

ORDINANCE NO. O-10-2024

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

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

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

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

WHEREAS, the City Council considered the recommendations of the LPA at a duly advertised public hearing on May 28, 2024 provided for and received public participation; and,

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF GREEN COVE SPRINGS, FLORIDA

Steven R. Kelley, Mayor

ATTEST:

Erin West, City Clerk

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

CITY OF GREEN COVE SPRINGS, FLORIDA

Steven R. Kelley, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney

EXHIBIT A

Legal Discription

Parcel "A"

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

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

EXCEPTING THE FOLLOWING:

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

Parcel "C"

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

For: HKM Investments, LLC

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

EXHIBIT B



Zoning

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

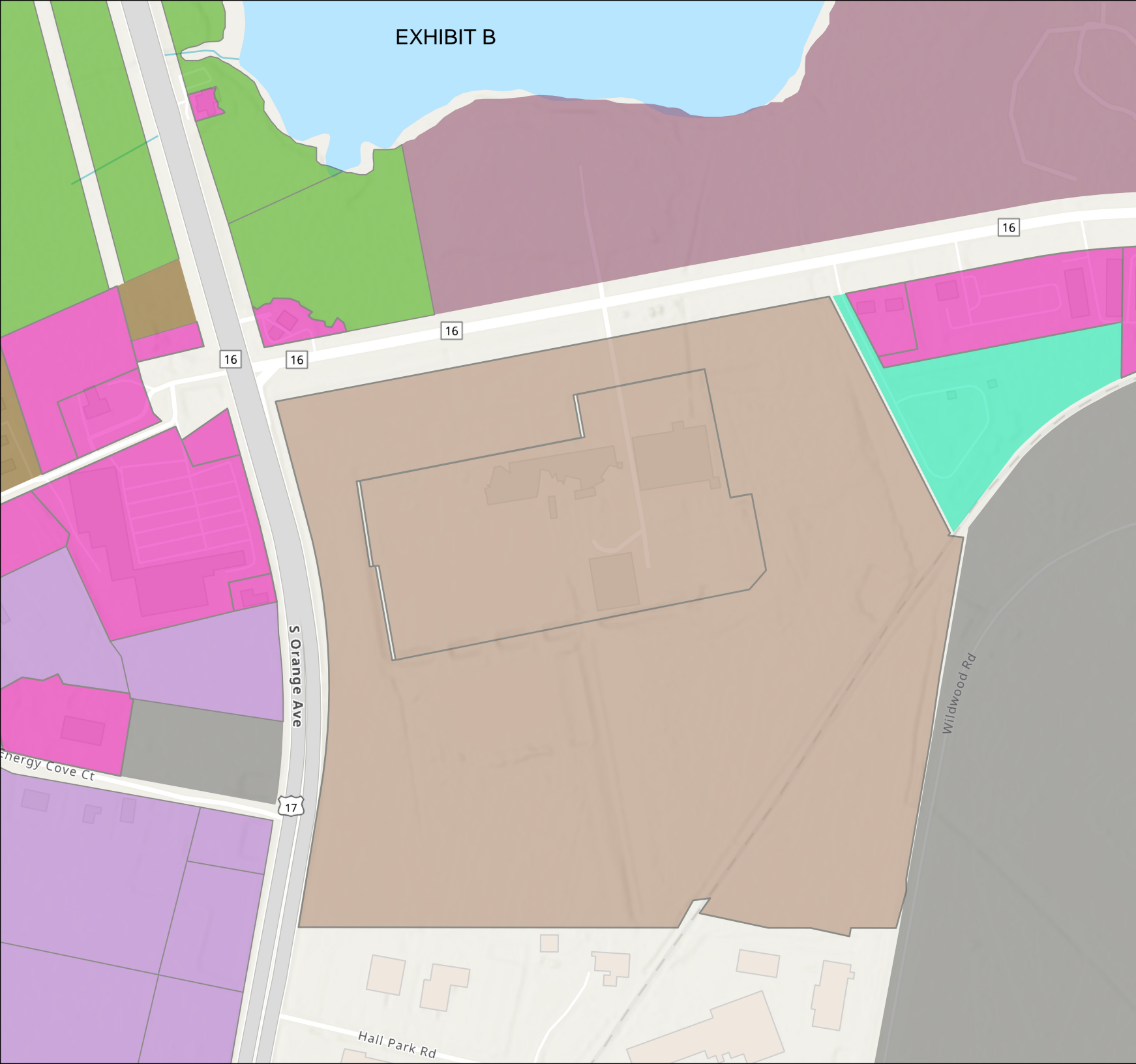


Exhibit C
Written Description

CYPRESS MANAGEMENT AND DESIGN

P.O. Box 8880
Fleming Island, Florida
32006

Architectural Guidelines

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

Ref: 965 Leonard C Taylor Parkway

Architectural Guide:

Overall Site:

