



**Request for a PUD Rezoning for parcel 016451-000-00 &  
parcel 016451-003-00 consisting of 112 acres for property  
located at the Southeast corner of US 17 and SR 16  
Ordinance O-10-2024**

# Property and Applicant Information

<b>SUBJECT:</b>	Request for rezoning of parcel 016451-000-00 and parcel 016451-003-00 consisting of 112 acres for property located at the Southeast corner of US 17 and SR 16 to Planned Unit Development
<b>APPLICANT/AGENT:</b>	Kelly Hartwig, Cypress Management and Design
<b>PROPERTY OWNER:</b>	HLM Investments LLC & Louis L Huntley Enterprises Inc.
<b>LOCATION:</b>	965 Leonard C Taylor Highway
<b>ACREAGE:</b>	±112 acres (Per boundary survey and legal description)

# Property Location



# Existing Zoning



- 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



# Proposed Zoning



## Zoning

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# Development Process

- ▶ Transmittal Hearing for Future Land Use Map and Text Amendment
- ▶ Review by Florida Department of Commerce
- ▶ City Adoption of Map and Text Amendment
- ▶ Action on Zoning/Planned Unit Development Plan
- ▶ City Adoption of Map and Text Amendment

# Future Land Use Text Amendment

1. Prior to the approval of a subsequent development order such as but not limited to a subdivision or site development plan, the property owner/developer must submit a developer's agreement addressing the following development requirements for the Amendment parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17:
  - a) Address screening and buffering requirements between the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 and SR 16 and US 17.
  - b) Address Building, site and streetscape design requirements for the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 adjacent to SR 16 and US 17. These requirements shall include but are not limited to:
    - i. Block Standards
    - ii. Building Placement
    - iii. Building Typology and Massing
    - iv. Building Frontage Design
    - v. Façade Articulation
    - vi. Entrances
    - vii. Building Materials
    - viii. Lighting
    - ix. Service Area and Mechanical Equipment Screening
    - x. Signage

# Future Land Use Text Amendment

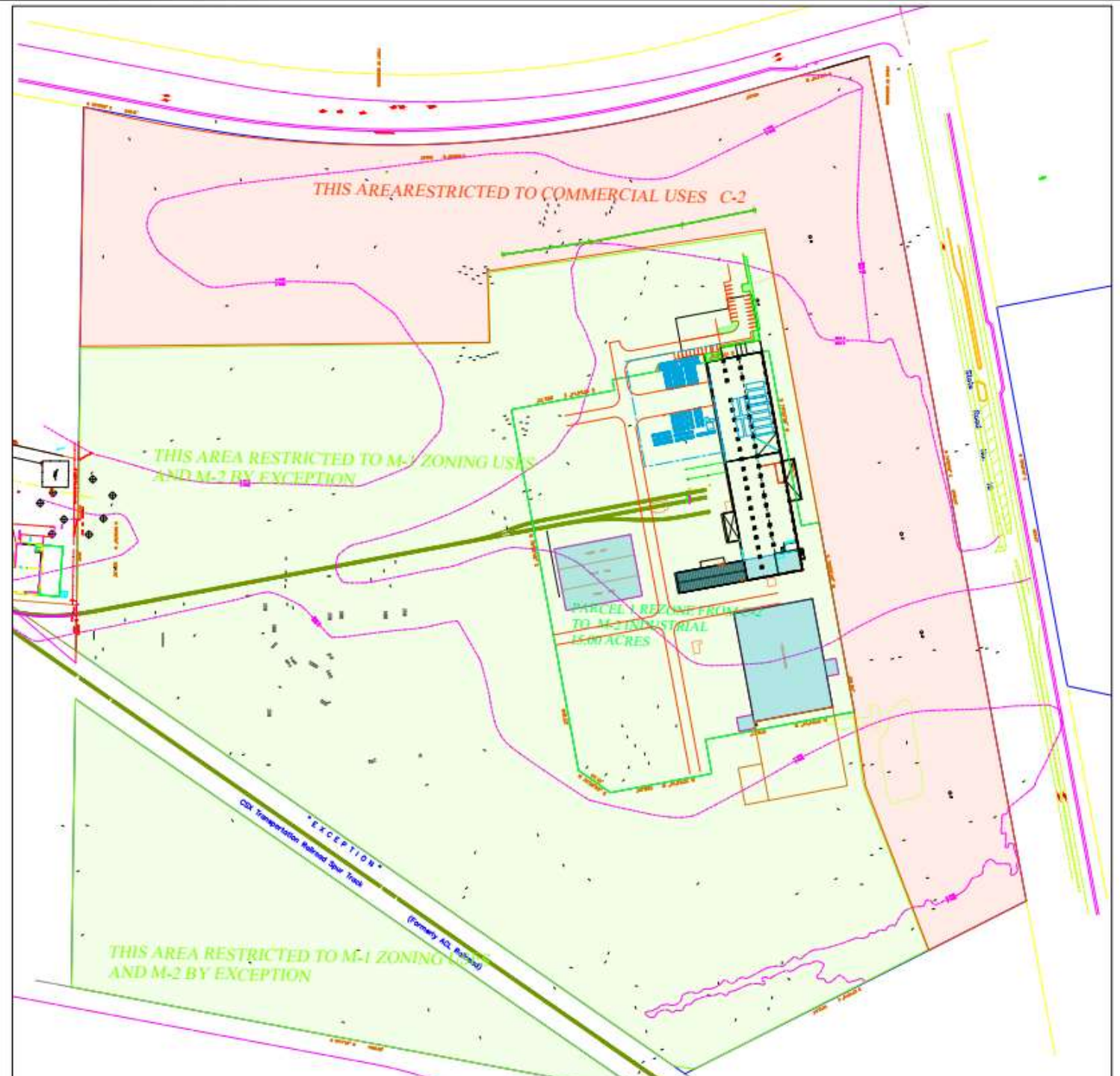
2. Prior to approval of a subsequent development order, such as but not limited a zoning, subdivision or site development plan, the property owner/developer will be required to provide an Access Management Plan and Traffic Impact Analysis to address site access and traffic capacity, the plan must be developed in cooperation with Florida Department of Transportation, Clay County and the City of Green Cove Springs.
  - a. Traffic Study shall be completed prior to issuance of building permits for new onsite development and certificate of occupancies (CO) are issued for expansion of existing development.
  - b. Traffic Study shall address truck traffic and rail traffic as part of their analysis.
  - c. Traffic Study methodology approval shall be secured prior to approval of a subsequent development order, such as but not limited to Zoning, Subdivision or Site Development Plan.
  - d. A Development Agreement shall be completed prior to issuance of building permits for new onsite development and certificate of occupancies (CO) are issued for expansion of existing development to address the timing and costs associated with offsite improvements.
3. Limit uses by allowing M-1 Uses by right and M-2 uses as a special exception, as well as C-2 Commercial Uses along the corridor frontages on US 17 and SR 16.
4. Property shall be rezoned to a Planned Unit Development (PUD). A conceptual plan and written description shall be included with the PUD submittal.



