

ORDINANCE NO. O-10-2024

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±112 ACRES OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF US 17 AND SR 16, IDENTIFIED AS TAX ID NUMBER 016451-003-00 AND 016451-000-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM C-2, GENERAL COMMERCIAL TO PUD, PLANNED UNIT DEVELOPMENT.

WHEREAS, the City has received a request to rezone the subject parcel from C-2 General Commercial Residential to PUD, Planned Unit Development and

WHEREAS, the City has the authority pursuant to its home rule and other statutory powers to rezone properties within the City; and

WHEREAS, a duly advertised public hearing was conducted on the proposed rezoning on May 28, 2024 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Council; and,

WHEREAS, the City Council considered the recommendations of the LPA at a duly advertised public hearing on June 4, 2024 provided for and received public participation; and,

WHEREAS, the City Council has determined and found said application for the amendment, to be consistent with the City of Green Cove Springs Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Green Cove Springs City Council finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

Section 1. Zoning Map Amended. The Zoning Map is hereby amended for the following property from C-2 General Commercial to Planned Unit Development (PUD).

Tax Parcel ID# 016451-003-00 and 016451-000-00, in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 2. Development Parameters. The development shall consist of the following commercial and industrial development as shown on the PUD Master Plan:

1. Total Development Buildout
 - a. 119,000 square feet of manufacturing uses
 - b. 231,200 square feet of retail uses
 - c. 264,000 square feet of warehouse uses
 - d. 130,500 square feet of light industrial uses
2. All requirements set forth in the PUD written description and corresponding conceptual maps PUD documents as set forth in Exhibits C-I
3. Requirements set forth in the Site Specific Text Amendment, Ordinance #O-02-2024
4. Unless specifically stated within these aforementioned requirements, the Huntley PUD shall develop consistent with all requirements for the City of Green Cove Springs Land Development Regulations.

Section 3. Ordinance to be Construed Liberally. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Green Cove Springs, Florida.

Section 4. Repealing Clause. All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability. It is the declared intent of the City Council of the City of Green Cove Springs that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6 Effective Date. This Ordinance shall become effective upon passage.

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST
READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE
SPRINGS, FLORIDA, ON THIS 4TH DAY OF JUNE 2024.**

CITY OF GREEN COVE SPRINGS, FLORIDA



Steven R. Kelley, Mayor

ATTEST:



Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE
CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 16TH DAY OF JULY 2024**

CITY OF GREEN COVE SPRINGS, FLORIDA




Steven R. Kelley, Mayor

ATTEST:



Erin West, City Clerk

APPROVED AS TO FORM:



L. J. Arnold, III, City Attorney

EXHIBIT A

Legal Discription

Parcel "A"

A tract of land in the G.I.F. Clark Grant, Section 38, Township 6 South, Range 26 East, Clay County, Florida, being a part of Section 39 and 46 and part of Lots 2, 3, 4, 5 and 6, Block 1, Gould T. Butlers survey of the Clinch Estate, according to plat recorded in Plat Book 1, pages 31 through 34 of the public records of said county, together with part of Block 3, and Lots 2, 3, 4, 5, 7, 8, 9, 10, 11, 12 and part of Lots 1, 6 and 13, Block 4, and part of Lots 5, 6, 7, 8, 9 and 10, Block 1, according to plat of South Green Cove Springs, recorded in said records in Deed Book "Z", page 748, also part of Lightwood Avenue, part of River Road, part of Plametto Street and part of Chestnut Avenue, as shown on both of said plats, said parcel being more particularly described as follows:

Begin at the intersection of the southerly line of State Road No. 16 with the easterly line of State Road No. 15; thence on the southerly line of State Road No. 16, North 79 degrees 05 minutes 46 seconds East, 2,150.00 feet; thence South 27 degrees 10 minutes 14 seconds East 1,072.54 feet; thence South 10 degrees 17 minutes 16 seconds West, 1,460.00 feet; thence North 89 degrees 32 minutes 05 seconds West, 2,201.92 feet; thence on the easterly line of State Road No. 15, North 10 degrees 18 minutes 05 seconds East, 243.41 feet; thence northerly 1,354.72 feet along the arc of a curve concave to the west and having a radius of 2,924.79 feet, said arc being a portion of the easterly line of State Road No. 15; thence continue along last said easterly line, North 16 degrees 14 minutes 14 seconds West, 401.87 feet to the point of beginning.

EXCEPTING THE FOLLOWING:

- (1) A strip of land 100 feet wide lying 50 feet on either side of the centerline line of ACL Railroad spur tracks as presently located across the southeast portion of said Parcel "A".
- (2) A parcel of land in Lot 13, Block 4, South Green Cove Springs, comprising approximately one acres, as more particularly described in deed recorded in Deed Book 48, page 456, EXCEPT that portion lying within the right-of-way of U.S. Highway No. 17.

Parcel "C"

From the intersection of railroad on Spring Avenue with Green Cove Walkill and West Toco Road in the center of road, North 10 degrees East, 1672 feet; thence from center of Road South 80 degrees East to the beginning corner, 40 feet; thence continue South 80 degrees East, 210 feet; thence North 10 degrees East, 210 Feet; thence North 80 degrees West, 210 feet; thence South 10 degrees West, 210 feet to the beginning corner, containing one acre in Block 4, South Green Cove Springs, as recorded in the public records of Clay County, Florida, Excepting therefrom that portion lying within the right-of-way of U.S. Highway No. 17.

For: HKM Investments, LLC

Parcel Number— 38-06-26-016451-000-00 and 06451-003-00

EXHIBIT B



Zoning

- R1 Low Density Residential
- R2 Medium Density Residential
- R3 High Density Residential
- RRF Residential Riverfront
- PUD Planned Unit Development
- RPO Residential Professional Office
- C1 Commercial Medium Intensity
- C2 Commercial High Intensity
- CBD Central Business District
- GCC Gateway Corridor Commercial
- GCN Gateway Corridor Neighborhood
- GCR Gateway Corridor Residential
- M-2 Industrial District
- M-1 Light Industrial District
- MUH C-2/M-2 - Mixed Use
- INS Institutional
- RC Recreation