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

M-1 and M-2 areas

In addition to Land development Codes of Green Cove Springs,

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

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

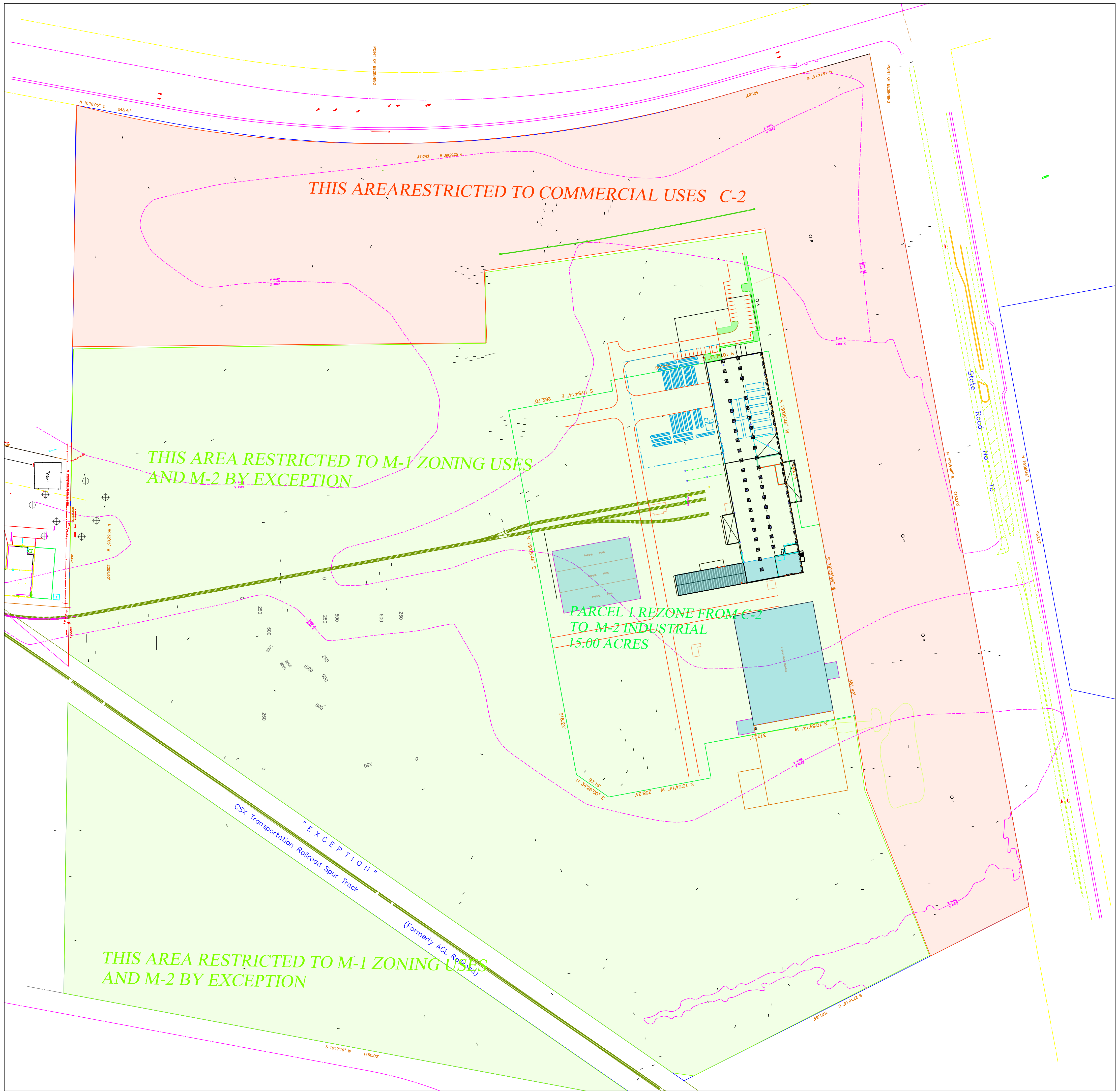
C-2 areas

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

Architecture:

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

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



SCALE 1" = 120'-0"

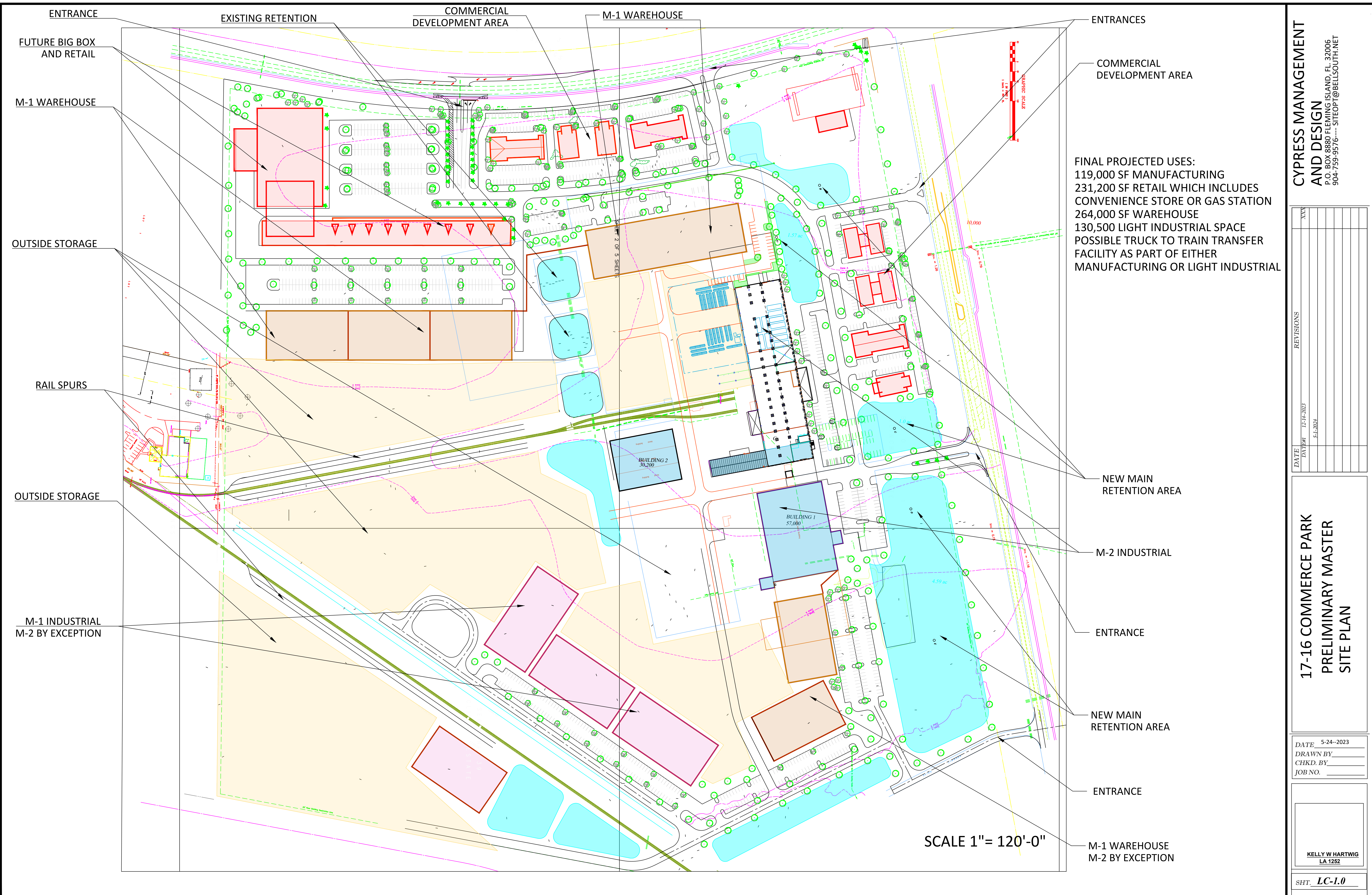
CYPRESS MANAGEMENT AND DESIGN
 P.O. BOX 8880 FLEMING ISLAND, FL 32006
 904-759-9576 --- SITEOPT@BELLSOUTH.NET

