

CITY OF GREEN COVE SPRINGS



COMPREHENSIVE PLAN 2025

Adopted – August 2, 2011

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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.

Objective 1.1

Provisions shall be included in the land development regulations to coordinate with appropriate local, regional, and state agencies' current and yet to be adopted rules for future land uses with the natural environmental features, such as topography, soil conditions, vegetation, natural drainage areas, wetlands and aquifer recharge areas.

Policies

- 1.1.1** All land use decisions shall be consistent with the Conservation Element and require the analysis and/or coordination of the following:
- a. Size of development;
 - b. Relationship and compatibility of proposed development with the adjacent and surrounding land uses;
 - c. Compatibility and suitability of soils and topography for drainage and septic systems;
 - d. Relationship to wetlands and floodplains; and
 - e. Impact on adopted levels of service.
- 1.1.2** The Land Development Regulations shall address, at a minimum, the following provisions:
- a) Stormwater Management and Drainage: All development proposals shall conform to the appropriate portions of the Drainage Sub-element before such proposals can be considered to be consistent with the Future Land Use Element.
 - b) Floridian aquifer recharge areas within Green Cove Springs have been identified by the St. Johns River Water Management District. The Land Development Regulations shall include protection measures for those areas.
 - c) Regulation of the Development of Flood Prone Areas: The City's Land Development Regulations shall contain flood hazard areas in order to protect and maintain the natural functions of the floodplains and creeks.
 - d) Landscape: Land Development Regulations shall incorporate and be consistent with the City's Tree and Landscape ordinance.
- 1.1.3** Development in the Conservation areas must be permitted by the Department of Environmental Protection, and all applicable local, state, and federal agencies, prior to receiving final approval by the City.
- 1.1.4** Development orders shall not be issued in areas where soils conditions are not adequate for building construction, drainage facilities, roads, etc.

- 1.1.5 Land Development Regulations shall ensure that future public potable water wellfields will be located in areas where they will be least impacted by development and contamination.

Objective 1.2

The City shall assure that future land uses have essential facilities and services which meet locally established levels of service (LOS) standards and adopted as part of the Capital Improvements Element (CIE).

Policies

- 1.2.1 The City shall ensure that development orders are conditioned upon the provision of essential facilities and services which meet the established level of service standards and necessary to serve the proposed development by reviewing each site plan/development proposal to ensure compliance with concurrency and do not go beyond LOS threshold.
- 1.2.2 The City shall continue its policy for mandatory sewer and water hookups for new development.
- 1.2.3 The City shall review proposed annexation requests to determine if potential development may impact services provided by the City and governed by its concurrency management system such that the adopted level of service would be negatively affected at the maximum development potential for the properties under the City's proposed land use category. The impacts calculated shall recognize credits based on the development potential under the existing County land use designation. Parcels that are determined to negatively impact the City's ability to maintain its adopted level of service based on existing and planned improvements shall be required to enter into an agreement with the City prior to approval of a final development order to mitigate impacts associated with the actual development plans consistent with the City's concurrency management system.

Objective 1.3

The City shall take definitive steps for the redevelopment and renewal of blighted areas within the City.

Policies

- 1.3.1 The City shall seek public funds from the state and federal government for the demolition or rehabilitation of substandard housing and annually reduce the number of dilapidated dwelling units in the City by five (5) structures.
- 1.3.2 The City should promote redevelopment of vacant properties within the City, especially in the Gateway Corridor and in Reynolds Park.
- 1.3.3 The City shall allow mixed use developments to support redevelopment efforts and shall add Mixed Use categories to the Future Land Use Map.
- 1.3.4 To promote redevelopment, the City shall allow higher densities and structures up to five (5) stories high in appropriate areas.

Objective 1.4

The City shall eliminate or reduce those existing and proposed uses which are inconsistent with the City's character as outlined through existing ordinances relating to landscaping, buffering, subdivision, etc. by utilizing the City "Site Development Plan" review process.

- 1.4.1 The City shall prohibit future encroachment of incompatible, non-residential uses into residential neighborhoods, prevent "spot and strip commercial" development and encourage planned commercial centers.
- 1.4.2 The City shall reduce and diminish the existing incompatible commercial, industrial, and other land uses.
- 1.4.3 The City shall provide restrictions to land uses adjacent to major roadways in an effort to minimize hazardous traffic conditions or impeded traffic flow.
- 1.4.4 Land uses shall be discouraged if traffic is generated on roads in amounts that would adversely affect traffic flow, traffic control, and traffic safety, and established residential neighborhoods.
- 1.4.5 The City shall ensure that land uses which are potentially incompatible either due to type of use or intensity of use, shall be buffered from one another through the provision of open space, landscaping, berms, site design, or other suitable means.
- 1.4.6 The City shall include the regulation of subdivision design to be consistent with the character of the City.
- 1.4.7 The City shall regulate the use of signs to be consistent with the character of the City.
- 1.4.8 The City shall promote mixed use development and add mixed use land use categories to its Future Land Use map.
- 1.4.9 All developments, especially mixed use development shall be reviewed to assure internal and external compatibility and compatibility with the character of Green Cove Springs.
- 1.4.10 The City shall adopt design guidelines consistent with the character of Green Cove Springs by 2015

Objective 1.5

The City shall enforce innovative land development regulations for new developments, which protect the City's natural resources.

Policies

- 1.5.1 Planned Unit Developments shall be encouraged to control growth and design.

- 1.5.2** All Land Development Regulations shall be annually examined and revised, as necessary, to streamline the permit process, promote imaginative design, and implement the Future Land Use Map.
- 1.5.3** Site plan review shall be provided for all development in all land uses to assure conservation of natural resources.
- 1.5.4** The City shall insure that future public potable water well fields will be located in areas where they will be least impacted by development and contamination. Existing and future public potable water well-fields shall be protected from possible contamination by limiting the type development or uses within 500 feet of existing wellheads to those uses identified in the “Wellfield Protection Plan for the City of Green Cove Springs”. No development shall be permitted within 50 feet of wellheads, except for structures that are required for water supply.

Within 500' of the wellhead the following are prohibited and not allowed:

- 1) landfills;
- 2) facilities for the bulk storage, handling or processing of materials on the Florida Substance list;
- 3) activities that require the storage, use or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste and petroleum products.
- 4) feedlots or other commercial animal facilities;
- 5) mines; and,
- 6) acid manufacture, cement, lime manufacturing, distillation of bones, manufacture of explosives; fat, tallow, or lard rendering; garbage or dead animal reduction, automobile wrecking or junkyards; and, paper and pulp manufacturing.
- 7) Wastewater Treatment Plants, percolation ponds,
- 8) Excavation of waterways, or drainage facilities, which intersect the water table.

Objective 1.6

Future land use densities and intensities shall be in accordance with the Land Use Element.

1.6.1 Land Development Regulations shall include the following standards for densities and intensities:

- (a) Residential - may be single family or multi-family, attached or detached, group care homes and mobile homes. Residential will be divided into the following classifications:

- (1) Low Density Residential (0 to 4 dwelling units per acre). This category consists primarily of single-family residential units on individual lots and accessory uses. Churches may also be included.
 - (2) Medium Density Residential (>4 to 8 dwelling units per acre). This category consists primarily of duplex dwelling units and multi-family dwelling units. Single-family dwellings, churches, group homes, housing for the elderly and similar uses shall also be included
 - (3) High Density Residential (>8 to 12 dwelling units per acre). This category includes single-family, duplex and multi-family dwelling units. It also includes churches, nursing homes, convalescence facilities, foster homes, and group care homes.
 - (4) Residential Riverfront (>12 to 20 dwelling units per acre). This category is for property with a minimum of 10 acres or more that is located on the St. Johns River and includes single-family, duplex and multi-family dwelling units. Churches are permitted in this category.
- (b) Commercial includes businesses for retail sales, professional offices, hotels, automobile sales, etc. Commercial is divided into the following classification
- (1) Residential Professional Office. This category consists primarily of residential, business, professional, medical and dental offices services. Churches and retail, in limited situations, may also be included. The maximum Floor Area Ratio shall be .2 . Density for residential is >4 to 8 units per acre.
 - (2) Commercial, Medium Intensity. This category consists primarily of retail and service establishments, medical and dental offices and clinics, churches, shopping centers, neighborhood sales. The maximum Floor Area Ratio shall be .30.
 - (3) Commercial, High Intensity. This category consists of a wide array of commercial uses, such as hotels, motels, automobile sales, service and repair, housing above businesses, churches and others. The maximum Floor Area Ratio shall be .40
 - (4) Central Business District This category consists of retail and service establishments consistent with the redevelopment of the downtown area. The maximum Floor Area Ratio shall be 2.0
- (c) Industrial. This category consists primarily of storage, warehousing, manufacturing and distribution. The maximum Floor Area Ratio is .60.
- (d) Institutional. This category consists of civic, cultural, government, religious, utilities, and other public necessity uses. The maximum Floor Area Ratio is .30.

- (e) Conservation. Allowable uses in this category are limited to passive public recreation and open space. Permitted uses include; public resource based recreation uses that are compatible with the environmental characteristics of the land and, if purchased with grant funds, are consistent with grant conditions. No development potential is associated with these lands; however passive recreation facilities, such as greenways and trails, native vegetative community restoration, residential and non-residential uses necessary to manage the conservation lands, i.e. ranger stations, research stations, and park amenities may be constructed as a part of compatible recreation uses. The maximum Floor Area Ratio (FAR) permitted for recreational structures is 0.1.

- (f) Recreation. Allowable uses are public recreation uses that are compatible with the environmental characteristics of the property and, if purchased with grant funds, are consistent with grant conditions. No development potential is associated with these lands; however, recreation facilities may be constructed as a part of recreation uses that are consistent with the land use category. The maximum Floor Area Ratio (FAR) permitted for recreational structures is 0.2.

- (g) 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 .

- (h) Reynolds Park Mixed-Use Category (MURP) - This category is designed to implement the redevelopment of Reynolds Park as detailed in Future Land Use Element Objective 1.11 and its associated policies. Allowable uses include:
 - 1. Residential uses which include single family or multi-family, attached or detached and are allowed in all components in the MURP category:

 - 2. Commercial/ Office uses which include businesses for retail sales and services, general office, professional office, medical, hospitals, hotels, conference/ convention center, attraction, and marina uses and are allowed in all components in the MURP category, except the Neighborhood Component.

 - 3. Industrial/Office uses which include general office, professional office, medical, hospitals, general industrial, storage, warehousing, manufacturing, distribution, research and development, bio-medical, technological, port activities and other water dependent uses and are allowed only in the Employment Center and Pier Components in the MURP category;

4. Institutional uses include utility, educational, cultural, and community centers, governmental, group homes, religious and other uses which are strongly vested with public or social importance, whether publicly or privately owned. Institutional uses are permitted within each development component and shall be integrated with adjacent uses using appropriate scale, compatible architectural design, and pedestrian connectivity.
5. Recreation Uses and the Open Space System are permitted in all MURP components. Uses include:
 - (a) Recreation uses are public and private recreational uses, such as ballfields, pools, golf courses, trails and related recreation/ club structures.
 - (b) The Open Space System required in Policy 1.11.14
6. Conservation Uses - Three Mile Swamp (approximately 142 acres) makes up the Conservation uses; permitted uses are passive private and public recreation uses that are compatible with the environmental characteristics of the land. No development potential is associated with these lands; however passive recreation facilities, such as nature trails, may be constructed as a part of compatible recreation uses.

The MURP category shall be regulated by the standards in Table 1 and pursuant to the criteria in Future Land Use Objective 1.11 and its supporting policies. The distribution range in Table 1 represents the mix of uses to be developed within the MURP category over the planning period (2025). Individual development approvals shall not be subject to specific mix requirements except as specified in the MURP policies.

Table 1.
Reynolds Park Redevelopment
Mixed Use Criteria

Types of Uses	Residential		Commercial / Office		Industrial / Office		Institutional		Recreation/ Open Space System		Conservation	
Component												
Town Center	40 du/ acre		0.40 FAR		NA		0.20 FAR		Permitted ; maximum FAR of 0.10		Permitted; maximum FAR of 0.10	
Neighborhood North of SR 16 South of SR 16	40 du/ acre 16 du/acre		NA		NA		0.20 FAR					
Village Center	20 du/acre		0.40 FAR		NA		0.20 FAR					
Employment Center	20 du/ acre		Office: 0.50 FAR Comm: 0.40 FAR		Office: 0.50 FAR Ind: 0.50 FAR		0.20 FAR					
Resort	40 du/ acre		4.0 FAR		NA		0.20 FAR					
Pier	40 du/acre		0.40 FAR		0.50 FAR		0.20 FAR					
Mix ⁽⁴⁾												
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min	Max
Percent	20%	65%	10%	33%	15%	45%	2%	20%	6.5 %	NA	NA ⁴	NA
Acres	257	833.7	128	423.3	191	577.2	25.6	257	84	NA	142	NA

Notes:

1. The maximum number of residential units in the MURP category is 3,919.
2. Residential density is the maximum permitted. The calculation of maximum residential density shall be based on the total acreage of each PUD (Planned Unit Development) development parcel and the acreage cumulatively within previous PUD approvals.
3. Non-residential FAR (Floor Area Ratio) is the maximum permitted. The calculation of maximum non-residential intensity shall be based on the total acreage of each development PUD parcel and the acreage cumulatively within previous PUD approvals.
4. Acreage and percentage calculations for the mix in Table 1 are based on 1282.7 developable acres within the MURP category. Not included in the calculation of acreage and percentage are the areas of non-sovereign submerged lands, comprising 307 acres of the MURP category and Conservation Use (Three Mile Swamp) , which comprises approximately 142 acres of the MURP category.
5. The donation of land identified in Policy 1.11.19 for the expansion of the South Wastewater Treatment Plant and for the donation of 5 acres of land for public safety shall not be counted towards the minimums and maximums in the Institutional use category.

1.6.2 Public Educational Facilities are an allowable use in all Future Land Use Categories.

1.6.3 Electrical distribution substations shall be permitted in all Future Land Use Map categories.

Objective 1.7

The City shall discourage the proliferation of urban sprawl through the appropriate land use

Policies

1.7.1 The location and timing of new development and the issuance of permits shall be coordinated with the availability of public facilities (including, but not limited to: central sewer, potable water, drainage, roads, and solid waste collection) through implementation of growth management measures such as infill development phasing, programming and appropriate over-sizing of public facilities and zoning and subdivision regulations.

1.7.2 The City Limits shall define the urban service area for land planning purposes. The City provides the same level of service to all of the properties within its boundaries and will consider its ability to offer the same level of service to properties under consideration for annexation prior to accepting additional lands into the City.

1.7.3 The City shall promote the annexation of property located within the Green Cove Springs utility service boundary.

Objective 1.8

The City shall ensure the availability of suitable land for public utility facilities necessary to support proposed development.

Policies

1.8.1 The City shall maintain and protect the land(s) designated for public utilities through the land development regulations.

Objective 1.9

The City of Green Cove Springs will ensure the protection of its Historic Resources by implementing the goals, objectives, and policies of this Section of the Comprehensive Plan and comply with their time frames.

Policies

1.9.1 The City shall protect existing historical resources and utilize the existing Historic District map to ensure protection of homes listed on the National Register of Historic Places.

1.9.2 Historic resources shall be protected through designation as historic sites by the National Register of Historical Places; Department of State, Division of Historical Resources (Florida Master Site File) and the City's Historic Preservation Element.

- 1.9.3** The City shall develop criteria for the reuse of its historic resources instead of activities which would destroy or harm the historic value of such resources.
- 1.9.4** The City will utilize the existing Site Plan Review Process and the guidelines in the Cultural Resources document to limit adverse impacts to known historical resources to preserve said resources.
- 1.9.5** The City shall adopt historic preservation guidelines in the Land Development Regulations by 2012.

Objective 1.10

The City may approve amendments to the Comprehensive Plan that are consistent with state law.

Policies

- 1.10.1** Consistent with Section 163.3187, Florida Statutes, the Comprehensive Plan may be amended up to two times each calendar year.
- 1.10.2** Emergency amendments may be made more than twice a year consistent with Section 163.3187(1) (a), Florida Statutes.
- 1.10.3** The City may process "small-scale amendments" without regard to statutory limits on frequency as provided for in Section 163.3187(1) (c), Florida Statutes.
- 1.10.4** The City shall within one year following the annexation of land into the city amend all applicable sections of the Comprehensive Plan to incorporate said annexation.

Objective 1.11 Reynolds Park Mixed Use Category

The City shall establish a framework for the redevelopment of Reynolds Park to ensure that redevelopment occurs in accordance with mixed-use criteria that produces a system of interconnected vehicular, bicycle and pedestrian networks and open space. The form and mix of uses are designed specifically to promote a sense of place and community, discourage the proliferation of urban sprawl, and provide opportunities for diverse economic growth and employment.

