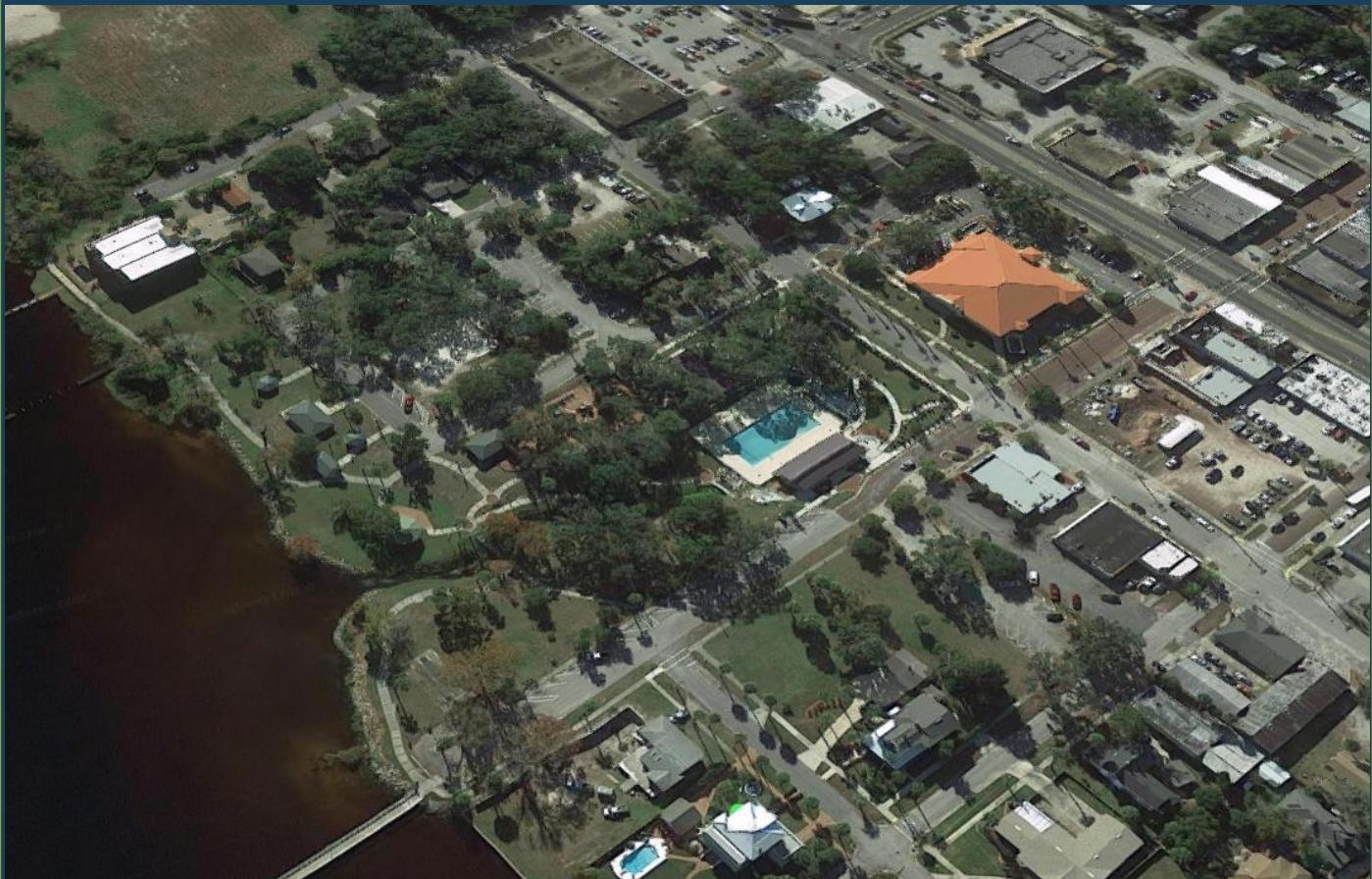


FUTURE LAND USE ELEMENT



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
HEALTH, SAFETY AND WELFARE OF THE PUBLIC.**

GREEN COVE
Springs



OBJECTIVE 1.1. Future Land Use Map.

New development and redevelopment activities shall be directed in appropriate areas of the City as depicted on the Future Land Use Map (FLUM).

Policy 1.1.1. The following Future Land Use categories (FLUC), along with their intended uses, densities, and intensities, are established as follows (FAR only applies to non-residential uses):

- a. *Neighborhood (NBD):* This FLUC is intended to accommodate primarily low-to-medium density residential uses. Support/secondary uses include professional offices, and public/semi-public facilities.
 - i. Density Range: Up to 12 dwelling units (du) per (/) acre (ac)
 - ii. Maximum Intensity: 0.2 Floor Area Ratio (FAR)
- b. *Downtown (DT):* This FLUC encompasses the City's historic downtown area and is intended to include a mix of medium-to-high density residential activities and nonresidential development including commercial uses, lodging, professional offices and public/semi-public facilities.
 - i. Maximum Density: 30 du/ac
 - ii. Maximum Intensity: 2.0 FAR
- c. *Mixed Use (MU):* This FLUC encompasses lands along major transportation corridors and is intended to accommodate primarily nonresidential uses including light and heavy commercial uses, lodging, and professional offices, interspersed with medium density residential uses and public/semi-public facilities.
 - i. Maximum Density: 20 du/ac
 - ii. Maximum Intensity: 1.0 FAR



Neighborhood



Downtown



Mixed-Use

- d. *Mixed-Use Reynolds Park (MURP)*: This FLUC encompasses the eastern edge of the City and is intended to accommodate a wide variety of residential and nonresidential uses, as detailed within Objective 1.7 and its associated policies.
 - i. Density Range: 16 to 40 du/ac
 - ii. Intensity Range: 0.2 to 4.0 FAR
- e. *Industrial (IND)*: This FLUC is intended to accommodate primarily light and heavy manufacturing, distribution, and storage, in addition to heavy commercial and professional office uses.
 - iii. Density: NA
 - iv. Maximum Intensity: 0.6 FAR
- f. *Public (PUB)*: This FLUC is intended to accommodate a range of public/semi-public uses including government facilities, civic/institutional uses, educational facilities, parks and recreation facilities, and conservation areas.
 - v. Density: NA
 - vi. Maximum Intensity: 0.3 FAR

Policy 1.1.2. The City's zoning map shall be consistent with the City's FLUM and implement and further refine the densities, intensities, and uses permitted within each property.

Policy 1.1.3. The City shall assess the Land Development Code (LDC) on an ongoing basis to identify opportunities to streamline the permit process and promote imaginative and sustainable site design.

Policy 1.1.4. Public educational facilities and electrical distribution substations shall be permitted within all FLUCs.



MURP/Reynolds Park Images



Source: Burke Design.



OBJECTIVE 1.2. Sustainability.

The City shall strive to cultivate a sustainable land use pattern by preventing the proliferation of urban sprawl, ensuring the efficient provision of services, and implementing smart growth principles.

Policy 1.2.1. The location and timing of new development and the issuance of permits shall be coordinated with the availability of public facilities through implementation of various smart growth management measures.

Policy 1.2.2. The City shall strive to cultivate integrated land use patterns which support a vertical and horizontal mix of residential and nonresidential uses.

