



---

## 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.