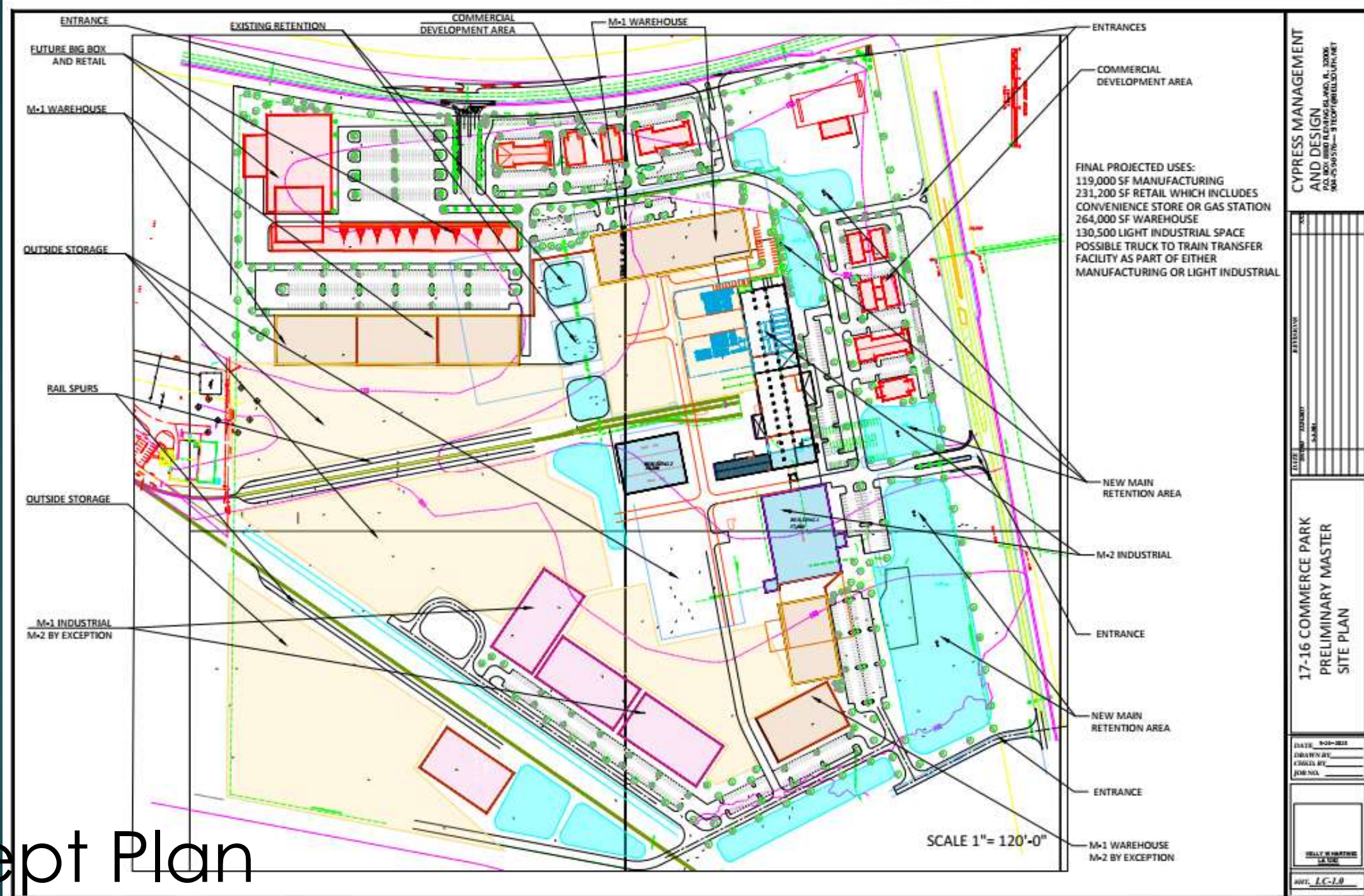
# PUD

- ▶ Existing PUD Concept Plan
- ▶ Written Description
  - ▶ Project Description
  - ▶ Uses and Restrictions
  - ▶ Design Guidelines
  - ▶ Development Plan Approval
  - ▶ Justification for the Planned Unit