



## FUTURE LAND USE ELEMENT

**GOAL 1. ~~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 PUBLIC, HEALTH, SAFETY AND WELFARE OF THE PUBLIC.**

**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:

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 20 dwelling units (du) per (1) 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



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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: 0.4 to 4.0 FAR

e. Employment Center (EC): This FLUC is intended to accommodate primarily light and heavy manufacturing, distribution, and storage, in addition to heavy commercial and professional office uses.

- i. Density: NA
- ii. 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.

- i. Density: NA
- ii. Maximum Intensity: 0.3 FAR

MURP/Reynolds Park Images



Source: Burke Design

Objective 1.6 Future land use densities and intensities shall be in accordance with the Land Use Element.

1.6.1 Land Development Regulations shall include the following standards for densities and intensities:

(a) Residential – may be single family or multi-family, attached or detached, group care homes and mobile homes. Residential will be divided into the following classifications:

- (1) Low Density Residential (0 to 4 dwelling units per acre). This category consists primarily of single family residential units on individual lots and accessory uses. Churches may also be included.
- (2) Medium Density Residential (>4 to 8 dwelling units per acre). This category consists primarily of duplex dwelling units and multi-family dwelling units. Single family dwellings, churches, group homes, housing for the elderly and similar uses shall also be included
- (3) High Density Residential (>8 to 12 dwelling units per acre). This category includes single family, duplex and multi-family dwelling units. It also includes churches, nursing homes, convalescence facilities, foster homes, and group care homes.



(4) Residential Riverfront (>12 to 20 dwelling units per acre). This category is for property with a minimum of 10 acres or more that is located on the St. Johns River and includes single-family, duplex and multi-family dwelling units. Churches are permitted in this category.

(b) Commercial includes businesses for retail sales, professional offices, hotels, automobile sales, etc. Commercial is divided into the following classification

(1) Residential Professional Office. This category consists primarily of residential, business, professional, medical and dental offices services. Churches and retail, in limited situations, may also be included. The maximum Floor Area Ratio shall be .2. Density for residential is >4 to 8 units per acre.

(2) Commercial, Medium Intensity. This category consists primarily of retail and service establishments, medical and dental offices and clinics, churches, shopping centers, neighborhood sales. The maximum Floor Area Ratio shall be .30.

(3) Commercial, High Intensity. This category consists of a wide array of commercial uses, such as hotels, motels, automobile sales, service and repair, housing above businesses, churches and others. The maximum Floor Area Ratio shall be .40

(4) Central Business District This category consists of retail and service establishments consistent with the redevelopment of the downtown area. The maximum Floor Area Ratio shall be 2.0

(c) Industrial. This category consists primarily of storage, warehousing, manufacturing and distribution. The maximum Floor Area Ratio is .60.

(d) Institutional. This category consists of civic, cultural, government, religious, utilities, and other public necessity uses. The maximum Floor Area Ratio is .30.

(e) Conservation. Allowable uses in this category are limited to passive public recreation and open space. Permitted uses include; public resource based recreation uses that are compatible with the environmental characteristics of the land and, if purchased with grant funds, are consistent with grant conditions. No development potential is associated with these lands; however passive recreation facilities, such as greenways and trails, native vegetative community restoration, residential and non-residential uses necessary to manage the conservation lands, i.e. ranger stations, research stations, and park amenities may be constructed as a part of compatible recreation uses. The maximum Floor Area Ratio (FAR) permitted for recreational structures is 0.1.

(f) Recreation. Allowable uses are public recreation uses that are compatible with the environmental characteristics of the property and, if purchased with grant funds, are consistent with grant conditions. No development potential is associated with these lands; however, recreation facilities may be constructed as a part of recreation uses that are consistent with the land use category. The maximum Floor Area Ratio (FAR) permitted for recreational structures is 0.2.

(g) Mixed Use Highway (MUH) — .70% industrial and 30% commercial land uses. The industrial land uses primarily consist of storage, warehousing, and light manufacturing facilities. The commercial land uses primarily consist of retail and service establishments, such as business and professional offices, hotels, automobile sales, service and repair, and restaurants. No residential land uses are permitted. The maximum Floor Area Ratios for the industrial land uses shall be .70 and the commercial land uses shall have a maximum Floor Area Ratio of .30.



(h) Reynolds Park Mixed Use Category (MURP) – This category is designed to implement the redevelopment of Reynolds Park as detailed in Future Land Use Element Objective 1.11 and its associated policies. Allowable uses include:

1. Residential uses which include single family or multi-family, attached or detached and are allowed in all components in the MURP category;
2. Commercial/ Office uses which include businesses for retail sales and services, general office, professional office, medical, hospitals, hotels, conference/ convention center, attraction, and marina uses and are allowed in all components in the MURP category, except the Neighborhood Component.
3. Industrial/Office uses which include general office, professional office, medical, hospitals, general industrial, storage, warehousing, manufacturing, distribution, research and development, bio-medical, technological, port activities and other water dependent uses and are allowed only in the Employment Center and Pier Components in the MURP category;
4. Institutional uses include utility, educational, cultural, and community centers, governmental, group homes, religious and other uses which are strongly vested with public or social importance, whether publicly or privately owned. Institutional uses are permitted within each development component and shall be integrated with adjacent uses using appropriate scale, compatible architectural design, and pedestrian connectivity.
5. Recreation Uses and the Open Space System are permitted in all MURP components. Uses include:
  - (a) Recreation uses are public and private recreational uses, such as ballfields, pools, golf courses, trails and related recreation/ club structures.
  - (b) The Open Space System required in Policy 1.11.14
6. Conservation Uses – Three Mile Swamp (approximately 142 acres) makes up the Conservation uses; permitted uses are passive private and public recreation uses that are compatible with the environmental characteristics of the land. No development potential is associated with these lands; however passive recreation facilities, such as nature trails, may be constructed as a part of compatible recreation uses.

The MURP category shall be regulated by the standards in Table 1 and pursuant to the criteria in Future Land Use Objective 1.11 and its supporting policies. The distribution range in Table 1 represents the mix of uses to be developed within the MURP category over the planning period (2025). Individual development approvals shall not be subject to specific mix requirements except as specified in the MURP policies.

Table 1.

