



City of Green Cove Springs

Phone: (904) 297-7500
Fax: (904) 284-8118
www.greencovesprings.com

321 Walnut Street
Green Cove Springs, FL 32043
Florida Relay – Dial 7-1-1

February 14, 2024

Quoc Mai
MAI Engineering Services, Inc.
2510 US1 South, Suite D
St. Augustine, FL 32086
(904) 794-1760
Quoc@maengineer.com

RE: Special Exception SE-23-003 River Oaks Warehouse

The City of Green Cove Springs received your application for a special exception for a Warehouse use in a C-2 Zoning District for property located on the south side of the 800 block of Cooks Lane for approximately 8.8 acres of parcel #016564-002-00 on November 15, 2023.

The special exception was approved by the Planning and Zoning Commission on January 23, 2024 subject to the following conditions:

1. Provide a 40' landscape buffer consisting of landscaping as required by City LDC Sec. 113-244(d)(3).
2. Provide signage to limit truck traffic to ingress and egress from US 17 by requiring access limitation.
3. All outdoor storage must be completely screened from public view.
4. Buildings fronting Cooks Lane shall have a brick façade.
5. Signal timing improvements as set forth in the Traffic Study Report shall be implemented prior to development approval.
6. Additional Right of Way as shown on the attached draft site plan shall be dedicated to the City prior to development approval.

Please contact me directly at mdaniels@greencovesprings.com if you have any questions.

Sincerely,

Michael Daniels, AICP
Development Services Director
City of Green Cove Springs