Development Classification for this Project
  - ▶ Successors in Title
  - ▶ Statements

# Zoning Areas



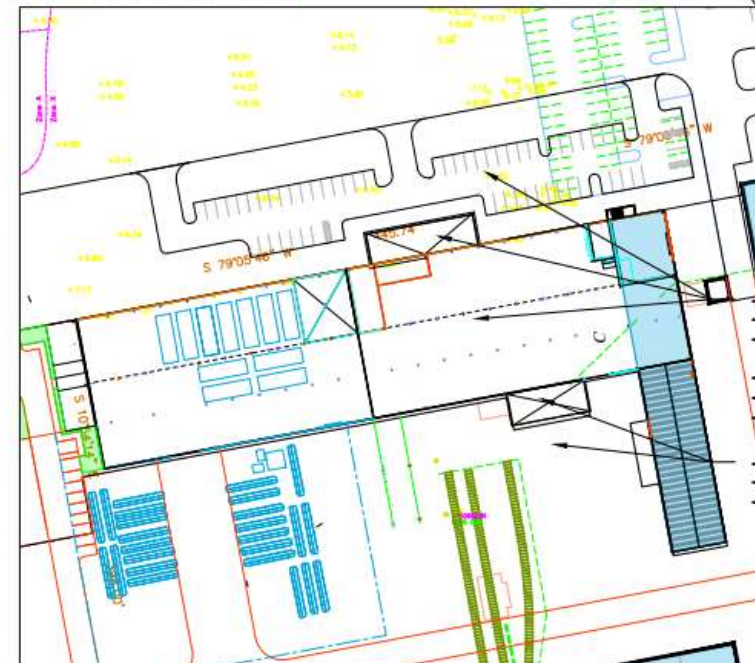
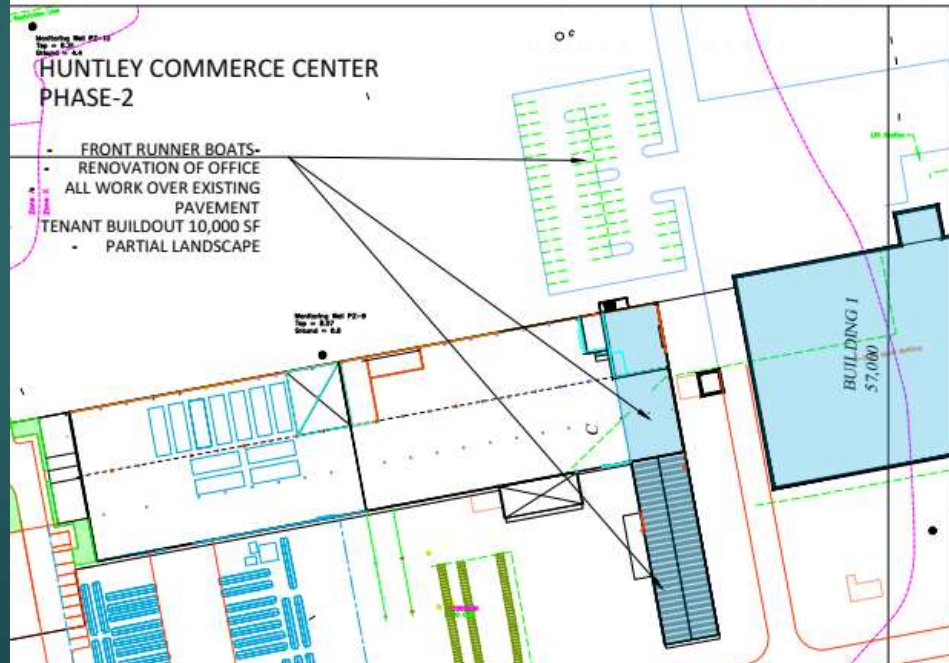
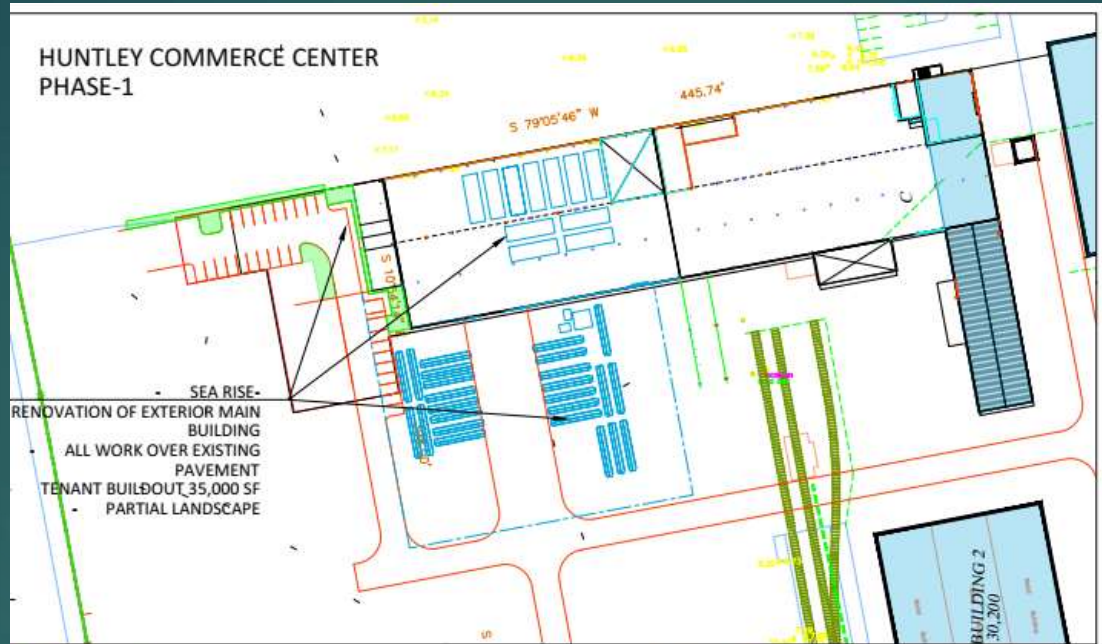
# PUD Concept Plan