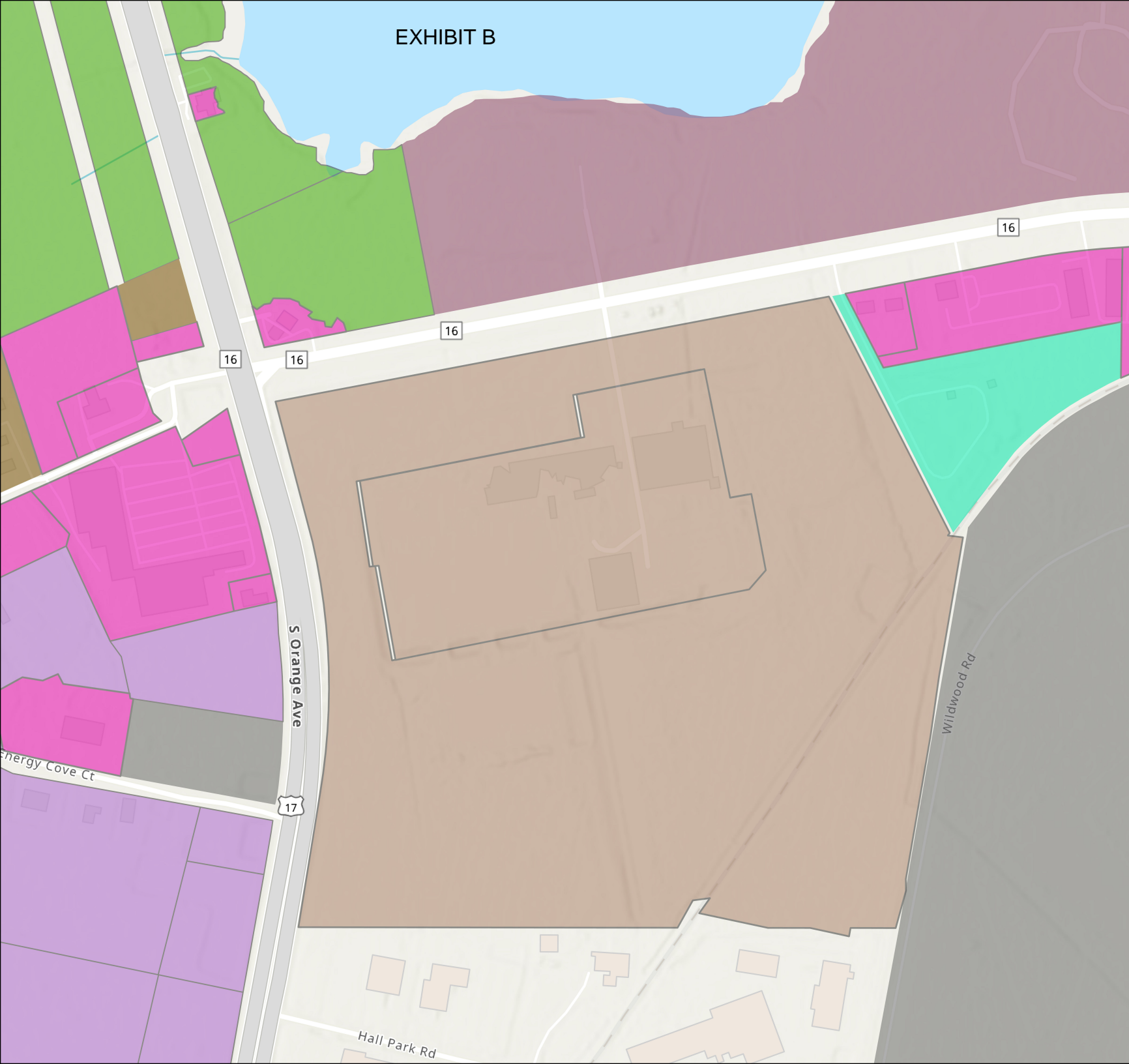


Exhibit C

WRITTEN DESCRIPTION

17-16 Commerce Center

Date: 7-16-2024

Current Zoning District: C-2

Proposed Zoning District: PUD

Parcel #'s: 38-06-26-016451-003-00---

38-06-26-016451-000-00

I. PROJECT DESCRIPTION

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide a development compatible with surrounding land use; to encourage development along the 17- 16 corridor yet creating an entrance to the City of Green Cove Springs. The PUD will create a unified development plan incorporating a similar design theme and other development criteria. The property is a 120-acre site located in Green Cove Springs, Florida. The land is currently zoned Residential Light Manufacturing and Commercial.

The owner's vision of the use of the property is a multi-use facility which can provide an upscale commercial C-2 corridor along U.S 17 and State Road 16 and Industrial, both M-1 and M-2 utilizing the existing infrastructure. M-1 will be allowed. M-2 will be allowed by Special Exception.

Building constraints- all the buildings will have upscale architectural facades. Exterior portions of buildings which are visible to the 17- 16 corridor shall be enhanced with architectural features such as stucco- brick- stone.

Onsite parking and access will be asphalt paved. The main entrance and exit will be on US 17 and State Road 16. Secondary access may be allowed from neighboring property. There will be an internal access road built with curb and gutter.

Outside Storage- In order to create a upscale commercial entrance, the owners recognize that commercial outside storage is prohibited in the C-2 Zoning District and outdoor sales (retail display) shall require a special exception, and must be approved by the City of Green Cove Springs. All industrial outside storage shall be screened from US 17 and State Road 16 by either a Building façade, Masonry wall or vegetative screen.

Existing and new facilities will utilize municipal water and sewer services. The owner would design all new utility services on the site. All new services would be underground to enhance the appearance of the surrounding areas.

The creation of a master planned development affords an efficient use of the land. Each new tenant will be required to submit a individual site plan for city approval. Attached is a preliminary masterplan. The masterplan will be updated with each site development plan.

A. Project Name: 17/16 Commerce Center PUD

B. Current Project Manager/Planner: Kelly Hartwig

C. Project Developer: HLM Investments LLC

D. Quantitative Data Summary:

1. Total Acreage: 112 acres
2. Proposed Number of sites may vary.
3. Total amount of active space- impervious space will be based on SJRWMD master permit.
4. Total amount of parking: - Shared parking can be used in all calculations.
5. Phase schedule of construction – Phase 1 will be restoration and upgrades to existing 80,000 Building 3. Phase 2 will be site plan submittal and approval for individual tenants. Phase 3- Site plan submittal and approval of Phase 1 Commercial Road access. As outlined in the Site Phasing Plan (Exhibit G).
6. Restoration of Façade of Building 1 will be completed within 3 years of start of restoration of Building 3

II. USES AND RESTRICTIONS

A. Permitted Uses, Special Exceptions and Structures

1. Permitted uses set forth in Sec. 117-253 of the Commercial C-2 Zoning District shall apply in the C-2 zoned area of the preliminary zoning plan as shown on Exhibit E.
2. Special exception requirements set forth in Sec. 117-254 of the Commercial C-2 Zoning District, in addition, all outdoor sales/retail display of merchandise shall require a Special Exception.
3. Permitted uses set forth in Sec. 117-297 of the Light Industrial M-1 Zoning District shall apply in the M-1/M-2 zoned area of the preliminary zoning plan as shown on Exhibit E.
4. Outdoor Storage of Aggregate Materials defined as a broad category of construction materials such as sand, gravel, crushed stone, slag shall be classified as an M-1 Use subject to the requirements set forth in section III.C.4.(a). Permitted uses within the M-2 Industrial Zoning District shall apply in the M-2 zoned area of the preliminary zoning plan as shown on Exhibit E shall require a Special Exception.
5. A truck stop is prohibited within all zones of the PUD and is defined as: An establishment where the principal use is the refueling and servicing of trucks and tractor-trailer rigs and may also include ancillary facilities.
6. A Commercial Association will be formed to set up guidelines and rules which all owners or tenants will be required to follow.
7. The attached preliminary zoning map will be included as part of the PUD,

but minor changes may be approved by the City Council.

B. Essential Services

Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in the Land Development Regulations. All new services will be underground.