Policies

1.11.1 MURP Land Use Category Intent The planning guidelines and standards for Reynolds Park are established to require that the redeveloped area:

- Provides for the logical extension of urban development in a sustainable form;
- Provides a framework for redevelopment in an environmentally responsible manner that preserves environmental systems and creates functional open space;
- Provides for a variety of land uses to support balanced future growth;

- Creates efficiency in the utilization, planning and provision of infrastructure, including using the location of existing and planned infrastructure; and
- Reduces automobile trips and trip lengths.

1.11.2 Design Framework and Form -The required redevelopment pattern within the MURP Future Land Use Category shall be implemented through the Planned Unit Development (PUD) rezoning process for each development parcel. Overall redevelopment within Reynolds Park shall create a mixed use community where:

- (a) a minimum of six uses are required within the MURP Category;
- (b) The redevelopment pattern results in a system of connected streets and multi-modal trails that encourage alternative means of transportation such as pedestrian pathways and bicycle trails;
- (c) The design of the redeveloped area integrates an open space system;
- (d) Housing diversity is provided through a mix of densities;
- (e) Water-dependent employment and other water-dependent uses are encouraged;
- (f) Compatibility between uses is provided through the PUD rezoning process and where applicable, recognizes transitions from existing uses to uses other than industrial; and
- (g) Public access to the waterfront is ensured.

1.11.3 Existing and Temporary Use Exemptions - Except as described below, all development within the MURP category shall comply with the MURP design guidelines and requirements.

- (a) *Continuation of Existing Industrial and Commercial Uses.* Industrial and commercial uses, existing on January 1, 2009, which include industrial, port, marina, office, airfield and other related activities, such as manufacturing, marina services, industrial parks and warehousing uses, shall be permitted to remain and expand, consistent with the applicable Industrial or Commercial Land Development Regulations in existence on January 1, 2009, as may be amended from time to time. Existing industrial and commercial uses shall be permitted to remain and expand pursuant to this policy, provided that the aggregate square footage of all existing and new structures shall not exceed 880,000 square feet and further provided that the total acreage of existing industrial and commercial uses and the permitted expansions described herein shall not exceed 500 acres.
- (b) *Temporary Storage/Construction Sites/Staging Areas for Public Infrastructure.* Any portion of the MURP category for which a PUD development plan has not been approved may be used for temporary storage, construction sites, or staging areas for the entities and/or individuals involved in the construction of the First Coast Outer Beltway (FCOB), reconstruction of the Shands Bridge or its replacement, or any public infrastructure. Buffers to adjacent residential use may be required by the City.
- (c) *Temporary Storage of Dredge Spoil.* Any portion of the MURP category for which a PUD development plan has not been approved may be used for temporary storage and processing (dewatering) of dredge spoil removed from the non-sovereign submerged lands within the MURP category, subject to applicable permits.

1.11.4 Development Process Except as noted in Policy 1.11.3 above development of Reynolds Park shall be governed by the MURP Land Use Category and the MURP Land Development Regulations adopted by the City.

- (a) *Component Development.* The policies for the MURP category establish six (6) components for Reynolds Park redevelopment that will serve to organize the permitted uses by establishing characteristics and design criteria for each component. The six components are: Town Centers; Neighborhoods; Village Centers; Employment Centers; Resorts, and Piers. Through the application of a PUD rezoning, each development proposal shall identify the component(s) being requested; the consistency of the request with any locational, size and compatibility criteria applicable to the component; and shall delineate the physical boundaries of the proposed component(s) within the MURP category.

- (b) *Minimum Development by 2025.* In order to ensure that a mix of uses is developed in the MURP category over the planning period (2025), development within the MURP category must contain the following components and provide for the minimum development identified below in an approved PUD(s) no later than 2025, unless such period is extended by the City. The minimums identified may be accomplished under multiple PUD development approvals. The PUD approvals required no later than 2025 include at a minimum the following 3 components and corresponding development.

Component	Minimum Development
Town Center	Minimum 40 dwelling units and Minimum 100,000 square feet commercial/office use
Neighborhood	Minimum 5 acres, if located north of SR 16; or Minimum 100 acres, if located south of SR 16
Employment Center	Minimum 10 acres, if located north of SR 16, of which 5 acres shall be Commercial/Office use; or Minimum 40 acres, if located south of SR 16, minimum of 20 acres shall be Commercial/Office use

The Village Center, Resort, and Pier Components are permitted but are not required by 2025.

- (c) *Mix of Use and Minimum Area.* Development within a specific component shall meet the mix and area requirements for that component as set for in Policy 1.6.1(h) Table 1. Compliance with this requirement may be met cumulatively; redevelopment subsequent to the initial development within a component shall be considered in the aggregate. An applicant for each PUD approval shall provide the supporting analysis that the mix and minimum area requirements are being met in the aggregate.
- (d) *Design Standards.* The City shall establish development standards, urban form, design criteria, open space system and buffer requirements, and mobility standards that address pedestrian and vehicular connectivity in its land development regulations concurrent with the approval of the plan amendment establishing the MURP Land Use category.
- (e) *PUD Rezoning.* Each development proposal within the MURP category shall submit an application to the City to rezone the lands to the Planned Unit Development (“PUD”) zoning district in accordance with the PUD application procedures and requirements contained in City’s Land Development Regulations.

- (f) *Incompatible Uses.* Residential uses may not be located adjacent to industrial uses within the Employment Center or Pier Components.

1.11.5 Development Criteria – Town Center Component - Town Centers shall act as mixed use activity centers serving the residents of the MURP category as well as the larger Green Cove Springs community. Town Centers shall be designed to ensure a mixture of non-residential and residential uses of various densities, intensities, and types, as described in Policy 1.6.1 (h), and shall be designed to promote walking between uses and accommodate a variety of transportation modes of access. Town Centers shall be designed to encourage social interaction and civic engagement by their physical design and scale.

Town Centers should be located to serve as a focus for the Neighborhood Components within the MURP category. Town Centers and Neighborhood Components should be considered together as development is proposed so as to ensure a cohesive result.

- (a) Each Town Center shall be a minimum of 10 acres.
- (b) Residential and non-residential uses are required within Town Center components. A residential/non-residential mix shall be maintained within Town Centers that include a minimum of 50,000 square feet of non-residential use by providing at least 1 dwelling unit per 5,000 square feet of non-residential use. Each Town Center shall provide a minimum of 25,000 square feet of non-residential use.

To encourage vertical integration of uses, the provision of residential use located above non-residential use shall not count toward the overall residential acreage maximums, but shall be included in the number of residential dwellings for the purposes of calculating the maximum number of residential units permitted within the MURP category.

- (c) There shall be a minimum of two Town Centers within the MURP category, with at least one Town Center located north of SR 16 and adjacent to the riverfront. Pedestrian access shall be provided from each Town Center to abutting Neighborhood Component(s).
- (d) Each Town Center shall be served by a connected street and pedestrian network with building facades along street and pedestrian frontages.
- (e) Each Town Center shall maintain vehicular and pedestrian access to the adjacent Neighborhood Components along its boundary. While acting as a core of higher density residential, employment, and commercial uses, uses in the Town Center shall be interconnected and uses shall be accessible by pedestrians from surrounding areas.

1.11.6. Development Criteria – Neighborhood Component -Neighborhood Components represent the residential areas within the MURP category; uses are limited to Residential Institutional, Recreation/ Open Space System and Conservation uses, described in Policy 1.6.1 (h).

Neighborhood Components shall contain a connected system of multi-modal means of transportation which may consist of sidewalks, bicycle paths/lanes, and Multi-Modal Trails. The network of streets shall be designed to provide local connectivity while discouraging cut through traffic.

- (a) Residential uses north of SR 16 may occur at a maximum density of 40 units per acre. The maximum residential density permitted south of SR 16 is 16 units per acre. Compliance with the maximum residential density shall be measured on a cumulative basis based on the total acreage in approved Neighborhood Components. Each applicant for a PUD that includes a Neighborhood Component shall provide the supporting analysis that compliance with the maximum residential density criteria is being met in the aggregate.
- (b) The initial development parcel south of SR 16 in the Neighborhood Component shall be a minimum of 100 acres in size; subsequent Neighborhood Components south of SR 16, located contiguous to a Neighborhood Component shall not be subject to an area minimum. Initial development north of SR 16 in the Neighborhood Component shall be a minimum of 5 acres in size.
- (c) Residential development within each Neighborhood Component shall provide a variety of housing types and lot sizes.
- (d) Development in each Neighborhood Component shall be organized around a Town Center Component. Neighborhood Components shall be designed such that the majority of housing units are located within a one-half mile walking distances from a Town and/or Village Center.

1.11.7 Development Criteria – Village Center Component - Village Center Components shall provide facilities for the sale of convenience goods such as food, drugs, hardware, and personal service needs of the surrounding residential areas and may include Residential, Institutional, Recreation/ Open Space System and Conservation uses, described in Policy 1.6.1 (h).

- (a) Each Village Center Component shall be a maximum of 10 acres in area; commercial and office uses are limited to 5 acres in area. The provision of residential uses located above non-residential uses is encouraged and shall not count toward the overall residential acreage maximums, but shall be included in the number of residential dwellings for the purposes of calculating the maximum number of residential units permitted within the MURP category.

- (b) Village Center Components shall be surrounded by the Neighborhood Components and shall be located at the intersection of local roads and a connected system of multi-modal means of transportation which may consist of sidewalks, bicycle paths/lanes, and multi-modal trails.

1.11.8 Development Criteria – Employment Center Component - Employment Center Components provide for economic development and diverse employment combined with multi-family residential opportunities within the MURP category. Development for office, research and development (R&D), technological, medical, light industrial, heavy industrial and commercial uses will increase the diversity of employment in the City.

(a) *Minimum Area Requirements.*

- (i) The initial Employment Center Component located south of SR 16 shall be a minimum of 40 acres in area unless located south of any First Coast Outer Beltway right of way established by FDOT, in which case the Employment Center shall be a minimum of 20 acres in area. Subsequent Employment Center Components located adjacent to a previously approved Employment Center Component shall have no minimum area requirement. Subsequent Employment Center Components, not located adjacent to an Employment Center Component shall be a minimum of 5 acres in area.
- (ii) The initial Employment Center Component located north of SR 16 shall be a minimum of 10 acres in area; subsequent Employment Center Components located adjacent to a previously approved Employment Center Component shall have no minimum area requirement. Subsequent Employment Center Components located north of SR 16 and not located adjacent to Employment Center Components shall be a minimum of 2 acres in size.

- (b) Each Employment Center Component shall provide a street design and building orientation that supports multi-modal transportation.

1.11.9 Development Criteria - Resort Component - The Resort Component provides the opportunity for hotel, golf, resort, and conference/convention center development within the MURP category as stand alone uses or in combination with residential, commercial and office uses.

- (a) Hotel and time share units shall constitute Commercial/Office use for the purposes of calculating the minimum and maximum acreage permitted in the MURP category. Time share units must be deed restricted to prohibit year-round occupancy. Time share units may not exceed 1500 in number.
- (b) There is no minimum or maximum area for the Resort Components.

1.11.10 Development Criteria – Pier Component - The Pier Component consists of the redevelopment of the surface areas, approximately fifteen (15) acres in size, of the existing piers. Uses permitted on the surface area of the existing piers include residential, commercial, industrial and office structures such as restaurants, hotels, office and retail establishments, and industrial operations, and structures. The piers may be used for access to uses permitted on the piers or adjacent to the piers, including uses of the non-sovereign submerged lands described in Policy 1.11.13. Uses permitted on the surface area of the piers shall be consistent with the intensity and density standards established for the Pier Component in Table 1 of Policy 1.6.1(h).

- (a) Parking and other support infrastructure for development on the piers may be located landward of the bulkhead. Reconfiguration of the piers is permitted provided the cumulative surface area of the piers does not exceed 15 acres.
- (b) Development of the Pier Component shall not be subject to the requirements for Open Space Systems or Roadway Connectivity policies of the MURP category.
- (c) There is no minimum area associated with the Pier Component.

1.11.11 Locational Limitations - Development in the MURP Land Use category shall comply with the following locational limitations:

(a) *Residential Development*

1. Residential uses shall not be permitted within the former landfill areas 1 and 3. Residential use shall be permitted in former landfill area 2, as identified on MURP Map – Location Limitations, dated June 2, 2009, provided remediation to residential standards has been achieved as evidenced by a determination of No Further Action, a Site Rehabilitation Completion Order or their equivalent authorizing the residential development is issued by the FDEP and such other agencies having jurisdiction.
2. Residential uses shall not be permitted within the former small arms range or former Multi-HRTW Study Area, as identified on MURP Map – Location Limitations, dated June 2, 2009, unless remediation to residential standards has been achieved as evidenced by a determination of No Further Action, a Site Rehabilitation Completion Order or their equivalent authorizing the residential development is issued by the FDEP and such other agencies having jurisdiction.

(b) *Non-Residential Development*

1. Non-residential uses shall not be permitted within the former landfill areas 1, 2, and 3, as identified on MURP Map – Location Limitations, dated June 2, 2009, unless remediation to non-residential standards has been achieved as evidenced by a determination of No Further Action, a Site Rehabilitation Completion Order or their equivalent authorizing the non-residential development proposed is issued by the FDEP and all agencies having jurisdiction.
2. Non-residential uses shall not be permitted within the former small arms range or former Multi-HRTW Study Area, as identified on MURP Map – Location Limitations, dated June 2, 2009, unless remediation to non-residential standards has been achieved as evidenced by a determination of No Further Action, a Site Rehabilitation Completion Order or their equivalent authorizing the non-residential development proposed is issued by the FDEP and such other agencies having jurisdiction.

(c) *Other Remediation.* If any other remediation areas are identified, the landowner shall notify the City within 30 days of the determination that an area within the MURP is required to be remediated. Development within the limits of the area(s) to be remediated shall not be permitted until remediation to the standard applicable to the type of development proposed (residential or non-residential) has been achieved as evidenced by a determination of No Further Action, a Site Rehabilitation Completion Order or their equivalent authorizing the non-residential development proposed is issued by the FDEP and such other agencies having jurisdiction.

1.11.12 Resource Protection

- (a) *Wetlands Protection.* Within the MURP category, the following natural upland buffers shall be required:
1. Jurisdictional wetlands within Three Mile Swamp - Minimum of 50 feet.
 2. Any other jurisdictional wetlands required by state or federal wetlands that are to be preserved- Minimum of 40 feet.
- (b) *Manatee Protection.* All development within the MURP category shall be consistent with the Clay County Manatee Protection Plan or any other governmental agency having jurisdiction.
- (c) *Archaeological Sites and Historic Resources.* The landowner within the MURP category shall take appropriate steps to identify and address archaeological sites and historic resources prior to any development.

1. The City and the landowner(s) within the MURP category shall collaborate to establish appropriate local recognition of the former Lee Field /Green Cove Springs Naval Air Station and the military activities which took place there in connection with World War II - such as a State historic marker.
2. Any application for development shall identify all archaeological sites or historic resources which are aged 50 years or more, including but not limited to any sites or historic resources included in the Florida Master Site File (“FMSF”), which are located on the property addressed by the application.
3. Any historic resources associated with the Lee Field Resources Group shall be evaluated on the basis of the criteria in Section 106 of the National Historic Preservation Act of 1966, as amended, 36 CFR, Part 800, as supplemented by the National Register Bulletin and the Secretary of the Interior’s guidance document, “Applying the National Register Criteria to Historic Aviation Properties.”
4. For any archaeological or historic resources which are determined by qualified professional to be eligible for listing on the National Register of Historic Places and would be adversely affected by proposed development, the developer shall propose appropriate mitigation measures in the application for development approval. The City shall consult with the State Historic Preservation Officer prior to final action on the application.

1.11.13 Non-Sovereign Submerged Lands

- (a) Uses permitted on the 307 acres of non-sovereign submerged lands within the MURP category shall be limited to uses and activities associated with the 1,282 acres of land within the MURP category that are not submerged and which require access to the St. Johns River. This limit on uses of the non-sovereign submerged lands shall not apply to development on the surface area of the piers permitted by Policy 1.11.10. Uses on the water shall be compatible with adjacent uses. The maximum number of pleasure craft boat slips within the non-sovereign submerged within the MURP category shall be 1,650, except as provided for in Policy 1.11.16, where the number can be increased to 2,000. A minimum of 10 percent of the pleasure craft boat slips shall be reserved for the use of the general public.
- (b) By 2015, the operator(s) of all marina facilities shall obtain designation under the Florida Clean Marina and Clean Boatyard Programs.