Reynolds Park Redevelopment Mixed Use Criteria

Types of Uses	Residential	Commercial/Office	Industrial/Office	Institutional	Recreation/ Open Space System	Conservation
Component						
Town Center	40 du/ acre	0.40 FAR	NA	0.20 FAR	Permitted	Permitted



FUTURE LAND USE ELEMENT – GOALS, OBJECTIVES AND POLICIES

Neighborhood	40 du/acre	NA	NA	0.20 FAR								
North of SR-16	16 du/acre											
South of SR-16												
Village Center	20 du/acre	0.40 FAR	NA	0.20 FAR								
Employment Center	20 du/acre	Office: 0.50 FAR Comm: 0.40 FAR	Office: 0.50 FAR Ind: 0.50 FAR	0.20 FAR								
Resort	40 du/acre	4.0 FAR	NA	0.20 FAR								
Pier	40 du/acre	0.40 FAR	0.50 FAR	0.20 FAR								
Mix (4)												
	Min:	Max:	Min:	Max:	Min:	Max:	Min:	Max:	Min:	Max:	Min:	Max:
Percent	20%	65%	10%	33%	15%	45%	2%	20%	6.5%	NA	NA-4	NA
Acres	257	833.7	128	423.3	191	577.2	25.6	257	84	NA	142	NA

Notes:

The maximum number of residential units in the MURP category is 3,919.

Residential density is the maximum permitted. The calculation of maximum residential density shall be based on the total acreage of each PUD (Planned Unit Development) development parcel and the acreage cumulatively within previous PUD approvals.

Non-residential FAR (Floor Area Ratio) is the maximum permitted. The calculation of maximum non-residential intensity shall be based on the total acreage of each development PUD parcel and the acreage cumulatively within previous PUD approvals.

Acreage and percentage calculations for the mix in Table 1 are based on 1282.7 developable acres within the MURP category. Not included in the calculation of acreage and percentage are the areas of non-sovereign submerged lands, comprising 307 acres of the MURP category and Conservation Use (Three Mile Swamp), which comprises approximately 142 acres of the MURP category.

The donation of land identified in Policy 1.11.19 for the expansion of the South Wastewater Treatment Plant and for the donation of 5 acres of land for public safety shall not be counted towards the minimums and maximums in the Institutional use category.

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. 1-5.2-The City shall seek to conduct an All Land Development Regulations shall be annually assessment of its Land Development Code (LDC) to identify opportunities examined and revised, as necessary, to streamline the permit process and; promote imaginative and sustainable site design, and implement the Future Land Use Map.

Policy 1.1.4. 1-6.2-Public Educational Facilities and electrical distribution substations are an allowable use in shall be permitted within all Future Land Use FLUCs Categories.

~~1.6.3—Electrical distribution substations shall be permitted in all Future Land Use Map categories.~~



**Objective 1.2. Sustainability.** The City shall strive to cultivate a sustainable land use pattern by discouraging the proliferation of urban sprawl, ensuring the efficient provision of services, and implementing smart growth principles through the appropriate land use.

~~Objective 1.2 The City shall assure that future land uses have essential facilities and services which meet locally established levels of service (LOS) standards and adopted as part of the Capital Improvements Element (CIE).~~

~~Objective 1.7. The City shall discourage the proliferation of urban sprawl through the appropriate land use~~

~~Objective 1.12 Green Cove Springs shall consider energy demand, supply, and infrastructure in land use planning.~~

Policy 1.2.1. 1.7.1 The location and timing of new development and the issuance of permits shall be coordinated with the availability of public facilities ~~(including, but not limited to: central sewer, potable water, drainage, roads, and solid waste collection)~~ through implementation of various smart growth management measures such as infill development phasing, programming and appropriate over-sizing of public facilities and zoning and subdivision regulations.

Policy 1.2.2. 1.12.2 The City shall strive to cultivate promote integrated land use patterns which support a vertical and horizontal mix of residential and nonresidential uses linking residential and nonresidential areas where feasible.

Policy 1.2.3. 1.12.1 ~~The City Green Cove Springs~~ shall promote more compact and energy resource efficient residential development ~~patterns~~ where the location and surrounding infrastructure supports multiple modes of transportation is in close proximity to transit, work, and services to reduce vehicle miles traveled.

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. 1.2.2 The City shall require new development to connect to the City's centralized potable water and sanitary sewer system ~~continue its policy for mandatory sewer and water hookups for new development.~~

Policy 1.2.7. 1.2.1 The City shall ensure that development orders are condition development orders ~~and~~ upon the provision of essential facilities and services which meet and would not result in the failure of each service's the established level of service (LOS) ~~standards and necessary to serve the proposed development by reviewing each site plan/development proposal to ensure compliance with concurrency and do not go beyond LOS threshold.~~

Policy 1.2.8. Objective 1.8 The City shall ensure the availability and protection of suitable lands designated for the future expansion of public infrastructure ~~public utility facilities necessary to support proposed development.~~

~~1.8.1 The City shall maintain and protect the land(s) designated for public utilities through the land development regulations.~~



~~Policy 1.2.9. 1.7.3~~ The City shall promote the annexation of property located within ~~the Green Cove Springs~~ utility service ~~boundary~~ boundaries.

~~1.7.2~~ The City Limits shall define the urban service area for land planning purposes. The City provides the same level of service to all of the properties within its boundaries and will consider its ability to offer the same level of service to properties under consideration for annexation prior to accepting additional lands into the City.

~~Policy 1.2.10. 1.2.3~~ The City shall review ~~proposed~~ annexation requests to determine if ~~the site's maximum potential~~ development potential may ~~negatively~~ impact ~~the City's adopted LOS, as services provided by the City and~~ governed by its concurrency management system (CMS), such that the adopted level of service would be negatively affected at the maximum development potential for the properties under the City's proposed land use category. The impacts calculated shall recognize credits based on the development potential under the existing County land use designation. ~~Parcels Requests~~ that are ~~determined~~ ~~estimated~~ to negatively impact the City's ability to maintain its adopted ~~level of service LOS, based on existing and planned improvements~~ shall be required to enter into an impact mitigation agreement with the City prior to the issuance of a approval of a final development order to mitigate impacts associated with the actual development plans consistent with the City's concurrency management system.

~~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.

~~Objective 1.4~~ The City shall ~~eliminate or reduce those existing and proposed uses which are inconsistent with the City's character as outlined through existing ordinances relating to landscaping, buffering, subdivision, etc. by utilizing the City "Site Development Plan" review process.~~

~~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.

~~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. 1.4.6 The City shall ensure that all existing, new, and expanded subdivisions are include the regulation of subdivision design to be consistent with the sustainability, character, compatibility, resource preservation, and economic development efforts of the City character of the City.

Policy 1.3.6. 1.4.1 The City shall prohibit future encroachment of incompatible, non-residential development uses into established residential neighborhoods which are incompatible with the character of the area, prevent "spot and strip commercial" development and encourage planned commercial centers

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.