C. Permitted Accessory Use and Structures

All accessory structure shall match architectural facades of building if visible for US 17 or State Road 16

III. DESIGN GUIDELINES

A. Future principal structures. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

- | | | |
|-----|-----------------------|---------------|
| (1) | Minimum lot area: | 0 square feet |
| (2) | Minimum lot width: | 0 feet |
| (3) | Maximum lot coverage: | 70% percent |
| (4) | Minimum front yard: | 25 feet |
| (5) | Minimum side yard: | 10' |
- With a minimum separation of Buildings 20'
- | | | |
|-----|-------------------------------|--|
| (6) | Minimum rear yard: | 10' |
| (7) | Maximum height of structures: | Per City of Green Cove Land Development Code |

B. Architectural Review/Compatibility

1. Future development shall be in accordance with City of Green Cove Springs Site Plan Review requirements. Additionally, Site Plan Review shall include an architectural sketch plan at an appropriate scale supporting consistency with the proposed architectural elements of the structures, including size, scale, façade, and color as approved by the association. Architectural guides for association (see exhibit A D attached). These architectural guides are to be part of the PUD.

C. Ingress, Egress and Circulation, Storage

1. Parking Requirements.

Will be determined by Article III Chapter 13 Development standards except for parking spaces will be minimum of 9' wide by 18' with 24' minimum Drive lanes. If shared parking or a reduction in parking is requested, it will be supported by a parking study created by a licensed professional – then approved by the planning and zoning board.

2. Vehicular Access.

- a. Primary vehicular access to the Property shall be by way of US 17 and State Road 16. A secondary main entrance will be east on State Road 16- through existing water plant entrance- This road if used will be improved to city standards. The final location of all access points is subject to the review and approval of the FDOT. The initial access points and distribution for the traffic study will be based on Exhibit B of the Traffic Study Methodology.
- b. A complete traffic study shall be completed to determine the amount of work required for vehicles entering and leaving the site. This will be based on our tenant projections. Since this study and work is normally paid by the Mobility fee, with city approval the owner will provide the study and the cost deducted from the Mobility fees.
- c. The owner will work with the city of Green Cove Springs, The FDOT and Clay County to finalize the traffic study methodology and study limits. Based on this the study may impact access points, turning radius and other requirements determined by a complete traffic study. Once these requirements are determined, they will be incorporated into the master plan.
- d. Once accessing the site from the primary access points, the developer will provide an internal vehicular pathway access driving that connect to the primary access for the commercial and industrial traffic and provide for the installation of utilities. The timing of internal access shall be set forth in the Development Agreement upon finalization of the Traffic Study.
- e. Timing of building permitting, and occupancy (except for Phase 1) are dependent upon timing of traffic study and development approvals as set forth in the Future Land Use Site Specific Text Amendment (Ordinance O-02-2024).

3. Pedestrian Access and Other Items.

Existing sidewalks are located on the north side of State Road 16. Proposed pedestrian access will be coordinated with crossings and future intermodal path (possibly in FDOT ROW) Sidewalks will be installed per city code to allow ADA pathway from all buildings to the city ROW. A sidewalk along St rd. 16 will be installed if required by city code, All sidewalks will be installed as the buildings are being constructed. Interconnected sidewalks or internal sidewalks from building to building will be encouraged and used to accommodate ADA connections.

4. Outdoor Storage.

All outdoor storage will be screened from US 17 and State Road 16 by either a building or a 12' architectural masonry or masonry wall with a landscape hedge at the base of the wall and trees every 40'. Trees can be ornamental or shade trees and may count as part of landscape requirements. No outdoor storage allowed within 800' of US 17 or State Road 16.

Outdoor storage of aggregate material storage shall meet the following additional requirements as part of Site Development Approval:

- a. Outdoor storage of aggregate materials as defined in Section II (A)(4)(a) is subject to the following requirements:
 - i. Limited to one facility in the PUD.
 - ii. Stockpile area limited to 12 acres.
 - iii. Stockpile area must be setback from US 17 and SR 16 a minimum of 1,000 feet.
 - iv. Permanent stockpile height and equipment shall not exceed 28' in height.
 - v. All stockpiles shall be screened with either an existing building and/ or a 12' masonry concrete with:
 1. Large trees as defined in the City Land Development Code (Sec. 113-243) shall be provided at a maximum of 25' on center and a minimum of 4" caliper at time of planting.
 2. Shall comply with Architectural Guidelines as set forth in Exhibit D regarding outdoor storage.
 - vi. Dust Control Measures shall be taken to ensure dust does not encroach beyond the limits of the facility.
 - vii. Provide type, height and outline of equipment used to off load rail cars.
 - viii. Traffic patterns of vehicles onsite shall be provided, traffic shall be separated from commercial entrances.
 - ix. Stored materials must be identified. Washed granite shall be permitted. All other material storage types are subject to City Council approval.
 - x. Hours of Operation shall be provided.

5. Signage.

Signage shall be in accordance with the Land Development Regulations by city of Green Cove Springs. Interior site signs will provide architectural elements (shown on association documents)

6. Landscaping.

The Property will be developed in accordance with Article V of the Land Development Regulations. Tree preservation and landscape requirements will be as set forth in city codes". Except- Street trees will be a minimum of 4" caliper. Landscape Islands may be omitted every 10 spaces- if linear island is proposed parallel to parking- Parking Island shade trees may be replaced with ornamental tree- if required shade tree required is relocated to another landscape space adjacent to parking. Interior Landscape space will not be required in industrial laydown areas. Hedges located to screen Parking or vehicular access will only be required next to public ROW. Dumpsters must be screened with masonry walls and opaque gates- No chain link fences.

7. Utilities.

All utilities and improvements which are being given or built for city ownership will be designed and constructed in accordance with the standards and specifications of the City of Green Cove Springs, Public Works Department. Cost of those Installation and material for utilities will be by owner. Once installed they will be maintained by the city. If primary or secondary utilities are to be privately owned, they will be built to industry standards and maintained by the owner/developer.

- a. Water meters and meter boxes will be provided by the owner. All utilities to be installed that are proposed to be owned and maintained by the City of Green Cove Springs are subject to City approval and acceptance. Typically, this will be new water mains up to new water meters. Secondary connections will be installed, maintained, and owned by the owner. Typically, from water meter to building.
- b. Sanitary sewers will be installed and be privately owned.
- c. Electric will be provided by City of Green Cove Springs. The owner will provide main electric conduits and transformer pads. City of Green Cove will own and maintain primary main electric lines. City of Green Cove will install main wire and transformers. Secondary electrical to the buildings will be installed, maintained, and owned by landowner.
 - i. Owner will use architectural street lights which are similar to those in Spring Park in all public areas. All lights in rear of industrial building will be LED standard light poles.
- d. The developer will provide maintenance and access easements over any new utility which is to be city owned.
- e. All new backflow devices will be screened from US 17 or State Road 16. Developer understands city desire to avoid unsightly mass of utilitarian objects from passing cars or pedestrians.

8. Wetlands.

Wetlands will be permitted according to local, state and federal requirements.

