

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JUNE 07, 2022 – 7:00 PM



Anyone wishing to address the city council regarding any topic on this agenda is requested to complete a card available at the city clerk's desk. Speakers are respectfully requested to limit their comments to three (3) minutes.

The city council prohibits the use of cell phones and other electronic devices which emit an audible sound during all meetings with the exception of law enforcement, fire and rescue or health care providers on call. Persons in violation may be requested to leave the meeting

AGENDA

Invocation & Pledge of Allegiance to the Flag - **Chaplain Joseph Williams, CCSO**

Roll Call

Mayor to call on members of the audience wishing to address the Council on matters not on the Agenda.

AWARDS & RECOGNITION

1. Recognition - Ed Gaw, Mayor - 2021 - 2022 - **Mayor Johnson**
2. New Officer Swearing-In - **Chief Guzman**

Sean Hickman

Josef Van Hof

PRESENTATIONS

3. Presentation by Jacob Williams, FMPA General Manager and CEO, regarding Electric utility costs.

PUBLIC HEARINGS

4. Second and Final reading of Ordinance No. O-16-2022 correcting a date for Credited Service in the Retirement Plan and Trust for Police Officers. **L.J. Arnold, III**
5. Second and final reading of Ordinance No. O-11-2022, an Annexation Application for the Preserve Development, approximately 13.92 acres located on South US Highway 17 and CR 209. **Michael Daniels**
6. Second and Final Reading of Ordinance O-12-2022, a Future Land Use Map Amendment of parcel # 016499- 007-00 from Industrial (County) to Mixed Use for 13.92 acres for property located at US 17 and CR 209. **Michael Daniels**

- [7.](#) Second and Final Reading of Ordinance O-13-2022, a Rezoning of parcel # 016499-007-00 from Light Industrial (County) to Planned Unit Development (PUD) for 13.92 acres for property located at US 17 and CR 209. *Michael Daniels*
- [8.](#) Second and Final Reading of Ordinance O-14-2022, a Rezoning of parcel #017172-000-01 from R-2 to Planned Unit Development for .63 acres located on Roberts St, north of Green Cove Avenue. *Michael Daniels*

The applicant has requested that the application be deferred to allow the applicant to resubmit the PUD for review by staff and recommended action taken by the Planning and Zoning Commission

- [9.](#) First Reading of Ordinance O-15-2022, a Rezoning of parcel #017172-000-00 from R-2 to Planned Unit Development for 2.11 acres located on Roberts St, north of Green Cove Avenue. *Michael Daniels*

CONSENT AGENDA

All matters under the consent agenda are considered to be routine by the city council and will be enacted by one motion in the form listed below. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. Backup documentation and staff recommendations have been previously submitted to the city council on these items.

- [10.](#) City Council approval of the 2021 water quality Consumer Confidence Report and authorization to include in all customer bills for a single cycle in June / July. *Scott Schultz*
- [11.](#) City Council approval of Pay Application # 11 in the amount of \$26,870.75 to Terry's Electric for Chapman Substation Construction Improvements, leaving a balance of \$49,145.26 in contract number LC 2020-17 in the total revised amount of \$982,905.17. *Andy Yeager*
- [12.](#) City Council approval of, and authorization for the Mayor to execute, Disbursement Request #13, in the amount of \$504,319.39, which includes Contractor's Pay Request # 12 for Williams Industrial in the amount of \$472,819.39 and Invoice # 22187 for Mittauer in the amount of \$31,500.00, for construction of the Advanced Wastewater Treatment Plant (AWWTP), as part of the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), Harbor Road Water Reclamation Facility (WRF) Expansion, Phase 2, SRF Agreement No. WW1000420 in the total amount of \$15,426,644.33. Note: This request returns funds to the Wastewater CIP budget. *Scott Schultz*
- [13.](#) City Council approval of Minutes from 5/3/2022 Regular Session. *Erin West*
- [14.](#) City Council approval of Mutual Aid Agreements between the Green Cove Springs Police Department and the Orange Park Police Department, and the Green Cove Springs Police Department and the St. Johns County Sheriff's Office. *Chief Guzman*

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- [15.](#) City Council approval of Multi-Agency Mutual Aid Agreement between Fernandina Beach Police Department, Jacksonville Beach Police Department, Atlantic Beach Police Department, Neptune Beach Police Department, Green Cove Springs Police Department, City St. Augustine and St. Augustine Beach Police Department. *Chief Guzman*
 - [16.](#) City Council approval of annual work order for FY 2022-2023 in the amount of \$39,318.70 under FDOT contract number ASO70 for FDOT State Highway System Lighting, Maintenance, and Compensation Agreement, and authorization for the City Manager to execute same annually through the contract expiration date of June 30, 2028. *Mike Null*
 - [17.](#) City Council approval of Pay Application # 2 in the amount of \$68,750.00 to Thomas May Construction Company for installation of the Police Metal Storage Building, leaving a balance of \$0.00. *Greg Bauer*
 - [18.](#) City Council approval of Amendment #1 to contract with Toco for engineering services under Bid LC 2021-04 covering the period from April 21, 2022 through April 20, 2023. *Mike Null*
 - [19.](#) City Council approval of Amendment #1 to contracts for each of Mittauer and Toco for Engineering services under Bid LC 2021-02 covering the period from April 21, 2022 through April 20, 2023. *Mike Null*

COUNCIL BUSINESS

- [20.](#) FMPA - June 2022 *Bob Page*
- [21.](#) City Council discussion of Resolution information for the Annual Florida League Conference in Hollywood, Florida on August 11 -13, 2022. *Erin West*
22. Discussion and possible approval of Natural gas purchases. *Steve Kennedy*
23. City Manager & City Attorney Reports / Correspondence
24. City Council Reports / Correspondence

Adjournment

The City Council meets the first and third Tuesday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in City Hall at 321 Walnut Street. Video and audio recordings of the meetings are available in the City Clerk's Office upon request.

City may take action on any matter during this meeting, including items that are not set forth within this agenda.

Minutes of the City Council meetings can be obtained from the City Clerk's office. The Meetings are usually recorded, but are not transcribed verbatim for the minutes. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings, if available, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The City is not responsible if the in-house recording is incomplete for any reason.

ADA NOTICE

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

PUBLIC PARTICIPATION:

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

EXPARTE COMMUNICATIONS

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Council Member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the City Council. The exchanges must be disclosed by the City Council so the public may respond to such exchanges before a vote is taken.

ORDINANCE NO. O-16-2022

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA AMENDING CITY ORDINANCE NO.: O-22-2021 TO CORRECT A DATE RELATED TO “CREDITED SERVICE” FOR THE RETIRMENT PLAN AND TRUST FOR POLICE OFFICERS; PROVIDING FOR SEVERABILITY, REPEALER, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council passed City Ordinance NO.: O-22-2021 which contained an incorrect date for “Credited Service” of September 1st, instead of September 30th.

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

SECTION I. The City Council of the City of Green Cove Springs, in its capacity as the adopter of the Retirement Plan and Trust ("Plan and Trust") for the Firefighters and Police Officers of the City of Green Cove Springs hereby approves the changes as set forth below, with additions to the Plan and Trust and Adoption Agreement indicated by underlining (underlining) and deletions by strike through (stricken through).

O. Share Plan (Section 6.09)

O1) Effective Date. The Share Plan is effective upon the passing of the enacting ordinance, Ordinance Number: O-22-2021.

O2) The Share Plan. The Share Plan as set forth in Section 6.09, Defined Contribution Plan Component—Share Plan, of the Plan and Trust is hereby adopted and incorporated by reference herein, with the following amendments thereto.

O3) Eligibility. All employees who are a “Police Officer” as the term is defined in Section 1.23, Police Officer, of the Plan and Trust and as set forth in Section C, Eligibility, of the Adoption Agreement, and are members as set forth in Section 1.20, Participant or Member, and Article 2, Participation, of the Plan and Trust are eligible to participate in the Share Plan and are Share Plan members effective August 30, 2020. If a member, however, enters DROP, that member will be ineligible to participate in the Share Plan.

O4) Vesting. Members rights in the Share Plan will vest in the same manner as provided for Section J, Termination of Employment and Vesting, of the Adoption Agreement and in Article 9, Vesting, of the Plan and Trust. If a member’s service is terminated prior to vesting in the Share Plan, that member’s share account will be forfeited and reallocated (based on credited service as defined in Section E, Credited Service, of the Adoption Agreement) among the existing members.

O5) Credited Service. For the initial distribution of premium tax revenues to share plan members, all existing, active members will receive shares based on their credited service as

defined in Section E, Credited Service, of the Adoption Agreement and in Section 1.10, Credited Service, of the Plan and Trust. Beginning on September 30, 2020, each member employed by the City as of September 30 will receive one year of credited service each year and premium tax revenues credited to the share plan in that year shall be allocated equally to each member of the plan employed by the City as of September 30th.

O6) Valuation. The Plan and Trust’s net return will be distributed to the Share Plan on September 30 of each year. The Share Plan will be valued on September 30 of each year.

O7) Allocation. Investment earnings and losses will be allocated based on credited years of service. The Share Plan will not, however, allocate any expenses to the members until September 30, 2030 (the first ten years of the Share Plan). After September 30, 2030, the Share Plan, including allocations, will be evaluated.

O8) Distribution. Each vested member will have a right to distribution of his or her share account upon termination of service with the City. No Share Plan distribution will occur upon on a disability, unless the disabled member terminates service with the City.

SECTION 2. The City Council of the City of Green Cove Springs hereby empowers the Mayor or his appointee of the City of Green Cove Springs with the authority to execute such documents and agreements as are required to effectuate this amendment of the Plan and Trust.

SECTION 3. SEVERABILITY. Should any section or provision of this Ordinance or any portion thereof, or any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof other than the part declared to be invalid.

SECTION 4. REPEALER. Any Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective upon passage and retroactively effective as of August 30, 2020.

INTRODUCTION AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, ON THIS 17th DAY OF MAY, 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Matt Johnson, Mayor

ATTEST: _____
Erin West, City Clerk

PASSED ON SECOND AND FINAL READINGS BY THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 7th DAY OF JUNE, 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Matt Johnson, Mayor

ATTEST: _____
Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold III, City Attorney



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session **MEETING DATE:** June 7th, 2022
FROM: L. J. Arnold III, City Attorney
SUBJECT: City Council Passage of Ordinance O-16-2022 correcting a date for Credited Service in the Retirement Plan and Trust for Police Officers.

BACKGROUND

The City Council previously passed City Ordinance No.: O-22-2021 (copy attached) wherein an incorrect date of September 1st was used for vesting of credited service in subsection O5) "Credited Service" instead of September 30th. The Board of Trustees requests this correction be made accordingly.

FISCAL IMPACT

None

RECOMMENDATION

Passage of Ordinance on 2nd and final reading.

ORDINANCE NO. O-22-2021

City of Green Cove Springs Board of Trustees Retirement
Plan & Trust for Police Officers – Local Option

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA; AMENDING THE CITY OF GREEN COVE SPRINGS BOARD OF TRUSTEES RETIREMENT PLAN & TRUST FOR POLICE OFFICERS – LOCAL OPTION PLAN, PROVIDING FOR CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council established a Retirement Plan and Trust for the Police Officers of the City of Green Cove Springs pursuant to Ordinance No. O-8-96; and

WHEREAS, the Retirement Plan and Trust agreement was executed on February 20, 1996; and

WHEREAS, Section 3.01 of the Plan and Trust authorizes the City Council to amend the Plan and Trust, in whole or in part, either retroactively or prospectively, by delivering to the Trustee a written amendment in accordance with the limitations set out in that section; and

WHEREAS, the City of Green Cove Springs and the Florida Municipal Pension Trust Fund have entered an Adoption Agreement, executed on February 8, 2012; and

WHEREAS, the City Council desires to amend the Plan and Trust and Adoption Agreement in order to create a share plan.

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

SECTION 1. The City Council of the City of Green Cove Springs, in its capacity as the adopter of the Retirement Plan and Trust ("Plan and Trust") for the Firefighters and Police Officers of the City of Green Cove Springs hereby approves the changes as set forth below, with additions to the Plan and Trust and Adoption Agreement indicated by underlining (underlining) and deletions by strike through (~~stricken through~~).

O. Share Plan (Section 6.09)

O1) Effective Date. The Share Plan is effective upon the passing of the enacting ordinance, Ordinance Number: O-22-2021.

O2) The Share Plan. The Share Plan as set forth in Section 6.09, *Defined Contribution Plan Component – Share Plan*, of the Plan and Trust is hereby

adopted and incorporated by reference herein, with the following amendments thereto.

O3) Eligibility. All employees who are a “Police Officer” as the term is defined in Section 1.23, *Police Officer*, of the Plan and Trust and as set forth in Section C, *Eligibility*, of the Adoption Agreement, and are members as set forth in Section 1.20, *Participant or Member*, and Article 2, *Participation*, of the Plan and Trust are eligible to participate in the Share Plan and are Share Plan members effective August 30, 2020. If a member, however, enters DROP, that member will be ineligible to participate in the Share Plan.