DATE	REVISIONS
5-1-2024	XXX

**17-16 COMMERCE PARK
 PRELIMINARY ZONING PLAN**

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

KELLY W HARTWIG
 LA 1252



FINAL PROJECTED USES:
 119,000 SF MANUFACTURING
 231,200 SF RETAIL WHICH INCLUDES
 CONVENIENCE STORE OR GAS STATION
 264,000 SF WAREHOUSE
 130,500 LIGHT INDUSTRIAL SPACE
 POSSIBLE TRUCK TO TRAIN TRANSFER
 FACILITY AS PART OF EITHER
 MANUFACTURING OR LIGHT INDUSTRIAL

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

DATE	DESCRIPTION	BY	CHKD.
12-14-2023			
5-1-2024			

**17-16 COMMERCE PARK
 PRELIMINARY MASTER
 SITE PLAN**

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

KELLY W HARTWIG
 LA 1252

TRY AND DEVELOP A NEW M-1 BUILDING TO SCREEN OUTSIDE ACTIVITY- THIS IS A MAJOR COMPONENT OF OUR PHASING PLAN- PHASE 2-3 BUT IT WILL BE BASED ON TENANT NEEDS

INSTALL ENTRANCES AREAS PHASE 2

BEGIN COMMERCIAL CONSTRUCTION PHASE 4

MASS GRADING- INSTALL BASE RETENTION AREAS GRADE REMAINING COMMERCIAL AREA PHASE 2- (UPON ACCEPTABLE PERMITS)

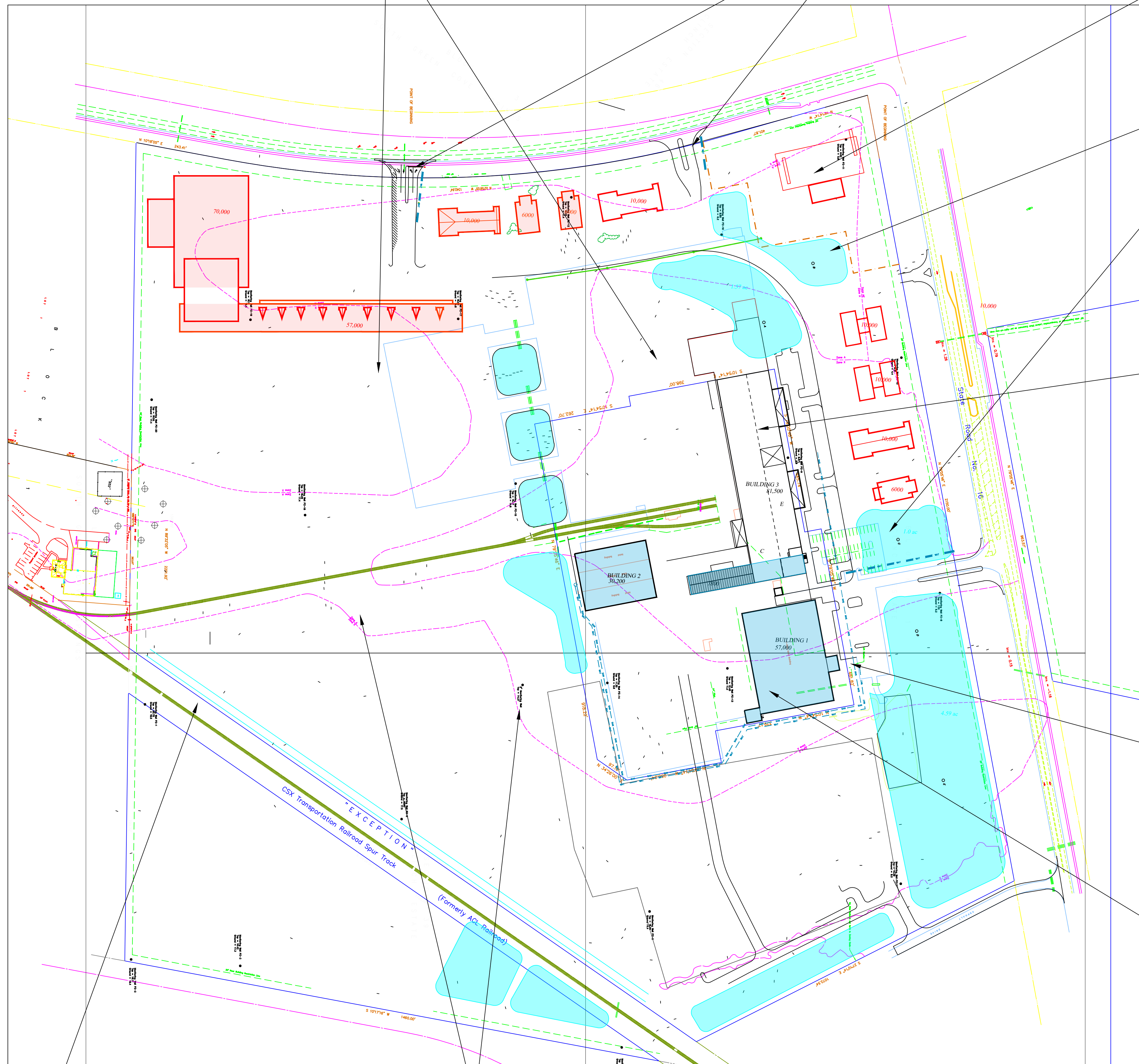
EXISTING BUILDING 3- TO BE RENOVATED IN PHASE 1 SEE BUILDING PHASING DRAWING LC-2.1