~~1.4.2 The City shall reduce and diminish the existing incompatible commercial, industrial, and other land uses.~~

~~1.4.3 The City shall provide restrictions to land uses adjacent to major roadways in an effort to minimize hazardous traffic conditions or impeded traffic flow.~~

~~1.4.4 Land uses shall be discouraged if traffic is generated on roads in amounts that would adversely affect traffic flow, traffic control, and traffic safety, and established residential neighborhoods.~~

~~1.4.5 The City shall ensure that land uses which are potentially incompatible either due to type of use or intensity of use, shall be buffered from one another through the provision of open space, landscaping, berms, site design, or other suitable means.~~

~~1.4.8 The City shall promote mixed use development and add mixed use land use categories to its Future Land Use map.~~

~~1.4.9 All developments, especially mixed use development shall be reviewed to assure internal and external compatibility and compatibility with the character of Green Cove Springs.~~

~~1.4.10 The City shall adopt design guidelines consistent with the character of Green Cove Springs by 2015.~~

~~1.12.3 Green Cove Springs shall promote the establishment of Passive Energy generation projects to facilitate the reduction of fossil and other carbon based fuel energy demand and the reduction of greenhouse gas emissions.~~

Policy 1.3.9. 1.4.7 The City shall seek to develop a signage and wayfinding master plan to enhance the navigability, branding, and aesthetic character regulate the use of signs to be consistent with the 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.

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Objective 1.4. Natural Resource Preservation. Objective 1.5 The City shall strive to preserve its significant natural resources from development activity through protection, enforcement and coordination mechanisms, enforce innovative land development regulations for new developments, which protect the City's natural resources.

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Objective 1.1 Provisions shall be included in the land development regulations to coordinate with appropriate local, regional, and state agencies' current and yet to be adopted rules for future land uses with the natural environmental features, such as topography, soil conditions, vegetation, natural drainage areas, wetlands and aquifer recharge areas.

1.5.1 Planned Unit Developments shall be encouraged to control growth and design.

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1.5.3 Site plan review shall be provided for all development in all land uses to assure conservation of natural resources.

Policy 1.4.1. 1.5.4 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. See Utilities Element for additional policies applicable to wellfield protection. future public potable water well fields will be located in areas where they will be least impacted by development and contamination. Existing and future public potable water well fields shall be protected from possible contamination by limiting the type development or uses within 500 feet of existing wellheads to those uses identified in the "Wellfield Protection Plan for the City of Green Cove Springs". No development shall be permitted within 50 feet of wellheads, except for structures that are required for water supply. Within 500' of the wellhead the following are prohibited and not allowed:

- 1) landfills;
- 2) 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.
- 3) facilities for the bulk storage, handling or processing of materials on the Florida Substance list;
- 4) activities that require the storage, use or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste and petroleum products.
- 5) feedlots or other commercial animal facilities;
- 6) mines; and,
- 7) acid manufacture, cement, lime manufacturing, distillation of bones, manufacture of explosives; fat, tallow, or lard rendering; garbage or dead animal reduction, automobile wrecking or junkyards; and, paper and pulp manufacturing.
- 8) Wastewater Treatment Plants, percolation ponds,
- 9) Excavation of waterways, or drainage facilities, which intersect the water table.

1.1.1 All land use decisions shall be consistent with the Conservation Element and require the analysis and/or coordination of the following:



~~Size of development;~~

~~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.~~

~~Relationship and compatibility of proposed development with the adjacent and surrounding land uses;~~

~~Compatibility and suitability of soils and topography for drainage and septic systems;~~

~~Relationship to wetlands and floodplains; and~~

~~Impact on adopted levels of service.~~

~~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. 1.1.2 The City shall seek to amend its Land Development Regulations LDC shall 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, address, at a minimum, the following provisions:~~

~~a) Florida Department of Environmental Protection (FDEP); and all applicable public local, state, and federal agencies, prior to receiving final approval by the City.~~

~~b) Floridian aquifer recharge areas within Green Cove Springs have been identified by the St. Johns River Water Management District. The Land Development Regulations shall include protection measures for these areas.~~

~~c) Regulation of the Development of Flood-Prone Areas: The City's Land Development Regulations shall contain flood hazard areas in order to protect and maintain the natural functions of the floodplains and creeks.~~

~~d) Landscape: Land Development Regulations shall incorporate and be consistent with the City's Tree and Landscape ordinance.~~

~~Policy 1.4.4. 1.1.3 Development in the C conservation areas must be permitted by the Department of Environmental Protection (FDEP); and all applicable public local, state, and federal agencies, prior to receiving final approval by the City.~~

~~Policy 1.4.5. 1.1.4 Development orders shall not be issued in areas where soils conditions are not adequate for building construction, drainage facilities, roads, and other development-related facilities etc.~~

~~1.15 Land Development Regulations shall require that future public potable water wells be located in areas where they will be least impacted by development and contain archaeological and architectural Historic Resources, implementing the goals, objectives, and policies of this Section of the Comprehensive Plan and comply with their time frames.~~

**Objective 1.5. Cultural Resource Protection.** ~~Objective 1.9 The City of Green Cove Springs will ensure shall commit to the preservation protection of its historical, archaeological, and architectural heritage Historic Resources by implementing the goals, objectives, and policies of this Section of the Comprehensive Plan and comply with their time frames.~~

~~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.

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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.

~~1.9.1 The City shall protect its historic resources and utilize existing Historic Districts to ensure protection of resources listed on the National Register of Historic Places areas of within the City.~~

~~1.9.2 Historic resources shall be protected through designation as historic sites by the National Register of Historical Places; Department of State, Division of Historical Resources (Florida Master Site File) and the City's Historic Preservation Element.~~

~~1.9.3 The City shall develop criteria for the reuse of its historic resources instead of activities which would destroy or harm the historic value of such resources.~~

~~1.9.4 The City will utilize the existing Site Plan Review Process and the guidelines in the Cultural Resources document to limit adverse impacts to known historical resources to preserve said resources.~~

~~1.9.5 The City shall adopt historic preservation guidelines in the Land Development Regulations by 2012~~

**Objective 1.6. Redevelopment and Renewal.** ~~Objective 1.3~~ The City shall continue to redevelop and invest in take definitive steps for the redevelopment and renewal of blighted areas of within the City.

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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. 1.3.1 The City shall seek public funds ~~from the state and federal government~~ 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 in the City by five (5) structures.

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Policy 1.6.5. 1.3.2 The City ~~shall should promote~~ encourage the development, redevelopment, and infill of vacant properties within developed portions of the City, especially in the Gateway Corridor and in Reynolds Park.



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.