1.11.14 Open Space System (OSS) Development within the MURP category shall incorporate a permanent open space system.

- (a) A minimum of 5% or 64 acres shall be required to be included in the permanent open space system (OSS). Land utilized for trails, upland buffers to wetlands in excess of the minimum required by the St. Johns River Water Management District, vegetated buffers between components and passive recreation/open space areas shall comprise the OSS.
- (b) Calculation of the acreage within the OSS shall not include stormwater management facilities or upland buffers required by the St. Johns River Water Management District.
- (c) Compliance with the minimum OSS requirements shall be based on the number of acres in each PUD development parcel and shall be measured on a cumulative basis utilizing the acreage in all approved PUD development plans within the MURP category. Each applicant for PUD approval shall provide the supporting analysis that compliance with the minimum OSS acreage in approved development plans is being met in the aggregate.
- (d) Acreage within the OSS is included in the minimum and maximum acreage established for each use specified in Table 1 of Policy 1.6.1 (h)

1.11.15 Multi-Purpose Trails/ Non-Motorized Connections - Development within the MURP category shall include a trail system or other non-motorized access to connect all development within the MURP category. The Multi-Purpose Trail system will consist of : a trail along SR 16; a connection between SR 16 and US 17 through the MURP category lands; a trail along SR 209; a potential connection to Bayard Conservation Area and a connection to the public access area along the St. Johns River. All Multi-Purpose Trails shall provide a paved surface that is a minimum of 8 feet in width. Any Multi-Purpose Trail located along a street shall be setback a minimum of 15 feet from the outside travel lane.

These non-motorized connections shall include sidewalks, bicycle trails/lanes, and pedestrian connections that do not meet the Multi-Purpose Trail design criteria.

- (a) State Road 16 to US Highway 17 Multi-Purpose Trail. Within the MURP category, a Multi-Purpose Trail shall be constructed concurrent with the construction of the internal road system that will serve the development. The Multi-Purpose Trail shall connect SR 16 to US Highway 17 along one side of the portion of the internal road system. The multi-purpose trail shall be in lieu of a sidewalk on that portion of the internal road system along which it is located.

- i. The first PUD development plan that is located between 1500 feet and 3000 from the western boundary of the MURP category, as measured along the right of way of SR 16, shall provide the SR 16 terminal connection point of the SR 16 to US Highway 17 Multi-Purpose Trail (16/17 MPT) unless the terminal connection point has already been approved by the City in a PUD development plan and any PUD development plan that accesses US Highway 17 shall provide the US 17 terminal connection point. The PUD development plan(s) approved by the City shall identify the location of the 16/17 MPT within the proposed development and provide for the construction of that portion of the 16/17 MPT concurrent with development. The location of the 16/17 MPT within the PUD development plan shall provide for continuous connection from the terminal connection point to a point on the external boundary of the PUD development plan. The requirements of this paragraph shall also apply to the first PUD development plan that is located internal to the MURP category but that proposes access to SR 16 within the specified stretch of SR 16 and the first PUD development plan which proposes access to US 17.
 - ii. Until such time as the trail connection between SR 16 and US 17 is completed, each subsequent PUD approval contiguous to the boundary of a PUD approval under which any portion of the 16/17 MPT is shown to terminate at the common boundary shall include in its PUD development plan the continuation of the 16/17 MPT. Construction of the 16/17 MPT shall be the responsibility of the developer.
- (b) State Road 16 Multi-Purpose Trail. Prior to 2012 or the approval of the first PUD rezoning for the MURP category, whichever is first, two strips of land, twenty feet in width and located contiguous to the northern and southern rights of way of SR 16 shall be dedicated to the City for the construction of a SR 16 trail by the City. The lands shall run the entire length of SR 16 within the MURP category. The land shall be dedicated to the City for the purpose of the construction of a multi-purpose trail by the City.
 - (c) Waterfront Access - A Multi-Purpose Trail or Non-Motorized Connection shall be constructed by the developer between State Road 16 and the waterfront concurrent with the provision of public Waterfront Access pursuant to Policy 1.11.16. The connection shall terminate at the Waterfront Access and may be located adjacent to or within an internal road system right of way, within the OSS, or within a development component.
 - (d) CR 209 Frontage - Concurrent with the first PUD approval for development that abuts County Road 209, a strip of land twenty feet in width and parallel to the easterly right of way of CR 209 shall be dedicated to the City for the purpose of the construction of a multi-purpose trail by the City.

- (e) Access to Bayard Conservation Area - The City and the landowner will encourage the Florida Department of Transportation to provide adequate horizontal clearance at the elevated sections of the First Coast Outer Beltway (FCOB) proposed at Three Mile Swamp and State Road 16 to facilitate the construction of a multi-modal trail/connection by the City or other governmental entity.
- (f) Access to lands south of the FCOB and Bayard Conservation Area - If vehicular access is granted by FDOT to the parcels located southerly of the FCOB, a Multi-Purpose Trail shall be constructed by the developer to connect the lands located north of the FCOB to the southerly parcels. The required separation specified in Policy 1.11.15 above between a Multi-Purpose Trail and the travel lane may be reduced within the limits of the right of way of the FCOB and to provide transition approaching said right of way.

1.11.16 Public Access to the Waterfront - The economic and social benefits of adjacency to the St. Johns River shall be realized under redevelopment of Reynolds Park through the provision of waterfront access to the riverfront within the MURP category. A minimum of one point of access from the multi-purpose trail system shall be provided to the Waterfront Access. The Waterfront Access shall be a minimum of 200 linear feet along the waterfront and shall be a minimum of 2.5 acres in area. If pleasure craft boat slips in excess of 1,650 slips are constructed, a condition of construction of the 1,651 boat slip shall be the increase of land dedicated for Waterfront Access by 1.5 acres, and that the Waterfront Access shall be a minimum of 400 linear feet in width on the waterfront. It is desirable that the additional 1.5 acres be combined with regard to location with Waterfront Access previously provided. If adjacency can not be accomplished, that the 1.5 acres parcel shall constitute a second Waterfront Access and will have a minimum of 150 linear feet along the waterfront.

The Waterfront Access may be publicly or privately owned, but access to the public, shall be provided. The Waterfront Access may be a park, green or urban space and may be integral to the design of a development plan. Such land shall not be any median or paved street right of way. At such time when the City has identified a location for a boat ramp (existing or new), the landowner of the MURP category shall pay \$50,000 to the City towards the purchase and/or improvement of a new or existing boat ramp. If pleasure craft boat slips in excess of 1,650 are constructed, a condition of construction of the 1,651 boat slip shall be the payment of an additional \$150,000 to the City towards the purchase and/or improvement of a new or existing boat ramp.

1.11.17 Roadway Connectivity and Design Vehicular, pedestrian and bicycle connectivity shall be provided and maintained by the landowner/developer, unless expressly accepted by the City, within Reynolds Park. The transportation system within the MURP category shall provide multi-modal capabilities and provide a network of streets that are visually appealing and supportive of non-motorized travel modes.

The visual and functional characteristics of streets are important in the successful redevelopment within the MURP category and shall be guided by the following design principles:

- (a) Access to any Employment Center Component that includes industrial uses may not traverse a Neighborhood Component, defined as truck traffic traveling a street or road onto which residential lots have direct access. When said access abuts Neighborhood or Village Center Components, the design of the street shall include street trees within the limits of the rights of way that abut these components.
- (b) Connectivity within and between development components shall be provided for pedestrians, vehicles, and bicycles. Each development proposal shall provide external connections for each mode along external project boundaries.

1.11.18 Compatibility between Components - Buffers are required to ensure compatibility between uses.

1.11.19 Infrastructure Planning. Redevelopment of Reynolds Park shall maximize the existing infrastructure and as necessary, expand existing services to meet demand.

- (a) *Monitoring for Short Term Infrastructure Impacts* - Beginning March 1, 2011 and every other year thereafter, each fee simple landowner within the MURP category shall submit to the City a summary of the projected demand for water, electrical, and wastewater infrastructure associated with anticipated development for the periods ending three years and five years after the year in which the report is filed. This requirement shall not apply to any parcel for which the proposed development is the subject of a Development or Utility Service Agreements with the City for the provision of water, electrical, or wastewater utilities entered into in 2011 or later. Reservations of capacity issued under concurrency management shall not be affected by infrastructure report results. Provision of the information shall not be construed to establish any right or reservation and shall not obligate the City to provide the capacity to meet the projected demand unless the obligation is the subject of an enforceable Development Agreement or Utility Service Agreement entered into in 2011 or later.
- (b) *Concurrency Management.* The demand for public infrastructure that is subject to concurrency management pursuant to Chapter 163, Florida Statutes associated with a PUD development plan shall be identified prior to issuance of a final development order in a manner consistent with the City's Concurrency Management System and the Florida Statutes.

- (c) *Water Treatment Facilities and Well Fields.* The landowner shall donate one (1) acre of land for a public drinking water well within a 500 foot wellhead protection area. The location of the property to be dedicated shall be identified by the City and approved by all appropriate permitting agencies and the landowner. The property shall be dedicated within 6 months of the land being requested by the City. To the extent that the 500 foot wellfield protection zone associated with public drinking water wells pursuant to Rule 62-521.200(6) F.A.C. falls outside the City lands, the adjacent lands within Reynolds Park shall be subject to the use limits applicable to the 500 foot wellfield protection zone provided however that an existing use shall not be required to cease or relocate. If it is determined that the water treatment facilities and/or the wellfields located within the MURP category are to be relocated in the future, the landowner shall work with the City to relocate the existing water treatment facilities and well fields. The entity requesting the relocation shall be responsible for the relocation costs.
- (d) *Wastewater Treatment Facilities.* To accommodate future growth an additional 17.5 acres of land will be needed for sewer plant expansion, a reuse facility, and buffers adjacent to the existing South Wastewater Treatment Plant. The landowner shall donate, at no cost to the City, 5.6 acres of land adjacent to the existing South Wastewater Treatment Plant for plant expansion and the City shall purchase from the landowner an additional 11.9 acres. The location and dimension of the property for expansion of South Wastewater Treatment Plant shall be mutually agreed upon by the City and the landowner. As compensation for the purchase of the 11.9 acre parcel, the City shall grant the landowner credits for wastewater impact fees. The value of the property to be purchased shall be determined by an appraisal prepared by a licensed appraiser mutually agreed on by the City and the landowner, based on the value of the property on May 15, 2010, using the land use and zoning designation existing on such date. The parties shall equally split the cost of the real estate transaction, including any appraisal expense. The value of the property shall be divided by \$3,000 to determine the number of wastewater impact fee credits to be granted to the landowners. The credits shall be transferable to future landowners of property within the MURP category for development within Reynolds Park and may be used at anytime prior to December 31, 2025. The City shall receive title of the 17.5 acre parcel prior to October 1, 2010. Capital costs of new facilities will be addressed in the Capital Improvements Element and adopted Capital Improvements Plan, as required by Chapter 163, Florida Statutes. Costs associated with capital expenditures for the facilities and that provides capacity necessary to meet the adopted level of service standard must be the subject of an enforceable Development Agreement between the City and any developer within the MURP category and shall be included in the City’s Capital Improvement Element.
- (e) *Water Reuse.* Development within the MURP category shall utilize reuse for irrigation purposes where available, economically feasible, and consistent with State regulations.

- (f) *Recreation Facilities.* The dedication of a twenty-five (25) acres parcel to the City, with adequate public access and in a location acceptable to the City, shall serve to meet the level of service standard for recreation for up to a maximum of 3,919 residential dwelling units. The location of the property to be dedicated to the City shall be identified and dedication accepted by the City, prior to the approval of the PUD rezoning that includes the 500th dwelling unit.
- (g) *Stormwater Facilities.* New stormwater facilities within the MURP land use category shall meet the adopted level of service standard established by the City and the requirements of the St. Johns River Water Management District. The design of new stormwater facilities are encouraged to serve development areas of no less than 10 acres. Stormwater management facilities may be integrated into the Multi-Purpose Trail system and the OSS.
- (h) *Public Safety Facilities.* A five acre site on which a fire station and/or police substation may be constructed will be dedicated to the City, in a location acceptable to the City, no later than the approval of the PUD rezoning of 400 acres within the MURP category. The dedication shall be eligible for City public safety impact fee credits if any, the value of which shall be the fair market value of only that portion of the property dedicated for use as a police station.
- (i) *Public School Facilities.* If the Clay County School District determines that land within the MURP category for an elementary school is desirable, the City shall coordinate with the applicable landowner to identify the interest. Lands dedicated to the School District shall be eligible for impact fee credits pursuant to the terms of the School District’s Impact Fee Ordinance; alternatively, the lands may be purchased.
- (j) The City and landowner shall encourage the Florida Department of Transportation to donate to the City, upon completion of construction of the First Coast Outer Beltway, the right of way for State Road 16 that is not necessary for the construction of the First Coast Outer Beltway (FCOB) in order to facilitate additional boat ramp access to the St. Johns River.
- (k) For any land parcel that will be transferred to the City pursuant to the provision of this MURP category, the City may conduct any and all due diligence, including and without limitation, title, survey, and environmental site assessments, and may reasonably object, in its sole discretion, to any land parcel based on the results of such due diligence. Notwithstanding the foregoing, the landowner and City shall thereafter negotiate a resolution of the objection(s) and complete the transfer, either by landowner offering a comparable substitute parcel or remedying the objection or condition of the property.

Objective 1.12

Green Cove Springs shall consider energy demand, supply, and infrastructure in land use planning.

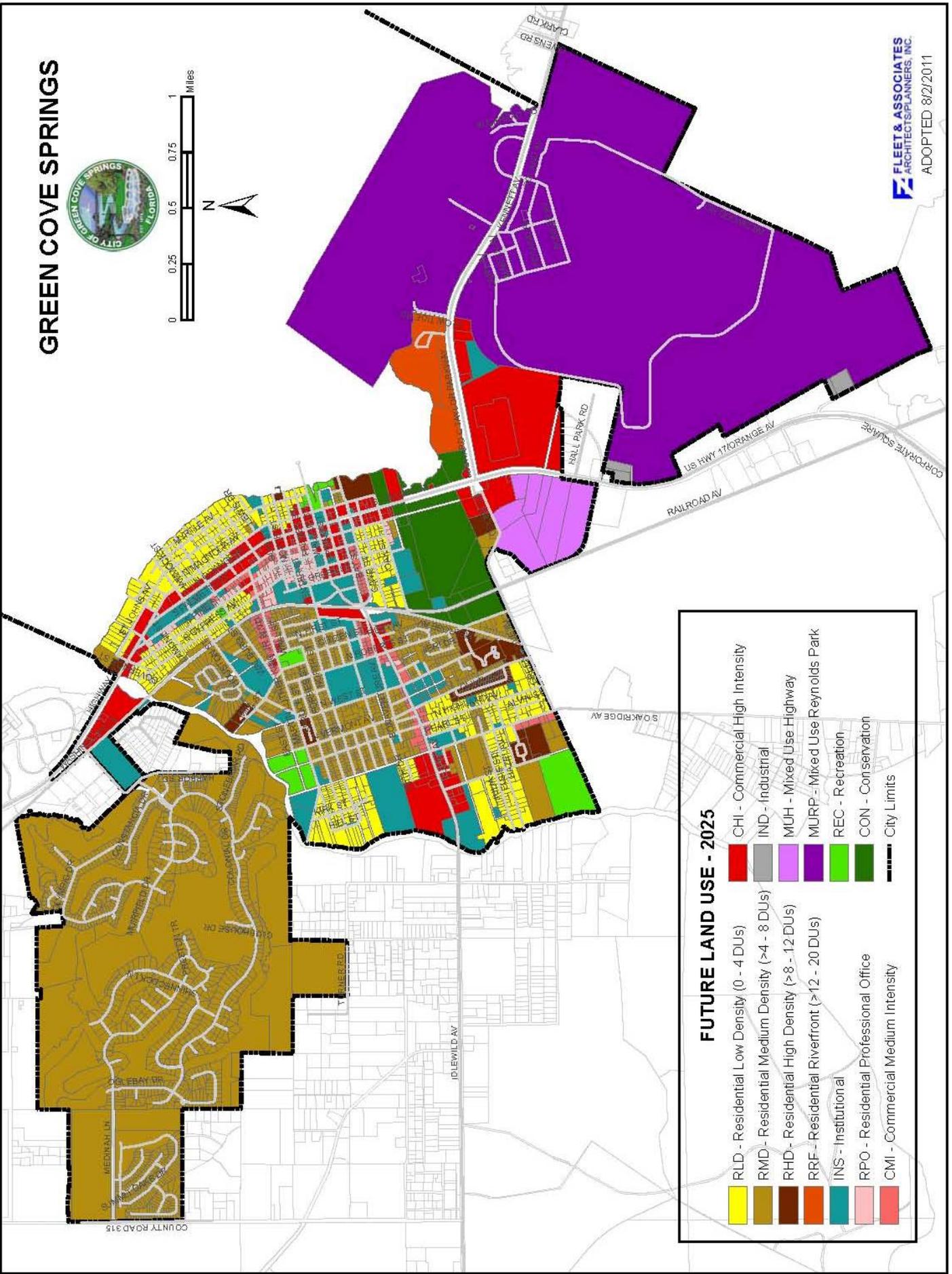
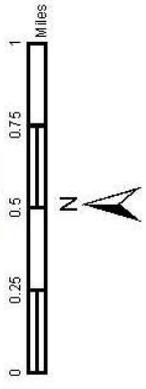
Policies

1.12.1 Green Cove Springs shall promote more compact and energy/ resource efficient residential development patterns where the location is in close proximity to transit, work, and services to reduce vehicle miles traveled.