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

BUILDING 1- EXISTING METAL BUILDING-MANUFACTURING CERTIFICATE OF OCCUPANCY GRANTED FOR FRONT RUNNER BOATS

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

DEVELOP TENANT FOR USE OF EXISTING RAIL SPUR LINES PHASE 4



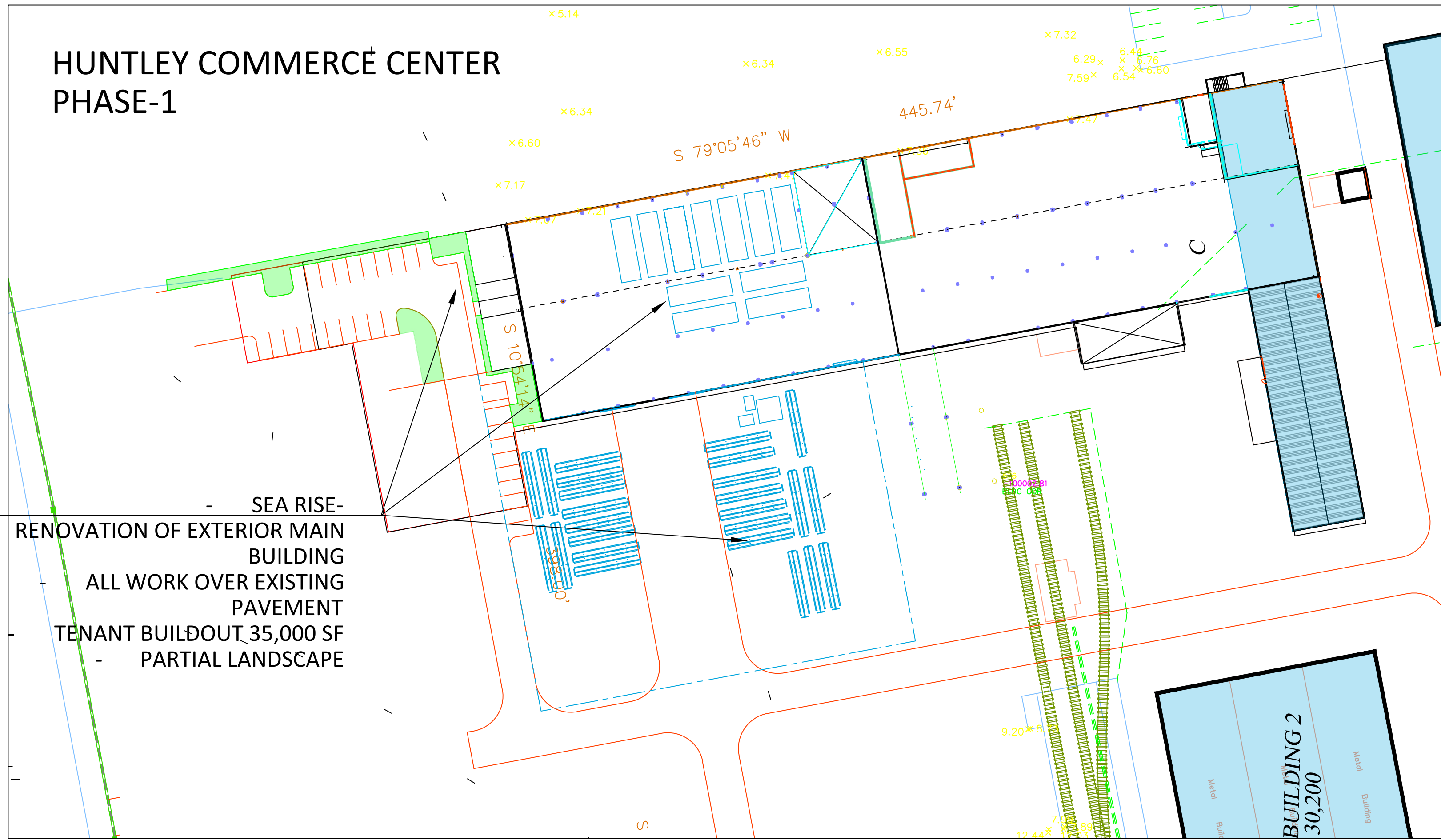
DATE	DAY	REVISIONS	XXX
5-1-2024			

HUNTLEY COMMERCE PARK
 SITE PHASING PLAN

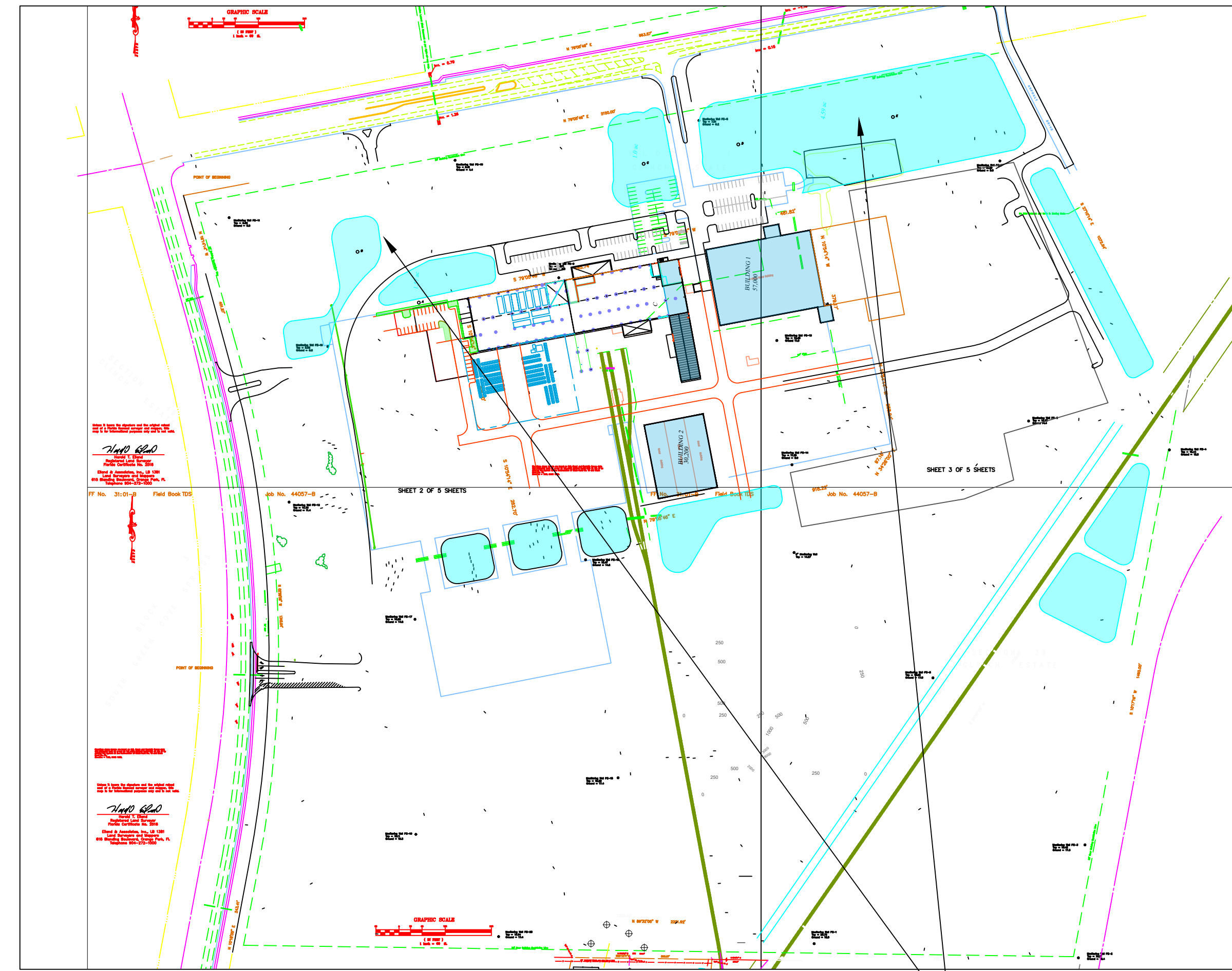
DATE 11-12-2023
 DRAWN BY
 CHKD. BY
 JOB NO.