~~1.3.3—The City shall allow mixed use developments to support redevelopment efforts and shall add Mixed Use categories to the Future Land Use Map.~~

~~1.3.4—To promote redevelopment, the City shall allow higher densities and structures up to five (5) stories high in appropriate areas.~~

~~-Objective 1.10 The City may approve amendments to the Comprehensive Plan that are consistent with state law.~~

~~1.10.1 Consistent with Section 163.3187, Florida Statutes, the Comprehensive Plan may be amended up to two times each calendar year.~~

~~1.10.2 Emergency amendments may be made more than twice a year consistent with Section 163.3187(1) (a), Florida Statutes.~~

~~1.10.3 The City may process "small scale amendments" without regard to statutory limits on frequency as provided for in Section 163.3187(1) (c), Florida Statutes.~~

~~1.10.4 The City shall within one year following the annexation of land into the city amend all applicable sections of the Comprehensive Plan to incorporate said annexation.~~

**Objective 1.7. Objective 1.11 Reynolds Park Mixed Use Category 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 Reynolds Park into a livable and sustainable community to ensure that redevelopment occurs in accordance with mixed use criteria that produces a system of inter-connected vehicular, bicycle and pedestrian networks and open space. The form and mix of uses are designed specifically to promote a sense of place and community, discourage the proliferation of urban sprawl, and provide opportunities for diverse economic growth and employment.~~

~~Policy 1.7.1. The City shall seek to develop a Special 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.~~



1.11.1 MURP Land Use Category Intent The planning guidelines and standards for Reynolds Park are established to require that the redeveloped area:

- Provides for the logical extension of urban development in a sustainable form;
- Provides a framework for redevelopment in an environmentally responsible manner that preserves environmental systems and creates functional open space;
- Provides for a variety of land uses to support balanced future growth;
- Creates efficiency in the utilization, planning and provision of infrastructure, including using the location of existing and planned infrastructure; and
- Reduces automobile trips and trip lengths.

1.11.2 Design Framework and Form The required redevelopment pattern within the MURP Future Land Use Category shall be implemented through the Planned Unit Development (PUD) rezoning process for each development parcel. Overall redevelopment within Reynolds Park shall create a mixed-use community where:

- (a) a minimum of six uses are required within the MURP Category;
- (b) The redevelopment pattern results in a system of connected streets and multi-modal trails that encourage alternative means of transportation such as pedestrian pathways and bicycle trails;
- (c) The design of the redeveloped area integrates an open space system;
- (d) Housing diversity is provided through a mix of densities;
- (e) Water-dependent employment and other water-dependent uses are encouraged;
- (f) Compatibility between uses is provided through the PUD rezoning process and where applicable, recognizes transitions from existing uses to uses other than industrial; and
- (g) Public access to the waterfront is ensured.

Policy 1.7.2. MURP designated lands shall include the following character areas.

- a. 1.11.6-Village. Development Criteria—Neighborhood Component—Neighborhood Components  
This character area shall comprise represent the majority of residential dwellings areas within the MURP FLUC category; uses are limited to Uses within the Village(s) shall include a diverse mix of housing types with various lot sizes which are complemented by Residential Institutional, Recreational, Open Space, System and Conservation uses, described in Policy 1.6.1 (h). (d)  
Development in each Village Neighborhood Component character area shall be organized around a Town-Village Center Component character area. Neighborhood Components and shall be designed such that the majority of housing units are located within a one-half mile walking distances from a Town and/or Village Center. Development within the Village character area shall not exceed the following:

i. Maximum Density: 40 du/ac [CURRENT LANGUAGE SAYS 40 N OF SR 16, 16 SOUTH BUT IT SAYS IT IS CALCULATED ON A NEIGHBORHOOD-WIDE BASIS. WILL SPECIFY IF IT WILL BE PER SITE OR AREA-WIDE]

ii. Maximum Intensity: 0.20 FAR [SAME]



Neighborhood Components shall contain a connected system of multi-modal means of transportation which may consist of sidewalks, bicycle paths/lanes, and Multi-Modal Trails. The network of streets shall be designed to provide local connectivity while discouraging cut through traffic.

(a) Residential uses north of SR 16 may occur at a maximum density of 40 units per acre. The maximum residential density permitted south of SR 16 is 16 units per acre. Compliance with the maximum residential density shall be measured on a cumulative basis based on the total acreage in approved Neighborhood Components. Each applicant for a PUD that includes a Neighborhood Component shall provide the supporting analysis that compliance with the maximum residential density criteria is being met in the aggregate.

(b) The initial development parcel south of SR 16 in the Neighborhood Component shall be a minimum of 100 acres in size; subsequent Neighborhood Components south of SR 16, located contiguous to a Neighborhood Component shall not be subject to an area minimum. Initial development north of SR 16 in the Neighborhood Component shall be a minimum of 5 acres in size.

(c) Residential development within each Neighborhood Component shall provide a variety of housing types and lot sizes.

(d) Development in each Neighborhood Component shall be organized around a Town Center Component. Neighborhood Components shall be designed such that the majority of housing units are located within a one-half mile walking distances from a Town and/or Village Center.

b. 1.11.7 Development Criteria—Village Center Component—Village Center Components This character area shall provide facilities for the sale of convenience goods such as food, drugs, hardware, and personal service needs of the surrounding residential areas and may include medium-to-high density residential dwellings, institutional facilities, recreation and open space, system and conservation land uses, described in Policy 1.6.1 (h). 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

(a) Each Village Center Component shall be a maximum of 10 acres in area; commercial and office uses are limited to 5 acres in area. The provision of residential uses located above non-residential uses is encouraged and shall not count toward the overall residential acreage maximums, but shall be included in the number of residential dwellings for the purposes of calculating the maximum number of residential units permitted within the MURP category.

(b) Village Center Components shall be surrounded by the Neighborhood Components and shall be located at the intersection of local roads and a connected system of multi-modal means of transportation which may consist of sidewalks, bicycle paths/lanes, and multi-modal trails.

c. 1.11.5 Development Criteria—Town Center Component—Town Centers This character area shall act as mixed-use activity centers serving the residents of the MURP category located within all other character areas, as well as the larger Green Cove Springs community. Town Centers shall be designed to ensure a mixture of non-residential and residential uses of various densities,



intensities, and types ~~in a setting which, as described in Policy 1.6.1 (h), and shall be designed to promote walking between uses and accommodate a variety of transportation modes of access.~~ ~~Town Centers shall be designed to~~ encourages social interaction and civic engagement by their physical design and scale. Town Centers shall meet the following:

~~Town Centers should be located to serve as a focus for the Neighborhood Components within the MURP category. Town Centers and Neighborhood Components should be considered together as development is proposed so as to ensure a cohesive result.~~

- i. Minimum Land Area per Town Center: 10 ac
- ii. Minimum Number of Town Centers: 2
- iii. Maximum Density: 40 du/ac
- iv. Maximum Intensity: 0.40 FAR

~~(a) Each Town Center shall be a minimum of 10 acres.~~

~~(b) Residential and non-residential uses are required within Town Center components. A residential/non-residential mix shall be maintained within Town Centers that include a minimum of 50,000 square feet of non-residential use by providing at least 1 dwelling unit per 5,000 square feet of non-residential use. Each Town Center shall provide a minimum of 25,000 square feet of non-residential use.~~

~~To encourage vertical integration of uses, the provision of residential use located above non-residential use shall not count toward the overall residential acreage maximums, but shall be included in the number of residential dwellings for the purposes of calculating the maximum number of residential units permitted within the MURP category.~~