1.12.2 The City shall promote integrated land use patterns linking residential and non-residential areas where feasible.

1.12.3 Green Cove Springs shall promote the establishment of Passive Energy generation projects to facilitate the reduction of fossil and other carbon-based fuel energy demand and the reduction of greenhouse gas emissions.

GREEN COVE SPRINGS

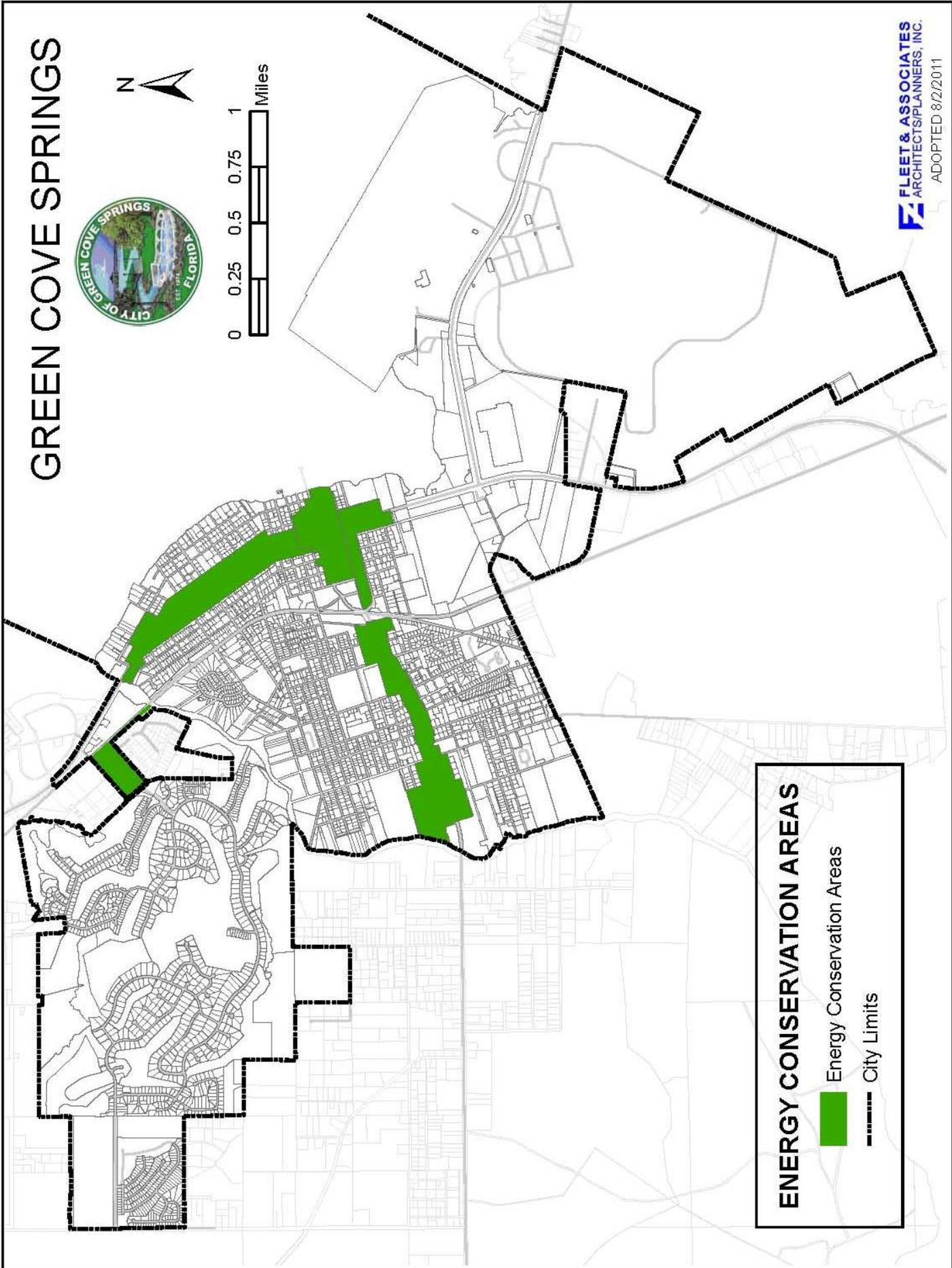
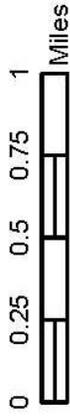


FUTURE LAND USE - 2025

■	RLD - Residential Low Density (0 - 4 DUs)	■	CHI - Commercial High Intensity
■	RMD - Residential Medium Density (>4 - 8 DUs)	■	IND - Industrial
■	RHD - Residential High Density (>8 - 12 DUs)	■	MUH - Mixed Use Highway
■	RRF - Residential Riverfront (>12 - 20 DUs)	■	MURP - Mixed Use Reynolds Park
■	INS - Institutional	■	REC - Recreation
■	RPO - Residential Professional Office	■	CON - Conservation
■	CMI - Commercial Medium Intensity		City Limits

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GREEN COVE SPRINGS



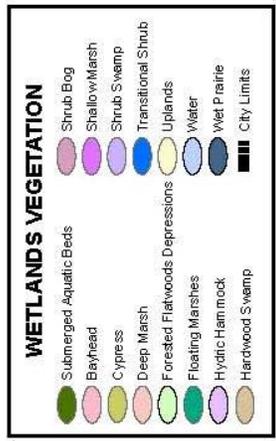
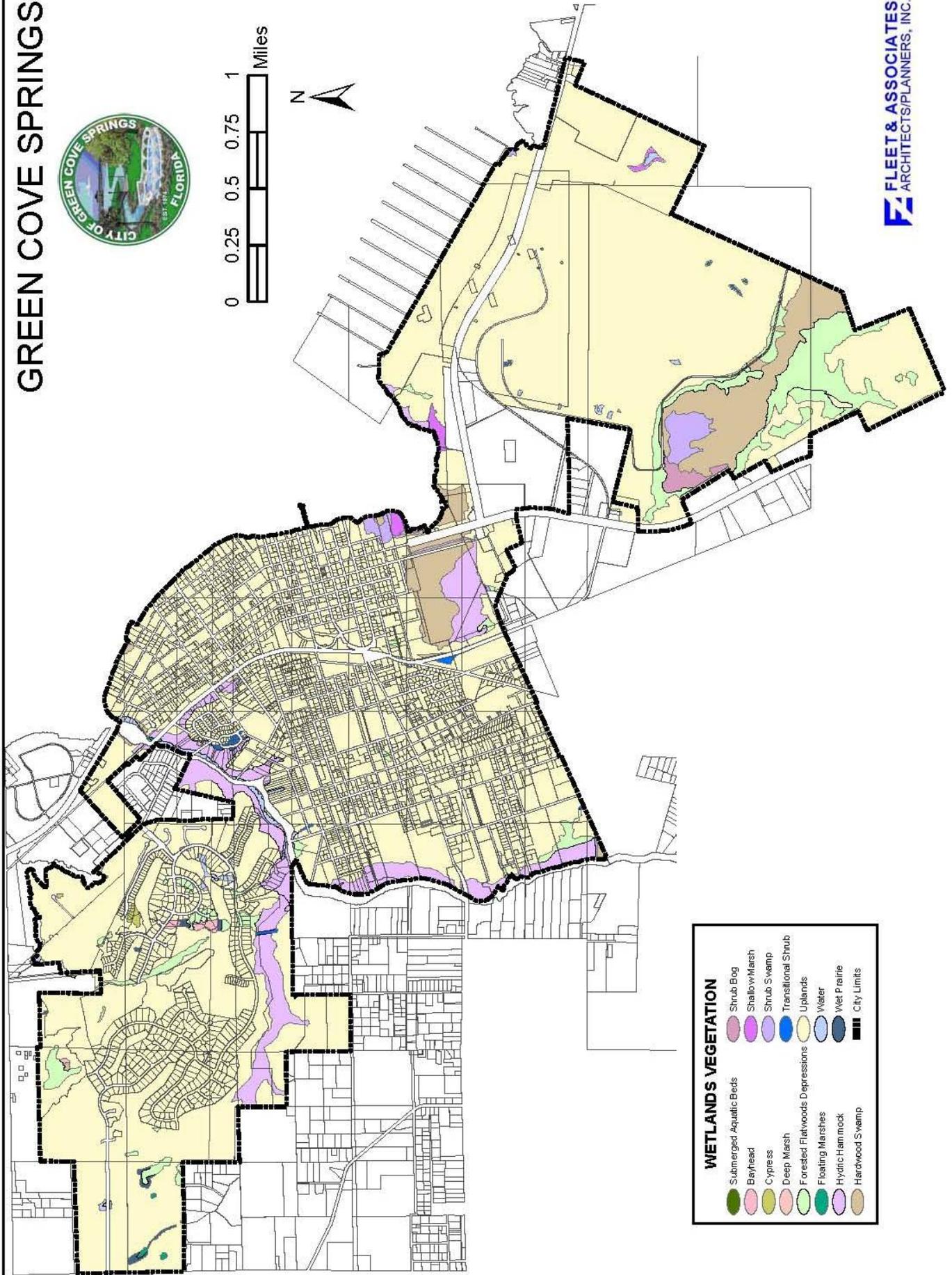
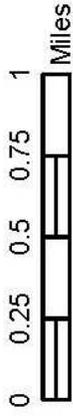
ENERGY CONSERVATION AREAS

-  Energy Conservation Areas
-  City Limits

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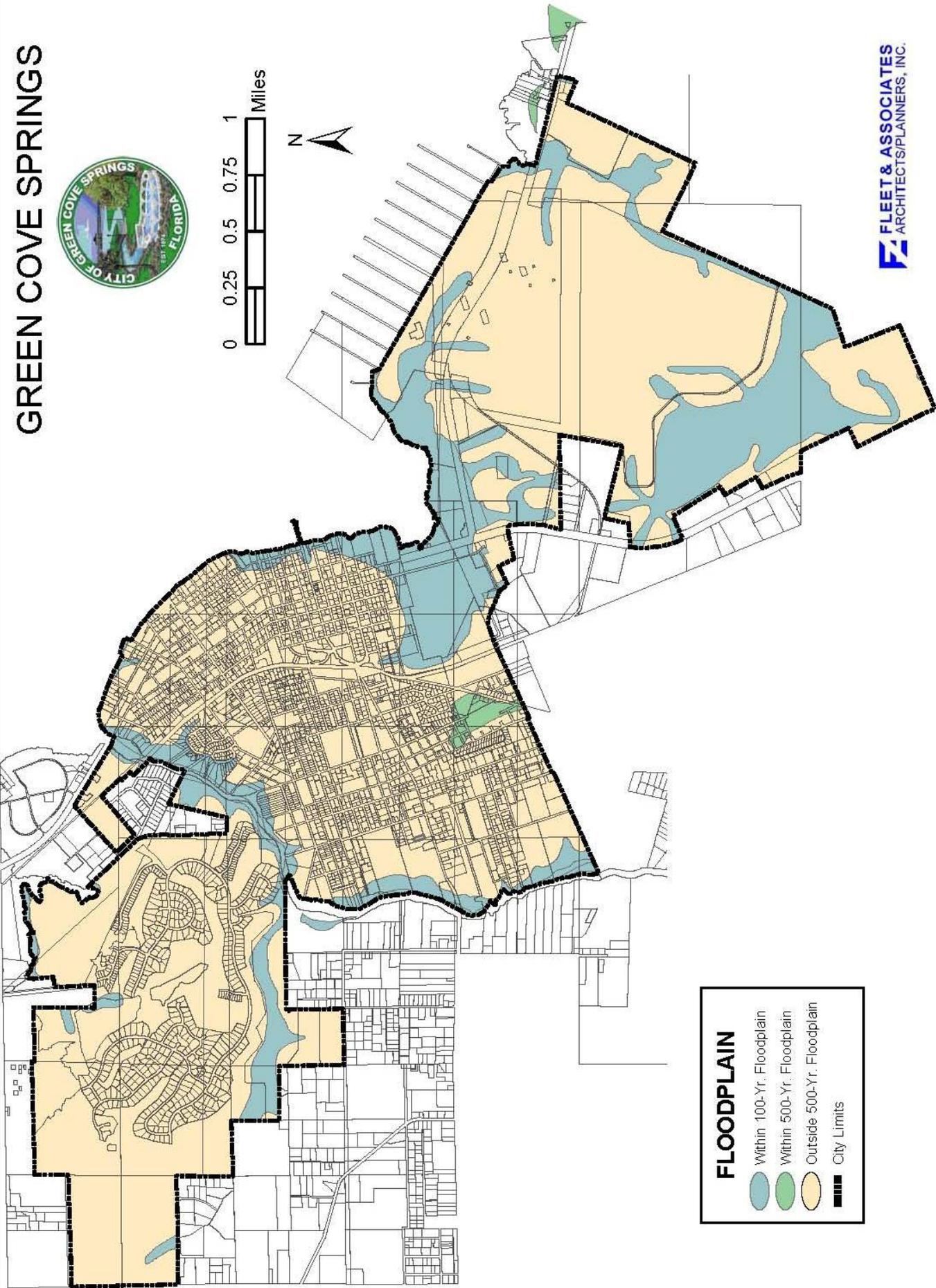
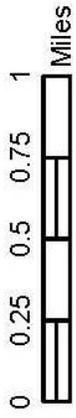
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GREEN COVE SPRINGS



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GREEN COVE SPRINGS

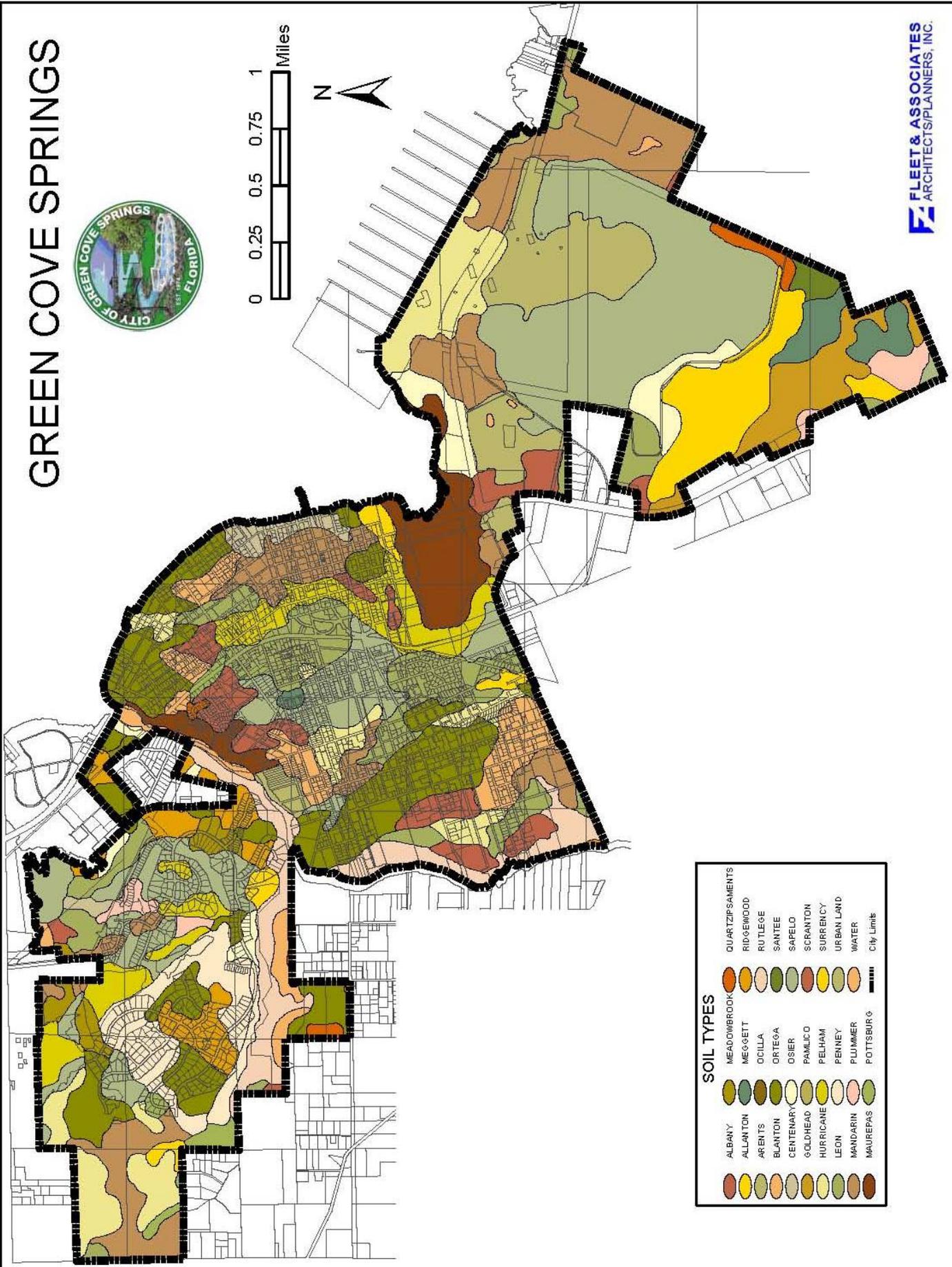
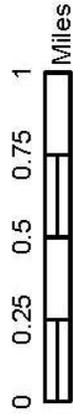


FLOODPLAIN

- Within 100-Yr. Floodplain
- Within 500-Yr. Floodplain
- Outside 500-Yr. Floodplain
- City Limits

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GREEN COVE SPRINGS



SOIL TYPES

ALBANY	MEADOWBROOK	QUARTZIPSAMENTS
ALLANTON	MEGGETT	RIDGEWOOD
ARENTS	OCILLA	RUTLEGE
BLANTON	ORTEGA	SANTEE
CENTENARY	OSIER	SAPELO
GOLDHEAD	PAMLICO	SCRANTON
HURRICANE	PELHAM	SURRENCY
LEON	PENNEY	URBAN LAND
MANDARIN	PLUMMER	WATER
MAUREPAS	POTTSBURG	City Limits

TRANSPORTATION ELEMENT

GOAL 2

The City shall operate and maintain a transportation system to facilitate the efficient movement of people and goods within and through the City.