# PUD

## Phase 1

### Existing Building



- MASTER STORM WATER
  - OVERALL SITE GRADING
  - CONVEYANCE SYSTEM
  - PHASE- CONSTRUCTION
  - NEW FDOT ENTRANCE
- HUNTLEY COMMERCE CENTER PHASE-3-OPTIONS**
- NEW TENANT- RENOVATION INTERIOR
  - NEW OFFICE- EXTENSION
  - EXPANDED- RENOVATED PARKING LOT
  - TENANT BUILDOUT 30,000-SF
  - PARTIAL LANDSCAPE

# Phasing Plan

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

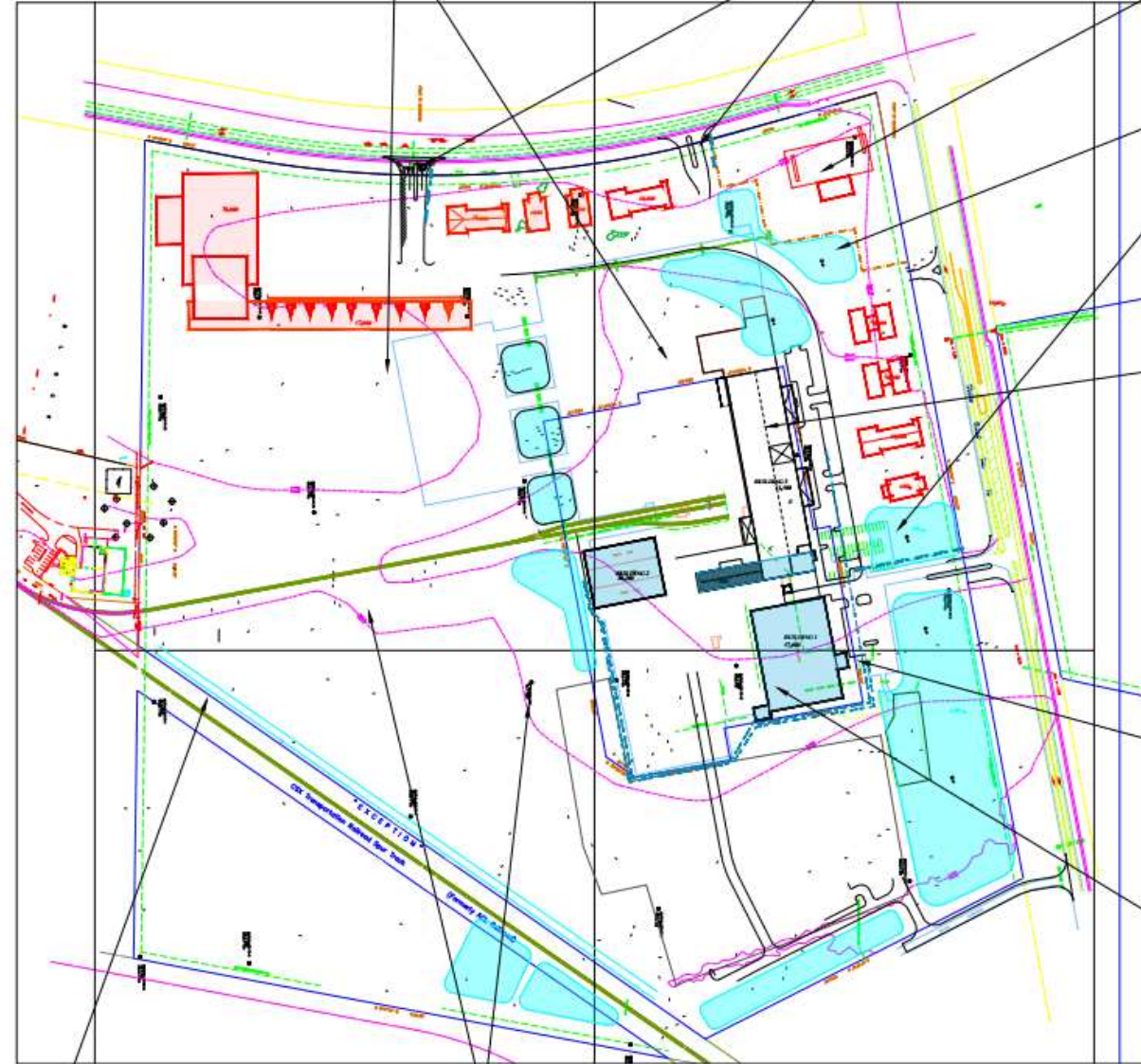
BEGIN COMMERCIAL CONSTRUCTION PHASE 4

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



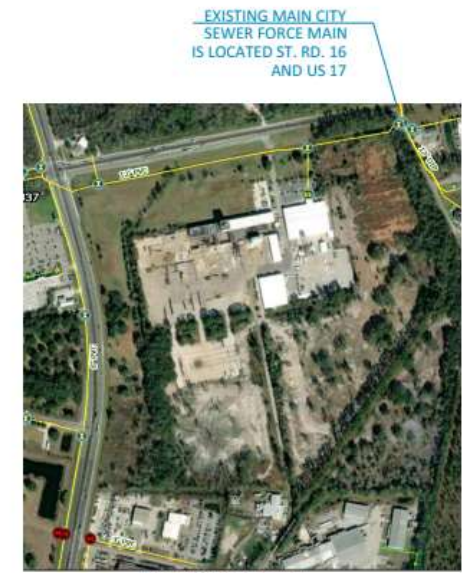
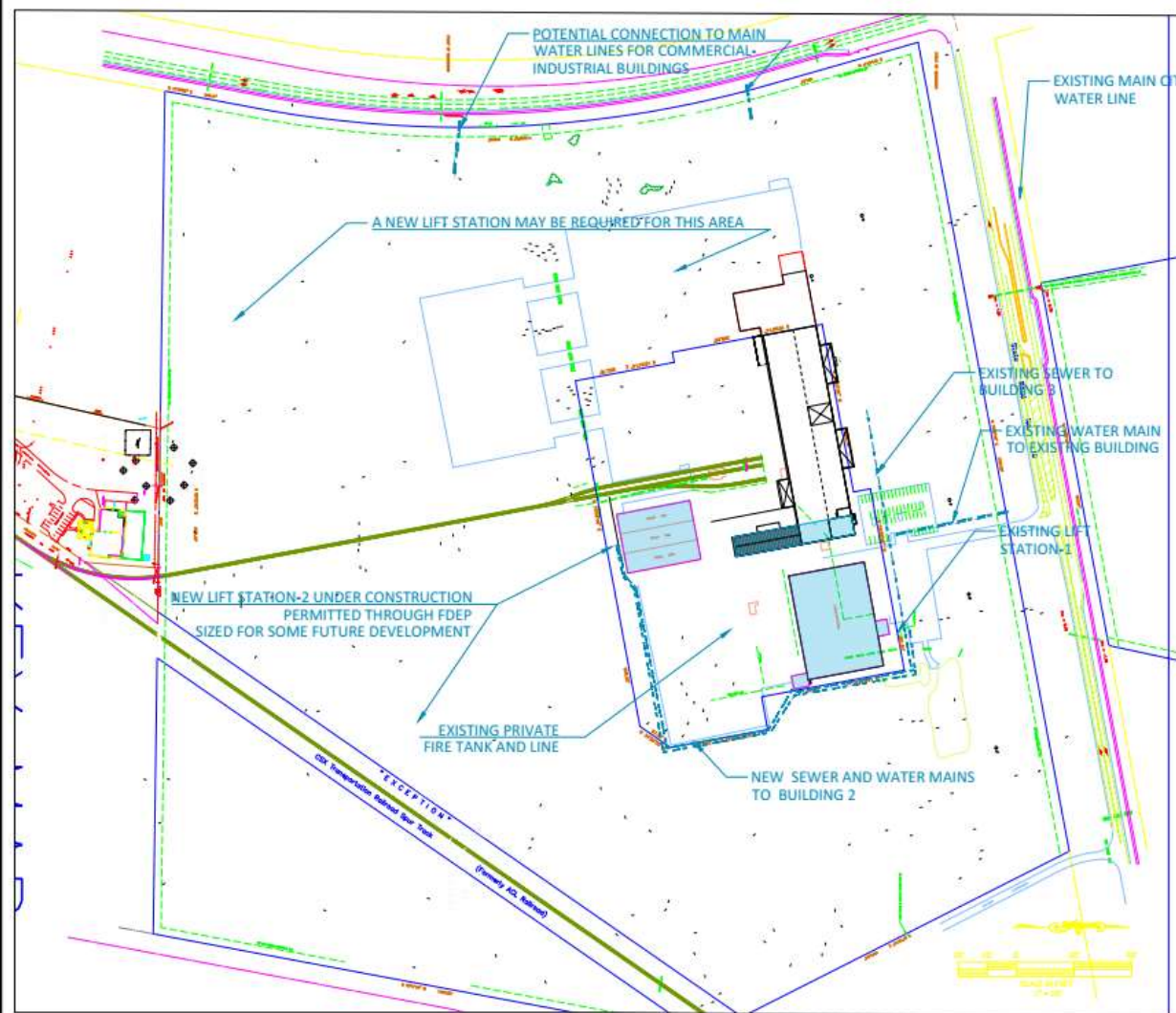
DEVELOP TENANT FOR USE OF EXISTING RAIL SPUR LINES PHASE 4