Policy 1.2.3. The City shall promote more compact and energy resource efficient residential development where the location and surrounding infrastructure supports multiple modes of transportation.

Policy 1.2.4. The City shall explore permitting new types of housing developments.

Policy 1.2.5. The City shall discourage the proliferation of strip and/or automobile-oriented development which is likely to increase local vehicles miles traveled (VMT) if no accommodations for other modes of transportation are made.

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

Policy 1.2.7. The City shall condition development orders upon the provision of essential facilities and

services which meet and would not result in the failure of each service's established level of service (LOS).

Policy 1.2.8. The City shall ensure the availability and protection of lands designated for the future expansion of public infrastructure.

Policy 1.2.9. The City shall promote the annexation of property located within its utility service boundaries.

Policy 1.2.10. The City shall review annexation requests to determine if the site's maximum development potential may negatively impact the City's adopted LOS, as governed by its concurrency management system (CMS). Requests that are estimated to negatively impact the City's ability to maintain its adopted LOS shall be required to enter into an impact mitigation agreement with the City prior to the issuance of a final development order.

Policy 1.2.11. The City shall consider establishing a system of development incentives in the Land Development Code to encourage the provision of affordable housing, vertical mixed-use, green building and sustainable construction, dedication of public spaces (e.g., plaza, square) above and beyond what is already required, structure parking, and other development features/treatments that would benefit the community.



OBJECTIVE 1.3. Character & Compatibility.

Future development and redevelopment projects shall protect the City's unique character, historic neighborhoods, and high quality of life.

Policy 1.3.1. The City shall update the current zoning map and district regulations to implement the directives of this plan.

Policy 1.3.2. The City shall establish locational criteria in the LDC for future rezoning of sites to higher density and/or intensity districts. The following principles shall be considered:

- a. Compatibility means that different land uses can coexist in relative proximity to each other provided that a use is not impacted directly or indirectly by another use.
- b. Increases in density and intensity must generally occur in a gradual fashion, avoiding abrupt transitions.
- c. High density residential uses should generally be located in areas that have adequate vehicular access and proximity to service uses.
- d. Spot zoning should be avoided. Spot zoning refers to changing the zoning designation of a small parcel of land for a designation totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

Policy 1.3.3. As the City continues to grow, its LDC shall be updated to incorporate urban design principles, such as:

- a. Form-based code regulations for the downtown and surrounding areas;
- b. Smaller building setbacks and lot sizes;
- c. Green infrastructure; and
- d. A reduction and relocation of vehicular parking spaces and areas to the rear or side of structures where appropriate

Policy 1.3.4. The City shall require all new

development and redevelopment projects to integrate harmoniously into established neighborhoods through the use of buffering, open space, landscaping, and other site design tools.

Policy 1.3.5. The City shall ensure that all existing, new, and expanded subdivisions are consistent with the sustainability, character, compatibility, resource preservation, and economic development efforts of the City.

Policy 1.3.6. The City shall prohibit future encroachment of nonresidential development into established neighborhoods which are incompatible with the character of the area.

Policy 1.3.7. The City shall amend its LDC to provide additional design and compatibility requirements for developments located along major roadway corridors.

Policy 1.3.8. The City shall encourage the shared construction, maintenance, and use of shared parking and stormwater management facilities between adjacent and nearby developments.

Policy 1.3.9. The City shall seek to develop a signage and wayfinding master plan to enhance the navigability, branding, and aesthetic character of the City.

Policy 1.3.10. The City shall work with FDOT and the North Florida TPO to improve the image of the US 17 and SR 16 corridors by adding landscaping, banners, and other elements that would help create a sense of place.

Policy 1.3.11. The City shall explore the possibility of creating a gateway near the Governors Creek bridge, where the waterfront is first visible to drivers traveling south on US 17



OBJECTIVE 1.4. Natural Resource Preservation.

The City shall strive to preserve its significant natural resources from development activity through protection, enforcement and coordination mechanisms.

Policy 1.4.1. The City shall ensure that no development is closer than 50 feet of an existing wellhead, except for structures that are required for water supply facilitation. Existing and future public potable water well fields shall be protected from possible contamination by limiting the type of uses within 500 feet of existing wellheads to those uses identified in the "Wellfield Protection Plan for the City of Green Cove Springs." See Utilities Element for additional policies applicable to wellfield protection.

Policy 1.4.2. The City shall protect the health and function of its natural wetland features through the implementation of natural upland buffers. Wetlands buffers shall be a minimum of 40 feet, unless located within the Three-Mile Swamp, in which case the buffer shall be a minimum of 50 feet.

Policy 1.4.3. The City shall seek to amend its LDC to manage and protect the natural functions of local stormwater management and drainage facilities, aquifer recharge areas, public potable water wellfields, floodplains, and other natural or manmade water systems, where appropriate.

Policy 1.4.4. Development in the conservation areas must be permitted by the Department of Environmental Protection (FDEP) and all applicable public agencies.

Policy 1.4.5. Development orders shall not be issued in areas where soils conditions are not adequate for building construction, drainage, roads, and other development-related facilities.



OBJECTIVE 1.5. Cultural Resource Protection.

The City shall commit to the preservation of its historical, archaeological, and architectural heritage.

Policy 1.5.1. The City shall seek to establish a preservation ordinance to safeguard the City's cultural resources.

Policy 1.5.2. The City shall explore the creation of a local register of cultural resources.

Policy 1.5.3. The City shall consider updating the survey of historic resources for submittal to the Florida Master Site File.

Policy 1.5.4. The City shall seek to educate the public on the importance, value, process, and

benefits of preserving its cultural resources.

Policy 1.5.5. The City shall consider applying to become a Certified Local Government to have access to technical assistance and training and federally funded CLG subgrants to conduct survey, planning and National Register nomination projects.

Policy 1.5.6. The City shall require all new development applications to identify and assess any cultural resources found onsite prior to final development approval.



OBJECTIVE 1.6. Redevelopment and Renewal.

The City shall continue to redevelop and invest in blighted areas of the City.

Policy 1.6.1. The City shall explore the creation of a Community Redevelopment Agency/Area (CRA) to address local issues of slum and blight.

Policy 1.6.2. The City shall develop a master plan for the Downtown to update the overall vision for the area and address the following topics at a minimum: Economic vitality, access/connectivity to other parts of the City, balanced land use composition, parking, streetscape design, urban form, public gathering spaces, and the identification of a pilot project.

Policy 1.6.3. The City will assess Walnut Street and identify changes to make it safer and more attractive.

Policy 1.6.4. The City shall seek public funds for the demolition or rehabilitation of substandard housing and annually reduce the number of dilapidated

dwelling units, particularly those located within the 100-Year Floodplain.

Policy 1.6.5. The City shall encourage the development, redevelopment, and infill of vacant properties within developed portions of the City.

Policy 1.6.6. The City shall continue to assess and improve its incentive programming to attract new development and redevelopment opportunities within the City.

Policy 1.6.7. The City shall assess the current demand and availability of public and private parking spaces in the downtown area and plan for future redevelopment activities.

Policy 1.6.8. The City shall develop a neighborhood plan for the Martin Luther King, Jr. Avenue corridor.