9. Site Plan and Modifications.

The site plan approved as part of this PUD is conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals. Deviations from the Ordinance creating the PUD may be approved by the Planning and Zoning Commission and City Council. Any use not specifically listed, but similar to uses outlined in the Land Development Code, in the alternative, may be permitted administratively pursuant to Land Development Code Section 101-6 and can be appealed to the Planning and Zoning Commission and City Council pursuant to Land Development Code Section 101-246~248. PUD amendments,

including deviations or rezonings, may be sought for individual parcels or to access points within the PUD. All development improvements are subject to appropriate local, State and Federal permitting agencies. Phasing plans exhibits are attached to PUD.

IV. DEVELOPMENT PLAN APPROVAL

With each request for certification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Green Cove Springs identifying all the existing and proposed uses within the Property and showing the general layout of the overall property.

V. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSICATION FOR THIS PROJECT

The proposed project is compatible with the City of Green Cove Springs Comprehensive Plan. The proposed development will be beneficial to the surrounding neighborhood and community as it set forth a specific design plan.

The design and layout of the PUD accomplishes the following:

1. Provide a more desirable development than would be possible through the strict application of the requirements of the Land Development Regulations;
2. More efficient use of land.
3. Provide for the redevelopment of the subject property that will continue to maintain architectural consistency with the surrounding area and improve the characteristics of the surrounding area specifically development to the immediate south.
4. Proposes land uses and intensities which will meet applicable planning goals.

VI. SUCCESSORS IN TITLE

All successors in title to the Property or any portion of the Property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

VII. STATEMENTS

1. **How does the proposed PUD differ from the usual application of the Zoning Code?**

The site is designed around and along existing architectural and existing land uses. It provides architectural controls for future development.

2. **Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

An association document will be provided outlining maintenance.

3. **A preliminary association outline and examples is included and part of this PUD.**

CYPRESS MANAGEMENT AND DESIGN

P.O. Box 8880
Fleming Island, Florida
32006

Architectural Guidelines

HLM Investments LLC
Louis Huntley Enterprises
1890 Kingsly Ave
Orange Park FI
32073

Ref: 965 Leonard C Taylor Parkway

Architectural Guide:

Overall Site:

1. An association will be set up with guidelines and rules which all owners and tenants will be required to follow.
2. All areas will utilize commerce center standards for signage and wayfinding.
3. Monument signs will be used in lieu of pole signs for main signage.
4. All lighting will conform to commerce center standards.
5. All roads and parking shall be asphalt and curbed.
6. All buildings shall be accessed via the 5 access points from US 17 and St. Rd 16 through internal roads, No additional access points.
to US 17 or St. Rd. 16 other than the 5 identified in the master plan without
FDOT and city approval.
7. All tenants and owners will maintain sites per association standards.
8. Landscape standards- All street trees will be live oaks-
9. Request city of Green Cove to use architectural traffic light arms.
10. Buildings will be located with-in the site to provide access for fire protection and
access for delivery's from internal roads or drive aisles.

M-1 and M-2 areas

In addition to Land development Codes of Green Cove Springs,

1. No outdoor storage in front on Buildings.
2. All storage areas must be screened from US 17 and St. Rd 16. With:
 - a. A building or a

- b. A vertical masonry screening wall- Must be 100 % opaque and minimum of 12' tall, or a
- c. A vegetative buffer of 100' with varying heights of trees and plant material to achieve a 100 % screen.
- 3. No business will be allowed which produces obnoxious odors or noise as set forth under City LDR Sec. 117-4
- 4. All buildings which are visible from US 17 and St. Rd 16 will have an architectural **facade** which will meet associations guidelines.
- 5. No loading docks shall be allowed in front of Buildings.
- 6. No roll up doors visible from US 17 or St Rd 16
- 7. Pole lighting in Outdoor areas hidden from public areas- owners may use standard 30' poles with LED fixtures. Specified by association.
- 8. All dumpsters and trash receptacles will be in the rear of buildings and be screened for all public areas.
- 9. Existing building which faces ST. Rd 17 Currently Metal fabricated building housing Front runner boat, this building **facade** will be upgraded to meet association guidelines or screened by January 1st 2027.

C-2 areas

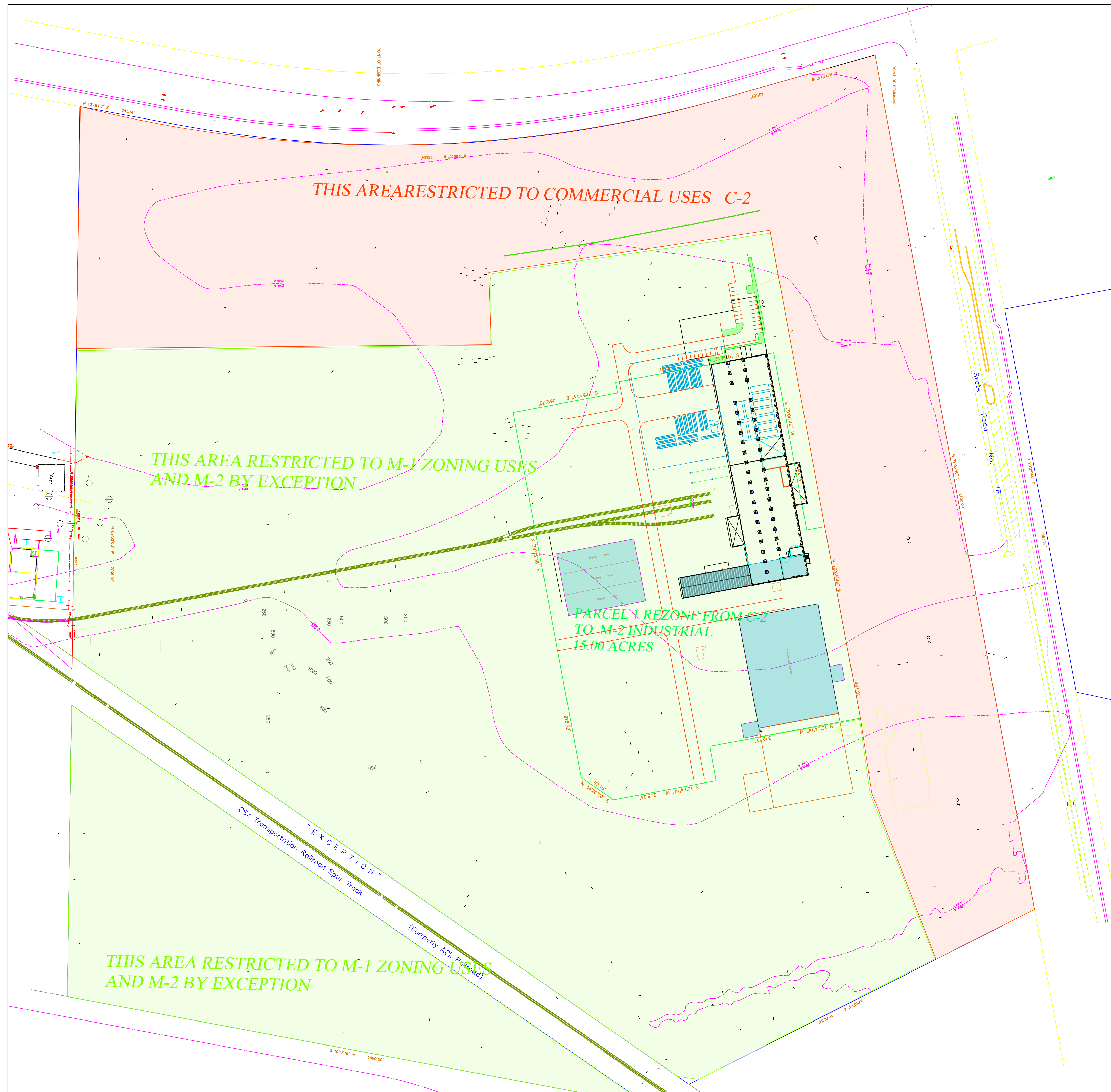
- 1 All buildings shall conform to architectural guidelines set for by the commerce association. The association will maintain a architectural review committee which will have full authority over all building facades.
 - A. Commercial Buildings:
 - (a) All commercial buildings shall have all sides with a architectural **facade**.
 - (b) No pre-manufactured metal sides (corrugated metal look on any side of buildings)
 - (c) Each building shall have accented masonry on the fronts of buildings.
 - B. All dumpsters and trash receptacles will be screened with masonry walls and 100% opaque gates.
 - C. Drive up windows must be on side of buildings and not access US 17 or St Rd 16, but to an internal road
 - D. Any canopy's or covered outdoor areas shall utilize architectural guidelines to match building facades.