O4) Vesting. Members rights in the Share Plan will vest in the same manner as provided for Section J, *Termination of Employment and Vesting*, of the Adoption Agreement and in Article 9, *Vesting*, of the Plan and Trust. If a member’s service is terminated prior to vesting in the Share Plan, that member’s share account will be forfeited and reallocated (based on credited service as defined in Section E, *Credited Service*, of the Adoption Agreement) among the existing members.

O5) Credited Service. For the initial distribution of premium tax revenues to share plan members, all existing, active members will receive shares based on their credited service as defined in Section E, *Credited Service*, of the Adoption Agreement and in Section 1.10, *Credited Service*, of the Plan and Trust. Beginning on September 30, 2020, each member employed by the City as of September 30 will receive one year of credited service each year and premium tax revenues credited to the share plan in that year shall be allocated equally to each member of the plan employed by the City as of September 30.

30th

O6) Valuation. The Plan and Trust’s net return will be distributed to the Share Plan on September 30 of each year. The Share Plan will be valued on September 30 of each year.

O7) Allocation. Investment earnings and losses will be allocated based on credited years of service. The Share Plan will not, however, allocate any expenses to the members until September 30, 2030 (the first ten years of the Share Plan). After September 30, 2030, the Share Plan, including allocations, will be evaluated.

O8) Distribution. Each vested member will have a right to distribution of his or her share account upon termination of service with the City. No Share Plan distribution will occur upon on a disability, unless the disabled member terminates service with the City.

SECTION 2. The City Council of the City of Green Cove Springs hereby empowers the Mayor or his appointee of the City of Green Cove Springs with the authority to execute such documents and agreements as are required to effectuate this amendment of the Plan and Trust.

SECTION 3. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

SECTION 4. Repealer. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. This Ordinance shall be effective upon passage and retroactively effective as of August 30, 2020.

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 2ND DAY OF NOVEMBER, 2021.

~~CITY OF GREEN COVE SPRINGS, FLORIDA~~



Edward R. Gaw, 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 7TH DAY OF DECEMBER, 2021.

~~CITY OF GREEN COVE SPRINGS, FLORIDA~~



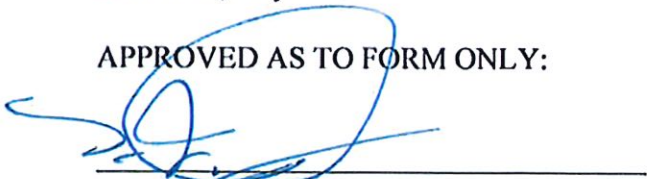
Edward R. Gaw, Mayor

ATTEST:



Erin West, City Clerk

APPROVED AS TO FORM ONLY:



L.J. Arnold, III, City Attorney



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** June 7, 2022
FROM: Michael Daniels, Planning and Zoning Director
SUBJECT: Annexation Application for the Preserve Development, approximately 13.92 acres located on South US Highway 17 and CR 209

PROPERTY DESCRIPTION

APPLICANT: Ellen Avery-Smith, Esq. of Rogers Tower, PA **OWNER:** CHS LLC, Lyman Hall, and Virginia S Hall

PROPERTY LOCATION: Bounded on the western side by US Highway 17 S and CR 209 S; bounded on the eastern side by Reynolds Park

PARCEL NUMBER: A portion of 016499-007-00

FILE NUMBER: AX-22-001, CC-22-001, FLUS-22-003, PUD-22-003

CURRENT ZONING: Light Industrial (County)

FUTURE LAND USE DESIGNATION: Industrial (County)

SURROUNDING LAND USE

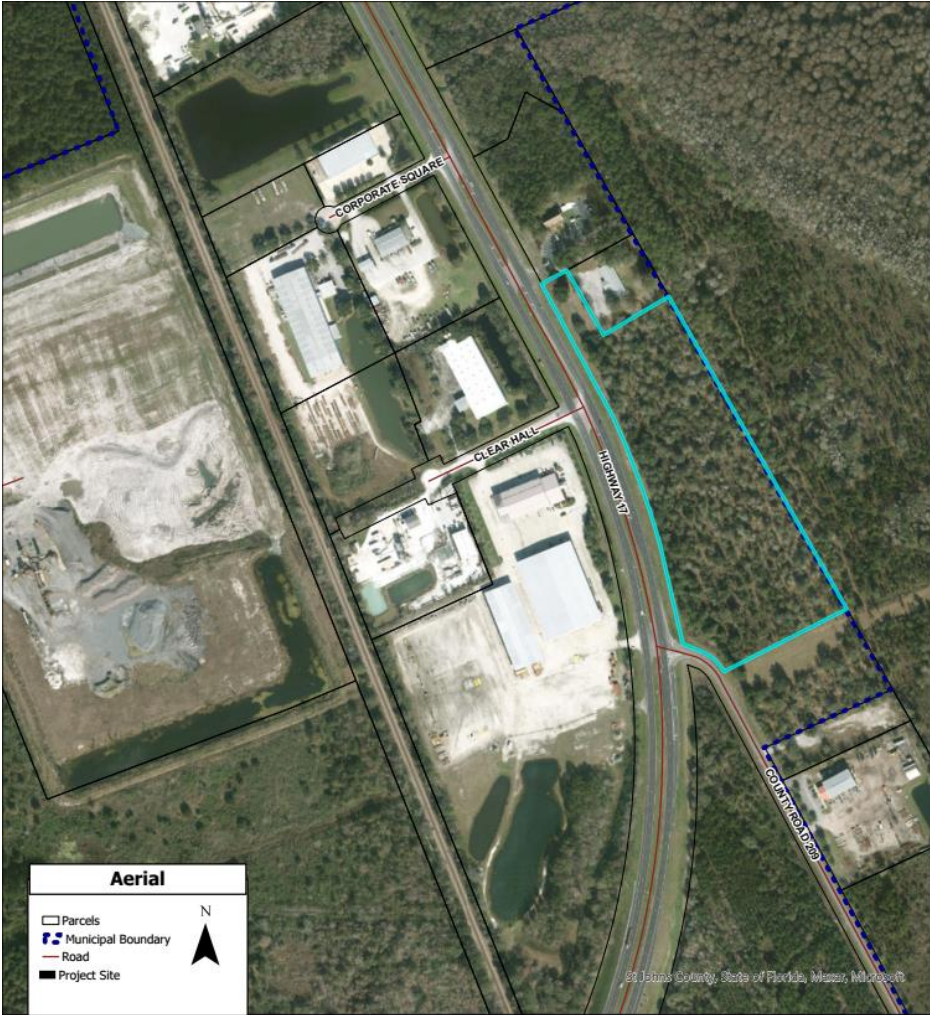
<p>NORTH: FLU: Industrial (County) Z: Private Services / Public Ownership Use: Cabul Lodge / FL DMV</p>	<p>SOUTH: FLU: Industrial Z: Heavy Industrial Use: Undeveloped / Hammer & Steel</p>
<p>EAST: FLU: MURP Z: Heavy Industrial Use: Reynolds Park / Clay Port</p>	<p>WEST: FLU: Industrial (County) Z: Heavy Industrial (County) Use: Commercial / Industrial</p>

BACKGROUND

DEVELOPMENT DESCRIPTION:

The applicant, Ellen Avery Smith Esq, of Rogers Tower PA, has submitted an annexation request for 13.92 acres to annex the subject property into City limits. The property is contiguous to the current municipal boundary, as shown the following aerial map. The property is bounded by US Highway 17 S and CR 209 S on its western edge, the city boundary to the south and east as well as Reynolds Park to the east, and County parcels (Cabul Lodge & Florida DMV) to the north. The site historically is undeveloped.

The Planning and Zoning Commission unanimously approved the annexation request on April 26, 2022.



The site is located within the City’s Water, Sewer, and Electric Service Boundaries. It will be served by the City’s utilities and sanitation services.

Additionally, the applicant has submitted the following future land use map amendments and rezoning requests:

Application #	Description
AX-22-001	Voluntary Annexation application
CC-22-001	Concurrency Application
FLUS-22-003	Small Scall FLU Map Amendment: Industrial (County) > Mixed Use (City)
PUD-22-003	PUD Rezoning:

Statutory Requirements for Voluntary Annexation as set forth in State Statute FS 171.044

(1) The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

The property owner submitted an annexation petition on March 8, 2022 for the subject property.

(2) Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town.

Notice to Clay Today has been provided on April 14th and on April 21st.

In addition (not a statutory or city requirement), notice has been provided to all property owners within 300' of the subject property.

(3) An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.

(4) The method of annexation provided by this section shall be supplemental to any other procedure provided by general or special law, except that this section shall not apply to municipalities in counties with charters which provide for an exclusive method of municipal annexation.

Pursuant to the requirements set forth in FS 171.044, voluntary annexations are required to be contiguous and reasonably compact as defined by statute which are provided below:

“Contiguous” means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, shall not prevent annexation under this act, provided the presence of such a division does not, as a practical matter, prevent the territory sought to be annexed

and the annexing municipality from becoming a unified whole with respect to municipal services or prevent their inhabitants from fully associating and trading with each other, socially and economically. However, nothing herein shall be construed to allow local rights-of-way, utility easements, railroad rights-of-way, or like entities to be annexed in a corridor fashion to gain contiguity; and when any provision or provisions of special law or laws prohibit the annexation of territory that is separated from the annexing municipality by a body of water or watercourse, then that law shall prevent annexation under this act.

100% of the eastern boundary of the property proposed to be annexed is adjacent to the City.

“Compactness” means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in the state shall be designed in such a manner as to ensure that the area will be reasonably compact.

Annexation of this property does not create an enclave, pockets, or finger areas in serpentine patterns.

(5) Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.

Pursuant to FS 171.031:

(13) “Enclave” means:

- (a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or
- (b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic

The property’s eastern boundary is adjacent to the City and does not surround adjacent unincorporated property within the City limits. The Cabul Lodge which is adjacent to the subject property has access through the state property to the north.

(6) Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located. The notice provision provided in this subsection may be the basis for a cause of action invalidating the annexation.

A letter and the ordinance notice were provided to the Clay County Board of County Commissioners and were mailed to the same on April 14, 2022. The certified mail receipt is provided in the packet.

STAFF RECOMMENDATION

Staff recommends approval of the AX-22-001

RECOMMENDED MOTIONS:

Motion to approve 2nd and final reading for Ordinance O-11-2022, to approve the voluntary annexation of 13.92 acres located on US 17 and CR 209 (a portion of parcel #016499-007-00).

ORDINANCE NO. O-11-2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ANNEXING APPROXIMATELY 13.92 ACRES OF REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY; SAID PROPERTY BEING GENERALLY LOCATED EAST OF US 17 AND CR 209; DESCRIBING SAID PROPERTY BY METES AND BOUNDS IN EXHIBIT "A"; FINDING THAT ALL THE OWNERS OF SAID PROPERTY HAVE PETITIONED THE CITY PURSUANT TO CHAPTER 171.044, FLORIDA STATUTES, TO VOLUNTARILY ANNEX SAME; FINDING THAT THE PROPERTY IS CONTIGUOUS TO THE EXISTING CITY LIMITS AND REASONABLY COMPACT; PROVIDING FOR REPEALER, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.

WHEREAS, all owners (Virginia S. Hall, trustee of the Virginia S. Hall Revocable Trust, Virginia S. Hall, f/k/a Virginia Steinmetz, sole surviving trustee of the JP Hall, Jr. Second Amended and Restated Revocable Trust, CHS, LLC and Lyman G. Hall) of the property subject hereof have petitioned the City to have their property described in Exhibit "A" and as also depicted in the sketch to accompany description attached hereto as Exhibit "B", to be annexed into the City limits pursuant to Chapter 171.044, Florida Statutes; and

WHEREAS, the City has determined that the property conforms to the requirements of Chapter 171.044, Florida Statutes, for real property to be voluntarily annexed; and

WHEREAS, the City has determined that the property is contiguous to the existing City limits and is reasonably compact; and

WHEREAS, the Clay County Board of County Commissioners has been given due notice as required in Florida Statute 171.044(6); and

WHEREAS, all other notices required by law have been given.

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

Section 1. That pursuant to the provisions of Chapter 171.044, Florida Statutes, the City Council does hereby voluntarily annex the real property described in Exhibit "A" and depicted on Exhibit "B" into the corporate limits of the City of Green Cove Springs, Florida.

Section 2. REPEALER. Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 3. SEVERABILITY. The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 4. EFFECTIVE DATE. This Ordinance shall take effect immediately upon passage.