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

# Architectural Requirements

- ▶ M-1/M-2 Areas:
  - ▶ No Outdoor Storage in front of buildings
  - ▶ All outdoor storage must be screened from US 17/SR 16
  - ▶ Buildings visible from US 17/SR 16 shall have architectural facades as set forth in the guidelines.
  - ▶ Rollup doors/loading docks/sanitation areas shall be screened from public view
  
- ▶ C-2 Areas
  - ▶ A. Commercial Buildings:
    - ▶ (a) All commercial buildings shall have all sides with architectural facades meeting the association guidelines.
    - ▶ (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.
    - ▶ All dumpsters and trash receptacles will be screened with masonry walls and 100% opaque gates.
    - ▶ Drive up windows must be on side of buildings and not access US17 or StRd16 but to an internal road
    - ▶ Any canopy or covered outdoor area shall utilize architectural guidelines to match building facades.
    - ▶ Outdoor display of merchandise shall require a special exception, outdoor storage is prohibited.

# Utility Master Plan



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.

# Traffic Study Methodology

- ▶ Project will generate 13,634 daily trips, 1,241 pm peak hour trips
- ▶ Train Crossing Data along US 17 has been provided
- ▶ Projected Truck Traffic for industrial uses is provided as part of the traffic methodology
- ▶ Roadway access drives shall require approval from FDOT
- ▶ Internal commercial access drives shall be constructed in coordination with new development
- ▶ Upon traffic study completion, a Development Agreement shall be provided to address mitigation for failures identified in the traffic study.
- ▶ No Certificate of Occupancy can be provided for existing buildings or building permits for new building can be provided until a completed traffic/development agreement are approved.



# US17 Corridor Study

**TABLE 8: Signalized Intersection Synchro Results**

Intersection	Weekday A.M. Peak Hour (Existing)			Weekday P.M. Peak Hour (Existing)		
	Weekday A.M. Peak Hour (2045 No Build)			Weekday P.M. Peak Hour (2045 No Build)		
	LOS	Delay (sec)	Max V/C*	LOS	Delay (sec)	Max V/C*
SR 16 (Leonard C Taylor Parkway)	C	29.8	0.88 (SBL)	D	42.4	0.98 (SBL)
	F	170.3	1.74 (SBL)	F	201.0	1.81 (WBR)
SR 16 (Ferris Street)	C	23.7	1.01 (EBR)	D	49.1	1.21 (NBL)
	D	49.1	1.19 (EBR)	F	118.8	1.93 (NBL)
Walnut Street	A	0.6	0.33 (SBT)	A	2.4	0.45 (NBT)
	A	0.8	0.47 (SBT)	A	2.7	0.66 (NBT)
Center Street	A	3.4	0.44 (EBL)	A	3.5	0.59 (EBL)
	A	3.5	0.61 (EBL)	A	4.8	0.72 (EBL)
Gum Street	A	2.2	0.37 (SBT)	A	1.4	0.44 (NBT)
	A	3.0	0.52 (SBT)	A	2.4	0.65 (NBT)
Houston Street	B	12.3	0.47 (EBL)	C	25.6	0.76 (NBT)
	B	16.7	0.78 (SBT)	E	68.6	1.37 (EBL)
Harbor Road	B	10.6	0.78 (EBL)	B	17.0	0.90 (EBL)
	B	19.1	0.90 (SBT)	D	48.9	1.10 (EBL)

\* Volume/capacity ratio

Source: Kimley-Horn

# Changes from the June 4<sup>th</sup> Submittal

- Staff has provided a definition and prohibited outdoor storage of aggregate materials within all of the preliminary zoning areas within the Planned Unit Development which has been added to Section II of the Written Description: Exhibit C.
- Removed language in Section I of the Written Description that the City and owner will share in the costs associated with utilities.
- Clarified that all utilities proposed to be owned and maintained by the City are subject to City approval and acceptance.
- Clarified process of Site Plan, Zoning and Use Interpretation and modification process.