Objective 2.1 Level of Service Standards

The City shall use level of service standards to ensure that acceptable operating conditions are maintained.

Policies

2.1.1 Peak Hour Level of Service Standards. The minimum acceptable level of service during the peak hour shall be as set forth below.

<u>Roadway Classification</u>	<u>Peak Hour LOS</u>
Principal Arterial	D
Minor Arterial	D
Collector	D
Local Road	D

2.1.2 The City shall maintain a system to monitor the capacity or deficiency of each road segment on the Concurrency Management System.

2.1.3 The City shall annually prepare a report, using information from FDOT and Clay County that will analyze each link within the City to determine if it has sufficient capacity or is deficient.

Objective 2.2 Road Improvements

The City shall make improvements to roads under its jurisdiction that are needed to maintain acceptable traffic conditions and that are financially feasible.

Policies

2.2.1 Roadway Evaluation Criteria. Proposed roadway improvement projects that the City funds, in whole or in part, shall be evaluated, ranked, and added to the Five-Year Schedule of Capital Improvements based on the criteria established in Policy 8.1.3 in the Capital Improvements Element where applicable.

Objective 2.3 Review of Proposed Development

All future development shall be reviewed to ensure that the adopted level of service standards is met and that the development is consistent with applicable land development regulations and supports the Future Land Use Map.

Policies

2.3.1 The City shall maintain in the land development regulations minimum standards and design criteria for future traffic circulation.

- 2.3.2** The City shall review proposed developments to ensure that any remaining capacity is sufficient to serve traffic generated by the project. In reviewing proposed developments, the City shall use the latest version of Trip Generation Manual that is published by the Institute of Transportation Engineers (ITE) to determine the number of trips that the proposed development will produce or attract.
- 2.3.3** The City shall not issue any development order where the proposed project will reduce the operating conditions of the road system below the adopted level of service standards, except as provided for in the Capital Improvements Element. No Development Orders will be issued if a roadway is presently operating below the adopted LOS standard.
- 2.3.4** Upon plan implementation, the City shall forward a copy of variance applications that would reduce the front yard setback on a principal or minor arterial, to the agency responsible for the maintenance and construction of said roadway for review and comment. The City shall consider the comments and recommendations of said agency in making a determination to approve or deny such variance applications.

Objective 2.4 Control of Access Points to Roadways

The City shall continue to control the location and number of access points to principal and minor arterials within the City.

Policies

- 2.4.1** The City shall ensure the long-term adequacy of the major roadway network by requiring that developments provide access directly to a principal or minor arterial. The access shall be designed to:
- a) Provide adequate and safe entrance intersection(s) including turn lanes, acceleration/deceleration lanes, signalization, signage, and pavement marking as appropriate; and
 - b) Prevent the creation of hazardous traffic conditions, such as excessive curb cuts which impede traffic flow.
- 2.4.2** The Land Development Regulations shall require new development to share access with existing development wherever physically possible, consistent with FDOT access management policies.

Objective 2.5 Safety and Efficiency

The City shall ensure the safe, convenient, and efficient movement of people and goods.

Policies

- 2.5.1** Traffic operation improvements such as traffic signals, turn lanes, service roads, signing, and pavement marking shall be undertaken when warranted to improve the safety and efficiency of the existing roadway network.

- 2.5.2 Accident records shall be investigated on a regular basis to determine whether improvements to the roadway network are warranted to relieve high accident conditions and cooperate with the FDOT on high accident locations on state highways.
- 2.5.3 The City shall propose the removal of any unnecessary traffic control devices after traffic engineering study has determined that they are unnecessary.
- 2.5.4 Provisions shall be maintained in the Land Development Regulations to require that all new roadways intersecting with existing roadways shall provide a clear zone where no objects will impair the sight of motorists at said intersections.
- 2.5.5 The City shall continue to pave unpaved streets within the City and shall rank unpaved streets according to priority of need.
- 2.5.6 The City shall continue to maintain and resurface its roads to ensure safe conditions.

Objective 2.6 Roadway Network and Land Use Consistency

The City shall develop, construct, and maintain a major roadway network which is consistent with and supports the Future Land Use Map.

Policies

- 2.6.1 Upon plan implementation, proposed developments shall be developed in a manner consistent with the Future Land Use Map, the Future Transportation Map, and applicable goals, objectives, and policies.
- 2.6.2 The City of Green Cove Springs will establish a Transportation Exception Area, with the Department of Community Affairs, by 2015 in order to address Clay County development impacts on SR 17, as they impact the City.

Objective 2.7 Right-of-Way Protection

The City shall institute a program of protection and acquisition of right-of-way for the major roadway network, to ensure continuity of the roadway network and the existing and future roadway network from development and other encroachments, while being cognizant of protecting private property rights.

- 2.7.1. The following minimum right-of-way standards shall be included in the land development regulations for future new segments of the roadway network:

<u>Roadway Classification</u>	<u>Right-of-Way Width</u>
Principal Arterial	200 feet
Minor Arterial - 2 lane	100 feet
Collector	60 feet
Local	60 feet
Cul-de-sacs	85 foot diameter

2.7.2 Minimum right-of-way shall be acquired as part of roadway improvement projects undertaken on existing segments of the major roadway network, unless such acquisition is unreasonable because of cost or funding.

2.7.3 A program shall be instituted in connection with development approvals for the dedication, preservation, or other protection of right-of-way for the existing and future major roadway network as defined in the Future Land Use and Transportation Plan.

Objective 2.8 Site Development Traffic Circulation

The City shall require that all major developments and planned unit developments provide a circulation system which: provides adequate access to the major roadway network; provides for sound design of local and collector streets within such development; provides for the development of multi-use trails, and otherwise provides for the objectives and policies of the Land Use and Transportation Plan.

Policies

2.8.1 Land Development Regulations will contain provisions for on-site parking for motorized and non-motorized vehicles, internal automobile circulation, circulation of motorized and non-motorized vehicles, bicycle use, golf carts, pedestrian movement, multi-use trails, and other features to minimize utilization of the major roadway network.

Objective 2.9 Coordination with Other Entities

The City shall coordinate with appropriate local, state, regional, and federal agencies for an integrated, cost-effective transportation system.

Policies

2.9.1 The City shall coordinate roadway improvements with Clay County and the Florida Department of Transportation to ensure effective application of available revenue.

2.9.2 The City shall review for compatibility with this element the traffic circulation plan and programs of Clay County as they are amended in the future.

2.9.3 The City shall attend FDOT workshops and hold periodic meetings with FDOT to coordinate with the Florida Department of Transportation Five-Year Transportation Plan.

2.9.4 The City shall provide Clay County information received in review of traffic studies performed within the City and Clay County shall provide the city with information obtained in their major traffic studies.

2.9.5 The City shall coordinate transportation planning with participation on the committees of the North Florida TPO (Transportation Planning Organization) the regional MPO for Clay County.

2.9.6 The City shall work with the North Florida TPO, Clay County, and other applicable agencies to provide public transportation to residents of Green Cove Springs.

- 2.9.7** The City shall work with North Florida TPO, Clay County, and the FDOT to establish a truck bypass, west of the city limits.
- 2.9.8** The City shall work with North Florida TPO, Clay County, and the FDOT to promote the construction of the First Coast Outer Beltway.
- 2.9.10** The City shall work with FDOT and CSX Railroad for the establishment of a "Quiet Zone" in Green Cove Springs.
- 2.9.11** The City shall work with North Florida TPO, Clay County, and the FDOT to promote the light rail for residents of Green Cove Springs.

Objective 2.10 Bicycle and Pedestrian Ways

The City shall encourage and promote the safe integration and utilization of bicycle and pedestrian movement on the major roadway network.

Policies

- 2.10.1** The Land Development Regulations shall contain regulations for the construction of pedestrian walkways.
- 2.10.2** The City shall coordinate with Clay County and the FDOT to assure that all road improvements shall be analyzed to determine the need for bicycle paths and pedestrian walkways and constructed where such need is demonstrated by such analysis.
- 2.10.3** The City shall continue to enforce all applicable bicycling laws.
- 2.10.4** The City shall review development consistent with the standards in the land development regulations to assure that adequate provisions exist for the bicycle and pedestrian.
- 2.10.5** The City assures that roadway improvements along the principal and minor arterials and collector roads provide for the development of multi-use trails.
- 2.10.6** The Land Development Regulations shall be amended by 2012 to require the development of multi-use trails in all developments over 5 acres.
- 2.10.7** The City shall promote the implementation of the Green Cove Springs Trails Master Plan and shall seek funds and grant opportunities and private/public partnerships to further its completion.

HOUSING ELEMENT

GOAL 3

The City of Green Cove Springs shall make provisions for adequate and affordable housing that meets the physical and social needs of all segments of the current and future population of the City.

Objective 3.1 Adequate and Affordable Housing

The City shall continue to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the housing needs of the current and future residents and residents with special housing needs.

Policies

- 3.1.1** The City shall review, and revise if necessary, any ordinances, codes, regulations, and the permitting process to eliminate unnecessary requirements and requirements that may inhibit the provision of low and moderate income housing, and to streamline the development review process, while maintaining opportunity for public participation in the review process and insuring the health, welfare, and safety of the residents.
- 3.1.2** The City shall continue to work with and encourage private and non-profit developers in the housing production process.
- 3.1.3** The City shall continue to work with the Housing Finance Authority of Clay County and the Clay County SHIP Office for financing housing for the low and moderate income residents.
- 3.1.4** The City shall encourage energy efficiency in the design and renovation of the housing in Green Cove Springs by promoting the use of energy star appliances, high efficiency air conditioning systems, programmable thermostats, and solar water heaters.
- 3.1.5** The City shall seek funds to assist residents of Green Cove Springs with energy upgrades.

Objective 3.2 Substandard Housing Conditions

The City shall conserve the quality of the existing housing stock and work to reduce the number of substandard housing units each year.

Policies

- 3.2.1** The City shall increase code enforcement activities through regular inspections of housing in the City and shall enforce full compliance.
- 3.2.2** The City shall investigate the use of and apply for federal and state funding for the demolition or rehabilitation of substandard housing.

3.2.3 The City shall encourage and work with neighborhood groups to develop projects which will upgrade housing and neighborhood environment by providing code enforcement assistance, removing blighting influences, and providing capital and/or operating budget improvements in such neighborhoods.

Objective 3.3 Adequate Sites for Affordable Housing

The City shall assure that adequate sites are provided for affordable housing such as multi-family structures and manufactured and modular housing units.

Policies

3.3.1 The land development regulations shall allow for the development of a variety of housing types in areas of residential character with densities consistent with the Future Land Use Map.

Objective 3.4 Adequate Sites for Special Residential Facilities

The City shall assure the provision of housing to all citizens of the City including those with special needs.

Policies

3.4.1 The land development regulations shall include provisions that support the location of foster care facilities, group homes, child/adolescent care facilities, and retirement homes into areas of residential character, which shall consider infrastructure availability, convenience, and accessibility.

Objective 3.5 Conservation, Rehabilitation, and Demolition of Housing

The City shall develop strategies to address the conservation, rehabilitation, and demolition of housing units.

Policies

3.5.1 The City shall continue to conduct a detailed survey on an annual basis of housing conditions to determine the need for conservation, rehabilitation, or demolition and develop appropriate strategies, policies, and techniques for action. The inventory shall be based on the following criteria:

1. Substandard housing includes those units that are structurally sound but exhibit signs of deterioration. Specific criteria for signs of deterioration should be developed prior to the commencement of the inventory.
2. Housing suitable for rehabilitation includes those units that are not structurally sound where the cost of rehabilitation does not exceed the market value of the unit.
3. Housing suitable for demolition includes those units that are not structurally sound where the cost of rehabilitation exceeds the market value of the unit.

Objective 3.6 Historically Significant Housing

The City shall promote the preservation and rehabilitation of historically significant housing and encourage its use for residential purposes.

Policies

- 3.6.1** The City shall continue to identify, evaluate, protect, and preserve housing which is historically significant. Historically significant housing would include those houses listed on the National Register of Historic Places, the Florida Master Site File, and those listed on the local register that may be established.
- 3.6.2** The City shall continue to pursue available federal, state, and local funding sources which support public and private efforts to preserve and protect historically significant housing.
- 3.6.3** By December 31, 2012, the City shall consider a local Historic Preservation Ordinance.
- 3.6.4** The City shall provide technical assistance to owners of historically significant housing and others who are interested in preservation activities.

Objective 3.7 Relocation Housing

The City shall ensure equitable relocation of any person displaced from his or her housing unit, or business as a result of City action consistent with Section 421.55 Florida Statutes, as may be amended.

Policies

- 3.7.1** The City shall ensure that persons displaced by City action have adequate replacement housing prior to the time of displacement that is comparable to the existing housing as much as possible in size, location to public facilities, services and cost and meets minimum housing codes.
- 3.7.2** The City shall participate in federal and state programs that assist displaced persons.

**SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER
AND AQUIFER RECHARGE ELEMENT**

GOAL 4

The City of Green Cove Springs shall provide sanitary sewer, solid waste, drainage and potable water facilities and services to meet the needs of existing and future populations.

Objective 4.1

The City shall assure implementation of the Concurrency Management System, which will include procedures to ensure that when a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development. All system improvements for replacement, expansion, or increase in capacity of facilities shall comply with the adopted level of service standards for the facilities.

Policies

4.1.1 The City shall use the following level of service standards as the basis for determining the availability of facility capacity and the demand generated by development

<u>Facilities</u>	<u>Level of Service Standards</u>
Sanitary Sewer	120 gallons per capita per day;
Solid Waste	8.0 pounds per capita per day;
Potable Water	150 gallons per person per day
Drainage	
Minor Internal Facilities	10-year return period storm; 24-hour duration;
Storage basins	25-year return period storm for peak flow attenuation; 24-hour duration;
Major Drainage Facilities	100-year return period storm; 24-hour duration;
Water Quality	Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, in existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area served and in accordance with Chapter 17-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or as an option for projects with drainage basins less than 100 acres, the first one-half (1/2) inch of runoff in order to meet receiving water quality standards of Chapter 17-302, Section 17-302.500, F.A.C.

Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-302, F.A.C. It is intended that all standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Water Quantity Post-development runoff from the site shall not exceed peak pre-development runoff rates.

- 4.1.2 In order to ensure that these level of service standards are maintained, methodologies for determining capacity and demand shall incorporate appropriate peak demand coefficients for each facility and for each type of development proposed.
- 4.1.3 All improvements for replacement, expansion, or increase in capacity shall be compatible with the adopted level of service standards for facilities.
- 4.1.4 The City shall review facility demands and capacity information when building permits are issued.
- 4.1.5 To ensure that adequate facility capacity is available at the time a development permit is issued or when needed to serve a development, the City shall annually review procedures in accordance with Objective 4.7 and its implementing policies.
- 4.1.6 Prior to approval of a building permit or its functional equivalent, the City shall consult with its water suppliers to determine whether adequate water supplies are available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent. The City shall ensure with its water suppliers that adequate water supply and potable water facilities shall be in place and available to serve the new development no later than the issuance of a certificate of occupancy or its functional equivalent.

Objective 4.2

The City shall continue to provide safe and adequate sanitary sewer service to all existing and future developments located within the City limits. Existing Sanitary Sewer deficiencies shall be scheduled for correction in the Capital Improvements Element.

Policies

- 4.2.1 All future development shall continue to be required to connect to the City's Sanitary Sewer Collection system.
- 4.2.2 The City shall continue to ensure proper maintenance of its sanitary sewer facilities and ensure wastewater effluent meets all state and federal requirements.
- 4.2.3 All sanitary sewer improvements and replacements shall be corrected in accordance with the priorities set forth in the Capital Improvements Element.

Objective 4.3

The City shall coordinate with the county in the collection, transfer, and disposal of solid waste and in the development of resource recovery programs.

Policies

- 4.3.1 The City shall coordinate with the County in a solid waste reduction program, which will reduce the amount of solid waste the City disposes to landfills.
- 4.3.2 The City shall encourage all commercial and industrial establishments to participate in the recycling program. The City will encourage industrial developments to recycle or reuse other wastes not included in the recycling program.
- 4.3.3 All solid waste improvements and replacements shall be corrected in accordance with the priorities set forth in the Capital Improvements Element.

