

Preserve at Green Cove Springs
Planned Unit Development

City of Green Cove Springs, Florida

March 8, 2022
Revised April 11, 2022

Team Roster

Owners:

J.P. Hall Revocable Trust, Virginia Hall, as Trustee; Virginia Hall Revocable Trust; CHS, LLC; Lyman G. Hall
2321 Egremont Drive
Orange Park, Florida 32073

Applicant:

PC Acquisition, LLC
Walter M. Hall, III, Eric Conkright, John Cattano
3475 Piedmont Road NE, Suite 1125
Atlanta, Georgia 30305
(404) 496-4100

Transportation:

Chindalur Traffic Solutions, Inc.
Rajesh Chindalur
8833 Perimeter Park Boulevard, Suite 103
Jacksonville, Florida 32216
(904) 619-3368

Legal:

Rogers Towers, P.A.
Ellen Avery-Smith, Esq.
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(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Conceptual Development Plan

A. Development Summary

This application proposes to rezone approximately 14 acres that is a portion of Clay County Parcel No. 38-06-26-016499-007-00 (the “**Property**”) from Light Industrial (Clay County) to Planned Unit Development (“**PUD**”) in the City of Green Cove Springs. The Property is owned by John Bishop, as Trustee, et al. (the “**Owner**”), and is under contract for purchase by PC Acquisition, LLC (the “**Applicant**”). A legal description of the Property is attached as **Exhibit “A”**.

The requested PUD rezoning application is a companion to applications to annex the Property into the City of Green Cove Springs and to change the Future Land Use Map designation from Industrial (Clay County) to Mixed-Use in the City. The PUD is consistent with the proposed City Future Land Use Map (“**FLUM**”) designation set forth in the City of Green Cove Springs Comprehensive Plan.

The Property is located east of U.S. Highway 17, north of County Road 209 South, and west of the current corporate limits of Green Cove Springs. The Clay County Port is located to the east of the site.

The Applicant will provide access roads and drives, utilities, recreational facilities and other infrastructure to serve the PUD.

Unless specified otherwise in this PUD text and the PUD ordinance approving the same, the project will comply with applicable provisions of the City of Green Cove Springs Land Development Code (the “**Code**”).

B. The Property

The Property includes approximately 14 acres. Wetlands will be delineated pursuant to requirements of the St. Johns River Water Management District (“**District**”) and Florida Department of Environmental Protection (“**FDEP**”), and any proposed wetland impacts will be permitted by the District and Corps. A conceptual development plan for the Property is illustrated on the Conceptual Development Plan attached as **Exhibit “B”**. The Conceptual Development Plan is subject to modification based on comments from applicable governmental agencies and final site planning and engineering.

C. Residential Development

The Property will include a maximum of 278 multi-family (apartment) residential units (the “**Project**”). There are no wetlands within the Property, so the entire approximately 14 acres is developable.

The Property will include private recreational facilities and recreational areas to serve the proposed residential development. Temporary construction offices and trailers, and essential services including driveways/internal streets, water, sewer, gas, telephone, stormwater management facilities, and other improvements customary in a multi-family residential development will be permitted within of the project.

Minimum required living areas for the multi-family units are:

Studio/Efficiency Apartment: 700 square feet

One bedroom: 750 square feet

Two bedroom: 1,100 square feet

Three bedroom: 1,200 square feet

D. Non-residential Development

There will be no non-residential development within the Property except for uses ancillary to the residential development described in Section C hereof.

E. Site Development Criteria

1. Setbacks: The minimum building setbacks are as follows:
 - a. Property setbacks: A minimum of 25 feet from the right-of-way of U.S. Highway 17 and the northern property boundary and ten (10) feet from the southern and eastern property boundaries.
 - b. Distance between buildings: 30 feet (excluding ancillary structures (i.e., garage enclosures, maintenance buildings, etc.).
2. Maximum building height: Building height shall not exceed 50 feet for buildings located adjacent to U.S. Highway 17 and shall not exceed 59 feet for buildings not located adjacent to U.S. Highway 17, as such building locations are depicted on the Conceptual Development Plan.
3. Maximum impervious surface ratio: 70 percent for the Property (the entire PUD).
4. Maximum lot coverage by buildings: 70 percent for the Property (the entire PUD).
5. Density. Maximum 20 units per acre.