OBJECTIVE 1.7. MURP-Designated Lands.

Understanding the scale, economic importance and redevelopment potential of the Reynolds Park property, the City shall establish a framework for the redevelopment of MURP lands into a livable and sustainable community.

Policy 1.7.1. The City shall seek to develop a Small Area Plan (SAP) for all MURP-designated lands to establish a clear development path that implements the following planning and design principles:

- a. Create and reinforce the sense of place and character of the City through the use of traditional neighborhood development form and design criteria.
- b. Accumulate a diverse and expansive housing inventory which offers dwelling units of various sizes, types, occupation statuses, and price points.
- c. Cultivate a multi-modal transportation network which supports pedestrian, bicycle, and vehicular travel to achieve high levels of safety, connectivity, and mobility between adjacent and nearby uses, character areas, and other FLU designations.
- d. Provide a framework for redevelopment in an environmentally responsible manner that preserves environmental systems and creates functional open space, including public access to the waterfront.

Policy 1.7.2. MURP designated lands shall include the following character areas. Floor area ratio (FAR) applies to non-residential development only.

- a. *Village.* This character area shall comprise the majority of residential dwellings within the MURP FLUC. Uses within the Village(s) shall include a diverse mix of housing types with various lot sizes which are complemented by institutional, recreational, open space, and conservation uses. Development in each Village character area shall be organized around a Village Center character

area and shall be designed such that the majority of housing units are located within a one-half mile walking distance from a Town and/or Village Center. Development within the Village character area shall not exceed the following which shall be calculated on an area-wide basis:

- i. Maximum Density: 40 du/ac.
- ii. Maximum Intensity: 0.20 FAR

- b. *Village Center:* This character area shall accommodate facilities for the sale of convenience goods such as food, drugs, hardware, and the provision personal services to meet the needs of the surrounding residential areas and may include medium-to-high density residential dwellings, office uses, institutional facilities, recreation and open space, and Conservation lands. Development within the Village Center character area shall not exceed the following:
 - i. Maximum Land Area per Village Center: 10 ac
 - ii. Maximum Nonresidential Land Area: 5 ac
 - iii. Maximum Density: 20 du/ac
 - iv. Maximum Intensity: 0.40 FAR
- c. *Town Center:* This character area shall act as mixed-use activity centers serving the residents located within all other character areas, as well as the larger community. Town Centers shall be designed to ensure a mixture of nonresidential and residential uses of various densities, intensities, and types in a setting which encourages social interaction and civic engagement by their physical design and scale.



Town Centers shall meet the following:

- i. Minimum Land Area per Town Center: 10 ac
- ii. Maximum Density: 40 du/ac
- iii. Maximum Intensity: 0.40 FAR
- d. *Resort*: This character area provides the opportunity for hotel, golf, resort, and conference/convention center development as standalone uses or in combination with a mix of residential units, commercial activities, and office uses. Development within the Resort character areas shall meet the following:
 - i. Maximum Density: 40 du/ac
 - ii. Maximum Intensity: 4.0 FAR
- e. *Pier*: This character area consists of the redevelopment of the surface areas, approximately 15 acres in size, of existing piers. Uses permitted on the surface area of the existing piers include high density residential, commercial (including restaurants, hotels, and retail stores), industrial, and office uses. Density and intensity of development shall not exceed the following:
 - iii. Maximum Density: 40 du/ac
 - iv. Maximum Intensity: 0.50 FAR
- f. *Employment Center*: This character area provides for economic development and diverse employment combined with multi-family residential opportunities, as well as professional office, research and development (R&D), technological, medical, light industrial, heavy industrial, aviation and maritime industries, and commercial uses. There shall be employment center areas north and south of SR 16. Development within the Employment Center character areas shall meet the following:
 - v. Minimum Land Area: 40 acres total
 - vi. Maximum Density: 20 du/ac
 - vii. Maximum Intensity: 0.50 FAR

Policy 1.7.3. In order to ensure the MURP land includes a mix of uses, the City will aim at maintaining the following general percentages,

which will be reassessed as the Small Area Plan is prepared. The acreage of vertical mixed-use development sites shall be counted to meet the minimum requirement (e.g., a 5-acre site with ground floor commercial and upper residential may be counted as 5 acres of commercial and 5 acres of residential) but shall not be included in the maximum allowance calculation.

Table 1-1. MURP Use Matrix

Use	Min. %	Max. %
Residential	20	65
Commercial & Office	10	33
Industrial & Office	15	45
Institutional	2	20
Recreation & Open Space	5	NA

Policy 1.7.4. The MURP category shall incorporate a permanent open space system (OSS) which preserves and protects significant natural features and is a logical extension of the City's existing and future parks and trail network.

- a. Minimum OSS Area: 64 acres or 5% of all MURP-designated lands
- b. Contributing features towards OSS calculations:
 - i. Land utilized for trails;
 - ii. Wetlands;
 - iii. Upland buffers to wetlands in excess of the minimum required by the St. Johns River Water Management District (SJRWMD);
 - iv. Vegetated buffers between character areas; and
 - v. Passive recreation/open space areas

Policy 1.7.5. Residential and non-residential uses shall not be permitted within the sites of former landfills, small arms ranges unless remediation has been achieved to an acceptable standard as determined by FDEP and such other agencies having jurisdiction.

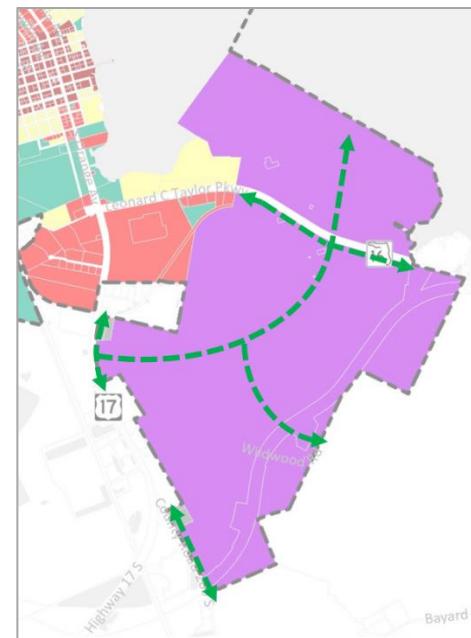
Policy 1.7.6. Development within the MURP FLUC shall include a Multi-Purpose Trail (MPT) system and other non-motorized access to provide connectivity



within the development and to surrounding areas. The MPT shall consist of an eight-foot-wide paved surface and, if located along a street, shall be setback a minimum of 15 feet from the outside travel lane. The non-motorized connections shall include sidewalks, bicycle trails/lanes, and pedestrian connections and are not required to meet the MPT width or setback criteria. The MPT system shall consist of:

- a. *State Road (SR) 16 and US 17 MPTs.* Prior to the approval of the first rezoning for the MURP category, a 20-foot-wide strip of land contiguous to the northern or southern rights of way of SR 16 or SR 16 and the eastern edge of US 17 shall be dedicated to the City for the construction of trails by the City.
- b. *SR 16 to US 17 MPT.* A MPT connecting SR 16 to US 17 (16/17 MPT) shall be built by the developer concurrent with the construction of the internal road system. The MPT shall be in lieu of a sidewalk on that portion of the internal road system along which it is located.
 - i. The first development plan site that is located between 1,500 and 3,000 feet from the western boundary of the MURP FLUC as measured along the right of way of SR 16, or proposing access from SR 16 along that stretch, shall provide the SR 16 terminal connection point of the 16/17 MPT. Similarly, any development plan that proposes access from US 17 shall provide the US 17 terminal connection point. The development plan(s) shall identify the location of the 16/17 MPT and provide for the construction of that portion of the trail concurrent with development.
 - ii. Until such time as the MPT connection between SR 16 and US 17 is completed, each subsequent development contiguous to a development that is already incorporated into the MPT shall include a trail extension in its development plan.
- c. *MPT to the Waterfront.* A MPT or non-motorized connection shall be constructed by the developer between SR 16 and the waterfront concurrent with the provision of public Waterfront Access pursuant to Policy 1.7.7. The connection may be located adjacent to or within an internal road system right of way, within the Open Space System (OSS), or within a development character area.
- d. *County Road 209 MPT -* Concurrent with the first development plan approval for a project that abuts County Road (CR) 209, a strip of land 20 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 MPT by the City.
- e. *Access to lands south of the FCE and Bayard Conservation Area -* If vehicular access is granted by FDOT to the parcels located southerly of the FCE, a MPT shall be constructed by the developer to connect the lands located north of the FCE to the southerly parcels. The required separation specified above between a MPT and the travel lane may be reduced within the limits of the right-of-way of the FCE and to provide transition approaching said right-of-way.

Policy 1.7.7. The economic and social benefits of adjacency to the St. Johns River shall be realized through the provision of public waterfront access to





the riverfront within the MURP FLUC.

- a. The Waterfront Access area may be public or privately owned and shall be a minimum of 200 linear feet along the waterfront and a minimum of 2.5 acres in area.
- b. If more than 1,650 pleasure craft boat wet slips are proposed, the Waterfront Access shall be increased to 4 acres in size and 400 linear feet of frontage. Additionally, the developer shall pay \$150,000 to the City towards the purchase and/or improvement of a new or existing boat ramp. If adjacency cannot be accomplished, the 1.5 acres may constitute a second Waterfront Access and shall have a minimum of 150 linear feet along the waterfront.
- c. The Waterfront Access can be a park, green or urban space and may be integral to the rest of the development. Such land shall not be used for a street right-of-way.
- d. At such time when the City has identified a location for a boat ramp (existing or new), **the landowner of the MURP FLUC** shall pay \$50,000 to the City towards the purchase and/or improvement of a new or existing boat ramp.
- e. Non-sovereign submerged lands shall be limited to activities associated with the 1,282 acres of land within the MURP FLUC that are not submerged and which require access to the St. Johns River.
- f. All onsite marina facilities shall be required to obtain designation under the Florida Clean Marina and Clean Boatyard Programs.

Policy 1.7.8. Ensure the efficient provision of services as the area and its demands for infrastructure and services continue to grow.

- a. *Monitoring for Short Term Infrastructure Impacts.* Beginning March 1, 2011 each fee simple landowner within the MURP FLUC that is not the subject of a Development or Utility Service Agreement with the City shall submit 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. Reservations of capacity issued under the MS 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 a Development Agreement or Utility Service Agreement.

- b. *Concurrency Management.* The demand for public infrastructure shall be identified prior to issuance of a final development order in a manner consistent with the City's Concurrency Management System.
- c. *Water Treatment Facilities and Well Fields.* The landowner shall donate one 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 falls outside the City lands, the adjacent lands within MURP-designated lands 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 FLUC 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.* Development within the MURP FLUC shall comply with the Level of Service Standards set forth in the Capital Improvements element, Policy 8.3.1.
- e. *Water Reuse.* Development within the MURP FLUC shall utilize reuse for irrigation purposes where available, economically feasible, and



consistent with State regulations.

- f. *Recreation Facilities.* The dedication of twenty-five-acres to the City with adequate public access and in a mutually acceptable location shall serve to meet the LOS 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 prior to the approval of the development plan for the 500th dwelling unit. The adopted parks level of service will be applied for any units above 3.919.
- g. *Stormwater Facilities.* New stormwater facilities within the MURP FLUC shall meet the adopted LOS standard established by the City and the requirements of the SJRWMD. The design of new stormwater facilities is encouraged to serve development areas of no less than 10 acres. Stormwater management facilities may be integrated into the MPT system and/or 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 rezoning (to PUD or other district) of 400 acres within the MURP FLUC. 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 FLUC 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. For any land parcel that will be transferred to the City pursuant to the provision of this MURP FLUC, 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 1.8. Future Land Use Text Amendments.

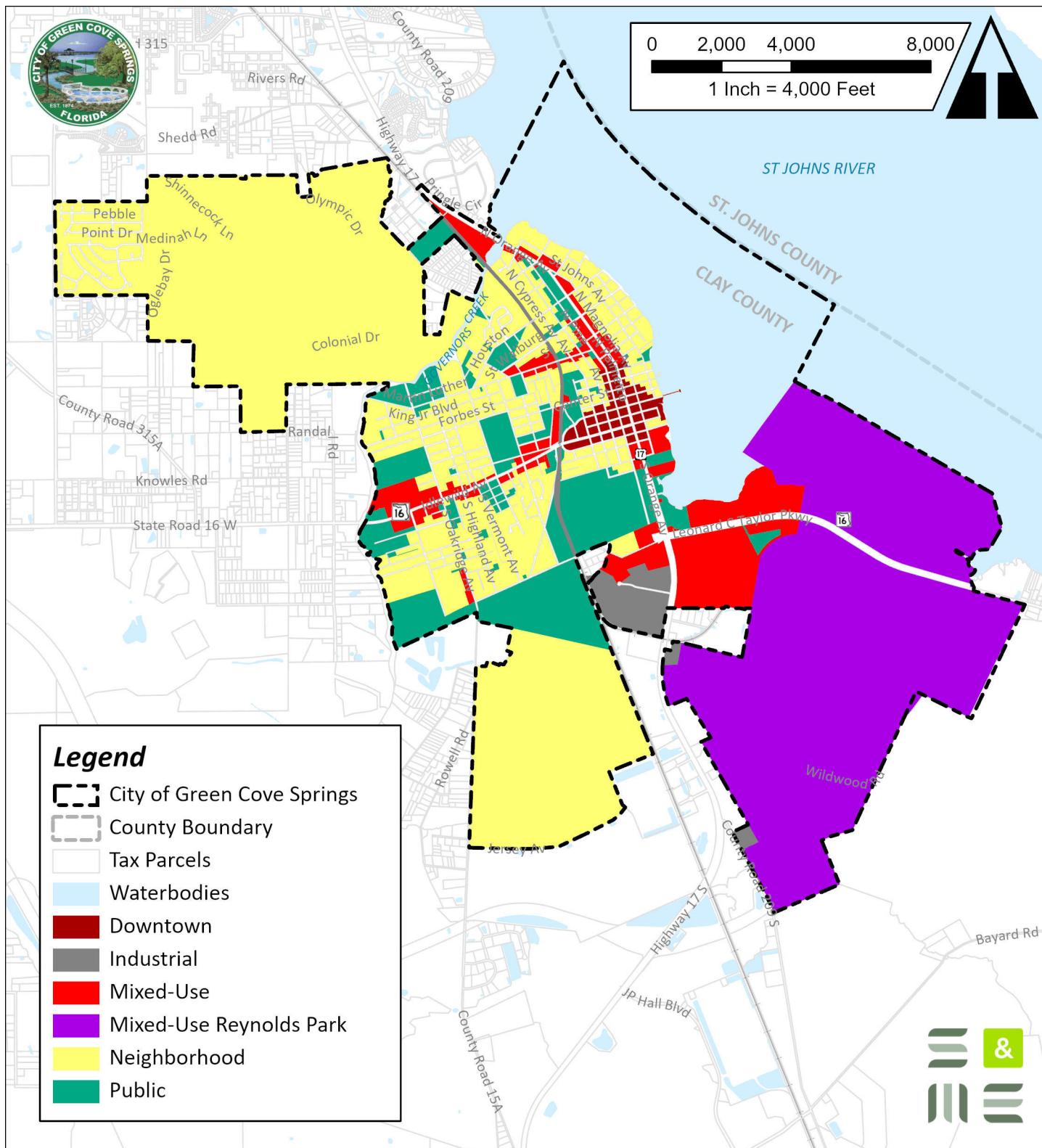
The City shall adopt, as necessary, Future Land Use Map Amendments with specific development conditions that are consistent with the City's adopted Level of Service (LOS) standards and Future Land Use Element, and compatible with the surrounding uses.

