant
WEST: **FLU:** Public
Z: Gateway Corridor Neighborhood (GCN)
Use: Church

BACKGROUND

Travis Hastay, PE with CHW as an agent for Clay County has applied for Site Development approval for the subject property for the development of a two story, 18,731 square-foot administrative building.

PROPERTY DESCRIPTION

The property, consisting of 1.55 acres, is currently being used as a parking lot for Clay County government vehicles. There is currently a one-story concrete block building on the site.

DEVELOPMENT DESCRIPTION

The applicant has submitted a site development plan for an administrative building for the Clay County government. The proposed building consists of 18,731 square feet. They are proposing to demolish the existing building and redevelop the site. The applicant is proposing to provide a decorative wall and landscape buffer along N Orange Ave. as part of a special exception to allow for a parking lot to be placed in front of the building.

PARKING, LOADING, & STACKING

The plan shows 100 onsite parking spaces and 5 handicapped spaces. The applicant will need to demonstrate how they are in compliance with the city code parking requirements as set forth in Section 113-157.

DRAINAGE RETENTION

A drainage retention pond already exists on the site. In addition, stormwater chambers will be placed underground on site. The site will be graded to direct stormwater towards storm drains located across the project site.

TRAFFIC AND ACCESS

The plan shows two vehicular access point on Walburg St. A crosswalk and on street parking will be constructed on Walburg St. The current access to N Orange Ave. will be removed and blocked off by the decorative wall and landscape buffer. Walburg Street is to remain a public street.

UTILITY CONNECTIONS & SOLID WASTE

The new buildings will connect to City utilities. The utility plan (sheet 14) points show location water and sewer connections. Electrical connections and transformer locations have been provided.

Solid Waste will be serviced by a commercial franchise. Dumpster location is provided on the Utility and Site Plans and is shown to be on the southwestern corner of the current Clay County Administration building. The dumpster enclosure shall comply with screening requirements set forth in City Code Sec. 113-246(8).

LANDSCAPE PLAN

The landscape plan is showing 20 new trees and shrubs being planted onsite. One tree must be planted every 50 feet. Planted trees must be 2.5" in DBH. The plan shall be required to comply with the landscape requirements as set forth in section 113-244 of the City Code.

SPECIAL EXCEPTION

Pursuant to City Code a street wall is allowed within the gateway corridor commercial to mask parking located between the building and US 17 subject to the following criteria:

- a. Street walls are freestanding walls that are intended to mask parking areas from the street and shall have a minimum height of 3 feet and a maximum height of six feet (measured from the elevation of the public sidewalk). The portion of the street wall 3 feet and below shall be solid (e.g. brick and masonry or similar material). The portion of the street wall above 4 feet shall be transparent (e.g., wrought iron or similar material). Street walls shall have columns/posts (one foot by one foot minimum) spaced every 24 feet.
- b. Street walls shall have openings no larger than necessary to allow automobile and/or pedestrian access.
- c. Street walls shall not be permitted within the right-of-way.

- d. Street walls shall be constructed of wrought iron, brick, masonry, stone, powder-coated aluminum, or other decorative materials that complement the finish on the primary building. Chain link, wood and PVC street walls/fences shall be prohibited.
- e. The area in front and behind the street wall/fences shall include a landscaped strip pursuant to the requirements forth in Sec. 117-626 and Sec. 113-244(d)(3).
- f. Street walls shall meet clear site line requirements set forth in Sec. 113-76.
- g. Secure a special exception pursuant to the requirements set forth in section 101-352.

The Planning and Zoning Commission approved the proposed street wall special exception subject to the following conditions:

- 1. Provide building rendering and materials to match street wall.
- 2. Wall must be a minimum of 3' in height
- 3. Provide additional landscape around street wall:
 - Provide a continuous shrub, a minimum of 24" in height at time of planting between street wall and US 17.
 - Provide 5 small trees (ie.crapemyrtle, littlegem magnolia etc, min 6'-8'in height) between street wall and US 17.
- 4. Provide continuous hedge and a min of 3 small trees (6'-8' in height) to buffer maintenance area on Palmetto Avenue.

Attachments:

- 1. Site Plan Application
- 2. Civil Plans
- 3. Landscape Plan

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Government Office	30,772	n/a	695	n/a	114	n/a	98
Total	30,772	n/a	695	n/a	114	n/a	98

1. Source: Institute of Transportation Engineers: Trip Generation Manual 11th Edition

Conclusion: Pursuant to the requirements of the site-specific Future Land Use text amendment, a traffic study methodology has been submitted to staff for review. A completed methodology has been approved by staff and is included in the packet. The traffic methodology provides:

- **Description of the Proposed Development**
- **Timeframe**
- **Trip Generation included projected truck traffic from industrial development**
- **Preliminary Site Access and Trip Distribution**
- **Committed Projects**

Potable Water Impacts

Industrial

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	5,143
Residual Capacity after Proposed Project	3,181,857

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 this use 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	0
Committed Loading ¹	5,143
Residual Capacity after Proposed Project	344,857
Projected Sewer Demand from Proposed Project ²	5,143
Residual Capacity after Proposed Project	344,857

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 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.

The Planning and Zoning Commission recommended unanimous approval of the Site Development Plan and Special Exception for the street wall on June 23, 2024.

STAFF RECOMMENDATION

Staff recommends approval of the Clay County Economic Development Building Site Development Plan

Recommended Motion:

Motion to recommend of the Clay County Economic Development Building Site Development Plan