6. Parking: Minimum on-site parking spaces for the Project will be provided as follows:

Dwelling Units	Number of Units	Spaces per Unit	Total
Studio	20	1.0	20
1 Bedroom	84	1.0	84
2 Bedrooms	122	2.0	244
3 Bedrooms	34	2.0	68
Garage Enclosures			30
Employees & Guests			11
Total	260		457
Parking Ratio			1.75

Parking spaces will be nine (9) feet wide by 18 feet long, and drive aisles will be 24 feet wide. Parking can be provided in surface lots or enclosed garages.

7. Signage. On-site signs shall be permitted within the Property. Project signage shall be identified as part of site plan approval and shall meet the applicable requirements of Code Sections 125-13 and 125-14 except as follows:
- a. At each of the project entrances along U.S. Highway 17 and County Road 209 South, the Applicant shall be permitted one (1) ground sign, with a maximum of 45 square feet of advertising display area. These signs will not exceed 12 feet in height. The generation location of these signs will be depicted on construction plans. The Project signs may be lighted or illuminated. The Applicant may construct a fence, masonry wall or berm or install landscaping and/or vegetation (or provide a combination thereof) to compliment the entrance feature.
 - b. Construction and/or advertising signs shall be allowed as on-site temporary signs. Such signs must be removed within 30 days after the last unit is sold. The signs may be two (2) sided with each face limited to 16 square feet.
 - c. Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas, etc. Such signs will be a maximum of six (6) square feet in size.

G. Infrastructure

1. Drainage: A master stormwater management system shall be owned, constructed and maintained by the Property Owner. The stormwater management system will be constructed in accordance with the requirements of the City of Green Cove Springs and the St. Johns River Water Management District, including the construction of pond sides that slope gently into the ponds for safety purposes. The conceptual master stormwater plan for the entire PUD shall be approved prior to the City's approval of the first final plat.
2. Site Access: Vehicular access within the Property connects off-site to U.S. Highway 17 and County Road 209 South in the locations depicted on the Conceptual Development Plan.
3. Pedestrian Circulation: A six (6)-foot-wide sidewalk will be constructed along U.S. Highway 17 and County Road 209 adjacent to the Property. Internal project pedestrian circulation will be provided via sidewalks, which will be a minimum of five (5) feet in width.
4. Parks, Open Space and Recreational Facilities: The Project will provide private parks and recreational facilities, as depicted on the Conceptual Site Plan. Recreational facilities may include an amenity center, swimming pool, playground, walking trails, multi-purpose trails and others to serve the Project residents.
5. Solid Waste Collection: Solid waste collection will be provided by a City-approved contractor.
6. Utilities: All utilities within the Project shall be underground, to the extent feasible. The City will provide water, sewer and electric service to the Project. The Applicant will submit an underground electric layout for the project to the City for approval prior to final Construction Improvement Plan approval. The Applicant shall provide a non-exclusive utility easement in favor of the City and other applicable utility providers around the perimeter of the Property, in the location depicted on the Conceptual Site Plan. The Applicant will work with the owner of the adjacent Masonic Lodge parcel regarding either the relocation of the existing water line and meter located within the Property that serve the Lodge parcel, or the provision of an easement over the existing water line and meter.
7. Transportation Systems: All transportation systems will comply with applicable provisions of City Code Chapter 113, Article II, Division 2.

H. Buffering and Landscaping

1. Perimeter Buffer: A natural or landscaped buffer a minimum of ten (10) feet wide shall be located along the perimeters of the Property.
2. Landscaping. Tree mitigation and landscaping will comply with applicable provisions of Code Chapter 113, Article VII. A conceptual landscape plan will be provided as part of site plan approval.
3. Upland Buffers: An averaged 25-foot natural vegetative upland buffer shall be required and maintained between developed area and contiguous wetlands. The 25 feet shall be measured from the State jurisdictional wetland line.

I. Temporary Uses

Development of the site and construction of the improvements will require temporary uses such as construction trailers, leasing offices, temporary signage and temporary access. Temporary construction and sales trailers will be removed no later than 45 days following the issuance of a certificate of occupancy for the last building constructed on the Property. The Applicant shall be permitted to erect temporary on-site construction and leasing signage on the Property.