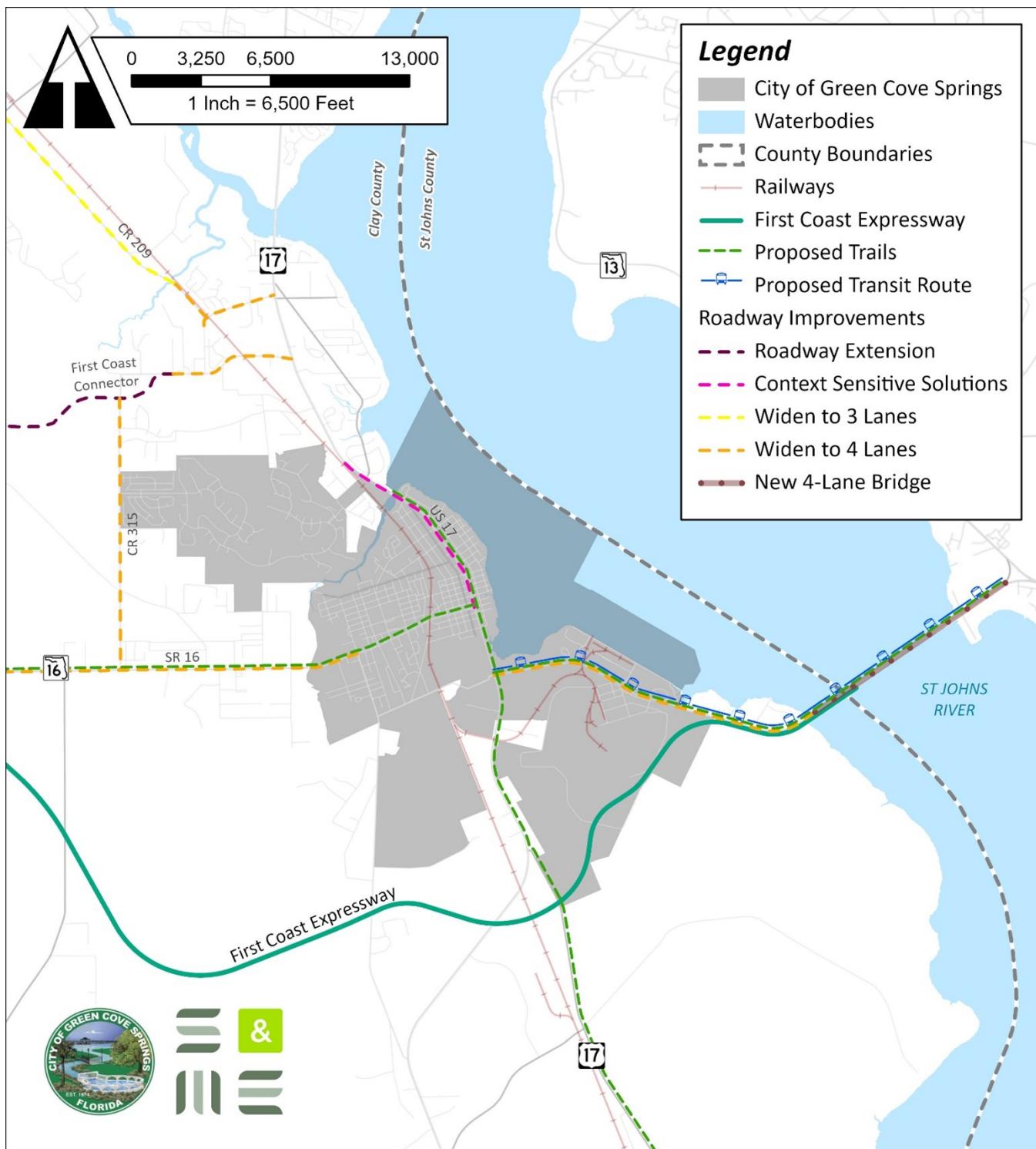
Policy 1.8.1. Future Land Use Map (FLUM)