~~(c) There shall be a minimum of two Town Centers within the MURP category, with at least one Town Center located north of SR 16 and adjacent to the riverfront. Pedestrian access shall be provided from each Town Center to abutting Neighborhood Component(s).~~

~~(d) Each Town Center shall be served by a connected street and pedestrian network with building facades along street and pedestrian frontages.~~

~~(e) Each Town Center shall maintain vehicular and pedestrian access to the adjacent Neighborhood Components along its boundary. While acting as a core of higher density residential, employment, and commercial uses, uses in the Town Center shall be interconnected and uses shall be accessible by pedestrians from surrounding areas.~~

d. 1.11.9 Development Criteria – Resort: Component – The Resort This character area Component provides the opportunity for hotel, golf, resort, and conference/convention center development within the MURP category 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



~~(a) Hotel and time share units shall constitute Commercial/Office use for the purposes of calculating the minimum and maximum acreage permitted in the MURP category. Time share units must be deed restricted to prohibit year round occupancy. Time share units may not exceed 1500 in number.~~

~~(b) There is no minimum or maximum area for the Resort Component.~~

~~e. 1.11.10 Development Criteria – Pier Component – The Pier: This character area Component consists of the redevelopment of the surface areas, approximately fifteen (15) acres in size, of the 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 structures such as restaurants, hotels, office and retail establishments, and industrial operations, and structures. The piers may be used for access to uses permitted on the piers or adjacent to the piers, including uses of the non sovereign submerged lands described in Policy 1.11.13. Uses permitted on the surface area of the piers shall be consistent with the intensity and density standards established for the Pier Component in Table 1 of Policy 1.6.1(h). Density and intensity of development shall not exceed the following:~~

~~i. Maximum Density: 40 du/ac~~

~~ii. Maximum Intensity: 0.50 FAR~~

~~(a) Parking and other support infrastructure for development on the piers may be located landward of the bulkhead. Reconfiguration of the piers is permitted provided the cumulative surface area of the piers does not exceed 15 acres.~~

~~(b) Development of the Pier Component shall not be subject to the requirements for Open Space Systems or Roadway Connectivity policies of the MURP category.~~

~~(c) There is no minimum area associated with the Pier Component.~~

~~f. 1.11.8 Development Criteria – Employment Center; Component – Employment Center This character area Components provides for economic development and diverse employment combined with multi-family residential opportunities, as well as professional, within the MURP category. Development for office, research and development (R&D), technological, medical, light industrial, heavy industrial and commercial uses, will increase the diversity of employment in the City. Development within the Employment Center character areas shall meet the following:~~

~~i. Minimum Land Area per Employment Center character area:~~

~~(a) North of SR 16: 10 ac~~

~~(b) South of SR 16: 40 ac (20 if located south of a First Coast Expressway right-of-way)~~

~~ii. Maximum Density: 20 du/ac~~

~~iii. Maximum Intensity: 0.50 FAR~~

~~(a) Minimum Area Requirements.~~

~~(i) The initial Employment Center Component located south of SR 16 shall be a minimum of 40 acres in area unless located south of any First Coast Outer Beltway right of way established by FDOT, in which case the~~





~~Employment Center Component shall be a minimum of 10 acres in size. Subsequent Employment Center Components shall have no minimum area requirement. Subsequent Employment Center Components located north of SR 16 and not located adjacent to Employment Center Components shall be a minimum of 2 acres in size.~~

(ii) ~~The initial Employment Center Component located north of SR 16 shall be a minimum of 10 acres in area; subsequent Employment Center Components located adjacent to a previously approved Employment Center Component shall have no minimum area requirement. Subsequent Employment Center Components located north of SR 16 and not located adjacent to Employment Center Components shall be a minimum of 2 acres in size.~~

(b) ~~Each Employment Center Component shall provide a street design and building orientation that supports multi-modal transportation.~~

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 Special Area Plan is prepared.

**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. 1.11.14 Open Space System (OSS) Development within the MURP category shall incorporate a permanent open space system (OSS) open space system 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: (a) A minimum of 5% or 64 acres or 5% of all MURP-designated lands shall be required to be included in the permanent open space system (OSS).

b. Contributing features towards OSS calculations:

i. Land utilized for trails;

ii. Upland buffers to wetlands in excess of the minimum required by the St. Johns River Water Management District (SJRWMD);

iii. Vegetated buffers between character areas components; and

iv. Passive recreation/open space areas shall comprise the OSS.

Policy 1.7.5. 1.11.3 Existing and Temporary Use Exemptions—Except as described below, all development within the MURP category shall comply with the MURP ~~design guidelines and requirements stated in this comprehensive plan.~~

a. (a) Continuation of Existing Industrial and Commercial Uses—Industrial and commercial uses, existing on or prior to January 1, 2009, which include industrial, port, marina, office, airfield and other related activities, such as manufacturing, marina services, industrial parks and warehousing uses, shall be permitted to remain and expand, consistent with the applicable ~~Industrial or~~



~~Commercial Land Development Regulations in existence at that time on January 1, 2009, as may be amended from time to time. Existing industrial and commercial uses shall be permitted to remain and expand pursuant to this policy, provided that the aggregate square footage of all existing and new structures shall not exceed 880,000 square feet and further provided that the total acreage of existing industrial and commercial uses and the permitted expansions described herein shall not exceed 500 acres.~~

~~(b) Temporary Storage/Construction Sites/Staging Areas for Public Infrastructure. Any portion of the MURP category for which a PUD development plan has not been approved may be used for temporary storage, construction sites, or staging areas for the entities and/or individuals involved in the construction of the First Coast Outer Beltway (FCOB), reconstruction of the Shands Bridge or its replacement, or any public infrastructure. Buffers to adjacent residential use may be required by the City.~~

~~(c) Temporary Storage of Dredge Spoil. Any portion of the MURP category for which a PUD development plan has not been approved may be used for temporary storage and processing (dewatering) of dredge spoil removed from the non-sovereign submerged lands within the MURP category, subject to applicable permits.~~

~~1.11.11 Locational Limitations – Development in the MURP Land Use category shall comply with the following locational limitations:~~

~~(a) Residential Development~~

~~a-b. 1. Residential and non-residential uses shall not be permitted within the sites of former landfills, small arms ranges, nor a Multi-HRTW Study Area unless areas 1 and 3. Residential use shall be permitted in former landfill area 2, as identified on MURP Map – Location Limitations, dated June 2, 2009, provided remediation to residential standards has been achieved to an acceptable standard as evidenced by a determination of No Further Action, a Site Rehabilitation Completion Order or their equivalent authorizing the residential development is issued as determined by the FDEP and such other agencies having jurisdiction.~~

~~2. Residential uses shall not be permitted within the former small arms range or former Multi-HRTW Study Area, as identified on MURP Map – Location Limitations, dated June 2, 2009, unless remediation to residential standards has been achieved as evidenced by a determination of No Further Action, a Site Rehabilitation Completion Order or their equivalent authorizing the residential development is issued by the FDEP and such other agencies having jurisdiction.~~