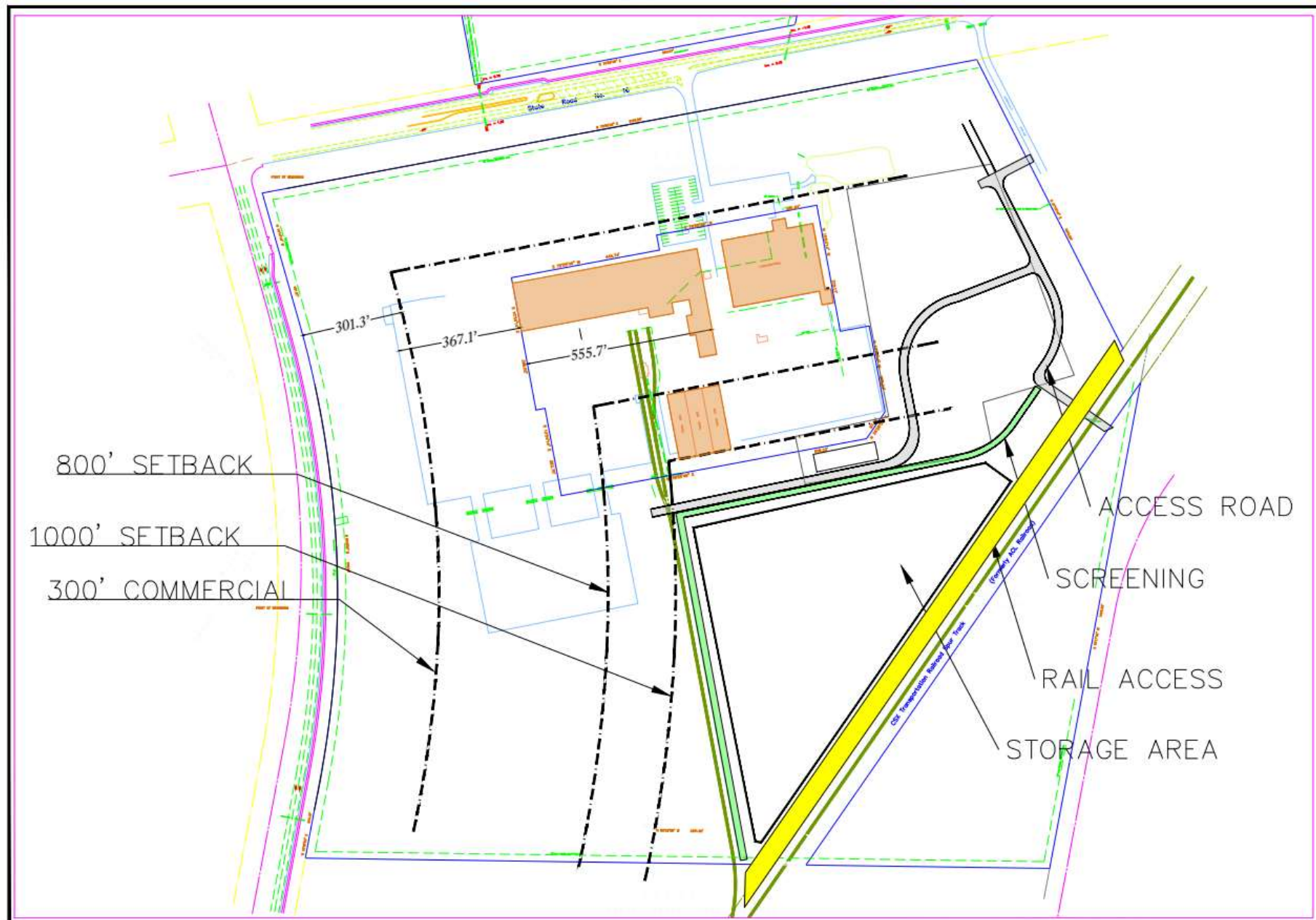
# Changes from the June 4<sup>th</sup> Submittal

- ▶ Outdoor Storage of Aggregate Materials defined as a broad category of construction materials such as sand, gravel, crushed stone, slag and recycled materials shall be prohibited in all zoning areas identified on the preliminary zoning plan as shown on Exhibit E.
- ▶ \*Alternative Language regarding Outdoor Storage of Aggregate Materials:
  - ▶ Outdoor Storage of Aggregate Materials defined as a broad category of construction materials such as sand, gravel, crushed stone, slag and recycled materials shall be classified as an M-2 Use. The Special exception shall include but is not limited to:
    - ▶ Dust Control Measures
    - ▶ Use of walls and barriers to block noise from adjacent properties
    - ▶ Location and maximum height of storage piles and equipment
    - ▶ Operational Hour Restrictions
    - ▶ Shall meet the screening requirements set forth in the PUD Written Description and Architectural Guidelines.

# Applicant Proposed Changes from the June 18<sup>th</sup> Submittal

- Defines and prohibits a truck stop in all areas of the PUD
- Allows outdoor storage of aggregate materials as a permitted use in the M-1 Zoning District subject to the following conditions:
  - ▶ Limited to one facility in the PUD.
  - ▶ Stockpile area limited to 12 acres.
  - ▶ Stockpile area must be setback from US 17 and SR 16 a minimum of 1,000 feet.
  - ▶ Permanent stockpile height and equipment shall not exceed 28' in height.
  - ▶ All stockpiles shall be screened with either an existing building and/ or a 12' masonry concrete with:
    - ▶ Large trees as defined in the City Land Development Code (Sec. 113-243) shall be provided at a maximum of 25' on center and a minimum of 4" caliper at time of planting.
    - ▶ Shall comply with Architectural Guidelines as set forth in Exhibit D regarding outdoor storage.
  - ▶ Dust Control Measures shall be taken to ensure dust does not encroach beyond the limits of the facility.
  - ▶ Provide type, height and outline of equipment used to off load rail cars.
  - ▶ Traffic patterns of vehicles onsite shall be provided, traffic shall be separated from commercial entrances.
  - ▶ Identify materials to be handled. Specific material storage are subject to City Council approval.
  - ▶ Hours of Operation shall be provided.