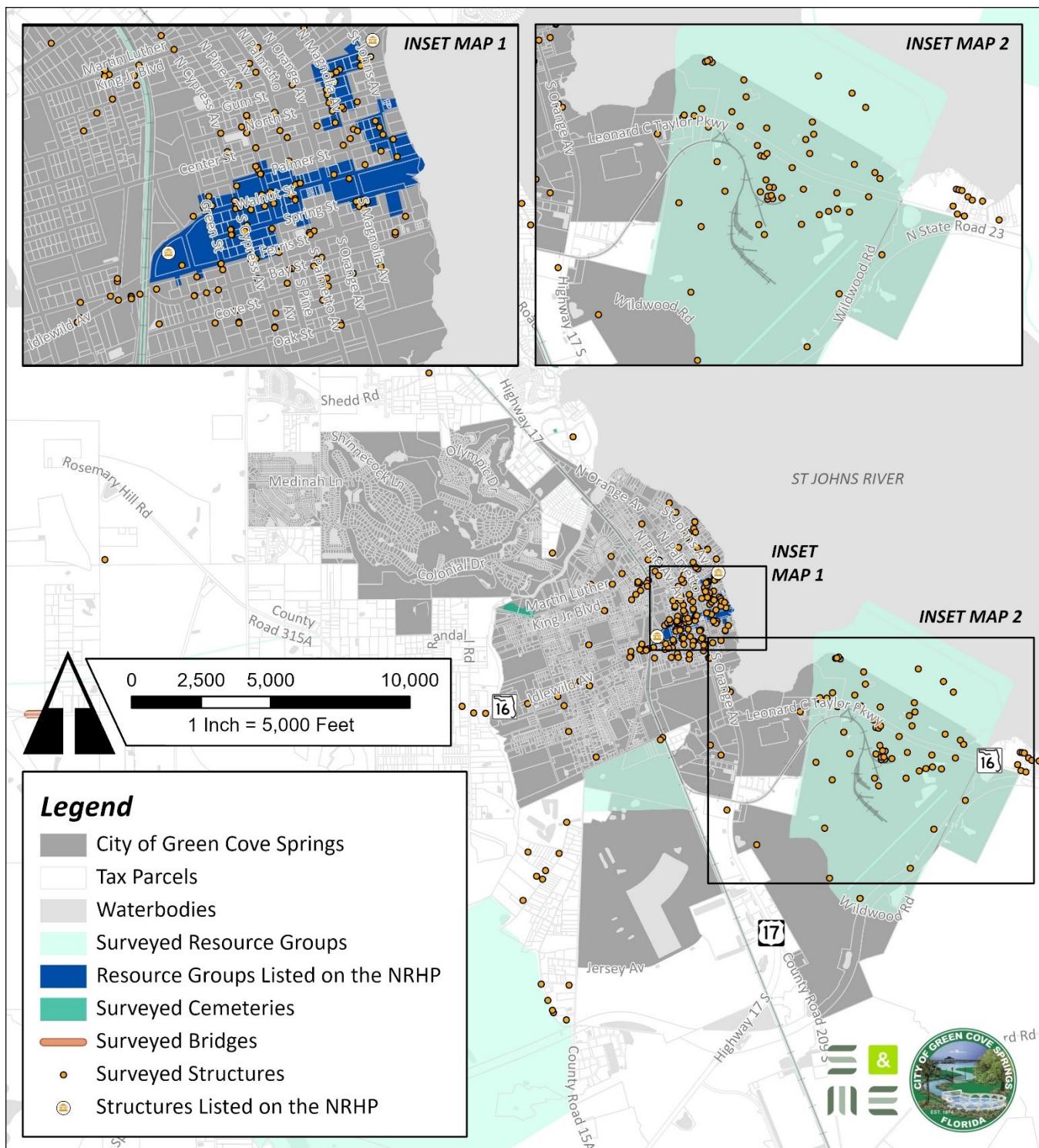
Amendment adopted by Ordinance Number O- 01-2024 on June 18, 2024 changes the future land use on the amendment area from Mixed Use to Industrial. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment Ordinance O- 01-2024 is hereby limited based on the following:

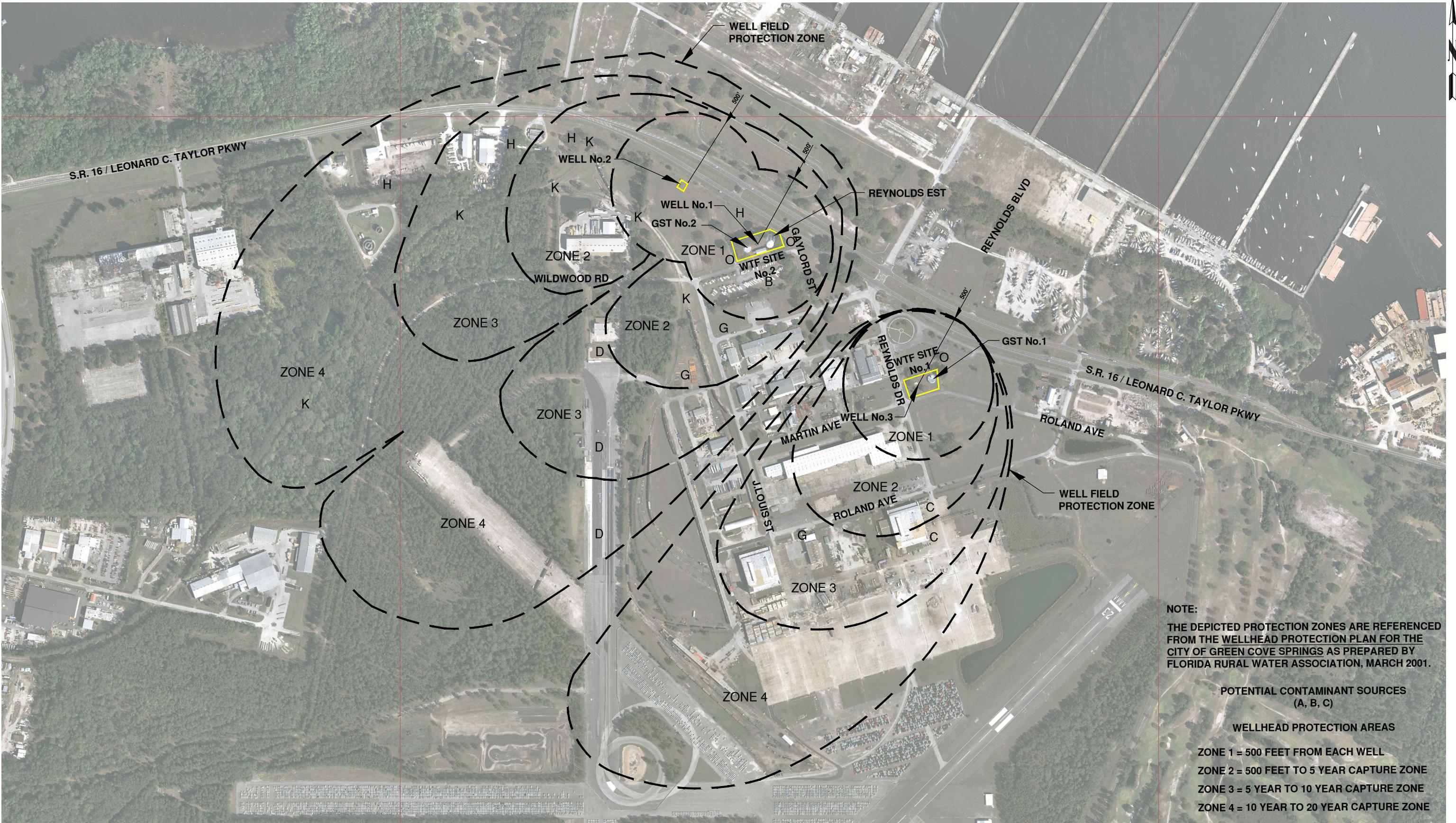
1. Prior to the approval of a subsequent development order such as but not limited to a subdivision or site development plan, the property owner/developer must submit a developer's agreement addressing the following development requirements for the Amendment parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17:
 - a) Address screening and buffering requirements between the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 and SR 16 and US 17.
 - b) Address Building, site and streetscape design requirements for the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 adjacent to SR 16 and US 17. These requirements shall include but are not limited to:
 - a. Block Standards
 - b. Building Placement
 - c. Building Typology and Massing
 - d. Building Frontage Design
 - e. Façade Articulation
 - f. Entrances
 - g. Building Materials
 - h. Lighting