KELLY W HARTWIG
 LA 1252

HUNTLEY COMMERCE CENTER PHASE-1

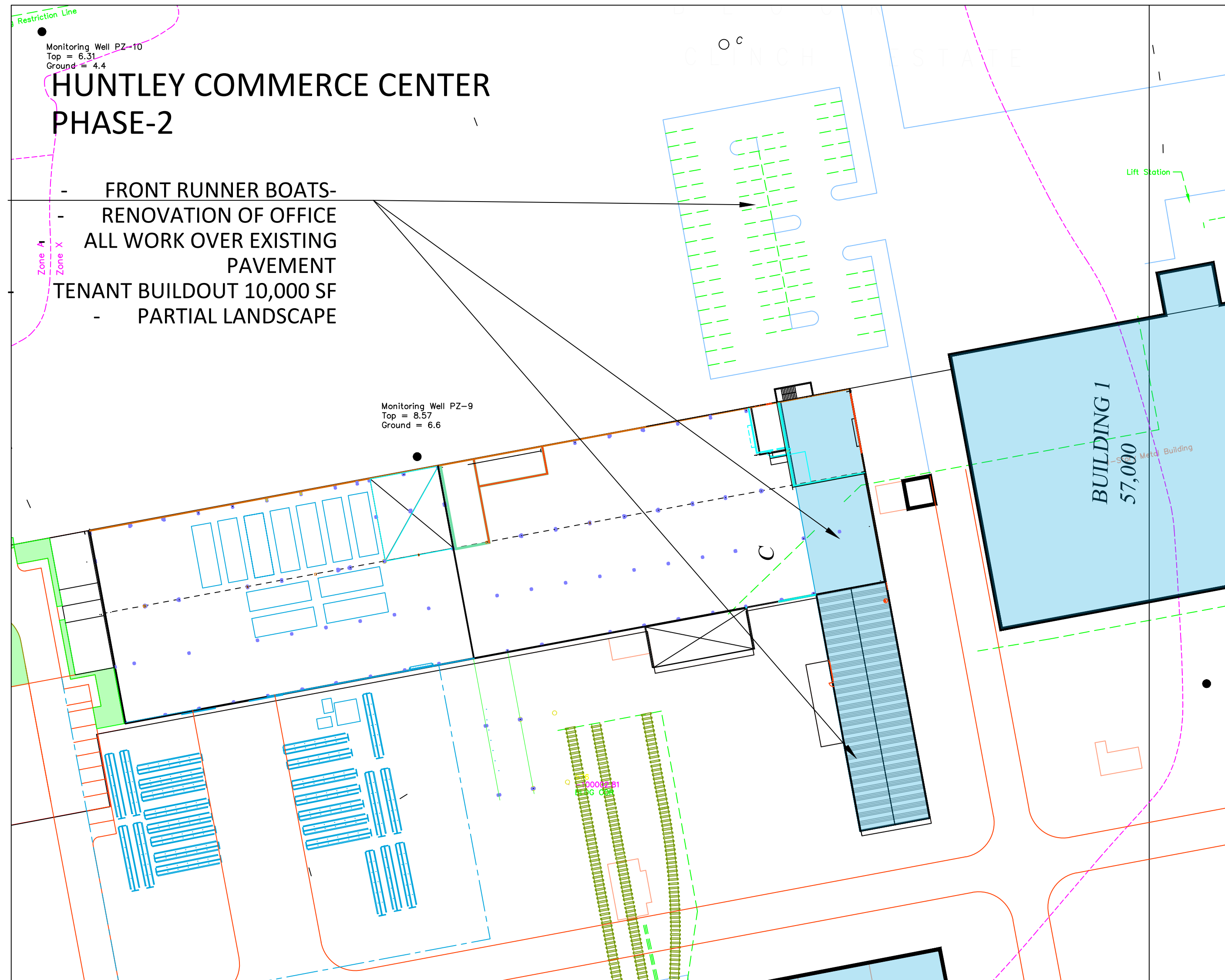


- SEA RISE-RENOVATION OF EXTERIOR MAIN BUILDING
- ALL WORK OVER EXISTING PAVEMENT
- TENANT BUILDOUT, 35,000 SF