INTRODUCED AND PASSED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 17th DAY OF MAY 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Matthew Johnson, 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 7th DAY OF JUNE, 2021.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Matthew Johnson, Mayor

ATTEST: _____
Erin West, City Clerk

APPROVED AS TO FORM ONLY:

L. J. Arnold, III, City Attorney

EXHIBIT "A"

Legal Description

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

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

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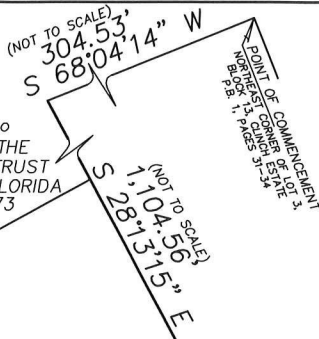
THE LANDS THUS DESCRIBED CONTAINED 606,663 SQUARE FEET, OR 13.92 ACRES, MORE OR LESS, IN AREA.

Sheet One (1) of Three (3) Sheets

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	S 28°13'15" E	1337.15'
L2	S 69°38'54" W	478.21'
L3	N 23°43'25" W	2.21'
L4	N 36°44'27" W	67.07'
L5	N 28°13'56" W	430.86'
L6	N 28°14'52" W	340.34'
L7	N 61°42'00" E	80.07'
L8	S 28°13'14" E	271.77'
L9	N 61°46'45" E	320.01'

WARRANTY DEED
J.P. HALL & SONS, INC to
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
O.R. BOOK 1523, PAGE 773



POINT OF BEGINNING

CORRECTIVE SPECIAL WARRANTY DEED
J. LOUIS and GLENN P. REYNOLDS to
CLAY COUNTY PORT, INC.
O.R. BOOK 718, PAGE 126

WARRANTY DEED
J.P. HALL & SONS, INC to
CABUL LODGE # 116 F&AM
O.R. BOOK 1410, PAGE 756

A PARCEL OF LAND CONSISTING OF A PORTION OF LOTS 3, 4 AND 5, BLOCK 13,
CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34 OF THE PUBLIC
RECORDS OF CLAY COUNTY FLORIDA

MAP SHOWING SKETCH OF

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

Subject Property
606,663 Sq. Ft. or 13.92 Acres.±

Jonathon B. Bowan
State of Florida
Registered Land Surveyor
Certificate No. 4600

Job No. 54355
Cad File: Sketch of Site.Dwg
Map Date: March 7, 2022

COUNTY ROAD No. 209
(AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY)

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2988.79'	13°36'55"	710.23'	N 21°26'31" W	708.56'

NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS,
(TEMPORARY EASEMENT), AS PER
O.R. BOOK 3167, PAGE 1557

NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS,
(PERMANENT EASEMENT), AS PER
O.R. BOOK 3167, PAGE 1557

Prepared by:
A&J Land Surveyors, Inc.

5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

LEGAL DESCRIPTION PREPARED BY FIRM

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

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Prepared by:
A&J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED EASTERLY LINE OF THE SUBJECT PROPERTY, AS S 28°17'41" E, AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST).

2) THIS SKETCH ARE PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SURVEY AND SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH AND SKETCH SHOULD RELY UPON THIS SKETCH FOR ANY PURPOSE.

3) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

CLINCH ESTATES
GREEN COVE SPRINGS
(Property North of TECO Easement)

Closure Report
Mon Feb 28 14:55:26 2022

Northing Distance	Easting	Bearing
2047588.800	443782.882	S 28°13'15" E
1337.148		
2046410.596	444415.181	S 69°38'54" W
478.206		
2046244.286	443966.827	N 23°43'25" W
2.207		
2046246.307	443965.939	N 36°44'27" W
67.072		
2046300.055	443925.817	N 28°13'56" W
430.860		
2046679.659	443722.001	
Radius: 2988.790 Chord: 708.561 Degree: 1°55'01" Dir: Left		
Length: 710.231 Delta: 13°36'55" Tangent: 356.796		
Chord BRG: N 21°26'31" W Rad-In: S 75°21'56" W Rad-Out: S 61°45'01" W		
Radius Point: 2045924.543, 440830.174		
2047339.179	443462.980	N 28°14'52" W
340.341		
2047638.989	443301.902	N 61°42'00" E
80.067		
2047676.948	443372.400	S 28°13'14" E
271.775		
2047437.478	443500.913	N 61°46'45" E
320.008		
2047588.800	443782.882	

Closure Error Distance> 0.00000
Total Distance> 4037.915
Polyline Area: 606,663.3 sq ft, 13.92 acres

Prepared by:
A&J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

Aerial of Subject Property



APPLICATION FOR ANNEXATION

WE THE UNDERSIGNED, BEING THE LAND OWNERS OF THE FOLLOWING PROPERTY HEREINAFTER DESCRIBED DO HEREBY FILE THIS APPLICATION FOR ANNEXATION INTO THE CITY OF GREEN COVE SPRINGS, FLORIDA, CONSISTENT WITH THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF GREEN COVE SPRINGS, FLORIDA.

Date of Application March 8, 2022

Name(s) of Property Owner(s): Virginia S. Hall, Trustee of the Virginia S. Hall Revocable Trust
Virginia S. Hall f/k/a Virginia Steinmetz, sole surviving trustee of the
J.P.Hall, Jr Second Amended and Restated Revocable Trust
CHS LLC, a Florida limited liability company
Lyman G. Hall

Physical Address of the property: US 17 & CR 209

Number of parcels to be annexed: One

Parcel Number: 38-06-26-016499-007-00 (Portion)

Map or Drawing Attached: (X) YES () NO

At the time of "Application for Annexation"

County Future Land-Use designation: Industrial County Zoning designation: Light Industrial (IA)

Proposed City Land-Use designation: Mixed-Use Proposed City Zoning designation: PUD

Current use of the property: unimproved land Property Size/Acreage: 13.92

If residential use, number of "Living Units": 0

Number of people currently living on property: 0

If commercial use, square footage of building area: 0

Intended "Use" of the property: Multifamily When: TBD

SIGNATURE PAGE

[Signature]
Signature of Property Owner(s) or Authorized

Ellen Avery-Smith
Printed Name of Property Owner

100 Whetstone Place, Suite 200, St. Augustine, FL 32086
Mailing Address

(904) 825-1615
Telephone Number(s)

eaverysmith@rtlaw.com
E-mail address

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the use or development of the subject property.

3/7/22
Date

[Signature]
Signature of owner or owner's authorized representative

State of Florida

County of St. Johns

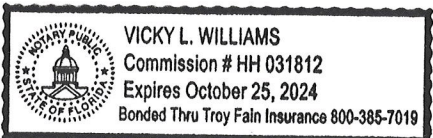
The foregoing instrument was acknowledged before me this 7th day of MARCH,

2022, by Ellen Avery-Smith

who is personally known to me, or who has/have produced _____ as identification.

(NOTARY SEAL)

[Signature]
Signature of Notary Public



Name of Notary

Property Address/Parcel No.: 38-06-26-016499-007-00
Signature Page: 1 of 1



City of Green Cove Springs Florida

Item #5.

Phone: (904) 297-7500
Fax: (904) 284-2718

321 Walnut Street
Green Cove Springs, FL 32043

www.greencovesprings.com
Florida Relay - Dial 7-1-1

April 4, 2022

Clay County BCC
P.O. Box 1366
Green Cove Springs, FL
32043

Certified Mail: Return Receipt Requested

Re: Voluntary annexation of approximately 13.92 acres of property generally located east of US 17 and CR 209 into corporate limits of the City of Green Cove Springs

Dear Chairman Bolla and County Commissioners,

Pursuant to the requirements set forth in F.S. 171.044(6), this letter serves as official notification to the Clay County Board of County Commissioners that the City Council of the City of Green Cove Springs has authorized the voluntary annexation of a portion of real property known as Property Appraiser Parcel # 016499-007-00. The property is generally located east of US 17 and CR 209.

A copy of the ordinance legal notice, including a map identifying the parcel and the legal description, is attached herewith. As required by F.S. 171.044(2), legal notice of the proposed annexation will be published on April 14 2022 and April 21, 2022 in the Clay Today. The above referenced Ordinance is currently scheduled to be heard by the Green Cove Springs City Council on Tuesday, May 17, 2022 at 7:00 p.m for the first public hearing and Tuesday, June 7, 2022 at 7:00 pm. for the adoption hearing. All meetings will be held in the Green Cove Springs City Council Chambers, 321 Walnut Street, Green Cove Springs, Florida.

Please feel free to contact me at (904) 297-7500, ext. 3312, if you have any questions or need further information.

Sincerely,

Steve L. Kennedy
City Manager

LEGAL NOTICE

CITY OF GREEN COVE SPRINGS - 321 WALNUT STREET - GREEN COVE SPRINGS, FLORIDA 32043
TEL. (904) 297-7500 - FAX (904) 284-4849

For Immediate Release/Run Twice

Furnish Proof of Publication to the Development Services Representative

Bill to: City of Green Cove Springs
321 Walnut Street, Green Cove Springs, FL 32043
Attn: Heather Glisson

Date: April 11, 2022

Contact: Heather Glisson, Planning Technician

Phone: (904) 297-7500, ext. 3334 **Fax:** (904) 284-4849

Run Twice: NOT IN THE LEGAL OR CLASSIFIED SECTION, 18pt Title
2" X 10" COLUMN on April 14 and April 21, 2021 – Furnish Affidavit

NOTICE OF PROPOSED ANNEXATION PUBLIC HEARING NOTICE

The City of Green Cove Springs proposes to adopt the following Ordinance:

ORDINANCE NO. O-XX-2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ANNEXING APPROXIMATELY 13.92 ACRES OF REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY; SAID PROPERTY BEING GENERALLY LOCATED EAST OF US 17 AND CR 209; DESCRIBING SAID PROPERTY BY METES AND BOUNDS IN EXHIBIT "A"; FINDING THAT ALL THE OWNERS OF SAID PROPERTY HAVE PETITIONED THE CITY PURSUANT TO CHAPTER 171.044, FLORIDA STATUTES, TO VOLUNTARILY ANNEX SAME; FINDING THAT THE PROPERTY IS CONTIGUOUS TO THE EXISTING CITY LIMITS AND REASONABLY COMPACT; PROVIDING FOR REPEALER, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.

The following public hearings have been scheduled and will be held in the City Council Chambers, 321 Walnut Street Green Cove Springs, Florida, to hear comments, if any, regarding said Ordinance:

Planning and Zoning Commission: Tuesday, April 26, 2022, 5:00 pm

City Council: Tuesday, May 17, 2022, 7:00 pm

City Council: Tuesday, June 7, 2022, 7:00 pm*

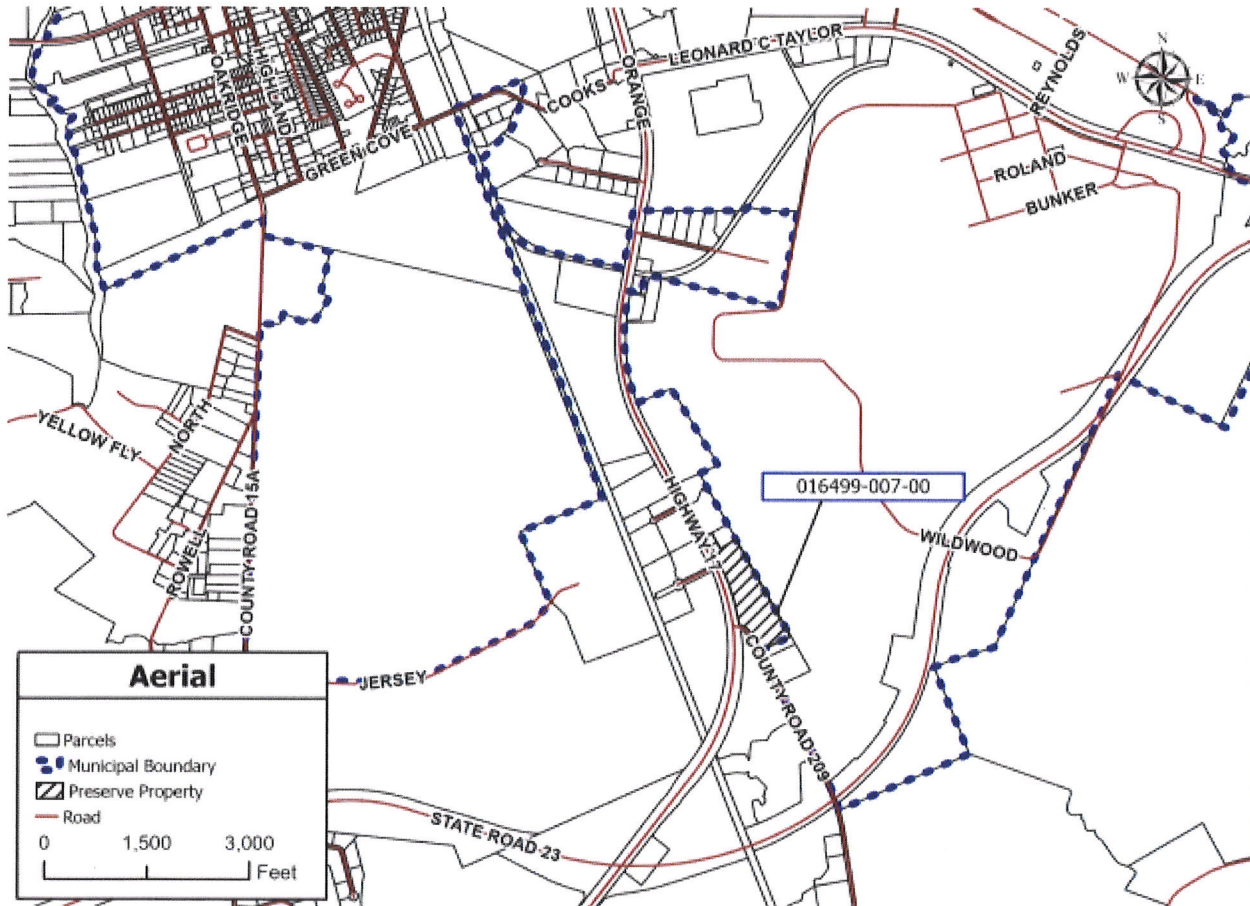
*Tentative

Please be advised that if a person decides to appeal any decision made by the Council with respect to any matter considered at these scheduled public hearings, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, any person needing a special accommodation to participate in this matter should contact City Hall at (904) 297-7500 at least three (3) days prior to the meeting. Hearing impaired persons may access through Florida Relay – Dial 7-1-1.