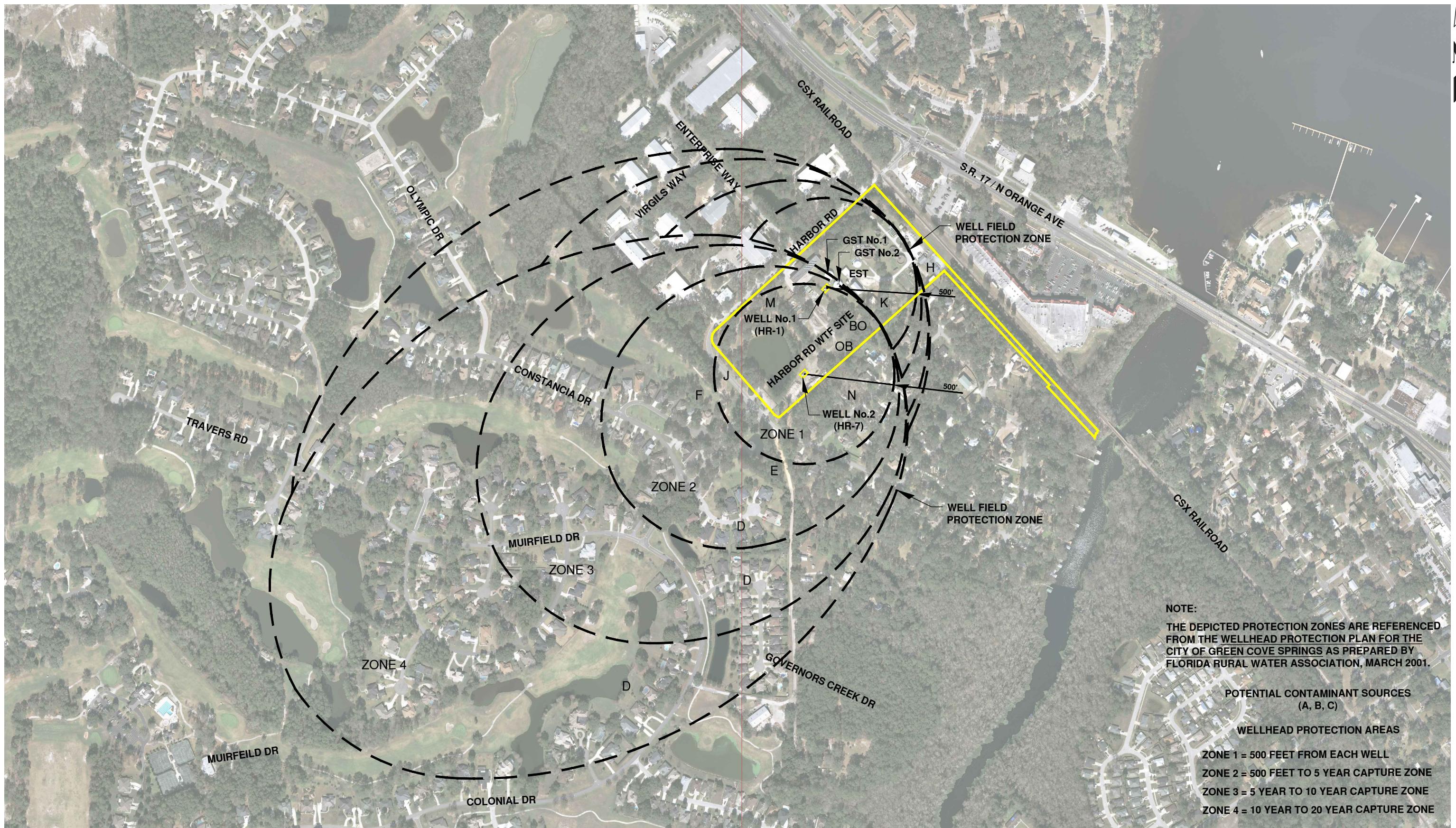
- i. Service Area and Mechanical Equipment Screening
 - j. Signage
2. Prior to approval of a subsequent development order, such as but not limited a zoning, subdivision or site development plan, the property owner/developer will be required to provide an Access Management Plan and Traffic Impact Analysis to address site access and traffic capacity, the plan must be developed in cooperation with Florida Department of Transportation, Clay County and the City of Green Cove Springs.
 - a) Traffic Study shall be completed prior to issuance of building permits for new onsite development and a building final inspection is issued for expansion of existing development.
 - b) Traffic Study shall address truck traffic and rail traffic as part of their analysis.
 - c) Traffic Study methodology approval shall be secured prior to approval of a subsequent development order, such as but not limited to Zoning, Subdivision or Site Development Plan.
 - d) A Development Agreement shall be completed prior to issuance of building permits for new onsite development and a building final inspection is issued for expansion of existing development to address the timing and costs associated with offsite improvements.
3. Limit uses on the Amendment Parcels or any portion thereof to permitted uses in the M-1 Zoning District and M-2 Zoning District Permitted Uses as a Special Exception.
4. Property shall be rezoned to a Planned Unit Development (PUD). A conceptual plan and written description shall be included with the PUD submittal.