J. Accessory Uses

Standard residential accessory uses will be allowed within the residential building areas of the site, including but not limited to decks, swimming pools, patios, air conditioning units, walkways and sidewalks.

Accessory uses such as private garages and storage buildings; home occupations in compliance with applicable provisions of City Code Section 117-789; model homes; guardhouses; air conditioning units and related heating/cooling units; swimming pools and pool equipment; pool pump house; trash compacter; mail kiosk; fences, walls or hedges; gazebos and other open-air structures; boardwalks, docks and other similar uses shall be permitted within the Property. Accessory uses shall comply with the applicable development criteria set forth in Section E of this PUD text.

K. Project Phasing

The project will be constructed in one (1), ten (10)-year phase. Construction will be commenced by 2025 and shall be completed within three (3) years. For purposes of this PUD, “commencement” shall mean securing approved construction drawings. “Completion” shall be defined as the installation of horizontal infrastructure and City approval of as-builts.

L. Ownership Agreement

The Applicant, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the Green Cove Springs City Council. The Applicant also agrees to comply with all conditions and safeguards established by the City of Green Cove Springs with respect to this Planned Unit Development application.

Exhibit "A"

Legal Description of Property

A PARCEL OF LAND CONSISTING OF A PORTION OF LOTS 3, 4 AND 5, BLOCK 13, CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE ON THE NORTH LINE THEREOF, SOUTH 68°04'14" WEST, A DISTANCE OF 304.53 FEET, TO THE MOST NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE SOUTH 28°13'15" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. A DISTANCE OF 1,104.56 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 28°13'15" EAST, ALONG THE AFORESAID WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, A DISTANCE OF 1,337.15 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS, (TEMPORARY EASEMENT), AS PER OFFICIAL RECORDS BOOK 3167, PAGE 1557 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE, SOUTH 69°38'54" WEST, ALONG THE AFORESAID NORTHERLY LINE OF THAT NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS, (TEMPORARY EASEMENT), AS PER OFFICIAL RECORDS BOOK 3167, PAGE 1557 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, A DISTANCE OF 478.21 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 209", (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED); RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 209", (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 23°43'25" WEST, A DISTANCE OF 2.21 FEET, TO A POINT OF INTERSECTION IN SAID RIGHT-OF-WAY LINE;

COURSE No. 2: RUN THENCE, NORTH 36°44'27" WEST, A DISTANCE OF 67.07 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 28°13'56" WEST, A DISTANCE OF 430.86 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "STATE ROAD No. 15~U.S. HIGHWAY No. 17", (A VARIABLE WIDTH PUBLIC

ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED; PRESENTLY); RUN THENCE, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "STATE ROAD No. 15~U.S. HIGHWAY No. 17", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 2,988.79 FEET, THROUGH A CENTRAL ANGLE OF 13°36'55" TO THE LEFT, AN ARC DISTANCE OF 710.23 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°26'31" WEST, 708.56 FEET;

COURSE No. 2: RUN THENCE, NORTH 28°14'52" WEST, ALONG THE TANGENCY OF LAST SAID CURVE, A DISTANCE OF 340.34 FEET, TO A POINT, BEING THE MOST SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1523, PAGE 773 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE, NORTH 61°42'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1523, PAGE 773 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, A DISTANCE OF 80.07 FEET, TO A POINT, BEING THE MOST NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1410, PAGE 756 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY, AND THEN SOUTHERLY BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1410, PAGE 756 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