A Map clearly showing the area proposed to be annexed is provided below. The complete legal description by metes and bounds and the ordinance can be obtained at the office of the City Clerk at City Hall for review during the hours of 7:30 AM to 5:00 PM, Monday through Thursday.

All interested individuals are invited to attend this public hearing.



City of Green Cove Springs
Heather Glisson, Planning Technician
City Hall, 321 Walnut Street
Green Cove Springs, Florida 32043

EXHIBIT "A"

Legal Description

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

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

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

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

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

COURSE No. 3: RUN THENCE, NORTH 28°13'56" WEST, A DISTANCE OF 430.86 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "STATE ROAD No. 15~U.S. HIGHWAY No. 17", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED; PRESENTLY); RUN THENCE, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "STATE ROAD No. 15~U.S. HIGHWAY No. 17", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

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

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

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

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

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

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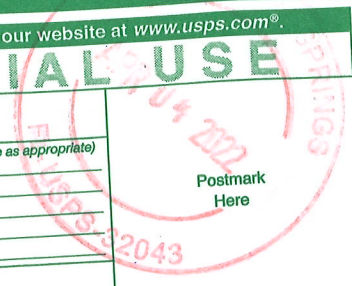
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STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** June 7, 2022

FROM: Michael Daniels, Planning and Zoning Director

SUBJECT: Preserve at Green Cove Springs

Future Land Use Amendment From: Industrial (County)
To: Mixed Use

Zoning Amendment From: Light Industrial (County)
To: Planned Unit Development

for approximately 13.92 acres located on US 17 and CR 209.

PROPERTY DESCRIPTION

APPLICANT: Ellen Avery-Smith, Esq. of Rogers Tower, PA **OWNER:** CHS LLC, Lyman Hall, and Virginia S Hall

PROPERTY LOCATION: Bounded on the western side by US Highway 17 S and CR 209 S; bounded on the eastern side by Reynolds Park

PARCEL NUMBER: A portion of 016499-007-00

FILE NUMBER: FLUS-22-003, PUD-22-003

CURRENT ZONING: Light Industrial (County)

FUTURE LAND USE DESIGNATION: Industrial (County)

SURROUNDING FUTURE LAND USE, ZONING AND EXISTING USE

<p>NORTH: FLU: Industrial (County) Z: Private Services / Public Ownership Use: Cabul Lodge / FL DMV</p>	<p>SOUTH: FLU: Industrial Z: Heavy Industrial Use: Undeveloped / Hammer & Steel</p>
<p>EAST: FLU: MURP Z: Heavy Industrial Use: Reynolds Park / Clay Port</p>	<p>WEST: FLU: Industrial (County) Z: Heavy Industrial (County) Use: Commercial / Industrial</p>

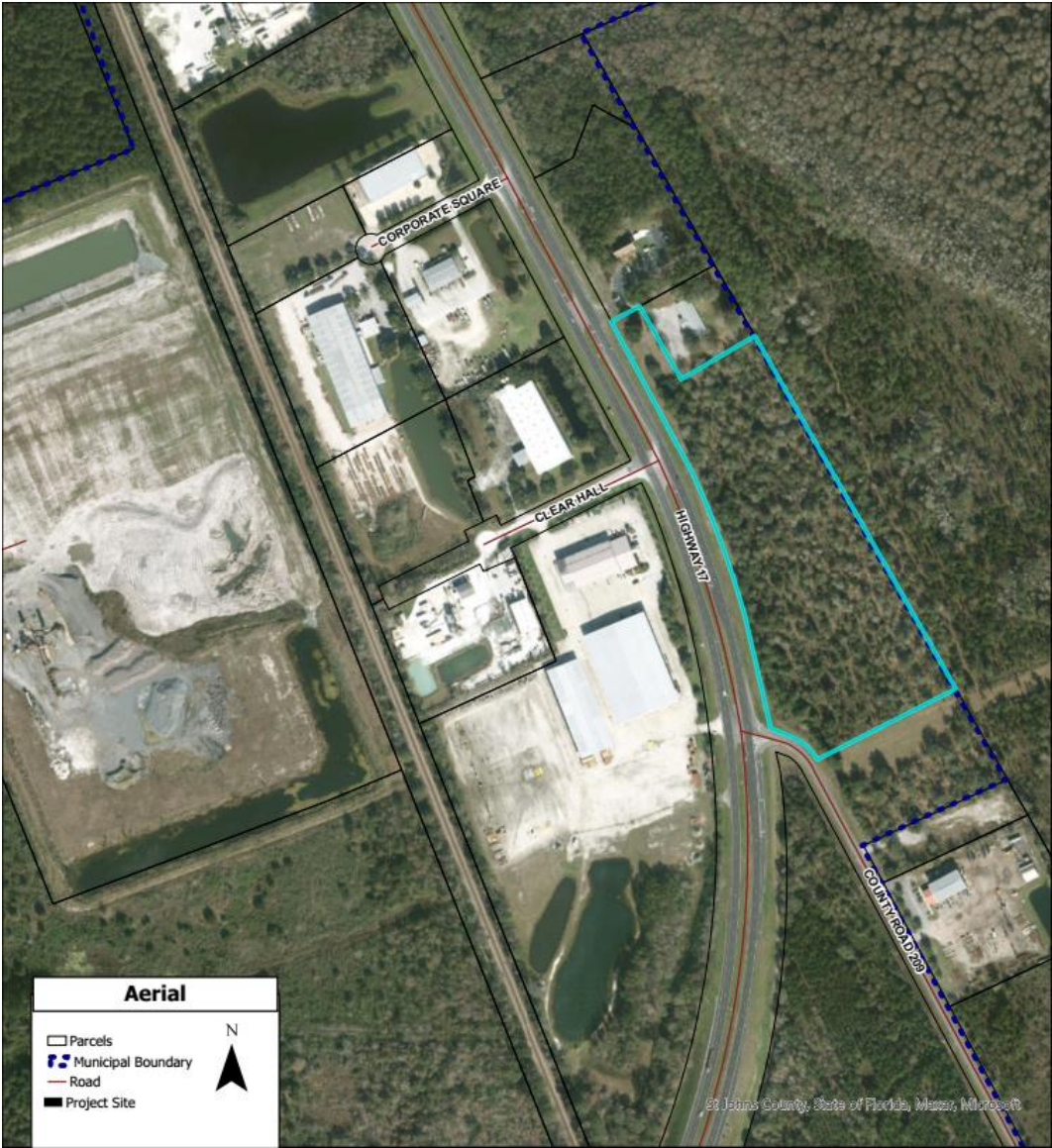
BACKGROUND

DEVELOPMENT DESCRIPTION:

The applicant, Ellen Avery Smith Esq, of Rogers Tower PA, has submitted an annexation request for 13.92 acres to annex the subject property into the City limits. The property is contiguous to the current municipal boundary, as shown in the following aerial map. The property is bounded by US Highway 17 S and CR 209 S on its western edge, the city boundary to the south as well as Reynolds Park to the east, and County parcels (Cabul Lodge & Florida DMV) to the north. The site is undeveloped. It is heavily wooded with a combination of Hardwood and Pine trees. The site slopes significantly from US 17 to the east of the subject property. The southern boundary of the property includes a Teco Peoples Gas easement.

Surrounding existing uses include predominantly industrial uses on the west of US 17, Teco Peoples Gas Easement and undeveloped property directly south of the subject property, with an industrial use (Hammer and Steel) on CR 209, the the Cabul Masonic Lodge and State Offices to the north and the Reynolds Park, which includes the Airpark to the east.

The Planning and Zoning Commission unanimously approved this item on April 26, 2022.



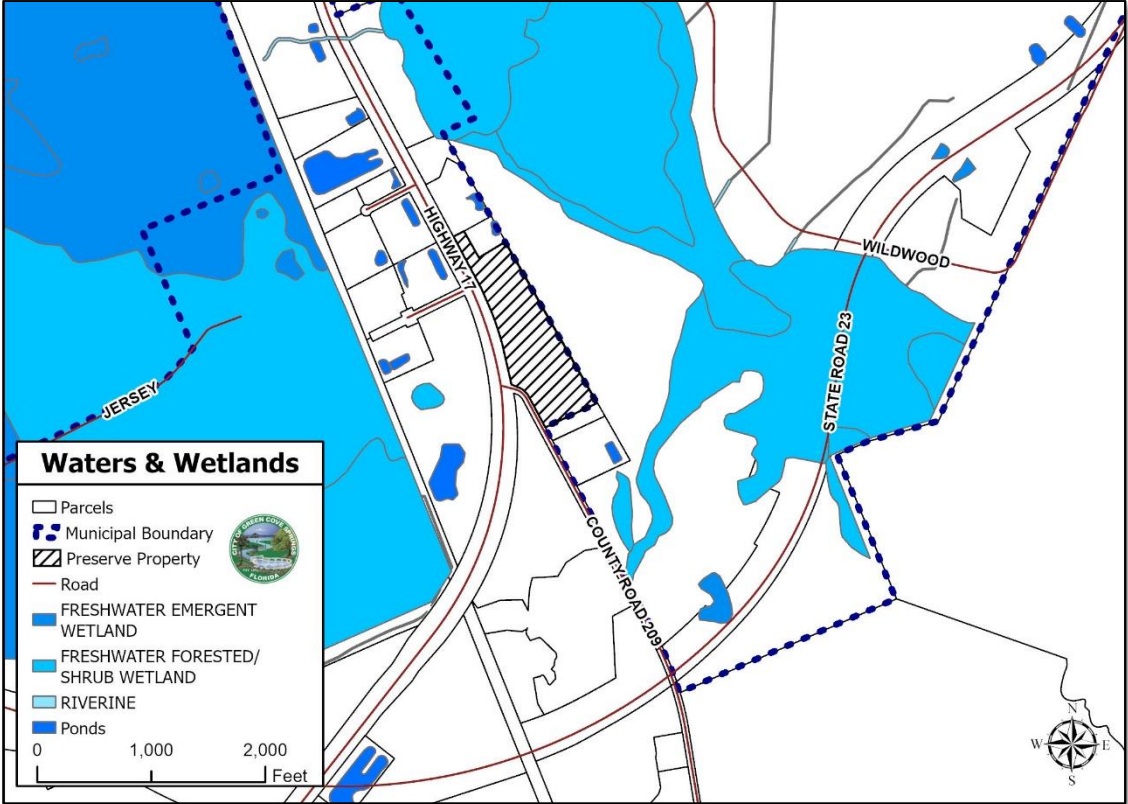
The site is located within the City’s Water, Sewer, and Electric Service Boundaries. It will be served by the City’s utilities and sanitation services.