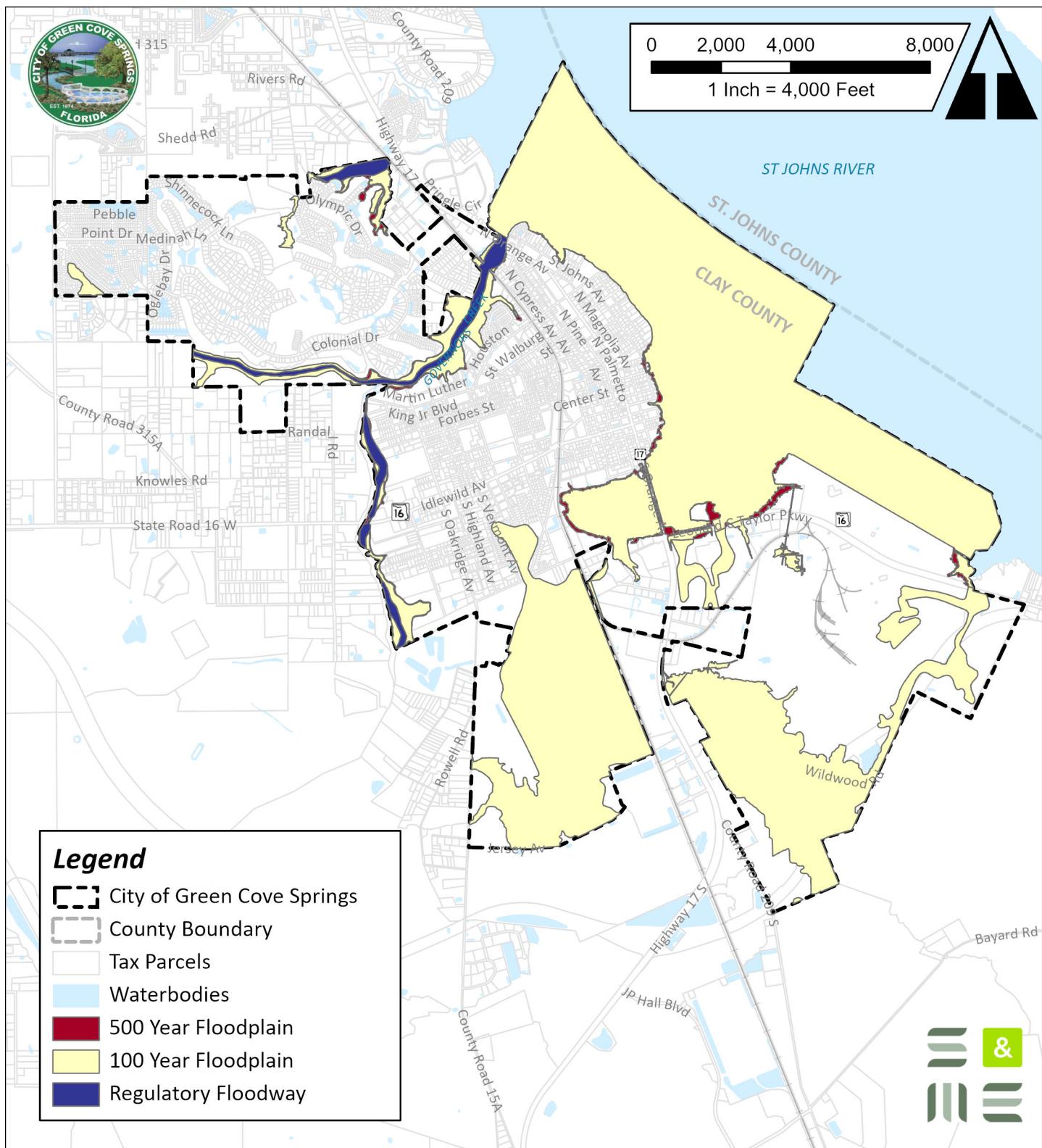


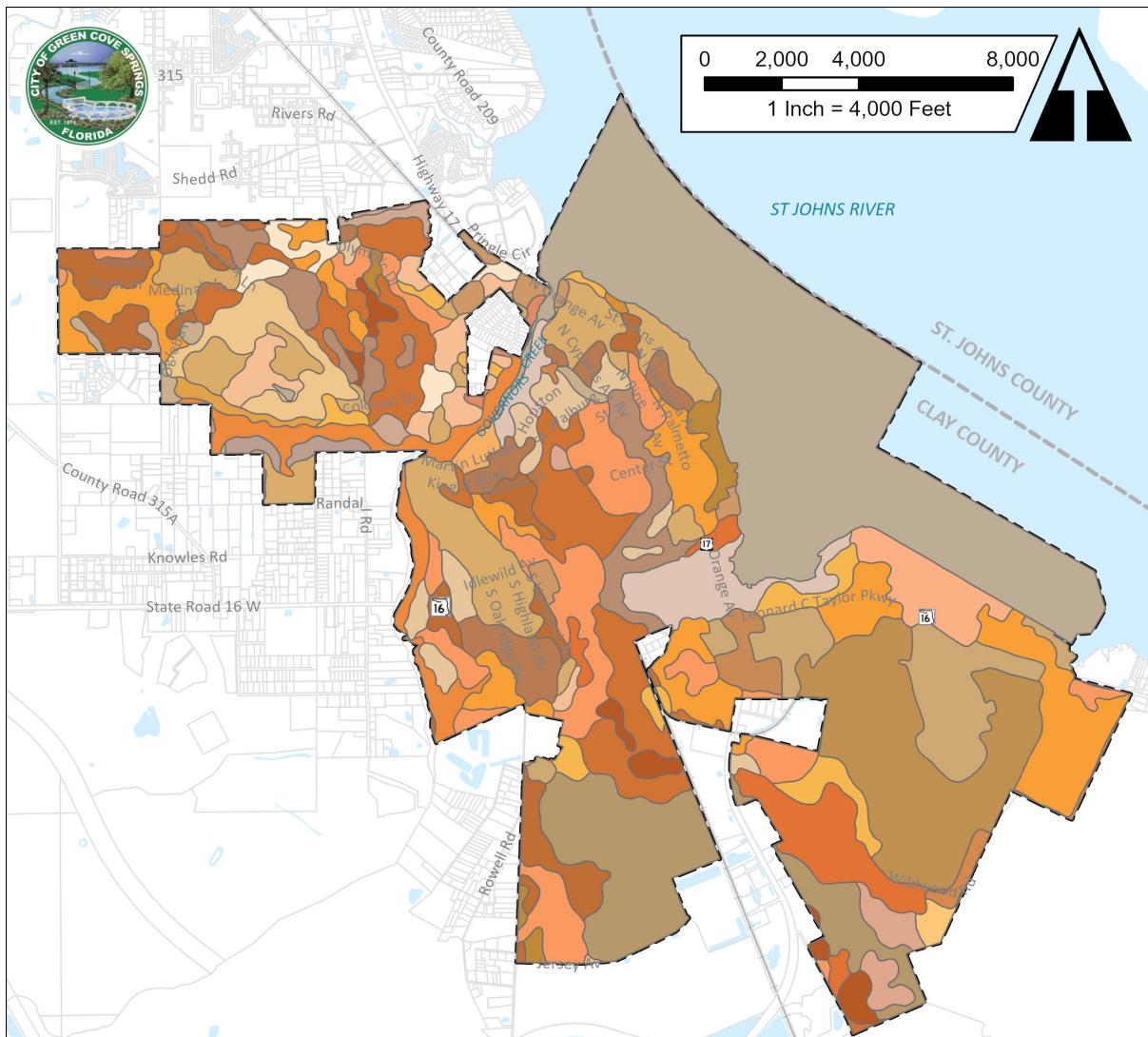












Legend

City of Green Cove Springs

County Boundary

Tax Parcels

Waterbodies

Soils

ALBANY FINE SAND, 0 TO 5 PERCENT SLOPES
ALLANTON AND RUTLEGE MUCKY FINE SANDS, DEPRESSATIONAL
ARENTS, SANDY
BLANTON FINE SAND, 0 TO 5 PERCENT SLOPES
BLANTON FINE SAND, 5 TO 8 PERCENT SLOPES
CASSIA FINE SAND
CENTENARY FINE SAND, 0 TO 5 PERCENT SLOPES
GOLDHEAD FINE SAND

HURRICANE FINE SAND, 0 TO 5 PERCENT SLOPES	PENNEY FINE SAND, 5 TO 8 PERCENT SLOPES
HURRICANE-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	PLUMMER FINE SAND
LEON FINE SAND, 0 TO 2 PERCENT SLOPES	POTTSBURG FINE SAND
MAUREPAS MUCK, FREQUENTLY FLOODED	QUARTZIPSAMENTS, EXCAVATED
MEADOWBROOK SAND	RIDGEWOOD FINE SAND, 0 TO 5 PERCENT SLOPES
MEGGETT FINE SANDY LOAM	RUTLEGE-OSIER COMPLEX, FREQUENTLY FLOODED
ORTEGA FINE SAND, 0 TO 5 PERCENT SLOPES	SANTEE FINE SANDY LOAM, FREQUENTLY FLOODED
ORTEGA-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	SAPELO FINE SAND
OSIER FINE SAND	SAPELO-URBAN LAND COMPLEX
OSIER FINE SAND, OCCASIONALLY FLOODED	SCRANTON FINE SAND
PAMILICO MUCK	SURRENY FINE SAND, DEPRESSATIONAL
PELHAM FINE SAND, 0 TO 2 PERCENT SLOPES	URBAN LAND
PENNEY FINE SAND, 0 TO 5 PERCENT SLOPES	WATER