Objective 4.4

Adequate stormwater management will be provided to afford reasonable protection from flooding and to prevent degradation of quality. Existing Drainage deficiencies shall be scheduled for correction in the Capital Improvements Element.

Policies

- 4.4.1 The City's land development regulations shall require review of all proposed development to ensure adequate retention/detention of stormwater runoff to maintain surface water quality, to encourage percolation, and reduce impacts to drainage canals, surface water, and groundwater. The City shall require proof of obtaining the appropriate drainage and stormwater permits and approvals from the DEP, SJRWMD and Army Corps of Engineers, prior to issuing development permits. No development shall be allowed to degrade surface water quality below the standards set forth in Chapter 40C-42, F.A.C. and Chapter 17-25, F.A.C.
- 4.4.2 Manmade drainage systems including swales and ditches shall be routinely maintained to prevent the interruption of stormwater flows.
- 4.4.3 The City shall implement recommendations of its Stormwater Master Drainage Plan to ensure adequate drainage is provided for existing and future development.

- 4.4.4** In accordance with Chapter 40-4, F.S., new development and redevelopment's drainage facilities must be constructed so as to prevent peak flows after development from exceeding the peak flow prior to development.
- 4.4.5** All drainage improvements and replacements shall be corrected in accordance with the priorities set forth in the Capital Improvements Element.
- 4.4.6** The City shall review and approve all drainage plans for project that are exempted from the stormwater permit requirements of the DEP, SJRWMD and Army Corps of Engineers to assure compliance with the all City regulations and requirements.

Objective 4.5

The City shall maintain land development regulations which provide for the conservation and protection of its potable water resources. Existing potable water deficiencies shall be scheduled for correction in the Capital Improvements Element.

Policies

- 4.5.1** The City shall require low-use showers and toilets for all construction within the City and areas outside the City which use city water.
- 4.5.2** The City shall, in its landscaping ordinance, encourage low water use features and vegetation and water conserving irrigation practices.
- 4.5.3** The City shall continue to participate with the SJRWMD in their water conservation efforts. The City shall maintain in the Land Development Regulations that contain the features of the SJRWMD Model Water Conservation Ordinance for Landscape and Irrigation for the development of conservation and preservation policies for the use and re-use of water resources.
- 4.5.4** The City shall continue to determine the potential for water reuse and coordinate the results with the SJRWMD and DEP.
- 4.5.5** No development, except for structures required for water supply, shall be located within 50 feet of existing and future public potable water wellfields. Within 500' feet of the wellheads, the following uses shall be prohibited: Landfills, facilities for bulk storage, handling or processing of materials on the Florida Substance list; acid manufacture; cement, lime manufacturing; distillation of bones; manufacture of explosives; fat, tallow, or lard rendering; garbage or dead animal reduction; activities that require the storage of use or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste, and petroleum products; mines; feedlots or other commercial animal facilities; automobile wrecking or junkyards; excavation of waterways or drainage facilities which intersect the water table and, paper and pulp manufacturing. No septic tanks or new sewage treatment plants shall be allowed within 500' feet of the wellheads. Only those uses identified in the "Wellfield Protection Plan for the City of Green Cove Springs" shall be located within 500 feet of the public potable water well.

- 4.5.6** All potable water improvements and replacements shall be corrected in accordance with the priorities set forth in the Capital Improvements Element.

Objective 4.6

Future development shall be required to connect with central sewer and water systems and provide drainage facilities which maximize the use of existing facilities and discourage urban sprawl.

Policies

- 4.6.1** The City shall annually monitor the condition of level of service standards for solid waste, potable water, sanitary sewer, and drainage facilities. The Planning and Zoning Department shall be assigned the task of reviewing all development orders to determine their current and future impacts on the capacities of existing public facilities.
- 4.6.2** No permit shall be issued for new development which will result in an increase in demand on deficient capacities or if adequate facility capacities for solid waste, potable water, sanitary sewer and drainage facilities is not available prior to or concurrent with the development's impact.
- 4.6.3** The City shall continue to maintain existing public facilities in such a manner so as to encourage in-fill development on vacant parcels of land that are within a close proximity to existing public facilities.
- 4.6.4** Extension of public utilities outside of the City limits shall be in the areas designated in the Green Cove Springs Water and Sewer Service Area in the Interlocal Agreement with Clay County Utility Authority (CCUA).

Objective 4.7

The City shall protect the functions of natural drainage features and floodplains by implementing land use controls which limit the density of development in floodplain areas.

Policies

- 4.7.1** The City shall enforce land development regulations which limit the density of dwelling units within FEMA designated 100-year floodplains such that existing flood storage is maintained and allowable densities do not create potential flood hazards, or degrade the natural functions of the floodplain and does not alter the capacity of the floodplain.

Objective 4.8

To conserve and protect the natural functions of groundwater resources, the City shall coordinate with the SJRWMD to identify all natural groundwater recharge areas

Policies

- 4.8.1** Green Cove Springs shall seek assistance from the SJRWMD and coordinate with Clay County to protect identified natural groundwater recharge areas in the City limits.

CONSERVATION ELEMENT

GOAL 5

The City of Green Cove Springs shall conserve, utilize, and protect its natural resources to ensure that adequate resources are available for future generations.

Objective 5.1

The City shall protect unique natural habitats and ecological systems and wetlands, based on state, regional or local fish and wildlife inventories and other available data.

Policies

5.1.1 Environmentally sensitive lands shall be defined to include FEMA designated 100-year Floodplains, location of habitats for listed plant and animal species, and wetlands as defined by the SJRWMD.

5.1.2 The City shall regulate development activities by limiting impacts to environmentally sensitive land.

5.1.3 The City shall regulate development activities necessary to protect wetlands.

- 1) A permit from the St. Johns Water Management District shall also be first obtained before any construction commences.
- 2) The development must be served by central water and sewer;
- 3) The dwelling will be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps; and,
- 4) No dredging and filling shall be allowed in the wetlands unless permitted by the appropriate agencies.

5.1.4 The City shall require all future development to hook into the City's sanitary sewer system. Future development in the City shall not be allowed to use septic tanks or small private treatment plants.

- 5.1.5** Developers shall be responsible for obtaining all necessary permits from the appropriate state and federal agencies when a proposed development would affect or alter the water quality, shoreline or submerged lands along Governor Creek or the St. Johns River and discuss potential projects with the City during the permitting process. The City shall not issue a development order until all required permits are obtained.

Objective 5.2

Land Development Regulations 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.

Policies

- 5.2.1** The City shall ensure the preservation of native and significant vegetative communities through implementation of its Landscape and Tree Protection Ordinance.
- 5.2.2** The City shall continue to implement the Drainage Master Plan and include the drainage development standards for all development within the city limits.
- 5.2.3** The City shall ensure all proposed development activities and uses are consistent with the type and nature of the soils and require Best Management Practices of the Soil Conservation Service are utilized before and after construction activities.
- 5.2.4** Soil suitability, wetland, and floodplain areas shall be considered as development constraints and development of land shall be restricted depending on the severity of those constraints and consistent Best Management Practices of the Soil Conservation Service and the City's Drainage and Flood Control Ordinance.
- 5.2.5** The Land Development Regulations will include regulations restricting development in flood prone areas that shall require development in the FEMA 100-year flood hazard zone to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps.
- 5.2.6** Development within the 100-year floodplain shall be regulated by the City to minimize flood storage capacity reductions. The storage of hazardous materials shall not be permitted within the 100-year floodplain. Dredging and filling of lands within flood plains shall be subject to permitting so as to preserve the natural functions of the 100-year floodplain.
- 5.2.7** No hazardous materials or waste shall be stored within the 100- year floodplain.
- 5.2.8** The City shall review the hurricane storm surge maps and determine if more stringent requirements are for development in areas designated in the Category 3, 4, or 5 hurricane storm surge zones and amend applicable portions of the Land Development Regulations.
- 5.2.9** The City shall seek grant funds to implement the Drainage Master Plan.

Objective 5.3

The City will develop and adopt a water conservation plan to ensure that it has adequate water supplies, of a quality and quantity sufficient, for its intended use to meet existing and projected future demands.

Policies

5.3.1 The City shall, in cooperation with the St. Johns River Water Management District, maintain a water shortage contingency plan for dealing with temporary severe water shortages, which includes provisions for cooperative agreement with CCUA on back-up water supplies, and shortage facilities, and organized procedures for emergency response.

5.3.2 The City shall insure that future public potable water wellfields will be located in areas where they will be least impacted by development and contamination. Existing and future public potable water well fields shall be protected from possible contamination by limiting the type of development or uses within 500 feet of the wellheads. Only those uses identified in the “Wellfield Protection Plan for the City of Green Cove Springs” shall be permitted within 500 feet of existing and future public potable water wellfields. No development shall be permitted within 50 feet of the wellheads, except for structures that are required for water supply.

Within 500’ feet of the wellhead the following are prohibited and not allowed:

- 1) Landfills;
- 2) Facilities for the bulk storage, handling or processing of materials on the Florida Substance list;
- 3) Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste, and petroleum products.
- 4) Feedlots or other commercial animal facilities;
- 5) Mines; and,
- 6) Acid manufacture, cement, lime manufacturing, distillation of bones, manufacture of explosives; fat, tallow, or lard rendering; garbage or dead animal reduction, automobile wrecking or junkyards; and, paper and pulp manufacturing,
- 7) Wastewater Treatment Plants, and
- 8) Excavation of waterways or drainage facilities which intersect the water table.

5.3.3 No development order shall be approved which will reduce the quality of existing or future water supplies below standards set by the DEP.

5.3.4 The City shall ensure that all future development and redevelopment activities obtain all necessary stormwater permits from the appropriate federal and state agencies prior to the issuance of building permits. Further, all development and redevelopment activities shall be required to meet or exceed the levels of service standards set forth in the Drainage Element.

5.3.5 The City shall review and approve all drainage plans for projects that are exempted from the stormwater permit requirements of the DEP, SJRWMD and Army Corps of Engineers to assure the development is in compliance with all City regulations and requirements.

Objective 5.4

Land Development Regulations shall ensure the impacts of point and non-point pollution sources meet the minimum standards of state agencies to surface waters within the City are minimized.

Policies

5.4.1 Stormwater management systems in new developments shall be designed and constructed in accordance with all standards and criteria in the Drainage Sub-element and all adopted regulations related to stormwater management.

5.4.2 Stormwater management systems shall be properly permitted by all applicable agencies, including the SJRWMD, DEP and COE prior to being issued development permits to maintain minimum state surface water quality standards.

5.4.3 In conformance with state and federal regulations, commercial establishments which use, treat, store, generate, or transport toxic or hazardous substances shall prepare a plan which identifies the materials and how these materials will be handled and disposed of to preclude invasion of stormwater systems.

5.4.4 Prohibit development activities that would potentially endanger lives, and/or harm property, water quality and quantity, or any other valued environmental system resulting from an alteration to existing drainage structures and natural drainage patterns. Prior to issuing a development activity to ensure the development meets the following criteria:

- a. Level of Service standards established in the Drainage Sub-element for water quality and quantity are met;
- b. All applicable stormwater permits are obtained from the appropriate reviewing agency(ies);
- c. Activities in or adjacent to designated Conservation areas meet the criteria established in Conservation objectives and policies.

5.4.5 The City shall continue to review all developments to assure compliance with the Federal requirements of the NPDES permit for Green Cove Springs.

- 5.4.6** The City shall promote the health of the St. Johns River and reduce nutrient pollutant load reductions, the Total Maximum Daily Load (TMDL), as well as the reduction of nutrients from non-point loadings by promoting water reuse.

Objective 5.5

The City shall assist in the identification, acquisition, and protection of unique natural habitats and ecological systems (as identified by the Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, or any other relevant agency) by implementing programs in conjunction with other governmental and non-governmental entities toward this effort.

Policies

- 5.5.1** The City should cooperate with the state and county in efforts to acquire and/or preserve environmentally sensitive land as identified by DEP or other state or federal environmental agencies, through grant programs such as FCT, to assure their conservation and protect their availability for future generations.
- 5.5.2** The City will coordinate with Clay County in preserving areas of continuous and contiguous vegetative communities to ensure natural open space and wildlife corridors are protected from encroachment.
- 5.5.3** The City shall actively participate in the acquisition of unique natural habitats and ecological systems using grant funds and/or City funding sources.
- 5.5.4** The City shall work towards the establishment of a greenway and blueway in Green Cove Spring and coordinate with Clay County for the establishment of a greenway and blueway throughout the County.
- 5.5.6** The Clay County Manatee Protection Plan is hereby adopted by reference and all development within the city limits of Green Cove Springs shall comply with all the policies and standards included in the Clay County Manatee Protection and all updates to the Protection Plan.

Objective 5.6

Consistent with Objectives and Policies of the Conservation Element, the City will protect significant habitats of viable populations of threatened or endangered species.

Policies

- 5.6.1** The City shall coordinate with the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service and the U.S. Department of Agriculture in their effort to identify and map the presence of threatened, endangered, or significant wildlife species located in Green Cove Springs.
- 5.6.2** All development over 10 acres shall provide documentation of the location of threatened, endangered or species of special concern. This documentation shall be utilized during the

review process of development orders or permits to ensure the necessary protection of endangered or threatened species. Habitats identified as necessary for the support of an existing threatened or endangered species shall be preserved consistent with all relevant federal and state requirements.

- 5.6.3** Lands acquired by the City that include unique natural habitat and ecological systems shall be placed in the Conservation Land Use category. The Conservation Land Use category shall limit the use of the land to recreation or conservation uses that are compatible with the environmental character of the land; no residential use is permitted.

Objective 5.7

The City will strive to maintain and improve air quality throughout the City.

Policies

- 5.7.1** New point-source and renewal permits shall be required to meet or exceed all EPA and State permit requirements for air quality.
- 5.7.2** The City will coordinate with DEP and the EPA to ensure enforcement of air quality regulations.

Objective 5.8

The City will set standards to reduce energy consumption both for the public and private sectors.

Policies

- 5.8.1** The City shall promote energy conservation and develop educational programs to inform the public on means of energy conservation in public and private buildings.
- 5.8.2** Construction standards, particularly for public buildings, shall be reviewed in an effort to encourage more energy-efficient buildings.

Objective 5.9

To conserve and protect the natural functions of groundwater resources, the City shall coordinate with the SJRWMD to identify all natural groundwater recharge areas within the City.

Policies

- 5.9.1** Green Cove Springs shall seek assistance from the SJRWMD and coordinate with Clay County to protect identified natural groundwater recharge areas in the City limits.

RECREATION AND OPEN SPACE ELEMENT

GOAL 6

To provide and maintain a full range of recreational activities to meet the cultural, social and athletic needs of the City and provide open space to meet the aesthetic, health, safety, and welfare needs of its citizens and visitors.

Objective 6.1

To ensure public access to recreation sites throughout Green Cove Springs.

Policies

- 6.1.1** The City shall provide handicapped parking and barrier-free access for the elderly and handicapped population to all municipally owned recreation facilities.
- 6.1.2** The City shall prohibit development or activities, which reduce public access to public recreation facilities, including development or activities that restrict access to the St. Johns River.
- 6.1.3** The City shall assure access to the St. Johns River is maintained and improved, by not allowing closure of any street to the St. Johns River and maintaining the right of ways to the St. Johns River.
- 6.1.4** During the Site Plan Review process, the City shall work with property owners/developers of riverfront property to increase public access to the St. Johns River.

Objective 6.2

To coordinate public and private resources to meet the recreation needs of the City.

Policies

- 6.2.1** Planned Unit Developments shall provide parks, recreation facilities and open space based on the recreational need generated by the development.
- 6.2.2** The City shall investigate state and federal grants and assistance available for the enhancement and improvement of recreation and open space throughout the City, including grants which improve public access to, and recreational opportunities for the St. Johns River.
- 6.2.3** Development permits shall not be issued if the size and nature of the new development lowers the adopted level of service standards.
- 6.2.4** The City shall continue to upgrade and improve Spring Park and facilities at the park that improve public use of the St. Johns River, while preserving the historical Green Cove Spring.

6.2.5 The City shall work towards the establishment of a greenway and blueway in Green Cove Spring and coordinate with Clay County for the establishment of a greenway and blueway throughout the County

6.2.6 The City shall develop an “eco-heritage” trail throughout Green Cove Springs.

Objective 6.3

Maintain its existing recreational facilities and provide adequate facilities and parks for the future population.

Policies

6.3.1 Continue to expand the Spring Park area as adjacent property, becomes available for purchase, with emphasis on adjacent properties located along the St. Johns River.

6.3.2 The City shall seek funds for the development of and improvements to Vera Francis Park.

6.3.3 Continue to provide funding on an annual basis for the maintenance of existing recreational facilities and budget for future parks, recreation and open space in accordance with the Capital Improvements Element.

6.3.4 The Level of Service standard for recreation shall be 5 acres per 1,000 population, for land designated as Recreation on the Future Land Use Map with type of facilities at each park based on the adopted Master Recreation Plan.

