



Planning & Zoning

321 Walnut Street, Green Cove Springs, FL 32043 904-297-7051

APPLICATION DEFICIENCY NOTICE

DATE: May 22, 2025

APPLICATION REFERENCE: Toco Engineering, SPL-24-009 - US HIGHWAY 17

Dear Applicant:

We have received the materials submitted in response to the Application Deficiency Notice previously provided to you. Upon review of the re-submitted items, staff has identified items that need to be corrected. Attached to this notice is a list of comments in response to the re-submitted items.

Each of the items on the attached list require responses and revised materials be created and re-submitted before any further action can be taken on this permit. A hold is placed on this application and the time it takes you to respond to this list of items is excluded in calculating permit processing timeframes. Once corrected and/or new materials are submitted, your permit processing timeframe will begin again.

A complete response to each of the items on the attached list is required to be submitted ***at the same time***. As applicable, a complete response is required to include:

1. A written document addressing all of your responses (one paper copy).
2. New and/or updated technical reports (one paper copy).
3. New and/or corrected plans. Please note that revisions to previously submitted plans are required to be identified by clouding, must be noted in a revision list on the plan sheet(s), and are required to be incorporated into a full set of revised plans (one paper copy).
4. A transmittal that itemizes everything being resubmitted (one paper copy).
5. A copy of the entire resubmittal must be provided electronically (either on a thumb drive or uploaded via the permit portal).

Your response must be received by our Department within 180 days of the date noted on this letter to avoid this application being withdrawn from consideration. Withdrawn application must be resubmitted as new applications requiring repayment of all applicable fees and processing requirements.

Thank you for your anticipated cooperation in submitting the items requested by staff. We look forward to working with you as this application continues to be processed.

APPLICATION DEFICIENCY NOTICE #4

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ENGINEERING DIVISION COMMENTS - contact Jason Laurenza (JLAURENZA@greencovesprings.com)

1. Water meters need to be at the property line / ROW
2. There are already fire hydrants in place that meet code. They need to be shown and called out on drawing.
3. Why is there a 4 water line connected to a 1 meter.
4. They need to utilize existing 2 water service and 2 sewer service.
5. If the building(s) doesn't require fire protection (sprinklers), 2 water service is sufficient.

PUBLIC WORKS DIVISION COMMENTS - contact Mike Null (mnull@greencovesprings.com)

ENERGY COVE METAL BUILDING 01-31-25.pdf

1. Each building needs separate water meters - Master metering is not allowed by our CUP. - See Sheet 10
2. It looks like a stop bar and stop sign are also needed at the eastern exit - See sheet 7