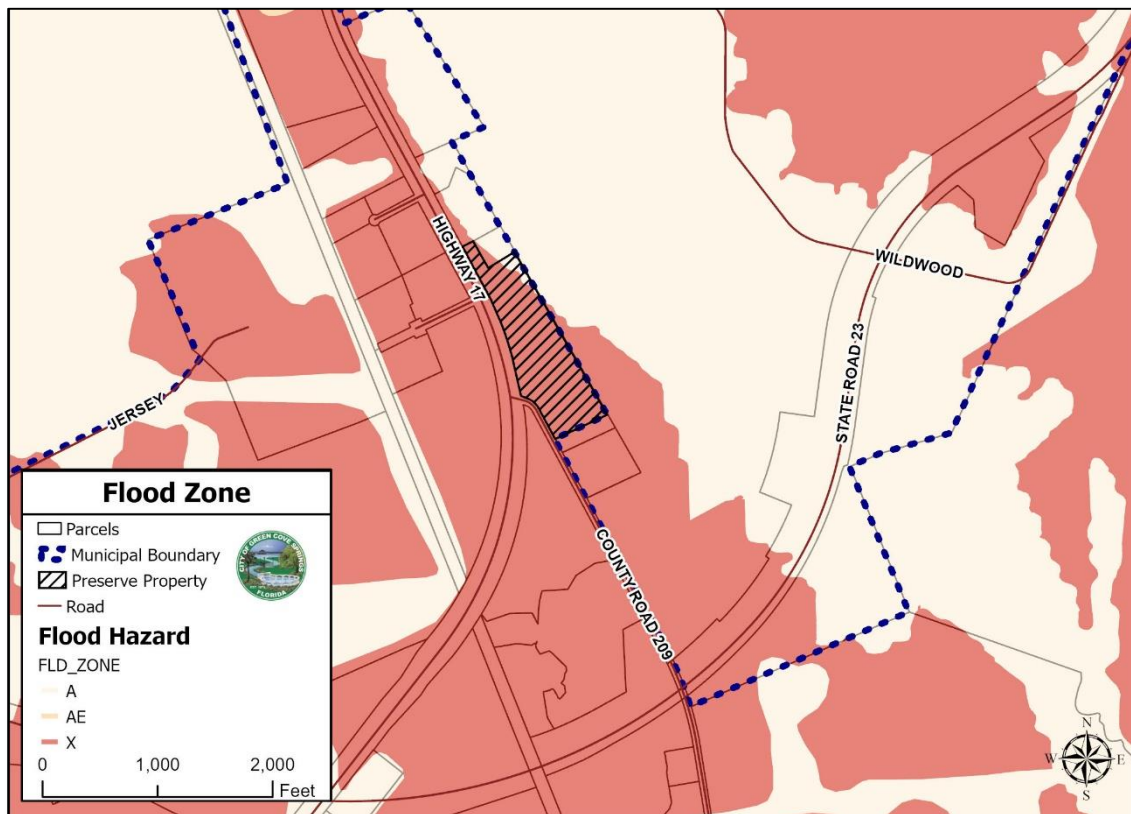
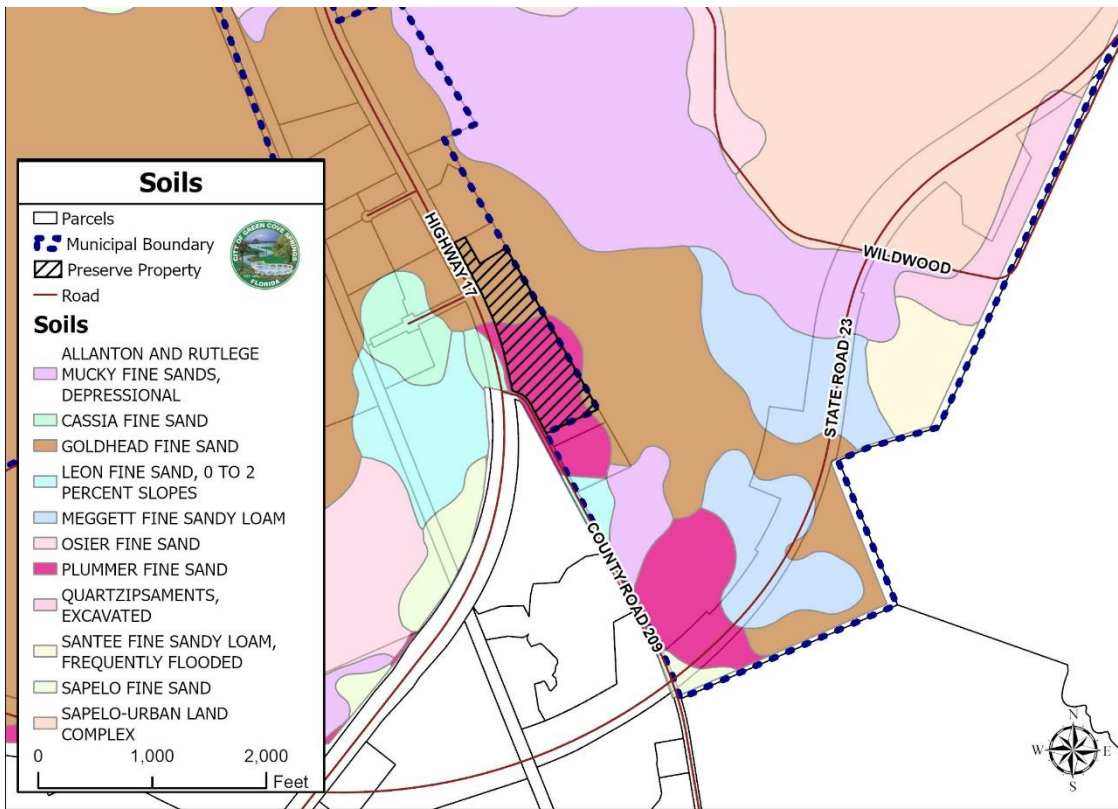
Additionally, the applicant has submitted the following corresponding applications:

Application #	Description
AX-22-001	Voluntary Annexation application
CC-22-001	Concurrency Application

Environmental Conditions Analysis

Maps of Environmental Features





Soils

There are currently 2 types of soils located onsite:

- Goldhead Fine Sand is a poorly drained soil;
- Plummer Fine Sand is a gently sloping, poorly drained soil;

All new development shall be required to meet the stormwater management requirements of the St John's Water Management District.

Wetlands

There are no wetlands on the property.

Flood Zones

According to the FEMA Flood Map Service Center, the project site is located within FEMA Flood Zone A and X.

Flood Zone A is considered a high-risk zone.

Flood Zone X: is considered a minimal to moderate risk of flooding.

New construction should not occur within the high-risk area of the site.

Wellfield Protection Zone

The project site is not located within or adjacent to a wellfield protection zone.

Historic Structures and Markers

There are no historic structures or markers found on the site.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a) 9.a, Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The proposed amendment will revise the FLUM designation to Mixed Use. By revising the Future Land Use designation to Mixed Use, this will allow for higher density of residential development and a greater intensity of Commercial development. Currently, the City has approximately 20% of the City acreage being used for low density residential development but only .8% of land area for High Density Residential development as provided in the Data and Analysis section of the City's Comprehensive Plan update. This request would allow for additional high density residential development that is compatible with surrounding uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The project site is located within the US 17 Corridor that is within the City's electric and water and sewer urban service areas.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The proposed Mixed-Use Designation allows for a mix of uses thereby breaking up the radial development pattern.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: As part of site plan development process, the application shall comply with all City and state / federal requirements regarding conservation of natural resources. A portion of the property is within floodzone A of the site which shall comply with the requirements set forth with the Florida Division of Emergency Management. The site is heavily wooded and as part of the development process will be required to comply with the City's Tree Preservation requirements. The site does not have environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The project site is located within an urban area with surrounding commercial development. There are no adjacent agricultural areas and activities.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: With the project site being located within an area with existing development, the proposed development will utilize public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Any future improvements to the City's public facilities and services will be utilized by the project site.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The project site is located within an existing commercial area with existing public facilities and services. The proposed development will utilize existing public facilities and services and will not increase the time, money, and energy for providing and maintaining these facilities.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The site is located within an urban area and is not adjacent to any rural zoned properties.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The proposed application will not discourage infill development and is located within an existing developed area.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The project site is located within an existing commercial area and will allow for the development of multifamily housing which is in short supply within the City and allow for a diversity of uses.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The project site has two proposed ingress/egress points. Accessibility to linked or related land uses will not be diminished.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: Approximately 3 acres or 21% will be utilized for open space and recreational amenities.

In addition to the preceding urban sprawl indicators, Florida Statutes Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The project site is located within existing commercial development where development will occur in developed areas as opposed to undeveloped areas. The proposed development directs the growth within the urban area. Development of the site will comply with the tree preservation requirements and floodplain requirements of the Florida Department of Environmental Protection.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: This application, as well as the companion rezoning application, will result in a higher density commercial development utilizing existing public infrastructure and existing services.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: This application and the companion rezoning application will allow for higher density commercial development, allowing for a more urban type of development in the downtown area. Sidewalks will be provided as part of the development and will increase the walkability of US 17.

Promotes conservation of water and energy.

Evaluation & Findings: The project site is located within an urban area with surrounding commercial development. Development in core urban areas reduces the pressure to develop in areas further outside of the urban areas.

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The project site is located within an urban area with surrounding development. There are no adjacent agricultural areas and activities. Development in core urban areas reduces the pressure to develop in agricultural areas.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: Recreational needs are being provided for the development through the development of a park and open space area.

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed site is located within close proximity to a variety of nonresidential uses. The proposed development will bring new businesses into this mixed-use, urban area, providing a balance of land uses to the area.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: N/A

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Goals, Objectives, and Policies (GOPs) support the proposed amendment to the Future Land Use Map of the City of Green Cove Springs Comprehensive Plan:

FUTURE LAND USE ELEMENT

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. New development and Redevelopment shall be directed to appropriate areas of the City.

Policy 1.1.1 (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

Policy 1.2.4. The City shall explore permitting new types of housing developments.

Policy 1.2.6. The City shall require new development to connect to the City's centralized potable water and sanitary sewer system.

Policy 1.2.9. The City shall promote the annexation of property located within its utility service boundaries.

TRANSPORTATION ELEMENT

Policy 2.3.1. The City shall rely on level of service (LOS) standards adopted in the Capital Improvements Element to ensure that acceptable traffic conditions are maintained.

Policy 2.5.3. The City shall review development applications to ensure that adequate capacity is available to serve the proposed project. The latest version of Trip Generation Manual published by the Institute of Transportation Engineers (ITE) shall be used to determine the number of trips that the proposed development will produce or attract.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND AQUIFER RECHARGE ELEMENT

Policy 4.2.1 All Future Development shall be required to connect to the City’s Sanitary Sewer Collection

Objective 4.6. Future Development shall be required to connect with central water systems and provide stormwater facilities which maximize the use of existing

PLANNED UNIT DEVELOPMENT

The applicant is proposing the development of 260 multifamily units in 3 and 4 story buildings with a maximum of 278 dwelling units. The units shall consist of studio, 1, 2 and 3 Bedroom units with the breakdown set forth in the PUD written description. The project will also include a pool and a community center and park area. The project will have two full vehicular access points on US 17 and an access point on CR 209. A sidewalk shall be provided along US 17 and CR 209. The project will be required to submit and receive approval for a Site Development Plan prior to approval.

The site is heavily wooded and as part of the site development, they will be required to evaluate and preserve trees in compliance with City Tree Preservation requirements set forth in Section 113-279. Due to the existing grade, which is showing a considerable amount of fall between the roadway and the eastern edge of the property there will be a considerable amount of grading that will take place on the property. In order to preserve trees, it is critical for the developer to hire an arborist and have them be included as part of the development to evaluate, preserve and protect the trees during the development process. A perimeter buffer shall be provided along the perimeter of the property.

In addition, any new development will comply with all stormwater requirements of the City and the Water Management District. The northeastern portion of the property is located within a high-risk flood zone and as a result, the applicant will be required to comply with floodplain management requirements set forth by the Florida Division of Emergency Management.

One of the major issues that has been discussed through the public notification process are concerns expressed by the representatives and tenants of Reynolds Park regarding the compatibility of a residential multifamily development with the adjacent Airpark. The representatives from Reynolds have provided proposed plans showing a potential extension of the existing runway which would be in close proximity to the proposed location of the multifamily buildings and have raised the possibility that concerns about safety and noise complaints from future residential tenants could negatively impact future plans for the Airpark. Currently, the closest current runway is approximately 2,500 lineal feet from the subject property.

An Airport Master Plan is a comprehensive plan of an airport which typically describes current and future plans for airport development designed to support existing and future aviation demand as set forth in Chapter 333 of the Florida Statutes. Airport Master Plans which include but are not limited to noise studies and land use protections regarding the development of obstructions within the Airport Hazard area required under the Florida Statute and Code of Federal Regulations (CFR part 77), are required for Public-Use Airports and are not required for private airports such as the Reynolds Airpark.

Construction is expected to commence in 2025 and is expected to be completed by 2028.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage/ Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Multifamily Residential	278	6.65	1,729	.92	131	.62	161

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9th Edition

Conclusion: The proposed development of 278 multifamily dwelling units would require a traffic study to be reviewed at the time of submittal of the site development plan. Currently, there is an average of 161 peak hour trips along the roadway which is lower than the maximum allowable capacity for the roadway. A traffic study has been submitted and is being reviewed by City staff. The draft traffic study is enclosed.

Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	43,725
Residual Capacity after Proposed Project	3,143,275

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 278 dwelling units x 2.65 persons per du x 150 gal per person

Sanitary Sewer Impacts – South Plant WWTP

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	330,000
Projected Potable Water Demand from Proposed Project ²	82,680
Residual Capacity after Proposed Project	-332,680

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 278 dwelling units x 2.65 persons per du x 120 gal per person

Conclusion: The project site is served by the South Plant Wastewater Treatment Plant (WWTP). As shown in the table above, when factoring in the current loading and the committed loading, this WWTP is over capacity to handle the estimated impacts resulting from the proposed application. The committed loading is related to the Rookery Development which will be completed in two years prior to the commencement of this project. At such time, the Rookery capacity will be served by a new wastewater treatment facility provided by the Clay County Utility Authority. Once the facility is built, the capacity temporarily reserved to the Rookery shall be available for this development. In addition, the remaining demand will be sent via force main to the Harbor Road plant, where the City has an excess capacity of approximately 700,000 gallons per day. As a result, there is adequate capacity.

Solid Waste Impacts

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	5,512 lbs. / 1,005 tons

Solid Waste Facility Capacity²

Minimum 3 Years Capacity

1. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (278 dwelling units x 2.65 persons per dwelling unit x 8 lbs. per day) x 365

Solid Waste Impacts

The City of Green Cove Springs’ solid waste is disposed of at the Rosemary Hill Solid Waste Management Facility operated by Clay County. Per the Clay County Comprehensive Plan, a minimum of three (3) years capacity shall be maintained at the County’s solid waste management facility. For commercial developments, the City does not provide Curbside Service; commercial locations must instead contract with an approved franchisee for containerized collection.

Conclusion: The proposed future land use amendment and rezoning are not expected to negatively impact the City’s adopted LOS or exceed the County solid waste management facility’s capacity.

Public School Facilities Impact

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Multifamily Units	278	0.0314	9	0.0095	3	0.0197	6
Net Generation	-	-	9	-	3	-	6

1. Source: School District of Clay County, Educational Facilities Plan, FY 2018/19-2022/23, based on multifamily

Conclusion: The School District of Clay County will make a school capacity determination at the time of Final Site Development Plan. An initial application has been reviewed by the School Board and It is not anticipated that the estimated number of students generated by the proposed PUD rezoning will exceed the adopted LOS standards see attached.

STAFF RECOMMENDATION

Staff recommends approval of the Future Land Use and conditional approval of the Rezoning.

RECOMMENDED MOTIONS:

Future Land Use





Motion to approve 2nd and final reading of ordinance O-12-2022, to amend the Future Land Use of the property described therein from Industrial (County) to Mixed Use located on US 17 and CR 209 (a portion of parcel #016499-007-00).

Rezoning




Motion to approve 2nd and final reading of Ordinance O-13-2022, to amend the Zoning of the property described therein from Light Industrial to Planned Unit Development subject to the following conditions:

1. The applicant shall be required to comply with tree preservation requirements set forth in Sec. 113-279. Due to the proposed amount of onsite development and potential grade changes, an ISA certified arborist or equivalent horticulture professional shall be hired to evaluate trees, ensure adequate root area is provided and grade changes are not altered within critical root area, prescribe treatments to preserve the trees and oversee tree protection during the construction process and ensure compliance set forth in City Code Sec. 113-248.
2. Traffic Study pursuant to the requirements set forth in the City's Traffic Impact Analysis Guidelines shall be approved concurrent with the approval of the site development plan.
3. Dumpster shall be screened with landscaping and concrete enclosure as required during the site plan submittal.
4. A disclosure notification shall be provided within the lease agreements for the multifamily units located on the property informing the tenants that the proposed development is located in close proximity to the runway for the Reynolds Airpark.


FLU - Existing

-  Parcels
-  Municipal Boundary
-  Preserve Property
-  Road

FLU CITY

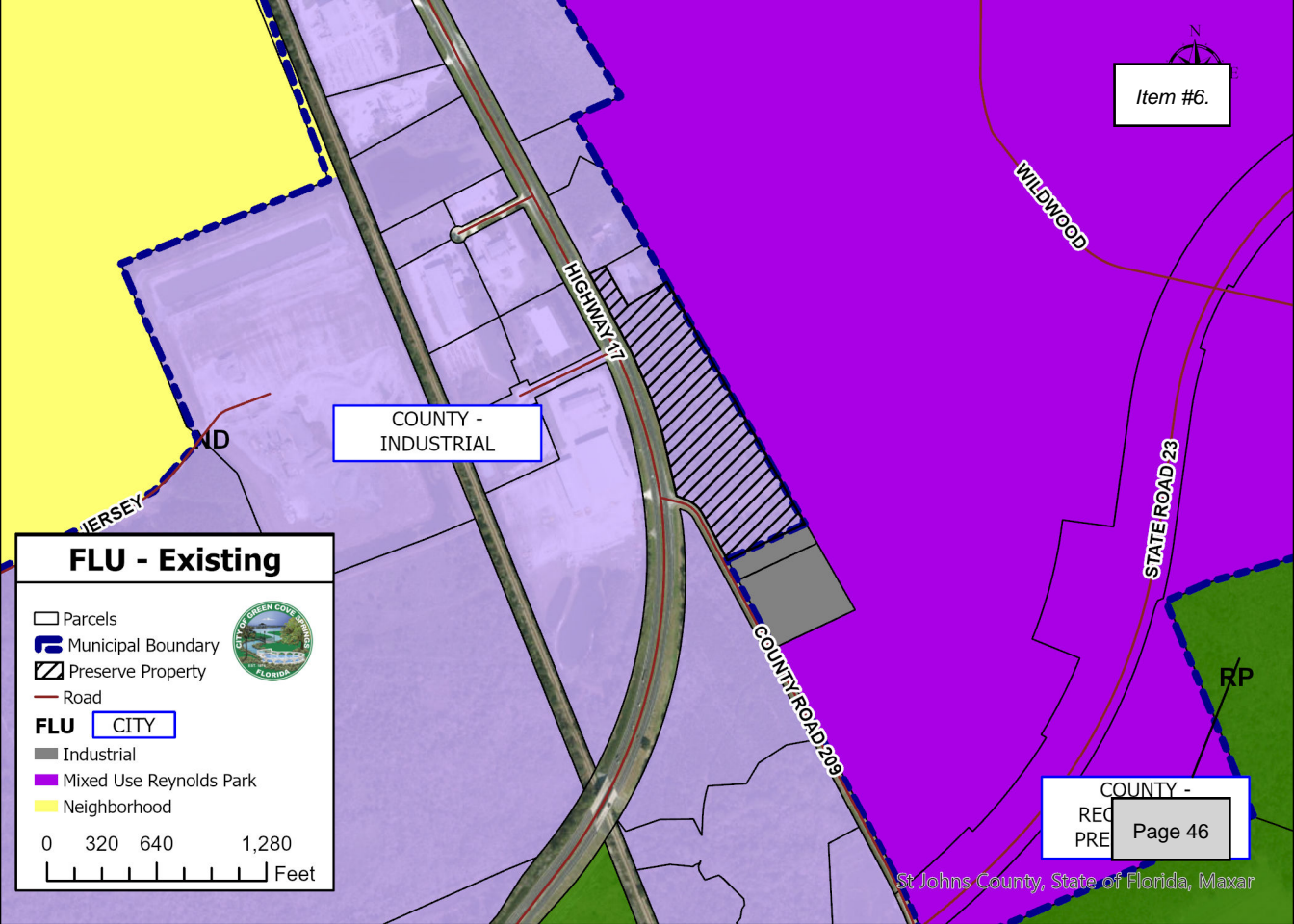
-  Industrial
-  Mixed Use Reynolds Park
-  Neighborhood

0 320 640 1,280 Feet



COUNTY - INDUSTRIAL

COUNTY -
REC
PRE
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Item #6.


FLU - Proposed

- Parcels
- Municipal Boundary
- Preserve Property
- Road

FLU CITY

- Downtown
- Industrial
- Mixed Use
- Mixed Use Reynolds Park
- Neighborhood
- Public

0 320 640 1,280 Feet



COUNTY - INDUSTRIAL

COUNTY -
REC
PRE
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ORDINANCE NO. O-12-2022

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR ±13.92 ACRES OF PROPERTY LOCATED ON US 17 AND CR 209, IDENTIFIED AS TAX ID NUMBER 016499-007-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM INDUSTRIAL (COUNTY DESIGNATION), TO MIXED-USE; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a small-scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on April 26, 2022 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 17, 2022 and June 7, 2022 and 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 GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

Section 1. Findings of Fact and Conclusions of Law.

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.

3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan Future Land Use Map Amended. The Comprehensive Plan Future Land Use Map is hereby amended from Industrial (County) to Mixed Use on Tax Parcel Number 38-06-26-016499-007-00 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

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. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Council enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

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 17th DAY OF MAY 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

Matthew Johnson, 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 7th DAY OF JUNE 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

Matthew Johnson, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney

EXHIBIT "A"

Legal Description

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

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

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

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

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

COURSE No. 3: RUN THENCE, NORTH 28°13'56" WEST, A DISTANCE OF 430.86 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "STATE ROAD No. 15~U.S. HIGHWAY No. 17", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED; PRESENTLY); RUN THENCE, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "STATE ROAD No. 15~U.S. HIGHWAY No. 17", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

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

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

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

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

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




FLU - Proposed

- Parcels
- Municipal Boundary
- Preserve Property
- Road

FLU CITY

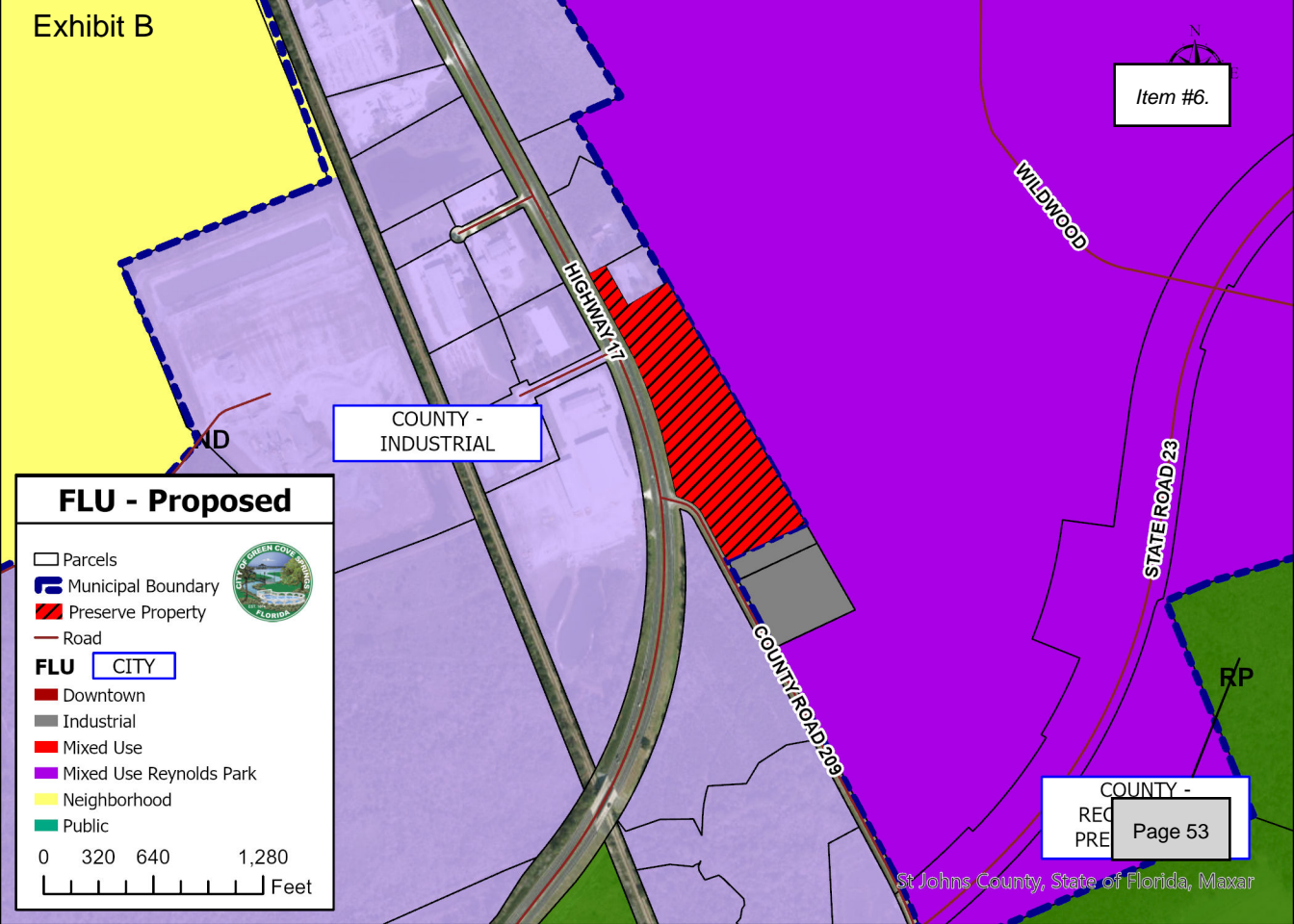
- Downtown
- Industrial
- Mixed Use
- Mixed Use Reynolds Park
- Neighborhood
- Public