- PARTIAL LANDSCAPE



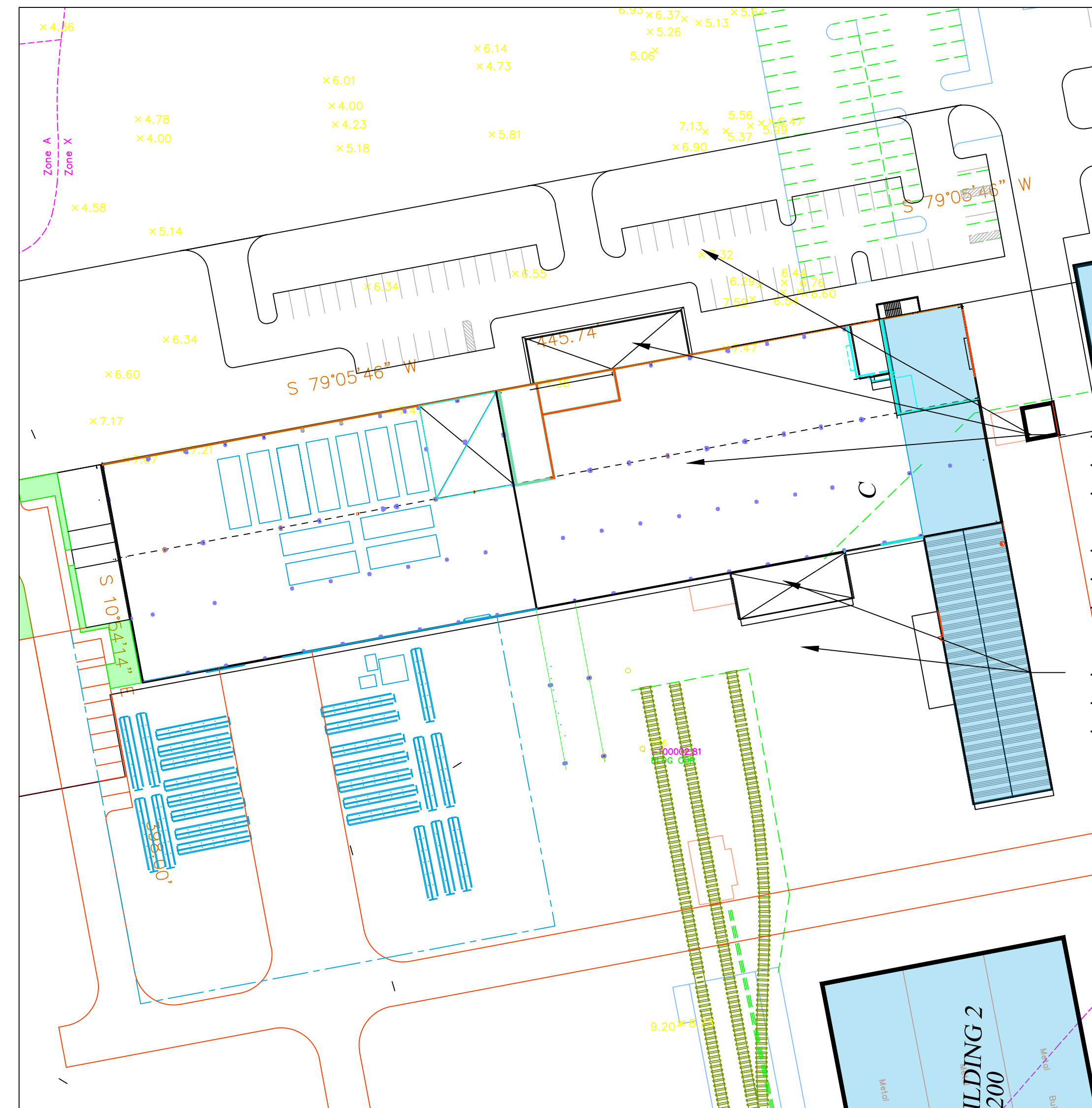
- MASTER STORM WATER PONDS
- OVERALL SITE GRADING
- CONVEYANCE SYSTEM FOR NEXT PHASE- CONSTRUCTION
- NEW FDOT ENTRANCES