6.3.5 The City shall seek funds for the development of, and improvements to Augusta Savage Arts and Community Center.

6.3.6 The City should seek private/public partnerships and grant funding to increase recreational programming for residents of Green Cove Springs.

Objective 6.4

To preserve open space by limiting/prohibiting development of environmentally sensitive lands in Green Cove Springs.

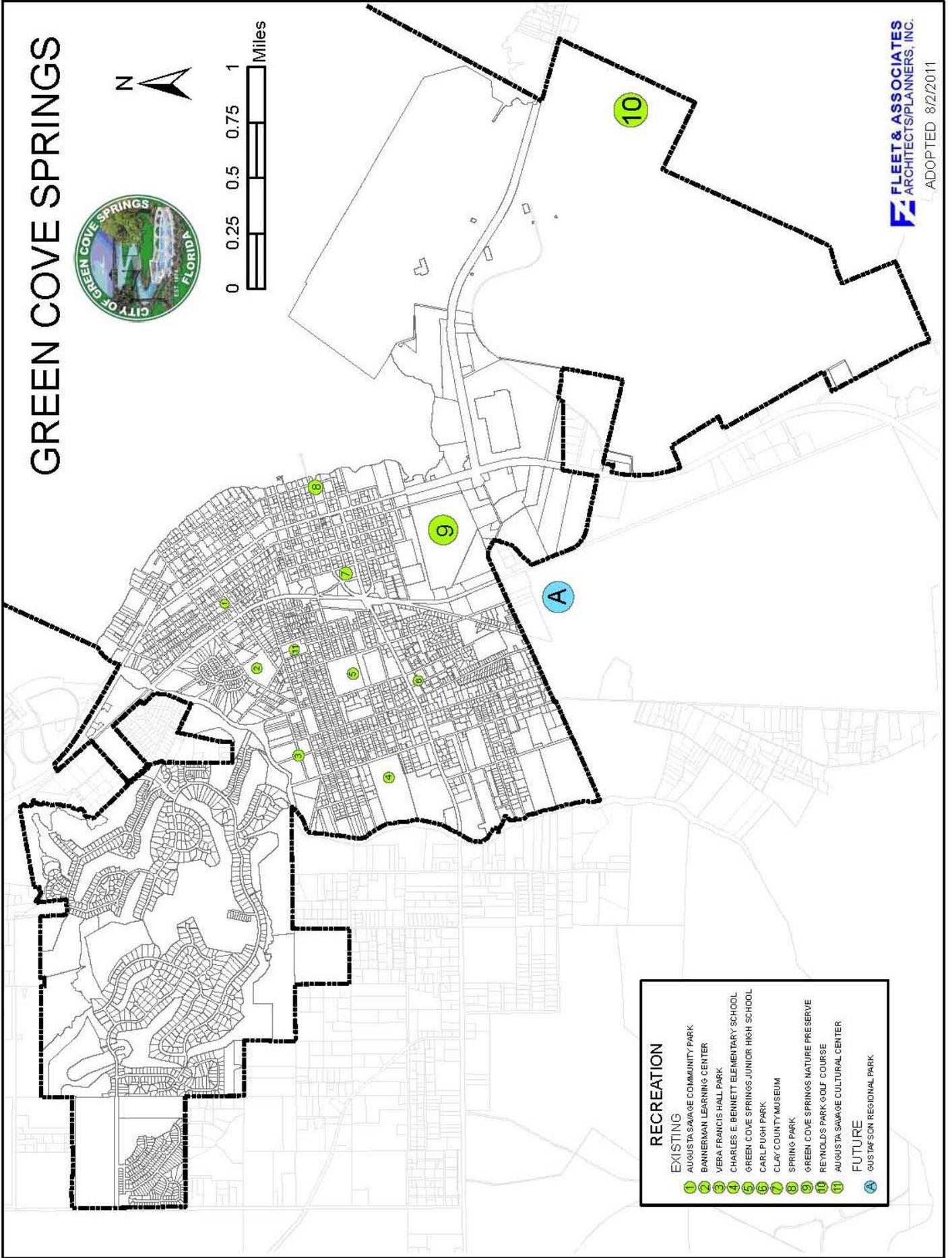
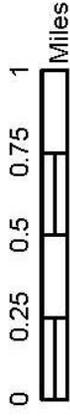
Policies

6.4.1 The City shall continue to seek state and federal grants for acquisition and expansion of the lands for the Green Cove Springs Nature Preserve.

6.4.2 The City will seek donation of land or grant funds for the purchase of lands designated as environmentally sensitive lands and for property located along the St. Johns River to be preserved as permanent open space and/or use the land for bike/pedestrian trails, nature walks, greenways, etc.

- 6.4.3** Pursue available federal and state grant sources for the acquisition and development of recreation and open space areas.
- 6.4.4** Conservation areas shall be designated on the Future Land Use Map as Conservation and shall be developed for public recreation uses that are compatible with the environmental characteristics of the property. Any development in these areas shall not be allowed unless the appropriate agency (i.e., SJRWMD, COE, DEP) issues a permit for the development and if the land was purchased with grant funds is developed in accordance with the grant requirements..
- 6.4.5** Open Space areas are defined as undeveloped lands suitable for passive recreation.
- 6.4.6** The City shall coordinate with the St. Johns River Water Management District and Clay County to purchase lands and develop a recreational trail system throughout the City and along the St. Johns River connecting Spring Park, the Green Cove Springs Nature Preserve, and the J. P. Hall Nature Preserve.

GREEN COVE SPRINGS



RECREATION

EXISTING

- 1 AUGUSTA SAUGE COMMUNITY PARK
- 2 BANNERMAN LEARNING CENTER
- 3 VERA FRANCIS HALL PARK
- 4 CHARLES E. BENNETT ELEMENTARY SCHOOL
- 5 GREEN COVE SPRINGS JUNIOR HIGH SCHOOL
- 6 CARLPUGH PARK
- 7 CLAY COUNTY MUSEUM
- 8 SPRING PARK
- 9 GREEN COVE SPRINGS NATURE PRESERVE
- 10 REYNOLD'S PARK GOLF COURSE
- 11 AUGUSTA SAUGE CULTURAL CENTER

FUTURE

- A GUS DAFSON REGIONAL PARK

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 7

The City of Green Cove Springs shall foster and encourage intergovernmental coordination between the City, Clay County and regional, state, and federal entities.

Objective 7.1

To maintain procedures which will ensure that the City's Comprehensive Plan is coordinated with the comprehensive plans of Clay County, the Clay County School Board, and the Northeast Florida Regional Council.

Policies

7.1.1 Maintain procedures to review comprehensive plans and comprehensive plan amendments of the County and the plans of the Clay County School Board and the Northeast Florida Regional Council.

7.1.2 Participate in the update of the Northeast Florida Regional Strategic Policy Plan. Coordinate with the NEFRC in the implementation of those policies included in the Northeast Florida Regional Planning Strategic Policy Plan, which necessitates intergovernmental coordination.

7.1.3 Encourage and support the participation of professional staff in local and regional organizations which serve to promote intergovernmental coordination.

7.1.4 Develop, adopt, and implement an Interlocal Agreement with the Clay County School Board and Clay County for the coordination of planning efforts for the location of school facilities.

Objective 7.2

To ensure that the impacts resulting from the implementation of the City's Comprehensive Plan are addressed through intergovernmental coordination mechanisms.

Policies

7.2.1 The City shall expand the Interlocal Agreement with Clay County and establish procedures that are for resolving conflicts, such as land use compatibility, adequacy of public facilities and services, and level of service consistency.

7.2.2 The City shall review the Interlocal Agreements with the Clay County Utility Authority and Clay Electric Cooperative to assure all extensions of public facilities are coordinated with the policies of the Future Land Use Elements and Public Facilities Elements, to minimize public expenditure in the provision of services and infrastructure. Expansion of the utility service areas will require a Comprehensive Plan amendment.

- 7.2.3** The City shall continue to coordinate with Clay County, the Northeast Florida Regional Council, the North Florida TPO, and the Florida Department of Transportation regarding transportation improvements, levels of services, new roads, and land uses along corridors, as needed, prior to or at the time of development impacts.
- 7.2.4** The City shall coordinate with Clay County in the review of all proposed projects for new low-income and subsidized housing to ensure these forms of housing are proportionately distributed throughout the County.
- 7.2.5** To ensure the continued preservation of the City's historical resources, the City shall seek technical assistance for placing historical properties on state and national historical registers, and financial assistance (including grants, loans, or other sources of funding) with the Florida Department of State, the Florida Trust for Historic Preservation, and the National Trust for Historical Preservation.
- 7.2.6** The City shall continue to participate with the St. Johns River American Heritage River Steering Committee for their efforts to improve the St. Johns River.
- 7.2.7** The City shall continue to coordinate with the St. Johns River Water Management District in the preparation of the District Water Supply Plan and enforcing local water conservation protection measures to prevent the degradation of surface and groundwater in or adjacent to the City, based on the Comprehensive Plan data and analysis as well as additional material from these agencies.
- 7.2.8** The City shall seek the assistance of the Department of Environmental Protection and Clay County to identify all hazardous waste generators in the City and to develop a collection/transfer plan to ensure all hazardous waste is disposed of properly.
- 7.2.9** Establish procedures to achieve coordination with Clay County, local authorities, regional authorities and districts, State agencies, federal agencies and private entities, as appropriate, for the effective implementation of the Goals, Objectives, and Policies contained within the Comprehensive Plan which identify specific intergovernmental coordination efforts.

Objective 7.3

To coordinate with the responsible local, regional, and State authorities, and private utility companies, as appropriate, in the establishment of level of service standards for public facilities. Upon adoption of the City and County's comprehensive plans, initiate further coordination efforts, if necessary, to ensure consistency between adopted level of service standards.

Policies

- 7.3.1** Seek to employ the Northeast Florida Regional Council for non-binding mediation if incompatibilities regarding all conflicts which cannot be resolved by the affected government entities.

- 7.3.2** Coordinate with the NEFRC in the implementation of those policies included in the Northeast Florida Regional Planning Strategic Policy Plan, which necessitates intergovernmental coordination.
- 7.3.3** The City of Green Cove Springs shall seek the services of the Northeast Florida Regional Council through its informal mediation process if the City and County are unable to resolve annexation issues.

CAPITAL IMPROVEMENTS ELEMENT

GOAL 8

The City of Green Cove Springs shall ensure the orderly and efficient provision of the following public facilities to serve the needs of the present and future residents: roads, sanitary sewer, solid waste, drainage, potable water, and recreation/open space.

Objective 8.1

Public facilities shall be provided consistent with the adopted Five-Year Schedule of Capital Improvements to correct existing deficiencies, if any; to accommodate desired future growth; and to replace obsolete and worn-out facilities.

Policies

8.1.1 As part of the annual budgeting process, the City shall prepare a Five-Year Schedule of Capital Improvements, which shall be based on:

An inventory of capital improvements for public facilities needed to correct existing deficiencies, to correct projected future deficiencies, and to replace obsolete and worn-out facilities;

The estimated cost of the capital improvement;

The priority of the capital improvement, consistent with the criteria in Policy 8.1.3;

An estimate of funds available to finance the capital improvements.

8.1.2 A capital improvement in the context of the Comprehensive Plan and the Five-Year Schedule of Capital Improvements shall refer to a public expenditure for roads, sanitary sewer facilities, solid waste facilities, drainage facilities, potable water facilities, and recreation/open space facilities which: is needed to meet concurrency requirements, and requires an investment of \$25,000 or more for the construction, acquisition, or installation of facilities or for the acquisition of land.

8.1.3 The scheduling of capital improvements shall be predicated on the following criteria to ensure ranking of the improvements in the appropriate order of need:

Priority A

1. Capital improvements needed to protect public health and safety.

Priority B

1. Capital improvements needed to correct existing deficiencies.

2. Capital improvements needed to replace or repair obsolete or worn-out facilities in order to maintain adopted LOS standards.

Priority C

1. Capital improvements that will increase efficient use of existing public facilities where the economic benefit exceeds the economic costs of increasing the facility efficiency.
2. Capital improvements that will promote redevelopment and/or in-fill development.

Priority D

1. Capital improvements that represent a logical extension of public facilities to accommodate projected new development that is consistent with the Future Land Use Map.
2. Capital improvements needed to serve developments that were approved prior to the adoption of this Plan.

Priority E

1. Capital improvements that will further the plans of the St. Johns Water Management District and other state agencies that may provide public facilities within the City.

8.1.4 As part of the annual budgeting process, the City shall review the criteria used to prioritize capital improvements on the basis of consistency with local comprehensive planning activities, cost feasibility, effectiveness, and overall impact on the budget.

8.1.5 The City shall ensure that all proposed capital improvements are consistent with each of the goals, objectives, and policies in this Comprehensive Plan.

Objective 8.2

The City shall maintain a list of inefficient, worn-out, or obsolete public facilities.

Policies

8.2.1 City departments shall identify inefficient, worn-out, or obsolete public facilities that need to be replaced or improved in order to maintain the adopted LOS standards.

8.2.2 City departments shall prepare cost estimates for the replacement or improvement of the public facilities identified in Policy 8.2.1 and shall identify potential sources of financing, if any.

8.2.3 Consistent with Policy 8.1.1, the public facilities and cost estimates shall be included in the Five-Year Budgeting process.

Objective 8.3

The City shall use Level of Service (LOS) Standards to measure the adequacy of existing public facilities and to ensure that future development will be served with adequate public facilities.

8.3.1 The City shall require that public facilities shall meet or exceed the following Level of Service Standards:

<u>Public Facility</u>	<u>LOS Standard Traffic</u>
Principal Arterials	"D" peak hour traffic
Minor Arterials	D" peak hour traffic
Collector	"D" peak hour traffic
Local Road	“D" peak hour traffic
Sanitary Sewer	120 gallons per person per day;
Solid Waste	8 pounds per capita per day;
Drainage Water Quality	
Minor Internal Facilities	10-year return period storm; 24-hour duration
Storage Basins	25-year return period storm for peak flow
Minimum Floor Elevations	attenuation; 24-hour duration
Major Drainage Facilities	100-year return period storm-24 hour duration.
	Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area served and in accordance with Chapter 17-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or as an option for projects with drainage basins less than 100 acres, the first one-half (1/2) inch of runoff in order to meet receiving water quality standards of Chapter 17-302, Section 17-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-302, F.A.C.

It is intended that all standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, are not applicable.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or sub-division to degrade receiving water bodies and their water quality as stated above.

Potable Water	150 gallons per person per day	
Water Quantity	Post-development runoff from the site shall not exceed peak pre-development runoff rates.	
Recreation/Open Space	5 acres per 1,000 population, for land designated as Recreation on the Future Land Use Map with type of facilities at each park based on the adopted Master Recreation Plan.	
Public School Facilities	Elementary Schools	110 percent of capacity*
	Middle Schools	110 percent of capacity*
	High Schools	110 percent of capacity*

*School Capacity shall be determined by the lesser of FISH Capacity or core capacity.

8.3.2 The City shall annually review the adopted Level of Service Standards to determine their adequacy to meet public needs and to determine cost feasibility and budget implications.

Objective 8.4

The City shall require that developers provide and pay for all public facilities at the adopted level of service needed by the development, except where there is sufficient capacity or where the needed facilities are included in the Five-Year Schedule of Capital Improvements.

Policies

8.4.1 The City shall require the performance bonding of project-related utility or traffic circulation improvements necessary to accommodate the development.

8.4.2 Annually, the City shall review the potential use of impact fees as a means to assess new developments for needed public facilities.

8.4.3 The City shall continue to require mandatory dedications as a condition of plat approval.

Objective 8.5

The City shall manage the land development process to ensure the provision of needed capital improvements for development orders that were issued prior to the adoption of the Comprehensive Plan and for future development and redevelopment projects.

Policies

8.5.1 The City shall require that new development or redevelopment projects meet the established Level of Service Standards.

8.5.2 The City shall provide public facilities at the adopted Level of Service Standards to serve developments that have been issued development orders prior to the adoption of the Comprehensive Plan consistent with Policy 8.1.3.

Objective 8.6

The City shall manage its fiscal resources to ensure the provision of needed capital improvements for development orders that were issued prior to the adoption of the Comprehensive Plan and for future development and redevelopment projects.

Policies

8.6.1 The City shall limit outstanding indebtedness for capital facilities to ten (10) percent of the assessed property value, except in the case of natural disaster as determined by the City Council.

8.6.2 There shall be no limitation placed on the use of revenue bonds as a percentage of the total debt of the City.

8.6.3 The City shall adopt a capital budget as part of the annual budgeting process to schedule capital facility construction.

8.6.4 Annually as part of the budgetary process, the Finance Director shall prepare estimates of existing and potential revenue sources.

Objective 8.7

The City shall maintain the Concurrency Management System.

Policies

8.7.1 The City shall maintain provisions in the land development regulations for concurrency to ensure that public facilities are provided to serve future development and redevelopment projects concurrent with the impacts of such development the following criteria shall be used in the Concurrency Management System to determine when concurrency has been satisfied.