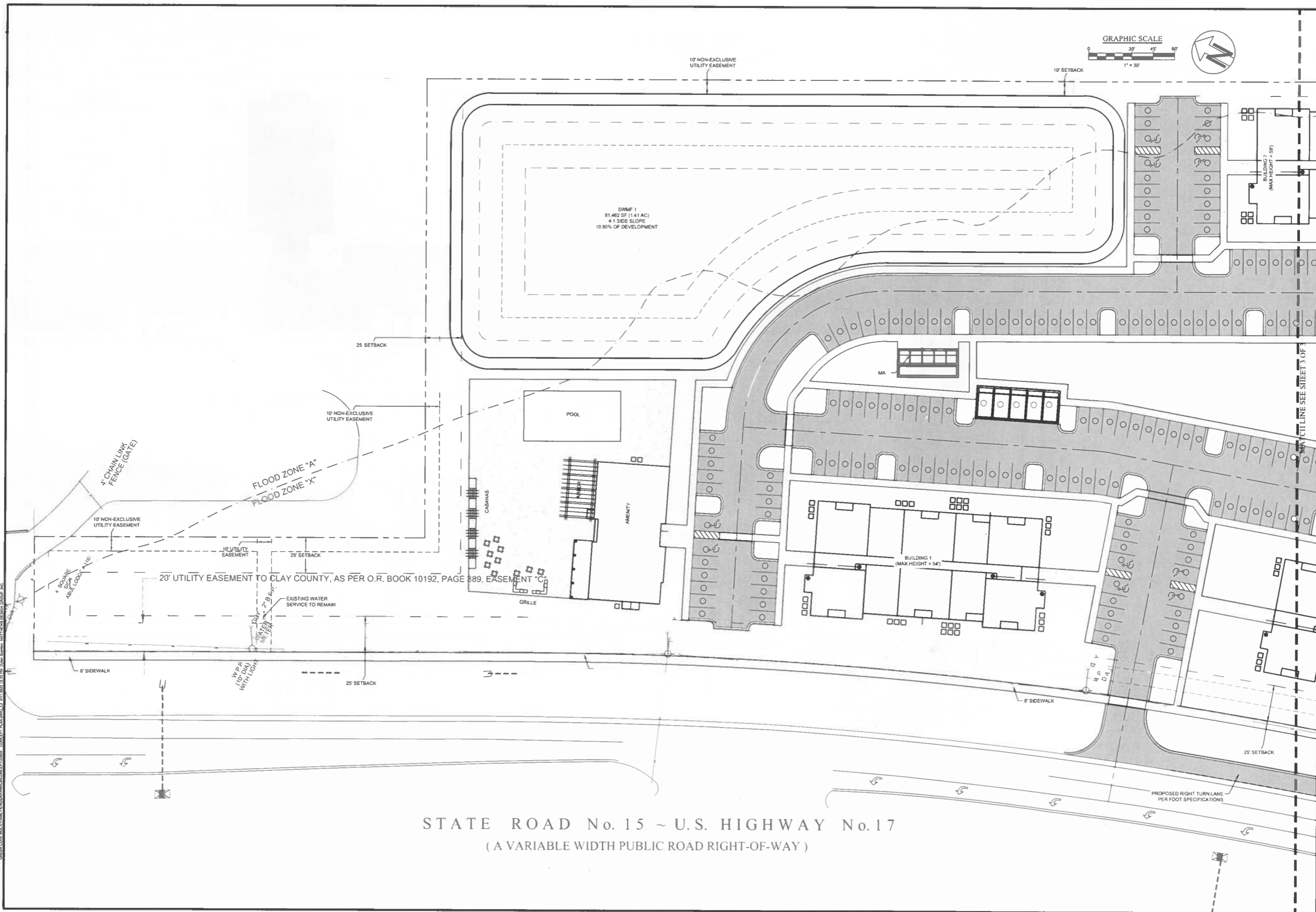
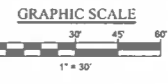
COURSE No. 1: RUN THENCE, SOUTH 28°13'14" EAST, A DISTANCE OF 271.77 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 61°46'45" EAST, A DISTANCE OF 320.01 FEET, TO THE AFORESAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126 OF THE CURRENT PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINED 606,663 SQUARE FEET, OR 13.92 ACRES, MORE OR LESS, IN AREA.