E. Requirements of Land Development Codes of Green Cove Springs

Architecture:

- a. Exterior wall finish materials shall include brick, stucco and stone. Horizontal masonry siding, artificial wood planking, Architectural metal panels may be utilized for architectural effect on gables and in other limited applications.

- b. All exposed sides of a building shall be designed with the same finish as the front façade. Exceptions include stucco with stone or brick accents on front,.
- c. Buildings will be massed in such a way to create a commercial frontage yet screen the industrial buildings.
- d. Height of buildings shall not exceed city guidelines



SCALE 1"= 120'-0"

17-16 COMMERCE PARK
PRELIMINARY ZONING PLAN

[illegible]

**CYPRESS MANAGEMENT
AND DESIGN**
P.O. BOX 8880 FLEMING ISLAND, FL. 32006
904-759-9576 SITEOPT@BELLSOUTH.NET

DATE 5-24--2023
DRAWN BY _____
CHKD. BY _____
JOB NO. _____

KELLY W HARTWIG
LA 1252

SHT. LC-1.1

**CYPRESS MANAGEMENT
AND DESIGN**
P.O. BOX 8880 FLEMING ISLAND, FL. 32006
904-759-9576---- SITEOPT@BELLSOUTH.NET

P.O. BOX 8880 FLEMING ISLAND, FL. 32006
904-759-9576--- SITEOPT@BELLSOUTH.NET

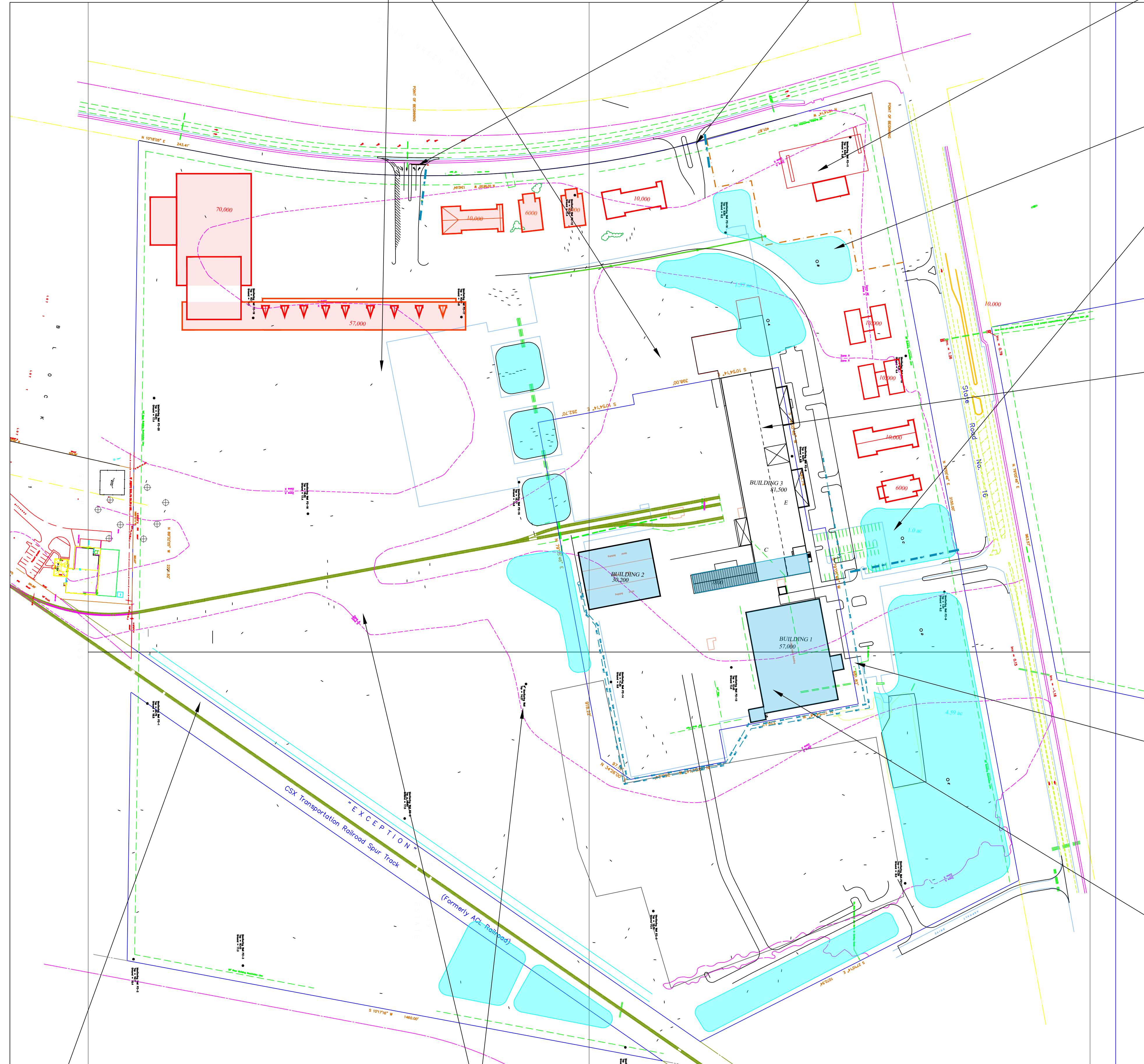
DATE	DATE#	REVISIONS	XXX
	12-14-2023		
	5-1-2024		

17-16 COMMERCE PARK
PRELIMINARY MASTER
SITE PLAN

DATE 5-24--2023
DRAWN BY _____
CHKD. BY _____
JOB NO. _____

ELLY W HARTWIG
LA 1252

HT. **LC-1.0**



— BEGIN COMMERCIAL CONSTRUCTION
PHASE 4

— EXISTING BUILDING 3- TO BE RENOVATED
IN PHASE 1
SEE BUILDING PHASING DRAWING LC-2.1

THIS STATION WILL BE EVALUATED TO DETERMINE:
SIZE AND VOLUME - EXISTING USE
CAPACITY FOR FUTURE USE
SIZE OF PUMPS AND DISCHARGE
PHASE 1