~~(b) Non-Residential Development~~

~~1. Non-residential uses shall not be permitted within the former landfill areas 1, 2, and 3, as identified on MURP Map – Location Limitations, dated June 2, 2009, unless remediation to non-residential standards has been achieved as evidenced by a determination of No Further Action, a Site Rehabilitation Completion Order or their equivalent authorizing the non-residential development proposed is issued by the FDEP and all agencies having jurisdiction.~~

~~2. Non-residential uses shall not be permitted within the former small arms range or former Multi-HRTW Study Area, as identified on MURP Map – Location Limitations, dated June 2, 2009, unless remediation to non-residential standards has been achieved as evidenced by a determination of No Further Action, a Site Rehabilitation Completion Order or their equivalent authorizing the non-residential development proposed is issued by the FDEP and such other agencies having jurisdiction.~~



~~(c) Other Remediation. If any other remediation areas are identified, the landowner shall notify the City within 30 days of the determination that an area within the MURP is required to be remediated. Development within the limits of the area(s) to be remediated shall not be permitted until remediation to the standard applicable to the type of development proposed (residential or non-residential) has been achieved as evidenced by a determination of No Further Action, a Site Rehabilitation Completion Order or their equivalent authorizing the non-residential development proposed is issued by the FDEP and such other agencies having jurisdiction.~~

~~1.11.17 Roadway Connectivity and Design Vehicular, pedestrian and bicycle connectivity shall be provided and maintained by the landowner/developer, unless expressly accepted by the City, within Reynolds Park. The transportation system within the MURP category shall provide multi-modal capabilities and provide a network of streets that are visually appealing and supportive of non-motorized travel modes.~~

~~The visual and functional characteristics of streets are important in the successful redevelopment within the MURP category and shall be guided by the following design principles:~~

~~(a) Access to any Employment Center Component that includes industrial uses may not traverse a Neighborhood Component, defined as truck traffic traveling a street or road onto which residential lots have direct access. When said access abuts Neighborhood or Village Center Components, the design of the street shall include street trees within the limits of the rights of way that abut these components.~~

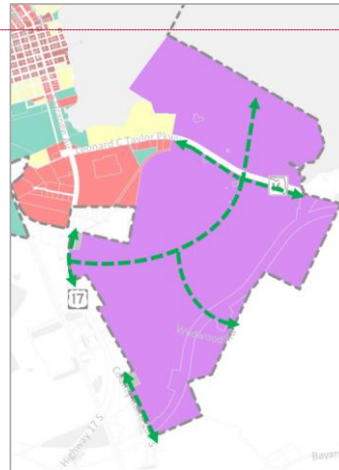
~~(b) Connectivity within and between development components shall be provided for pedestrians, vehicles, and bicycles. Each development proposal shall provide external connections for each mode along external project boundaries.~~

Policy 1.7.6. 1.11.15 Multi-Purpose Trails/ Non-Motorized Connections – Development within the MURP FLUC category shall include a ~~trail~~ Multi-Purpose Trail (MPT) system ~~or~~ and other non-motorized access to ~~connect all~~ provide connectivity within the development within the MURP category and to surrounding areas. The Multi-Purpose Trail system ~~will~~ MPT shall consist of ~~:- a trail along SR 16; a connection between SR 16 and US 17 through the MURP category lands; a trail along SR 209; a potential connection to Bayard Conservation Area and a connection to the public access area along the St. Johns River. All Multi-Purpose Trails shall provide an eight foot wide paved surface that is a minimum of 8 feet in width. Any Multi-Purpose Trail and, if located along a street, shall be setback a minimum of 15 feet from the outside travel lane. These non-motorized connections~~ The non-motorized connections shall include sidewalks, bicycle trails/lanes, and pedestrian connections that do and are not required to meet the Multi-Purpose Trail design MPT width or setback criteria. The MPT system shall consist of:

a. (b) State Road (SR) 16 and US 17 MPTs Multi-Purpose Trail. Prior to 2012 or the approval of the first PUD rezoning for the MURP category, a 20-foot wide whichever is first, two strips of land, ~~twenty feet in width and located~~ contiguous to the northern and/or southern rights of way of SR 16 of SR 16 and the eastern edge of US 17 shall be dedicated to the City for the construction of ~~a SR 16 trails~~ by the City. ~~The lands shall run the entire length of SR 16 within the MURP category. The land shall be dedicated to the City for the purpose of the construction of a multi-purpose trail by the City.~~



~~b. (a) State Road SR 16 to US Highway 17 Multi-Purpose Trail (MPT). Within the MURP category, a Multi-Purpose Trail shall be constructed. 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 that will serve the development. The Multi-Purpose Trail shall connect SR 16 to US Highway 17 along one side of the portion of the internal road system. The multi-purpose trail. The MPT shall be in lieu of a sidewalk on that portion of the internal road system along which it is located.~~



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~~i. i.—The first PUD development plan site that is located between 1,500 feet and 3,000 feet from the western boundary of the MURP FLUC category, 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 SR 16 to US Highway 17 Multi-Purpose Trail (16/17 MPT) unless the terminal connection point has already been approved by the City in a PUD development plan and. Similarly, any PUD development plan that accesses/proposes access from US Highway 17 shall provide the US 17 terminal connection point. The PUD development plan(s) approved by the City shall identify the location of the 16/17 MPT within the proposed development and provide for the construction of that portion of the 16/17 MPT trail concurrent with development. The location of the 16/17 MPT within the PUD development plan shall provide for continuous connection from the terminal connection point to a point on the external boundary of the PUD development plan. The requirements of this paragraph shall also apply to the first PUD development plan that is located internal to the MURP category but that proposes access to SR 16 within the specified stretch of SR 16 and the first PUD development plan which proposes access to US 17.~~

~~ii. ii.—Until such time as the trail-MPT connection between SR 16 and US 17 is completed, each subsequent development PUD approval contiguous to the boundary of a PUD approval under which any portion of the 16/17 MPT is shown to terminate at the common boundary a development that is already incorporated into the MPT shall include a trail extension in its PUD development plan the continuation of the 16/17 MPT. Construction of the 16/17 MPT shall be the responsibility of the developer. development plan.~~

~~c. (c) MPT to the Waterfront Access— A Multi-Purpose Trail (MPT) or Non-Motorized Connection shall be constructed by the developer between State Road SR 16 and the waterfront concurrent with the provision of public Waterfront Access pursuant to Policy 1.7##.7##. The connection shall terminate at the Waterfront Access and may be located adjacent to or within an internal road system right of way, within the Open Space System (OSS) OSS, or within a development character area component.~~

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~~d. (d) County Road 209 Frontage MPT - Concurrent with the first PUD approval development plan approval for a project development that abuts County Road (CR) 209, a strip of land twenty 20~~

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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 multi-purpose trail~~ **MPT** by the City.