Exhibit "B"

Conceptual Development Plan



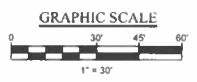
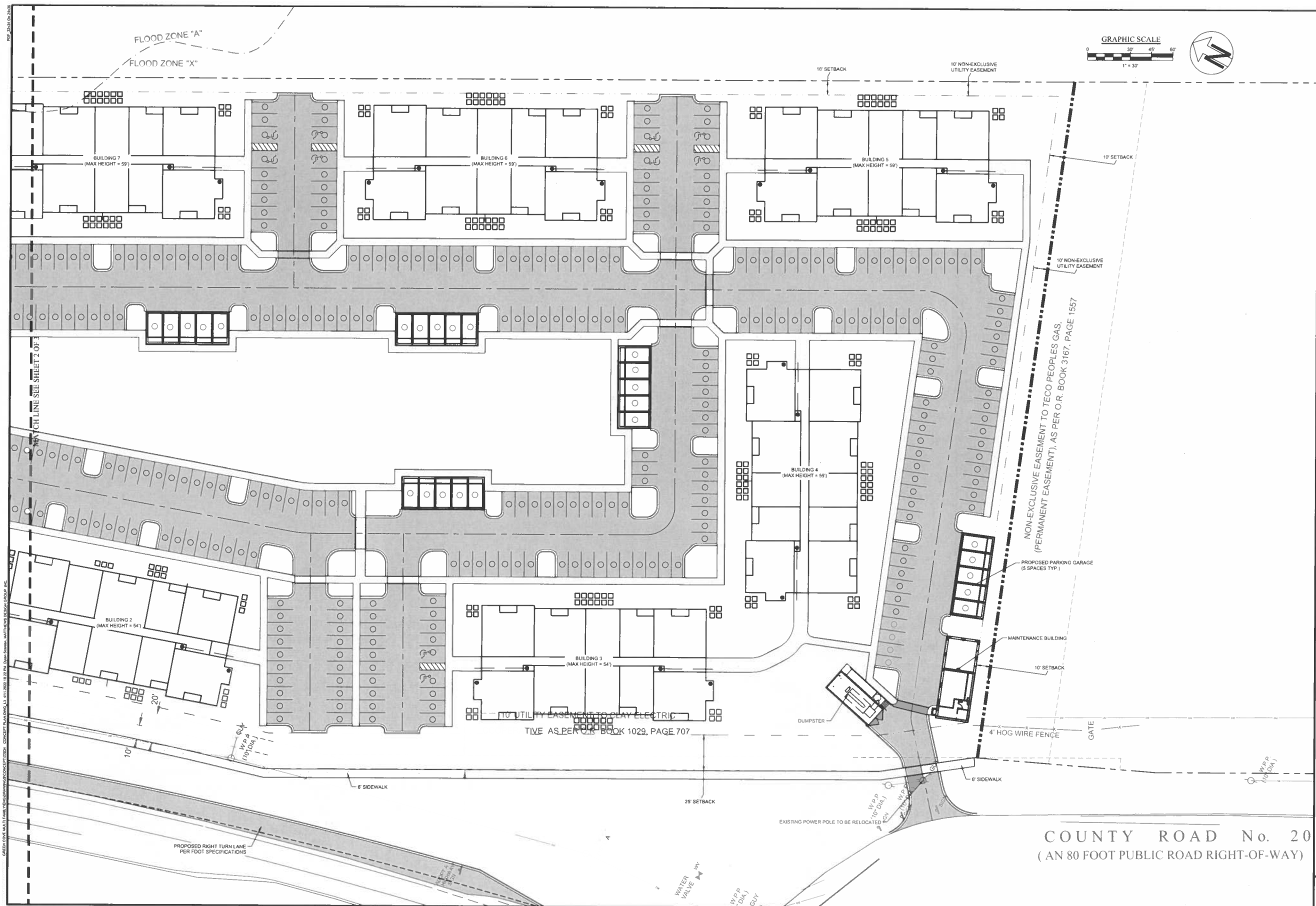
STATE ROAD No. 15 ~ U.S. HIGHWAY No. 17
 (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY)

NO.	DATE	DESCRIPTION

DESIGNED BY	DTS	DATE
CHECKED BY	DATE	

MATTHEWS DESIGN GROUP
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGINC.COM

SITE PLAN
GREEN COVE MULTI FAMILY
 GREEN COVE SPRINGS, FLORIDA
 PREPARED FOR
 PIEDMONT PRIVATE EQUITY



NO.	DATE	DESCRIPTION

DESIGNED BY: DTS
 CHECKED BY: DTS
 DATE: 04-11-2022
 JOB NO.: 22034

MATTHEWS DESIGN GROUP
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGINC.COM

SITE PLAN
GREEN COVE MULTI FAMILY
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