- DEVELOP TENANT FOR USE OF EXISTING RAIL SPUR LINES
PHASE 4

- PHASE 3 OR 4- DEVELOP INDUSTRIAL SITE WHICH INCORPORATES IMPERVIOUS CAP OVER ENVIRONMENTAL AREAS

[illegible]

HUNTLEY COMMERCE PARK SITE PHASING PLAN

DATE 11-12--2023
DRAWN BY _____
CHKD. BY _____
JOB NO. _____

ELLY W HARTWIG
LA 1252

SHT. LC-2.0

**HUNTLEY COMMERCE CENTER
PHASE-2**

- FRONT RUNNER BOATS-
- RENOVATION OF OFFICE
- ALL WORK OVER EXISTING PAVEMENT
- TENANT BUILDOUT 10,000 SF
- PARTIAL LANDSCAPE

Monitoring Well PZ-10
Top = 6.31
Ground = 4.4

Monitoring Well PZ-9
Top = 8.57
Ground = 6.6

BUILDING I
57,000

Wind Building

Lift Station

CORNER STABLE

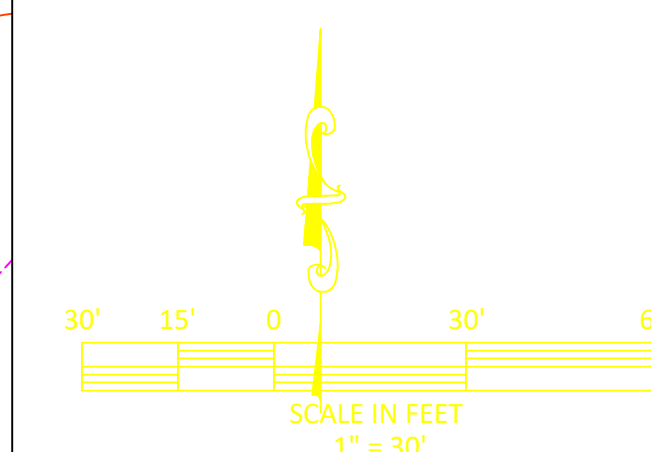
Restriktion Line

Zone A
Zone X

10000

NEW TENANT-
NEW OFFICE- EXTENSION
EXPANDED- RENOVATED PARKING
LOT
TENANT BUILDOUT
30,000-SF
PARTIAL LANDSCAPE

RENOVATION INTERIOR TOWER
NEW OFFICE- EXTENSION



- MASTER STORM WATER PONDS
- OVERALL SITE GRADING
- CONVEYANCE SYSTEM FOR NEXT PHASE- CONSTRUCTION
- NEW FDOT ENTRANCES

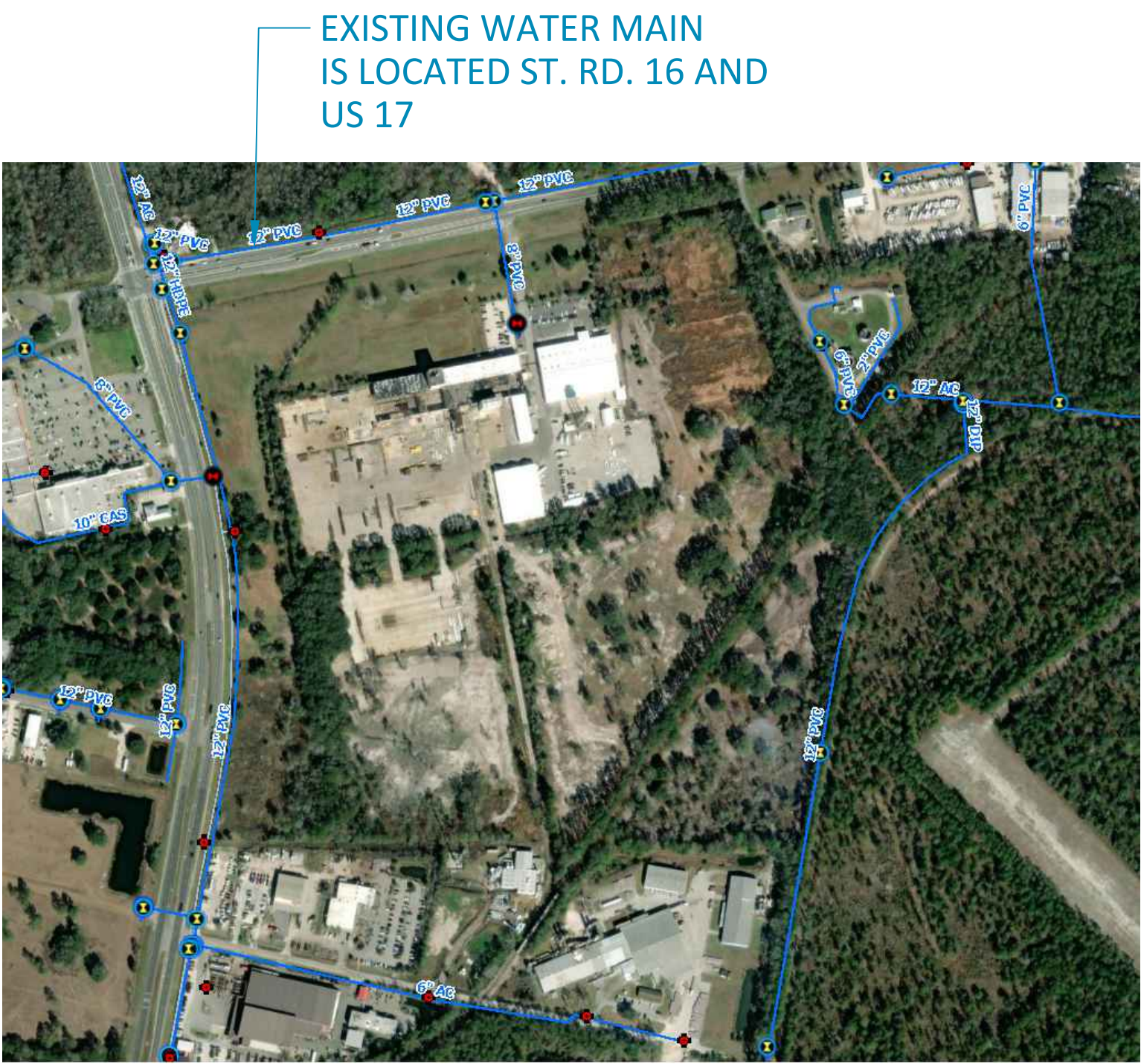
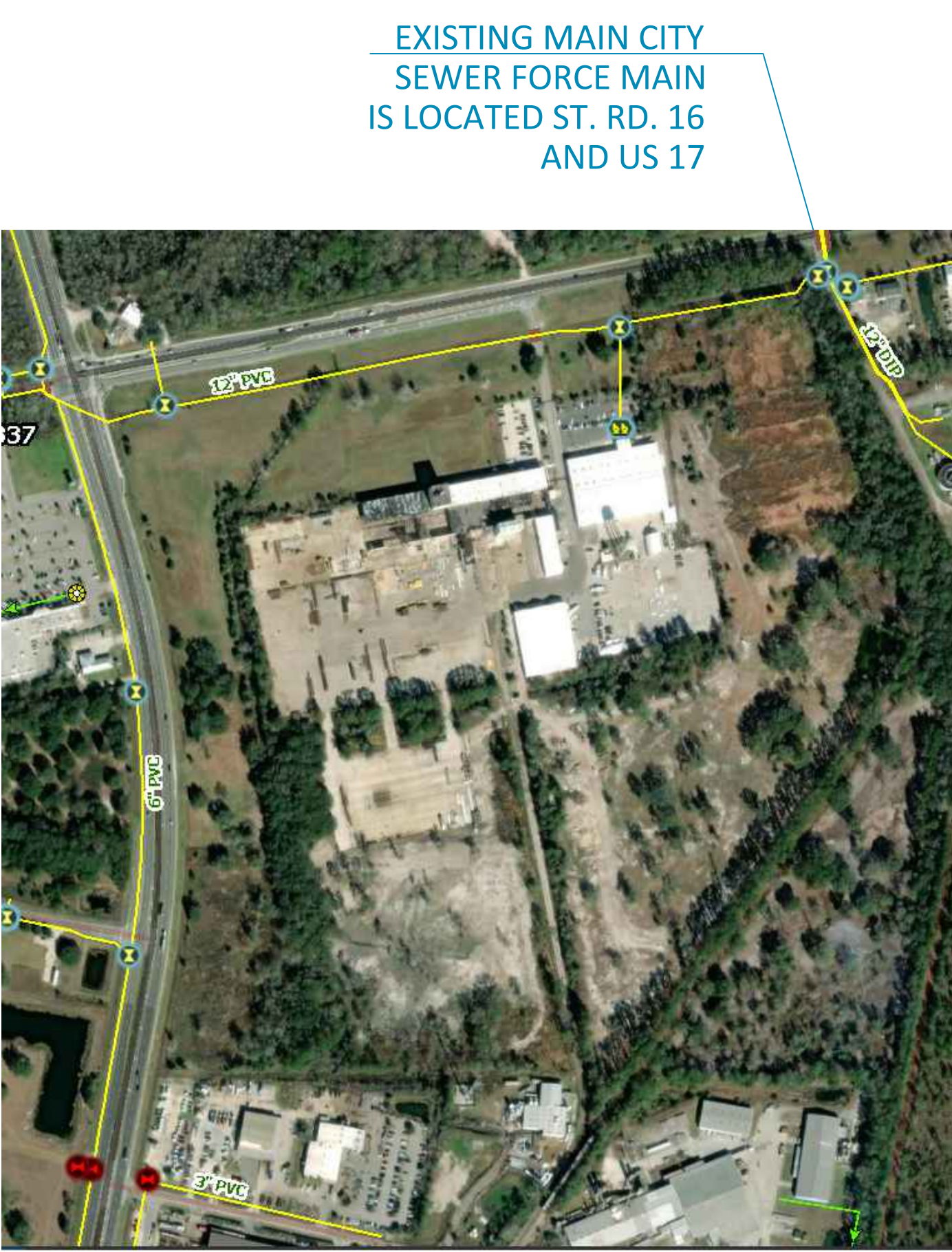
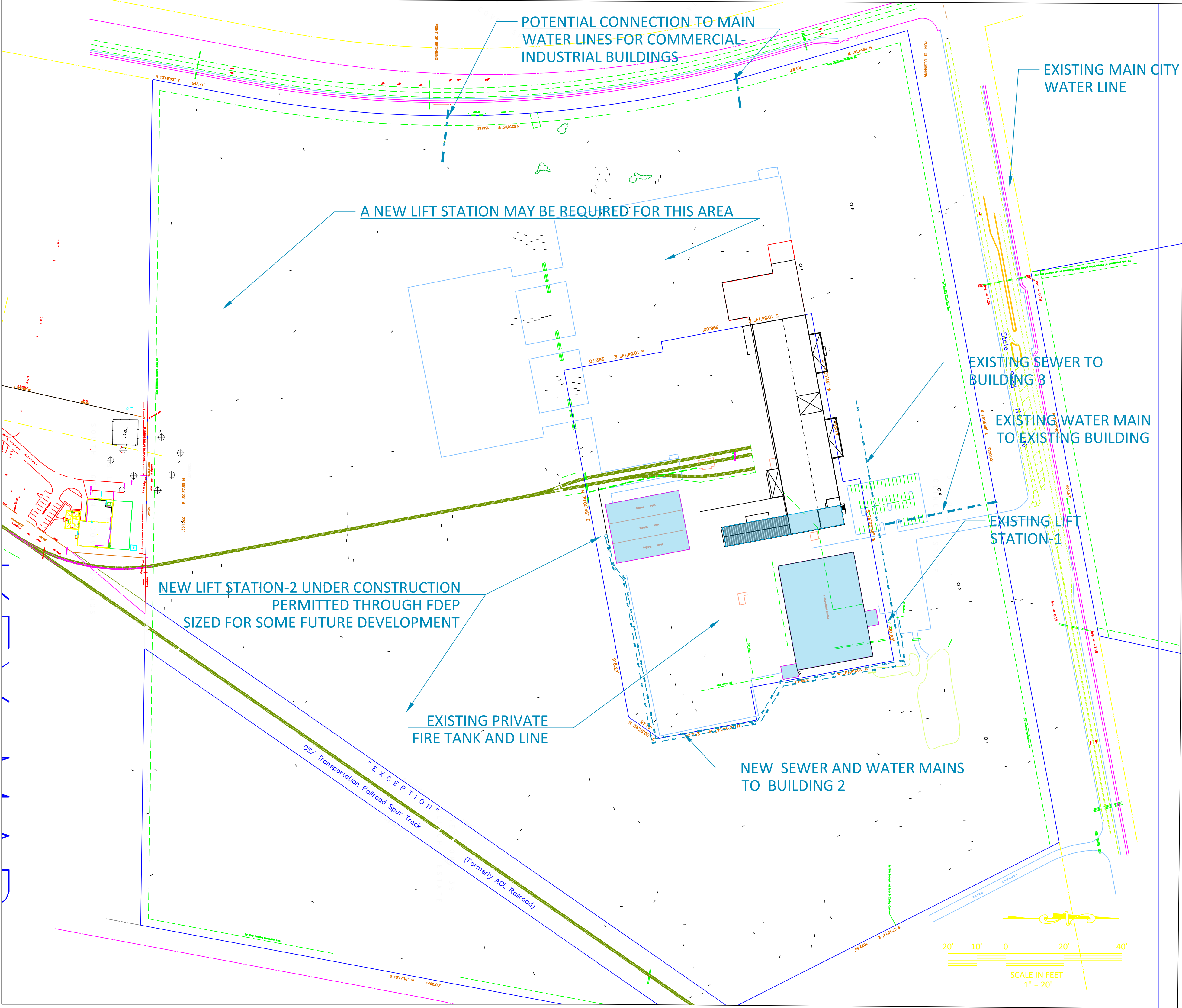
DATE	REVISIONS	XXX
5-17-2023	SITE PLAN REVISIONS	
4-10-2024		