0 320 640 1,280 Feet



COUNTY - INDUSTRIAL

COUNTY -
REC
PRE
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FOR OFFICE USE ONLY		Item #6.
Received Date	_____	
Application #:	_____	
Acceptance Date:	_____	
Review Date:	SRDT _____ P & Z _____ CC _____	

Small Scale Future Land Use Map Amendment Application

A. PROJECT

- Project Name: Preserve at Green Cove Springs
- Address of Subject Property: US 17 & CR 209
- Parcel ID Number(s): 38-06-26-016499-007-00 (Portion)
- Existing Use of Property: unimproved land
- Future Land Use Map Designation : Industrial (County)
- Existing Zoning Designation: Light Industrial (County)
- Proposed Future Land Use Map Designation: Mixed-Use (City)
- Acreage (must be 50 acres or less): 13.92

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Ellen-Avery Smith Title: Partner
 Company (if applicable): Rogers Towers, P.A.
 Mailing address: 100 Whetstone Place, Suite 200
 City: St. Augustine State: FL ZIP: 32086
 Telephone: (904) 824-0879 e-mail: eaverysmith@rtlaw.com
- If the applicant is agent for the property owner* Virginia S. Hall Revocable Trust, J.P. Hall Jr Second Amended and Restated Revocable Trust, CHS LLC, Lyman G. Hall
 Name of Owner (title holder): _____
 Mailing address: 2321 Egremont Drive
 City: Orange Park State: FL ZIP: 32073
 Telephone: (904) 860-8739 e-mail: virginiashall@msn.com

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

- Is there any additional contact for sale of, or options to purchase, the subject property?
 Yes No If yes, list names of all parties involved:
 If yes, is the contract/option contingent or absolute?
 Contingent Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed Future Land Use Map change and Future Land Use Map designations on surrounding properties
2. A map showing the zoning designations on surrounding properties
3. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Fee.
 - a. \$750, plus
 - b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

[Signature]
Signature of Applicant

Signature of Co-applicant

Ellen Avery Smith
Typed or printed name and title of applicant

Typed or printed name of co-applicant

3/7/22
Date

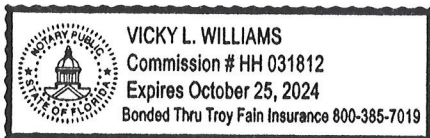
Date

State of Florida County of St. Johns

The foregoing application is acknowledged before me this 7th day of MARCH, 2022, by Ellen Avery Smith, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

[Signature]
Signature of Notary Public, State of _____





STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** June 7, 2022
FROM: Michael Daniels, Planning and Zoning Director
SUBJECT: Preserve at Green Cove Springs
 Future Land Use Amendment From: Industrial (County)
 To: Mixed Use
 Zoning Amendment From: Light Industrial (County)
 To: Planned Unit Development

for approximately 13.92 acres located on US 17 and CR 209.

PROPERTY DESCRIPTION

APPLICANT: Ellen Avery-Smith, Esq. of Rogers **OWNER:** CHS LLC, Lyman Hall, and Virginia S Tower, PA Hall

PROPERTY LOCATION: Bounded on the western side by US Highway 17 S and CR 209 S; bounded on the eastern side by Reynolds Park

PARCEL NUMBER: A portion of 016499-007-00

FILE NUMBER: FLUS-22-003, PUD-22-003

CURRENT ZONING: Light Industrial (County)

FUTURE LAND USE DESIGNATION: Industrial (County)

SURROUNDING FUTURE LAND USE, ZONING AND EXISTING USE

<p>NORTH: FLU: Industrial (County) Z: Private Services / Public Ownership Use: Cabul Lodge / FL DMV</p>	<p>SOUTH: FLU: Industrial Z: Heavy Industrial Use: Undeveloped / Hammer & Steel</p>
<p>EAST: FLU: MURP Z: Heavy Industrial Use: Reynolds Park / Clay Port</p>	<p>WEST: FLU: Industrial (County) Z: Heavy Industrial (County) Use: Commercial / Industrial</p>

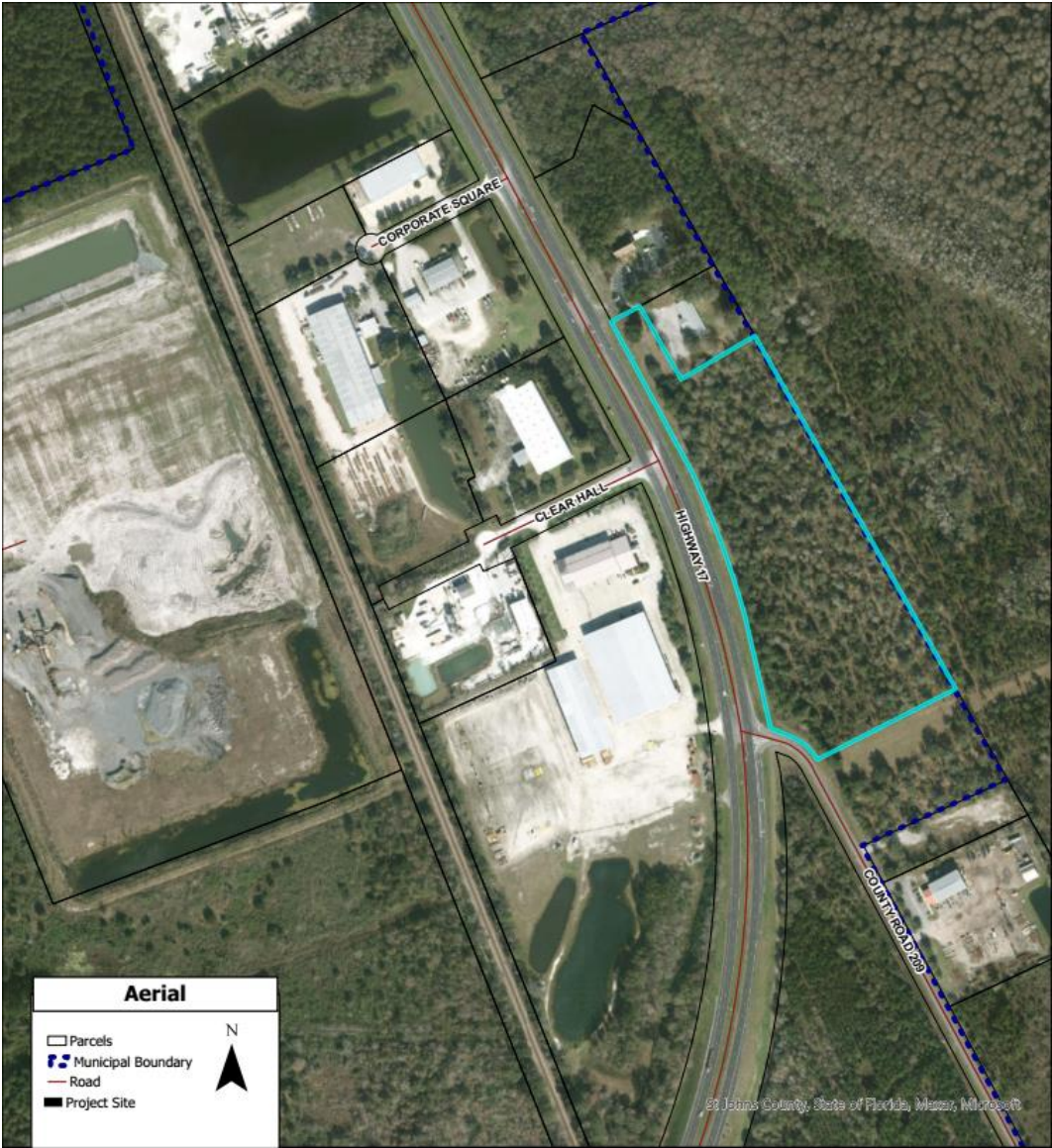
BACKGROUND

DEVELOPMENT DESCRIPTION:

The applicant, Ellen Avery Smith Esq, of Rogers Tower PA, has submitted an annexation request for 13.92 acres to annex the subject property into the City limits. The property is contiguous to the current municipal boundary, as shown in the following aerial map. The property is bounded by US Highway 17 S and CR 209 S on its western edge, the city boundary to the south as well as Reynolds Park to the east, and County parcels (Cabul Lodge & Florida DMV) to the north. The site is undeveloped. It is heavily wooded with a combination of Hardwood and Pine trees. The site slopes significantly from US 17 to the east of the subject property. The southern boundary of the property includes a Teco Peoples Gas easement.

Surrounding existing uses include predominantly industrial uses on the west of US 17, Teco Peoples Gas Easement and undeveloped property directly south of the subject property, with an industrial use (Hammer and Steel) on CR 209, the the Cabul Masonic Lodge and State Offices to the north and the Reynolds Park, which includes the Airpark to the east.

The Planning and Zoning Commission unanimously approved this item on April 26, 2022.



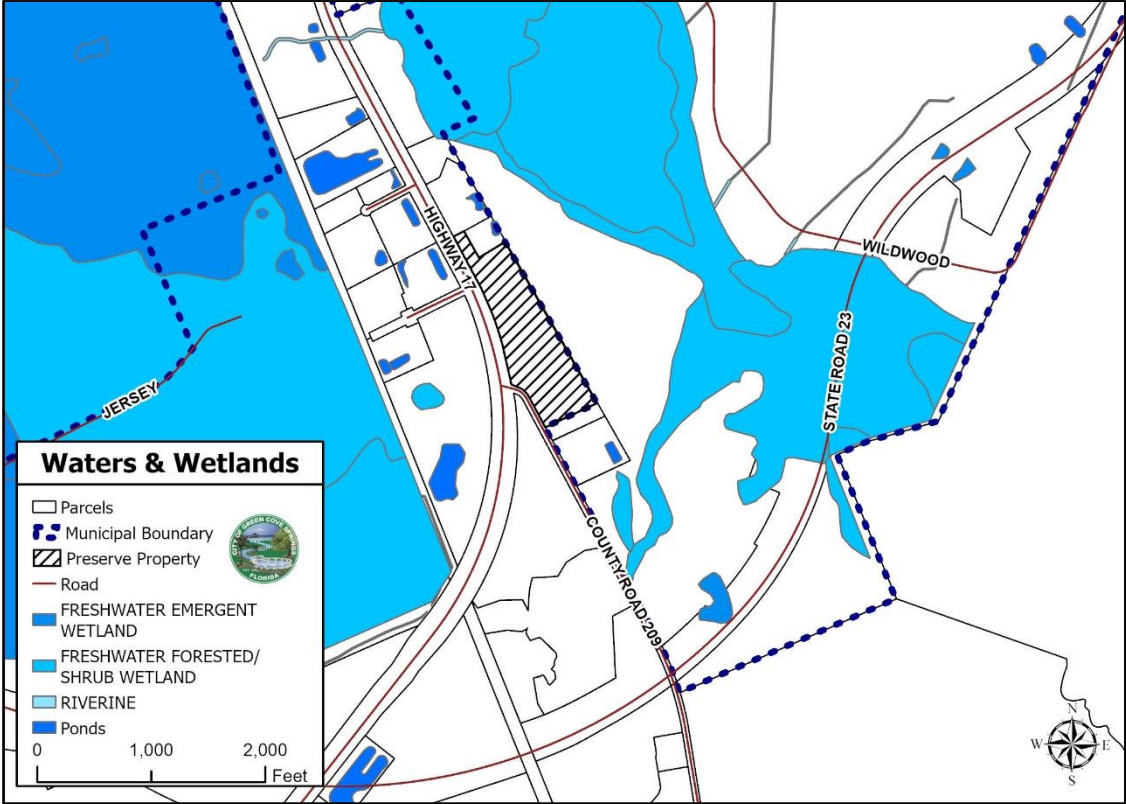
The site is located within the City’s Water, Sewer, and Electric Service Boundaries. It will be served by the City’s utilities and sanitation services.