~~e. **Access to Bayard Conservation Area** - The City and the landowner will encourage the Florida Department of Transportation (FDOT) to provide adequate horizontal clearance at the elevated sections of the First Coast Expressway Outer Beltway (FC~~EOB~~) proposed at Three Mile Swamp and State Road SR 16 to facilitate the construction of a multi-modal trail~~ **MPT**/connection by the City or other governmental entity. **WILL THERE BE BRIDGES IN THESE AREAS?**

~~f. **Access to lands south of the FC~~EOB~~ and Bayard Conservation Area** - If vehicular access is granted by FDOT to the parcels located southerly of the FC~~EOB~~, a Multi-Purpose Trail **MPT** shall be constructed by the developer to connect the lands located north of the FC~~EOB~~ FCE to the southerly parcels. The required separation specified in Policy 1.11.15 above between a Multi-Purpose Trail **MPT** and the travel lane may be reduced within the limits of the right-of-way of the FC~~EOB~~ and to provide transition approaching said right-of-way. **WILL THERE BE BRIDGES IN THESE AREAS?**~~

~~(b) Calculation of the acreage within the OSS shall not include stormwater management facilities or upland buffers required by the St. Johns River Water Management District.~~

~~(c) Compliance with the minimum OSS requirements shall be based on the number of acres in each PUD development parcel and shall be measured on a cumulative basis utilizing the acreage in all approved PUD development plans within the MURP category. Each applicant for PUD approval shall provide the supporting analysis that compliance with the minimum OSS acreage in approved development plans is being met in the aggregate.~~

~~(d) Acreage within the OSS is included in the minimum and maximum acreage established for each use specified in Table 1 of Policy 1.6.1 (h)~~

~~Policy 1.7.7. 1.11.16 **Public Access to the Waterfront**—The economic and social benefits of adjacency to the St. Johns River shall be realized under redevelopment of Reynolds Park through the provision of public waterfront access to the riverfront within the MURP FLUC category. A minimum of one point of access from the multi-purpose trail system shall be provided to the Waterfront Access.~~

~~a. The Waterfront Access area may be public or privately owned and shall be a minimum of 200 linear feet along the waterfront and shall be a minimum of 2.5 acres in area.~~

~~b. If more than 1,650 pleasure craft boat slips in excess of 1,651 slips are constructed, a condition of proposed construction of the 1,651 boat slip shall be the increase of land dedicated for Waterfront Access by 1.5 shall be increased to 4 acres, and that the Waterfront Access shall be a minimum of in size and 400 linear feet of frontage in width on the waterfront. It is desirable that the additional 1.5 acres be combined with regard. Additionally, the developer shall pay \$150,000 to location with Waterfront Access previously provided the City towards the purchase and/or improvement of a new or existing boat ramp. If adjacency can-not be accomplished, that the 1.5 acres may parcel shall constitute a second Waterfront Access and will shall have a minimum of 150 linear feet along the waterfront.~~

~~c. The Waterfront Access may be publicly or privately owned, but access to the public, shall be provided. The Waterfront Access can may be a park, green or urban space and -may be integral~~

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to the ~~rest of the design of a development plan~~. Such land shall not be ~~any median or paved 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 category shall pay \$50,000 to the City towards the purchase and/or improvement of a new or existing boat ramp. If pleasure craft boat slips in excess of 1,650 are constructed, a condition of construction of the 1,651 boat slip shall be the payment of an additional \$150,000 to the City towards the purchase and/or improvement of a new or existing boat ramp.~~

~~e. 1.11.13-Non-Sovereign Submerged Lands shall be limited to (a) Uses permitted on the 307 acres of non-sovereign submerged lands within the MURP category shall be limited to uses and activities associated with the 1,282 acres of land within the MURP FLUC category that are not submerged and which require access to the St. Johns River. This limit on uses of the non-sovereign submerged lands shall not apply to development on the surface area of the piers permitted by Policy 1.11.10. Uses on the water shall be compatible with adjacent uses. The maximum number of pleasure craft boat slips within the non-sovereign submerged within the MURP category shall be 1,650, except as provided for in Policy 1.11.16, where the number can be increased to 2,000. A minimum of 10 percent of the pleasure craft boat slips shall be reserved for the use of the general public.~~

~~f. (b) By 2015, the operator(s) of all onsite marina facilities shall be required to obtain designation under the Florida Clean Marina and Clean Boatyard Programs.~~

~~Policy 1.7.8. 1.11.19 Infrastructure Planning-Ensure the efficient provision of services as the area and its demands for infrastructure and services continue to grow. Redevelopment of Reynolds Park shall maximize the existing infrastructure and as necessary, expand existing services to meet demand.~~

~~a. (a) Monitoring for Short Term Infrastructure Impacts. Beginning March 1, 2011 and every other year thereafter, each fee simple landowner within the MURP FLUC category that is not the subject of a Development or Utility Service Agreement with the City shall submit to the City 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. This requirement shall not apply to any parcel for which the proposed development is the subject of a Development or Utility Service Agreements with the City for the provision of water, electrical, or wastewater utilities entered into in 2011 or later. Reservations of capacity issued under the MS concurrency management 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 an enforceable Development Agreement or Utility Service Agreement entered into in 2011 or later.~~

~~b. (b) Concurrency Management. The demand for public infrastructure that is subject to concurrency management pursuant to Chapter 163, Florida Statutes associated with a PUD development plan shall be identified prior to issuance of a final development order in a manner consistent with the City's Concurrency Management System and the Florida Statutes.~~



- c. ~~(c)~~ *Water Treatment Facilities and Well Fields.* The landowner shall donate one ~~(1)~~ 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 pursuant to Rule 62-521.200(6) F.A.C. 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-category 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. ~~(d)~~ *Wastewater Treatment Facilities.* To accommodate future growth, an additional 17.5 acres of land will be needed for sewer plant expansion, a reuse facility, and buffers adjacent to the existing South Wastewater Treatment Plant. The landowner shall donate, at no cost to the City, 5.6 acres of land adjacent to the existing South Wastewater Treatment Plant for plant expansion and the City shall purchase from the landowner an additional 11.9 acres. The location and dimension of the property for expansion of South Wastewater Treatment Plant shall be mutually agreed upon by the City and the landowner. As compensation for the purchase of the 11.9-acre parcel, the City shall grant the landowner credits for wastewater impact fees. The value of the property to be purchased shall be determined by an appraisal prepared by a licensed appraiser mutually agreed on by the City and the landowner, based on the value of the property on May 15, 2010, using the land use and zoning designation existing on such date. The parties shall equally split the cost of the real estate transaction, including any appraisal expense. The value of the property shall be divided by \$3,000 to determine the number of wastewater impact fee credits to be granted to the landowners. The credits shall be transferable to future landowners of property within the MURP FLUC-category for development within MURP-designated lands Reynolds Park and may be used at any time prior to December 31, 2025. The City shall receive title of the 17.5-acre parcel prior to October 1, 2010. Capital costs of new facilities will be addressed in the Capital Improvements Element and adopted Capital Improvements Plan, as required by Chapter 163, Florida Statutes. Costs associated with capital expenditures for the each facility and that provides capacity necessary to meet the adopted level of service standard must be the subject of an enforceable Development Agreement between the City and any developer within the MURP FLUC-category and shall be included in the City's Capital Improvement Element.
- e. ~~(e)~~ *Water Reuse.* Development within the MURP FLUC-category shall utilize reuse for irrigation purposes where available, economically feasible, and consistent with State regulations.
- f. ~~(f)~~ *Recreation Facilities.* The dedication of a twenty-five ~~(25)~~ acres parcel to the City with adequate public access and in a mutually location-acceptable location to the City, shall serve to meet the level of service 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