HUNTLEY COMMERCE CENTER
PRELIMINARY PHASING PLAN
PRELIMINARY

DATE 5-24-2024
DRAWN BY _____
CHKD. BY _____
JOB NO. _____

KELLY W HARTWIG
LA 1252

SHT. *LC-2.1*



MAPS PROVIDED BY CITY

STEP 1- A COMPLETE EVALUATION OF THE EXISTING SEWER LIFT STATION WILL BE UNDERTAKING TO DETERMINE ITS TOTAL CAPACITY AND ITS CURRENT USE

STEP 2- A EVALUATION OF LIFT STATION -2 WILL BE COMPLETED TO DETERMINE ITS TOTAL CAPACITY

ALL NEW PROJECTS WILL BE EVALUATED AND UTILITY SERVICES WILL BE DESIGNED TO: UTILIZE EXISTING CITY UTILITY'S

ELECTRIC WILL BE INSTALLED PER NATIONAL ELECTRIC CODE AND ANY CITY CODE

ELECTRIC UTILITY INSTALLATION BY CITY WILL BE SUBJECT TO STANDARD CIAC PROVISIONS AS OUTLINED IN CITY CODE

ALL LIFT STATIONS AND FORCE MAINS AT THIS POINT WILL BE OWNED AND MAINTAINED BY OWNER

BACKFLOW PREVENTIONS WILL BE INSTALLED PER CODE ON THE INTERIOR OF SITE AND SCREENED FROM US 17 AND SR. 16

A UTILITY EASEMENT FOR A EXISTING 8" PVC PIPE CONNECTING TO THE PROPERTY TO SR 16 WILL BE OUTLINED AND BECOME PART OF PLAT FOR THIS PROJECT.

DEVELOPER WILL PROVIDE EASEMENT FOR ALL PUBLIC UTILITY'S . EASEMENT WILL BE ADJACENT TO INTERNAL VEHICULAR ACCESS

DEVELOPER WILL ONLY BE ALLOWED UP TO 1 ADDITIONAL WATER MAIN TAP ALONG ST. RD. 16. THE DEVELOPER WILL LIMIT ALL NEW TAPS ON EXISTING WATER OR SEWER LINES TO 4.

CYPRESS MANAGEMENT AND DESIGN
P.O. BOX 8880 FLEMING ISLAND, FL 32006
904-759-9576---- SITEOPT@BELLSOUTH.NET

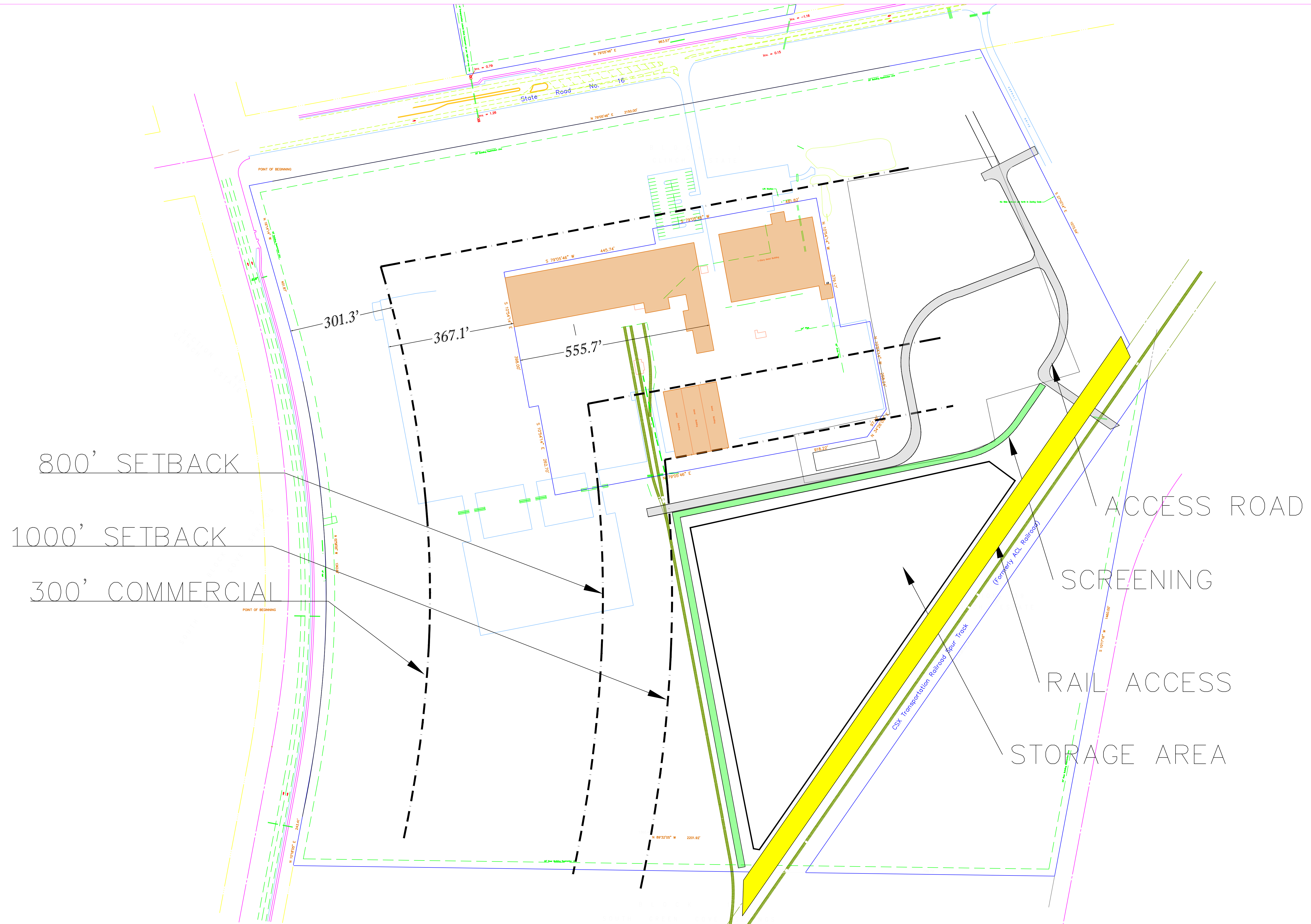
DATE	REVISIONS
5-17-2023	SITE PLAN REVISIONS
5-14-2024	XXX

HUNTLEY COMMERCE CENTER
PRELIMINARY
UTILITY PLAN

DATE 5-24-2024
DRAWN BY
CHKD. BY
JOB NO.

KELLY W HARTWIG
LA 1252

SHT. LC-3.0



CYPRESS MANAGEMENT
AND DESIGN

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904-759-9576 --- SITEOPT@BELLSOUTH.NET

[illegible]

17-16 COMMERCE PARK
EXHIBIT J - AGGREGATE

DATE 5-9--2023
DRAWN BY _____
CHKD. BY _____
JOB NO. _____

KELLY W HARTWIG
LA 1252

SHT. LC-3.1