8.7.2 The following criteria shall be used in the Concurrency Management System to determine when concurrency has been satisfied:

Category 1

1. The necessary facilities and services are in place at the time a development permit is issued; or
2. A development permit is issued subject to the conditions that the necessary facilities and services will be in place when the impacts of development occur; or;
3. The necessary facilities are under construction when a permit is issued; or
4. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of 1, 2, and 3 above.

Category 2

1. The necessary facilities and services are subject to a binding executed contract which provides for commencement of construction or provision of the required facilities and services within one year of the issuance of the development permit; or
2. The necessary facilities and services are guaranteed in an enforceable development agreement that requires commencement of construction of the required facilities or provision of the required facilities and services within one year of the issuance of the development permit.

8.7.3 For potable water, water supply, sanitary sewer, solid waste, and drainage, concurrency shall be met if one of the Category 1 provisions, as listed in Policy 8.7.2, has been satisfied.

8.7.4 For recreation and parks, concurrency shall be met if one of the Category 1 or Category 2 provisions, as listed in Policy 8.7.2, has been satisfied.

8.7.5 For roads, concurrency shall be met if one of the Category 1 or Category 2 provisions, as listed in Policy 8.7.2, have been satisfied or if the road is scheduled for improvement prior to the beginning of the fourth year of the adopted Five-Year Schedule of Capital Improvements, provided that a plan amendment shall be required to eliminate, defer, or delay construction of said roadway listed in the Five-Year Schedule of Capital Improvements.

8.7.6 The City shall continue to monitor the remaining capacity and deficiencies of the public facilities addressed in the Capital Improvements Element.

- 8.7.7** As part of the preparation of the Five-Year Schedule of Capital Improvements, the City shall annually review the capacity or deficiency of the following public facilities: roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. The annual review shall, at a minimum, analyze the following information for each facility:
- a. adopted level of service standard;
 - b. existing deficiency or capacity;
 - c. reserved capacity for approved but unbuilt development;
 - d. improvements to be made by all approved developments; and
 - e. improvements to be made by the City or any other governmental agency.
- 8.7.8** A concurrency certificate shall be required prior to the issuance of any final development order or final development permit. Final development orders and permits shall contain a specific plan for development including the densities and intensities of development.
- 8.7.9** The City may approve developments in phases or stages.
- 8.7.10** No development order shall be issued within those areas of the City as defined below where public facilities do not meet the adopted level of service standards:
- a. Roads, area of impact;
 - b. Sanitary sewer, treatment plant service area;
 - c. Solid waste, city-wide;
 - d. Drainage, drainage sub-basin;
 - e. Potable water, treatment plant service area; and
 - f. Parks and recreation, city-wide.
 - g. Public School, Concurrency Service Area
- 8.7.11** If a development fails to meet a condition of approval of the concurrency application, no additional development orders, development permits, or certificates of occupancy may be issued for the development, until such time as the conditions of concurrency approval have been fully satisfied.

8.7.12 If any concurrency requirement as stipulated in Policies 8.7.3 through 8.7.5 can not be satisfied, the developer may take the following corrective actions:

- (1) Provide the necessary improvements to maintain the adopted level of service; or
- (2) Reduce the impact of the proposed project so that concurrency requirements can be met.

8.7.13 The determination of concurrency shall be determined by comparing available capacity of a facility to the demand created by the proposed project. Available public facility capacity that can be reserved on a first-come-first-serve basis shall be calculated by adding together the design capacity and the capacity of new facilities that will become available on or before the date of occupancy of the development, if any, and subtracting reserved capacity and used capacity.

8.7.14 All development shall be consistent with the terms and conditions of the development order or development permit for which a concurrency certificate was issued. Any proposed change from the development order or development permit shall cause the proposed change to be subject to concurrency review and issuance of a concurrency certificate if applicable.

8.7.15 If the developer decides to provide some or all of the needed facilities to satisfy the concurrency requirements, the concurrency application shall include appropriate plans for improvements, documentation that such improvements are designed to provide the capacity necessary to achieve or maintain the level of service, and recordable instruments guaranteeing the construction, consistent with the provisions of Policy 8.7.2, Category 1, 1-3.

8.7.16 The City shall provide level of service information as contained in the Comprehensive Plan to the public for all public facilities.

8.7.17 If a road segment is deficient as of the date of application or inquiry, the developer may prepare a more detailed Highway Capacity Analysis. The analysis shall be consistent with the TIPs traffic analysis program prepared by the Florida Department of Transportation.

8.7.18 The City may require additional studies or information, such as a traffic study, from applicants in order for an accurate assessment to be conducted. Said requests shall be reasonable and made in writing to the applicant. Review and approval of proposed development may be postponed for a reasonable time to allow the applicant to comply with such requests. If the applicant does not comply with such a request, the application shall be denied.

- 8.7.19** The City Manager shall prepare an assessment of project-related impacts and an assessment of public facility capacity. Based on these, the City Manager shall determine if available capacity for all public facilities exceeds project-related impacts and issue or deny the concurrency certificate accordingly.
- 8.7.20** The assessment of project-related impacts shall be based on the adopted level of service standards, the total number and type of dwelling units for residential development applications, and the type and intensity of use for non-residential development applications. The assessment may be based on any studies, measurements, or calculations prepared by the developer or upon professionally acceptable methods. The selected methodologies must be clearly described and the data sources must be clearly identified.
- 8.7.21** The assessment of public facility capacity shall, at a minimum, include the following types of information for each public facility:
- (1) Design capacity;
 - (2) Improvement capacity of new facilities that will become available on or before the date of occupancy of the development, if any;
 - (3) Used capacity;
 - (4) Reserve capacity; and
 - (5) Available capacity.
- 8.7.22** The issuance of a concurrency certificate constitutes the issuance of reserve capacity, where applicable, as stipulated in the certificate.
- 8.7.23** The concurrency certificate shall be valid so long as the development conforms to time limitations that may be stipulated in the development order or permit.

PARKS DEPARTMENT
 CAPITAL PROJECTS
 FY 2010/2011 THROUGH FY2014/2015

ACCOUNT NUMBER	FUND CODE	FY 2010/2011 PROPOSED BUDGET	FY 2011/2012 PROPOSED BUDGET	FY 2012/2013 PROPOSED BUDGET	FY 2013/2014 PROPOSED BUDGET	FY 2014/2015 PROPOSED BUDGET
001-3072	PARKS					
	Facilities - Spring Park- VFH- GUSTAFSON					
6300	Replace playground Mulch (VFH & SP)	20,000				
6300	Augusta Savage Bathroom					30,000
6422	FCT- Gustafson Regional Park	3,208,400				
	Sub Total Facilities	3,678,400				30,000
	Total Expenditures & Other Uses	3,703,400	12,000	52,000	36,000	42,000

PUBLIC WORKS
CAPITAL PROJECTS
FY 2010/2011 THROUGH FY2014/2015

ACCOUNT NUMBER	PUBLIC WORKS	FY 2010/2011 PROPOSED BUDGET	FY 2011/2012 PROPOSED BUDGET	FY 2012/2013 PROPOSED BUDGET	FY 2013/2014 PROPOSED BUDGET	FY 2014/2015 PROPOSED BUDGET
	Revenues & Other Sources:					
3126000	Current Surfax	ST 159,300		37,700	45,100	35,500
3832104	Depreciation Reserve	DR 19,000	34,000	110,000	40,000	
3832101	Surfax Reserve	STR 292,000				
3832220	Grant Funds (Gov Off Eco Dev Tran Fund)	G 549,440				
3832102	Gas Tax Reserves	GTR 190,000	100,000			
	LOAN	L	2,780,000	343,000	800,000	80,000
	Total Revenue & Other Sources	1,209,740	2,914,000	490,700	885,100	115,500
	Expenditures and Other Uses:					
6100	Purchase Melrose Parcel #017007	ST 7,500				
	Purchase Melrose/Roberts parcel	GTR 10,000				
6200	Buildings					
	Public Works Office Remodel	ST 110,000				
	New Restrooms & Breakroom	STR 80,000				
	Steel Equipment Storage Building	STR 160,000				
	Subtotal Buildings	350,000				
6202	Property Purchase- Tillinghast	STR 10,000				

**PUBLIC WORKS
CAPITAL PROJECTS
FY 2010/2011 THROUGH FY2014/2015**

ACCOUNT NUMBER		FUND	FY 2010/2011 PROPOSED BUDGET	FY 2011/2012 PROPOSED BUDGET	FY 2012/2013 PROPOSED BUDGET	FY 2013/2014 PROPOSED BUDGET	FY 2014/2015 PROPOSED BUDGET
001-3052	PUBLIC WORKS						
6369	Tech Way Road	G	549,440				
6370	Street Paving						
	Resurfacing	GTR	90,000	100,000			
	Subtotal Street Paving		639,440	100,000	-	-	-
6400	Equipment - Phones System	DR	13,000	5,000	5,000	5,000	-
6411	Computer Upgrades	DR	2,000	1,000	1,000	1,000	
6431	Vehicles/Large Equipment						
	Mini Excavator	GTR	60,000				
	Replace #275 2004 Dodge Pickup F250	DR		24,000			
	Replace #276 1996 Ford 12 YD Dump Truck	DR			100,000		
	Replace #274 2005 Ford Pickup F350	DR				30,000	
	Replace 2002 JD Backhoe	L					80,000
	Subtotal Vehicles/Large Equipment		60,000	24,000	100,000	30,000	80,000

**WASTEWATER DEPARTMENT
CAPITAL PROJECTS
FY 2010/2011 THROUGH FY 2014/2015**

403-3035 ACCOUNT NUMBER	WASTEWATER DEPT	2010	2011	FY 2010/2011		FY 2011/2012		FY 2012/2013		FY 2013/2014		FY 2014/2015	
				PROPOSED BUDGET	BUDGET								
6301	Line Extensions- Reimbursable	R		10,000		10,000		10,000		10,000		10,000	
6302	<u>Lift Stations:</u>												
	Lift Station at Walburg & RR	L				250,000							
	Force Main Walburg to Palmetto & Gum	L				110,000							
	LS 12 Enterprise Way - Upgrade Controls	L				20,000							
	LS 20 JP Hall Park/Tamko - Upgrade Controls	L				20,000							
	LS 24 Reynolds/Pegasus - Upgrade Controls	L				20,000							
	Two spare TCU's for Lift Stations	R		4,500		4,500							
	<u>Subtotal Liftstations</u>			4,500		424,500							
6304	Manhole Rehab	R		7,500		15,000		15,000		15,000		15,000	
6397	Rehab Sewer Lines/ SWWT Blowers												
	Rehab 971 LF 18" VC Sewer Line @\$112.50	L				110,000							
	Rehab 1,235 LF 15" VC Sewer Line @ \$102.25	L						126,500					
	Rehab 2,089 LF 12" VC Sewer Line	L								198,500			
	Rehab 15,650 LF 10" VC Sewer Line	L										1,040,000	
	Rehab 73,960 LF 8" VC Sewer Line	L										6,397,540	
	Repair LS #2 Force Main to HRWWTP	L											
	Install new PM from LS#3 toSPRING ST	L				200,000		130,000					
	Install Reuse WM f/SWWtp to US 17	L								200,000			
	<u>Subtotal Rehab Sewer Lines</u>			-		310,000		256,500		398,500		7,437,540	

PARKS DEPARTMENT
CAPITAL PROJECTS
FY 2010/2011 THROUGH FY2014/2015

ACCOUNT NUMBER	PROJECT DESCRIPTION	FUND	FY 2010/2011		FY 2011/2012		FY 2012/2013		FY 2013/2014		FY 2014/2015	
			PROPOSED BUDGET		PROPOSED BUDGET		PROPOSED BUDGET		PROPOSED BUDGET		PROPOSED BUDGET	
Revenues & Other Sources:												
3832104	Depreciation Reserve	DR			12,000		52,000		36,000		12,000	
3832101	Surftax	ST	132,500									
	Grants	G	3,545,900									
	GAS TAX RESERVE	GTR	25,000									
	Total Revenue & Other Sources		3,703,400		12,000		52,000		36,000		12,000	
Expenditures and Other Uses:												
Equipment												
6400	Mowers	DR			12,000		12,000		12,000		12,000	
	Replace Vehicle #693 2001 Dodge PU	DR							24,000			
	Replace 2002 JD Tractor (#696)	DR					40,000					
	Replace Slope Mower #694(1983)Attachmen	GTR	25,000									
	Subtotal Equipment		25,000		12,000		52,000		36,000		12,000	
Facilities - Spring Park- Gustafson												
6418	FRDAP (Phase VI) Spring Park	G	112,500									
	Multipurpose trails & deck (G=112500 ST=37500)	ST	37,500									
6425	FRDAP (Phase VII) Spring Park	G	112,500									
	Pavillion/ picnic area (G=112500 ST=37500)	ST	37,500									
6419	FRDAP (Phase VIII) Vera Francis Hall Park (G=112500 ST=37500)	G	112,500									
		ST	37,500									

**PUBLIC WORKS
CAPITAL PROJECTS
FY 2010/2011 THROUGH FY2014/2015**

001-3052	PUBLIC WORKS		FY 2010/2011 PROPOSED BUDGET	FY 2011/2012 PROPOSED BUDGET	FY 2012/2013 PROPOSED BUDGET	FY 2013/2014 PROPOSED BUDGET	FY 2014/2015 PROPOSED BUDGET
6219	Cove Subdivision Drainage Improvemts	STR	42,000				
6300	Parking Lot Imprvmnts Palmetto/Palmer	GTR	30,000				
6304	Pavement Marking	DR	4,000	4,000	4,000	4,000	
	Expenditures and Other Uses:						
6321	Stormwater Improvements						
	Martin Luther King Jr Blvd road improvmt	L		1,250,000			
	Magnolia Ave road improvmt	L		1,250,000			
	St Johns Ave road improvmt	L				100,000	
	Clay St Storm Basin	L				500,000	
	Ferris St Storm Basin	L			243,000		
	West St Storm Rehab	L			100,000	200,000	
	Storm Design Magnolia Avenue	L		100,000			
	Storm Design St Johns Avenue	L		80,000			
	Martin Luther King Jr Blvd Stormwater Imp	L		100,000			
	Subtotal Stormwater replacement		-	2,780,000	343,000	800,000	

**SOLID WASTE DEPARTMENT
CAPITAL PROJECTS
FY 2010/2011 THROUGH FY 2014/2015**

ACCOUNT NUMBER	FUNCTION CODE	DESCRIPTION	FY 2010/2011		FY 2011/2012		FY 2012/2013		FY 2013/2014		FY 2014/2015	
			PROPOSED BUDGET		PROPOSED BUDGET		PROPOSED BUDGET		PROPOSED BUDGET		PROPOSED BUDGET	
Revenues & Other Sources:												
3895000		Depreciation Reserve		67,341								
		LOAN		158,659		47,000		150,000				
Total Revenue & Other Sources				226,000		47,000		150,000		0		0
Expenditures and Other Uses:												
6400		Equipment:										
Vehicles:												
		Replace #704 2007 Ford Garbage Truck		113,000								
		Replace #705 2007 Ford Garbage Truck (L=45659, DR=67341)		113,000								
		Replace #702 2006 Ford Claw Truck				94,000						
		Replace #719 Recycle Truck						150,000				
Total Expenditures and Other Uses:				226,000		94,000		150,000		0		0

WASTEWATER DEPARTMENT
 CAPITAL PROJECTS
 FY 2010/2011 THROUGH FY 2014/2015

403-3035 ACCOUNT NUMBER	WASTEWATER DEPT	FY 2010/2011 PROPOSED BUDGET	FY 2011/2012 PROPOSED BUDGET	FY 2012/2013 PROPOSED BUDGET	FY 2013/2014 PROPOSED BUDGET	FY 2014/2015 PROPOSED BUDGET
	Revenues & Other Sources:					
3893202	CBIR Grant (No Match)		250,000			
3849993	Depreciation Reserve		25,000			
	CDBG		644,000			
	Revenue	101,500	64,500	70,000	95,000	30,000
	LOAN (USDA)		3,306,000			
	GRANT (USDA)					
	LOAN		1,372,000	593,000	1,639,500	7,437,540
	Total Revenue & Other Sources	101,500	5,661,500	663,000	16,493,500	7,467,540
6100	PURCHASE MELROSE PARCEL #017007	7,500				
6200	REMODEL HRWWTP LAB BLDG			40,000		
	DECHLOR BUILDING	30,000				
6300	Improvements other than Buildings:					
	SWWTP EXPANSION - PLANNING		42,000			
	- DESIGN		600,000			
	- CONSTRUCTION				16,000,000	
	Sludge Dewatering - Equip at HRWWTP		300,000			
	Sludge Dewatering- Equip -SWWTP			256,500		
	Force Main - Governors Creek			80,000		
	SWWTP / IMG		3,900,000			
	SWWTP DRYING BED REHAB		5,000			
	HR Chlor Contact tank Rehab		15,000			
	Subtotal Improvements	20,000	4,842,000	336,500	16,000,000	-