HUNTLEY COMMERCE CENTER PHASE-2

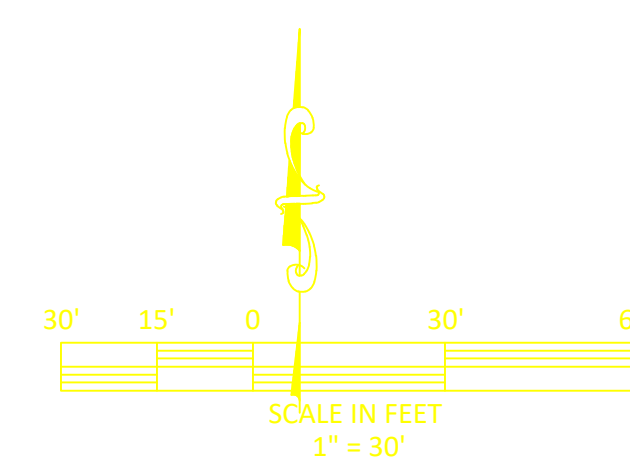


- FRONT RUNNER BOATS-RENOVATION OF OFFICE
- ALL WORK OVER EXISTING PAVEMENT
- TENANT BUILDOUT 10,000 SF
- PARTIAL LANDSCAPE

HUNTLEY COMMERCE CENTER PHASE-3-OPTIONS



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



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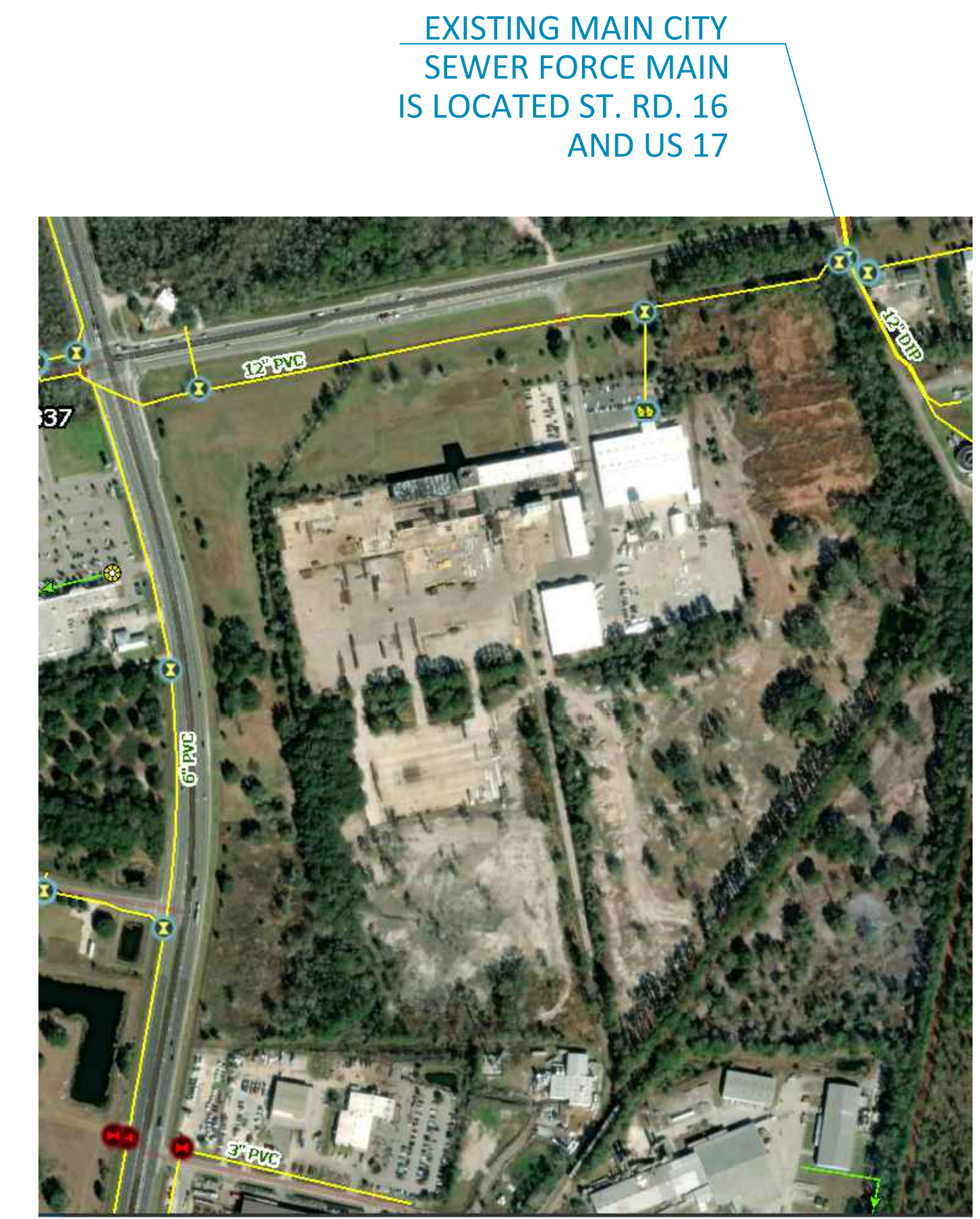
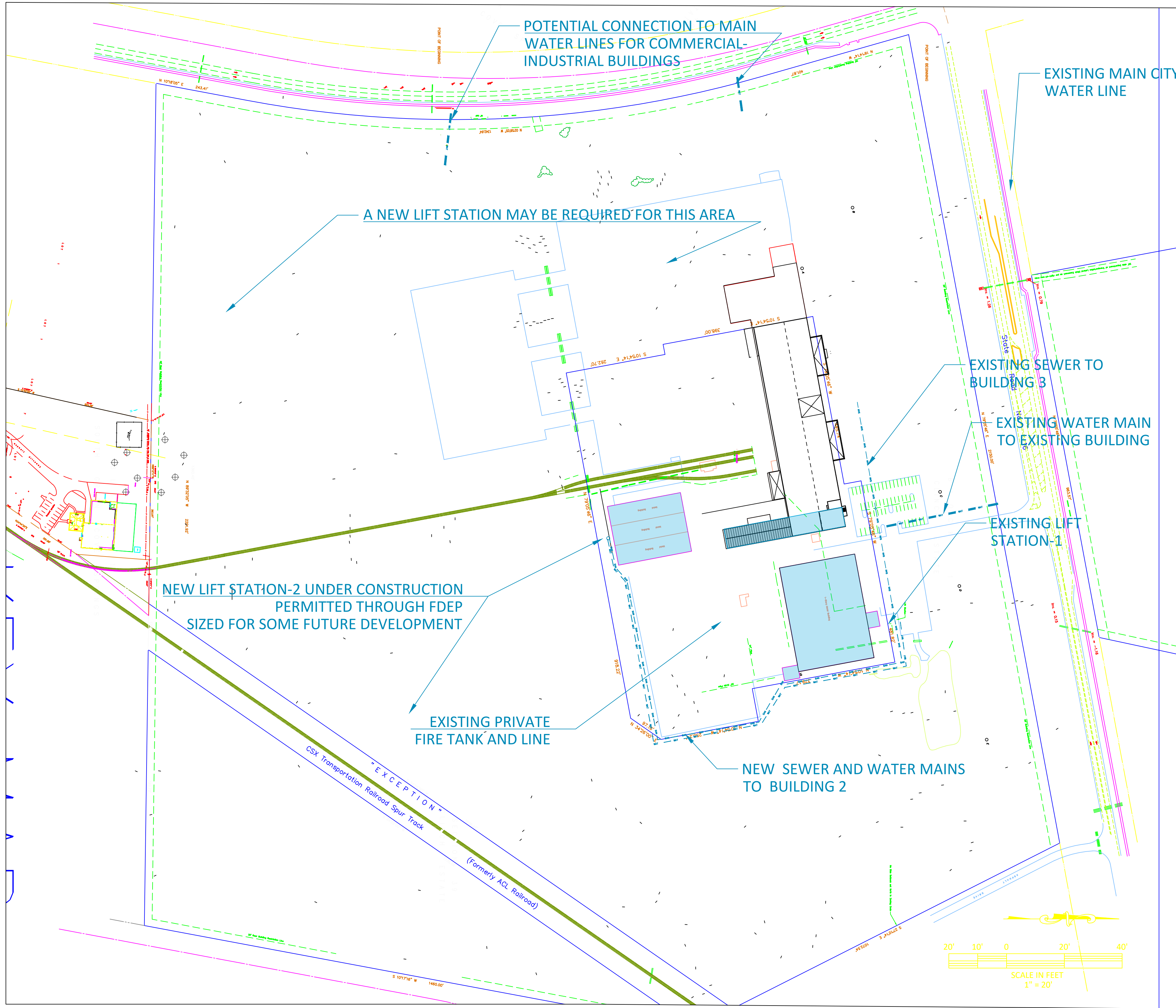
DATE	REVISIONS
5/17/2023	SITE PLAN REVISIONS
4-10-2024	

HUNTLEY COMMERCE CENTER PRELIMINARY PHASING PLAN PRELIMINARY

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

KELLY W HARTWIG
 LA 1252

SHT. LC-2.1



MAPS PROVIDED BY CITY

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

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

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

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

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

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

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

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

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

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

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

HUNTLEY COMMERCE CENTER PRELIMINARY UTILITY PLAN

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

KELLY W HARTWIG
LA 1252