# Exhibit G Aggregate Outdoor Storage Concept Plan



# Proposed Motion

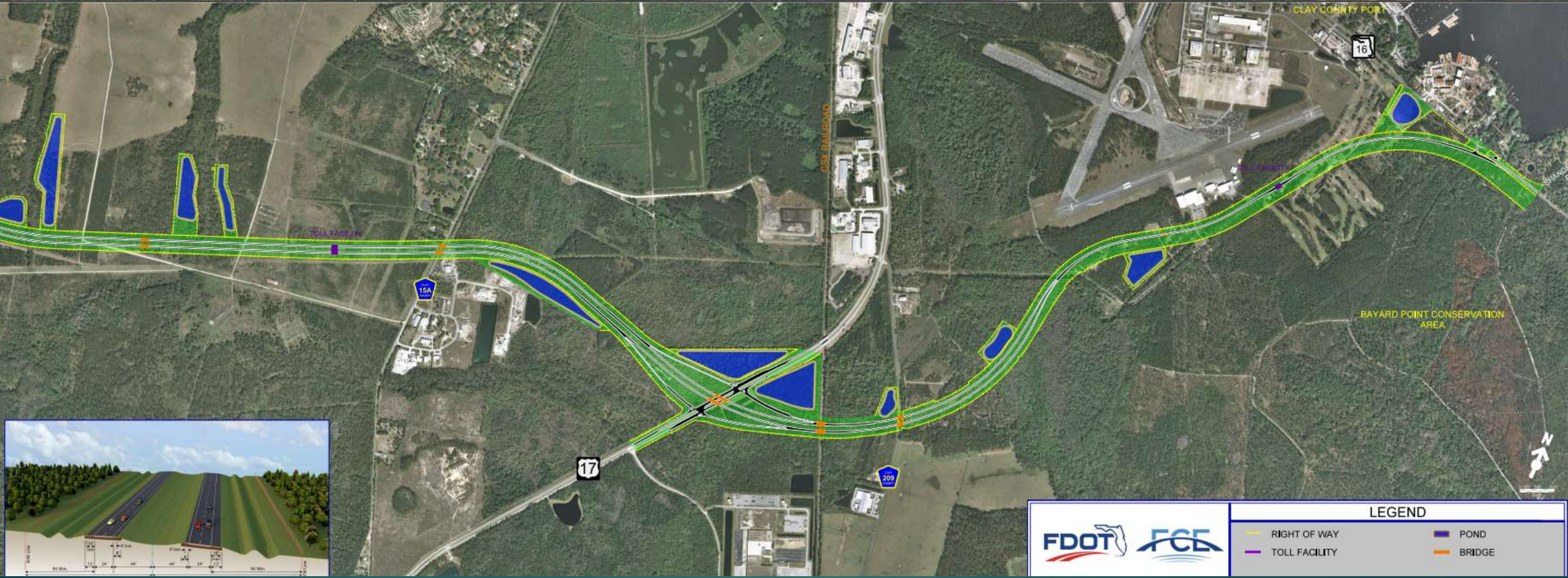
- ▶ Motion to approve for second and final reading of Ordinance O-01-2024 and approve the adoption of the Future Land Use Designation from Mixed Use to Industrial for property located at the Southeast corner of US 17 and SR 16 for approximately 58.12 acres of parcel #016451-000-00 and a portion of parcel #016451-003-00.
  
- ▶ Motion to approve on second and final reading of Ordinance O-02-2024 and approve transmittal to the Florida Department of Commerce a Site-Specific Policy Amendment regarding development restrictions for the proposed Future Land Use Amendment in Ordinance O-01-2024.

# Proposed Motion

- ▶ Motion to approve the Second and Final Reading of Ordinance O-10-2024 for the Rezoning of Parcel IDs 016451-000-00 and 016451-003-00 from C-2, General Business to Planned Unit Development based on the factual support provided in the staff report with the additional condition to provide revisions as shown on the staff version of the PUD Written Description; or
- ▶ Motion to approve the Second and Final Reading of Ordinance O-10-2024 for the Rezoning of Parcel IDs 016451-000-00 and 016451-003-00 from C-2, General Business to Planned Unit Development based on the factual support provided in the staff report with the additional condition to provide revisions as shown on the applicant's version of the PUD Written Description.



LEGEND	
	RIGHT OF WAY
	TOLL FACILITY
	POND
	BRIDGE



LEGEND	
	RIGHT OF WAY
	TOLL FACILITY
	POND
	BRIDGE



# First Coast Expressway New St Johns River Bridge (Clay County side)



# Clay County Road Projects