~~dedication accepted by the City, prior to the approval of the development plan for PUD rezoning that includes the 500th dwelling unit.~~

~~g. (g)-Stormwater Facilities.~~ New stormwater facilities within the MURP ~~FLUC~~land use category shall meet the adopted ~~level of service~~LOS standard established by the City and the requirements of the ~~St. Johns River Water Management District~~SJRWMD. The design of new stormwater facilities ~~are is~~ encouraged to serve development areas of no less than 10 acres. Stormwater management facilities may be integrated into the ~~MPT Multi-Purpose Trail~~ system and/or the OSS.

~~h. (h)-Public Safety Facilities.~~ A ~~five 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 PUD rezoning of 400 acres within the MURP FLUC~~category. 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. (i)-Public School Facilities.~~ If the Clay County School District determines that land within the MURP ~~FLUC~~category 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. (j)-The City and landowner shall encourage the Florida Department of Transportation~~FDOT to donate to the City, upon completion of construction of the ~~FCE First Coast Outer Beltway, the portion of right-of-way for State Road~~SR 16 that is not necessary for the construction of the ~~First Coast Outer Beltway (FCOB)~~ in order to facilitate additional boat ramp access to the St. Johns River.

~~k. (k)-For any land parcel that will be transferred to the City pursuant to the provision of this MURP FLUC~~category, 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.

~~1.11.12 Resource Protection~~

~~(a) Wetlands Protection. Within the MURP category, the following natural upland buffers shall be required:~~

~~1. Jurisdictional wetlands within Three Mile Swamp – Minimum of 50 feet.~~

~~2. Any other jurisdictional wetlands required by state or federal wetlands that are to be preserved – Minimum of 40 feet.~~

~~(b) Manatee Protection. All development within the MURP category shall be consistent with the Clay County Manatee Protection Plan or any other governmental agency having jurisdiction.~~





~~(c) Archaeological Sites and Historic Resources. The landowner within the MURP category shall take appropriate steps to identify and address archaeological sites and historic resources prior to any development.~~

~~1. The City and the landowner(s) within the MURP category shall collaborate to establish appropriate local recognition of the former Lee Field /Green Cove Springs Naval Air Station and the military activities which took place there in connection with World War II – such as a State historic marker.~~

~~2. Any application for development shall identify all archaeological sites or historic resources which are aged 50 years or more, including but not limited to any sites or historic resources included in the Florida Master Site File (“FMSF”), which are located on the property addressed by the application.~~

~~3. Any historic resources associated with the Lee Field Resources Group shall be evaluated on the basis of the criteria in Section 106 of the National Historic Preservation Act of 1966, as amended, 36 CFR, Part 800, as supplemented by the National Register Bulletin and the Secretary of the Interior’s guidance document, “Applying the National Register Criteria to Historic Aviation Properties.”~~

~~4. For any archaeological or historic resources which are determined by qualified professional to be eligible for listing on the National Register of Historic Places and would be adversely affected by proposed development, the developer shall propose appropriate mitigation measures in the application for development approval. The City shall consult with the State Historic Preservation Officer prior to final action on the application.~~

~~1.11.4 Development Process Except as noted in Policy 1.11.3 above development of Reynolds Park shall be governed by the MURP Land Use Category and the MURP Land Development Regulations adopted by the City.~~

~~(a) Component Development. The policies for the MURP category establish six (6) components for Reynolds Park redevelopment that will serve to organize the permitted uses by establishing characteristics and design criteria for each component. The six components are: Town Centers; Neighborhoods; Village Centers; Employment Centers; Resorts, and Piers. Through the application of a PUD rezoning, each development proposal shall identify the component(s) being requested; the consistency of the request with any locational, size and compatibility criteria applicable to the component; and shall delineate the physical boundaries of the proposed component(s) within the MURP category.~~

~~(b) Minimum Development by 2025. In order to ensure that a mix of uses is developed in the MURP category over the planning period (2025), development within the MURP category must contain the following components and provide for the minimum development identified below in an approved PUD(s) no later than 2025, unless such period is extended by the City. The minimums identified may be accomplished under multiple PUD development approvals. The PUD approvals required no later than 2025 include at a minimum the following 3 components and corresponding development.~~

Component	Minimum Development
Town Center	Minimum 40 dwelling units and Minimum 100,000 square feet commercial/office use
Neighborhood	Minimum 5 acres, if located north of SR 16; or Minimum 100 acres, if located south of SR 16
Employment Center	Minimum 10 acres, if located north of SR 16, of which 5 acres shall be Commercial/Office use; or Minimum 40 acres, if located south of SR 16, minimum of 20 acres shall be Commercial/Office use

~~The Village Center, Resort, and Pier Components are permitted but are not required by 2025.~~



~~(c) Mix of Use and Minimum Area. Development within a specific component shall meet the mix and area requirements for that component as set for in Policy 1.6.1(h) Table 1. Compliance with this requirement may be met cumulatively; redevelopment subsequent to the initial development within a component shall be considered in the aggregate. An applicant for each PUD approval shall provide the supporting analysis that the mix and minimum area requirements are being met in the aggregate.~~

~~(d) Design Standards. The City shall establish development standards, urban form, design criteria, open space system and buffer requirements, and mobility standards that address pedestrian and vehicular connectivity in its land development regulations concurrent with the approval of the plan amendment establishing the MURP Land Use category.~~

~~(e) PUD Rezoning. Each development proposal within the MURP category shall submit an application to the City to rezone the lands to the Planned Unit Development ("PUD") zoning district in accordance with the PUD application procedures and requirements contained in City's Land Development Regulations.~~

~~(f) Incompatible Uses. Residential uses may not be located adjacent to industrial—uses within the Employment Center or Pier Components~~

~~1.11.18 Compatibility between Components—Buffers are required to ensure compatibility between uses.~~