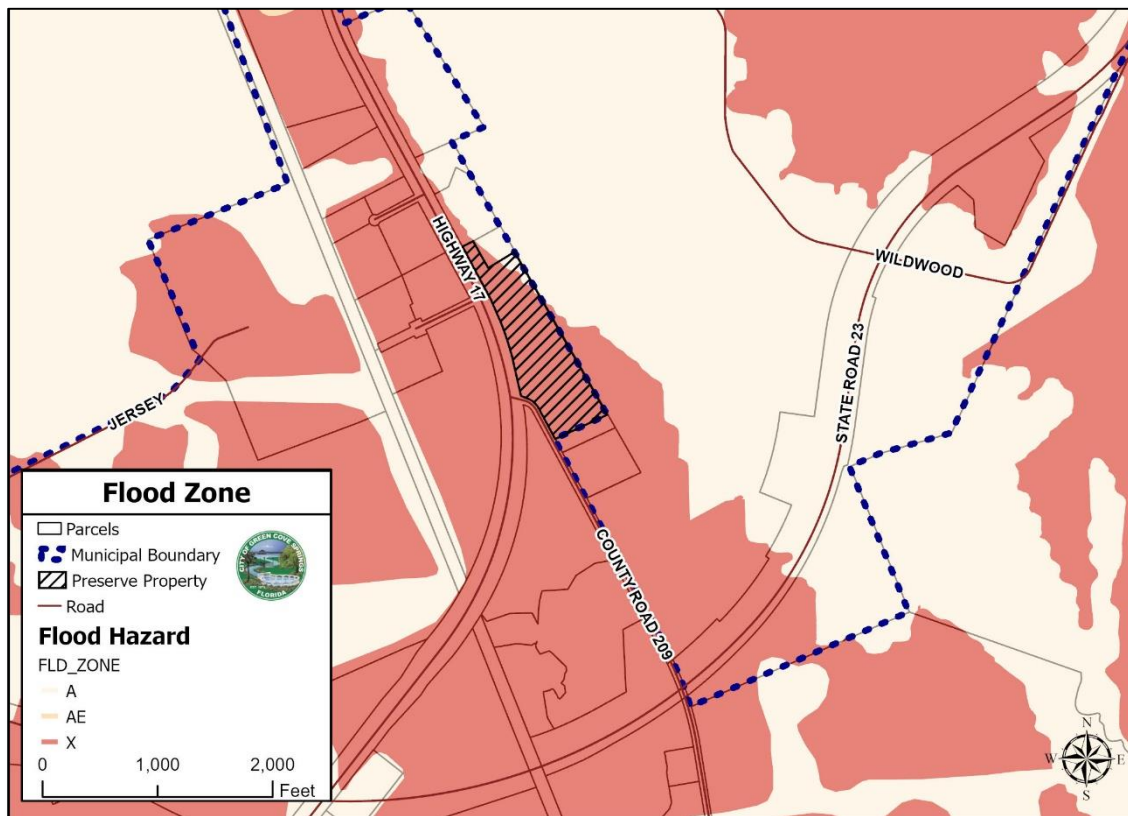
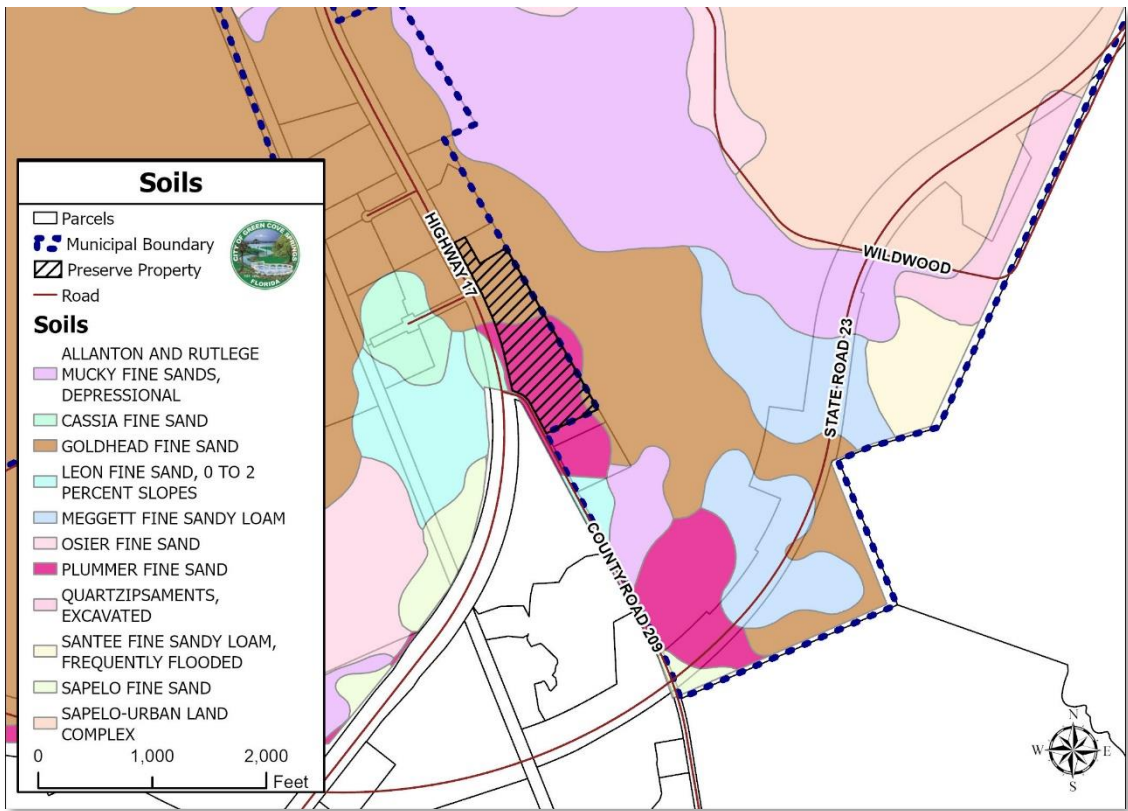
Additionally, the applicant has submitted the following corresponding applications:

Application #	Description
AX-22-001	Voluntary Annexation application
CC-22-001	Concurrency Application

Environmental Conditions Analysis

Maps of Environmental Features





Soils

There are currently 2 types of soils located onsite:

- Goldhead Fine Sand is a poorly drained soil;
- Plummer Fine Sand is a gently sloping, poorly drained soil;

All new development shall be required to meet the stormwater management requirements of the St John's Water Management District.

Wetlands

There are no wetlands on the property.

Flood Zones

According to the FEMA Flood Map Service Center, the project site is located within FEMA Flood Zone A and X.

Flood Zone A is considered a high-risk zone.

Flood Zone X: is considered a minimal to moderate risk of flooding.

New construction should not occur within the high-risk area of the site.

Wellfield Protection Zone

The project site is not located within or adjacent to a wellfield protection zone.

Historic Structures and Markers

There are no historic structures or markers found on the site.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a) 9.a, Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The proposed amendment will revise the FLUM designation to Mixed Use. By revising the Future Land Use designation to Mixed Use, this will allow for higher density of residential development and a greater intensity of Commercial development. Currently, the City has approximately 20% of the City acreage being used for low density residential development but only .8% of land area for High Density Residential development as provided in the Data and Analysis section of the City's Comprehensive Plan update. This request would allow for additional high density residential development that is compatible with surrounding uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The project site is located within the US 17 Corridor that is within the City's electric and water and sewer urban service areas.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The proposed Mixed-Use Designation allows for a mix of uses thereby breaking up the radial development pattern.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: As part of site plan development process, the application shall comply with all City and state / federal requirements regarding conservation of natural resources. A portion of the property is within floodzone A of the site which shall comply with the requirements set forth with the Florida Division of Emergency Management. The site is heavily wooded and as part of the development process will be required to comply with the City's Tree Preservation requirements. The site does not have environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The project site is located within an urban area with surrounding commercial development. There are no adjacent agricultural areas and activities.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: With the project site being located within an area with existing development, the proposed development will utilize public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Any future improvements to the City's public facilities and services will be utilized by the project site.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The project site is located within an existing commercial area with existing public facilities and services. The proposed development will utilize existing public facilities and services and will not increase the time, money, and energy for providing and maintaining these facilities.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The site is located within an urban area and is not adjacent to any rural zoned properties.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The proposed application will not discourage infill development and is located within an existing developed area.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The project site is located within an existing commercial area and will allow for the development of multifamily housing which is in short supply within the City and allow for a diversity of uses.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The project site has two proposed ingress/egress points. Accessibility to linked or related land uses will not be diminished.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: Approximately 3 acres or 21% will be utilized for open space and recreational amenities.

In addition to the preceding urban sprawl indicators, Florida Statutes Section 163.3177 also establishes eight (8) “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application’s consistency with Section 163.3177 within the application materials and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The project site is located within existing commercial development where development will occur in developed areas as opposed to undeveloped areas. The proposed development directs the growth within the urban area. Development of the site will comply with the tree preservation requirements and floodplain requirements of the Florida Department of Environmental Protection.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: This application, as well as the companion rezoning application, will result in a higher density commercial development utilizing existing public infrastructure and existing services.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: This application and the companion rezoning application will allow for higher density commercial development, allowing for a more urban type of development in the downtown area. Sidewalks will be provided as part of the development and will increase the walkability of US 17.

Promotes conservation of water and energy.

Evaluation & Findings: The project site is located within an urban area with surrounding commercial development. Development in core urban areas reduces the pressure to develop in areas further outside of the urban areas.

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The project site is located within an urban area with surrounding development. There are no adjacent agricultural areas and activities. Development in core urban areas reduces the pressure to develop in agricultural areas.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: Recreational needs are being provided for the development through the development of a park and open space area.

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed site is located within close proximity to a variety of nonresidential uses. The proposed development will bring new businesses into this mixed-use, urban area, providing a balance of land uses to the area.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: N/A

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Goals, Objectives, and Policies (GOPs) support the proposed amendment to the Future Land Use Map of the City of Green Cove Springs Comprehensive Plan:

FUTURE LAND USE ELEMENT

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. New development and Redevelopment shall be directed to appropriate areas of the City.

Policy 1.1.1 (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

Policy 1.2.4. The City shall explore permitting new types of housing developments.

Policy 1.2.6. The City shall require new development to connect to the City's centralized potable water and sanitary sewer system.

Policy 1.2.9. The City shall promote the annexation of property located within its utility service boundaries.

TRANSPORTATION ELEMENT

Policy 2.3.1. The City shall rely on level of service (LOS) standards adopted in the Capital Improvements Element to ensure that acceptable traffic conditions are maintained.

Policy 2.5.3. The City shall review development applications to ensure that adequate capacity is available to serve the proposed project. The latest version of Trip Generation Manual published by the Institute of Transportation Engineers (ITE) shall be used to determine the number of trips that the proposed development will produce or attract.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND AQUIFER RECHARGE ELEMENT

Policy 4.2.1 All Future Development shall be required to connect to the City’s Sanitary Sewer Collection

Objective 4.6. Future Development shall be required to connect with central water systems and provide stormwater facilities which maximize the use of existing

PLANNED UNIT DEVELOPMENT

The applicant is proposing the development of 260 multifamily units in 3 and 4 story buildings with a maximum of 278 dwelling units. The units shall consist of studio, 1, 2 and 3 Bedroom units with the breakdown set forth in the PUD written description. The project will also include a pool and a community center and park area. The project will have two full vehicular access points on US 17 and an access point on CR 209. A sidewalk shall be provided along US 17 and CR 209. The project will be required to submit and receive approval for a Site Development Plan prior to approval.

The site is heavily wooded and as part of the site development, they will be required to evaluate and preserve trees in compliance with City Tree Preservation requirements set forth in Section 113-279. Due to the existing grade, which is showing a considerable amount of fall between the roadway and the eastern edge of the property there will be a considerable amount of grading that will take place on the property. In order to preserve trees, it is critical for the developer to hire an arborist and have them be included as part of the development to evaluate, preserve and protect the trees during the development process. A perimeter buffer shall be provided along the perimeter of the property.

In addition, any new development will comply with all stormwater requirements of the City and the Water Management District. The northeastern portion of the property is located within a high-risk flood zone and as a result, the applicant will be required to comply with floodplain management requirements set forth by the Florida Division of Emergency Management.

One of the major issues that has been discussed through the public notification process are concerns expressed by the representatives and tenants of Reynolds Park regarding the compatibility of a residential multifamily development with the adjacent Airpark. The representatives from Reynolds have provided proposed plans showing a potential extension of the existing runway which would be in close proximity to the proposed location of the multifamily buildings and have raised the possibility that concerns about safety and noise complaints from future residential tenants could negatively impact future plans for the Airpark. Currently, the closest current runway is approximately 2,500 lineal feet from the subject property.

An Airport Master Plan is a comprehensive plan of an airport which typically describes current and future plans for airport development designed to support existing and future aviation demand as set forth in Chapter 333 of the Florida Statutes. Airport Master Plans which include but are not limited to noise studies and land use protections regarding the development of obstructions within the Airport Hazard area required under the Florida Statute and Code of Federal Regulations (CFR part 77), are required for Public-Use Airports and are not required for private airports such as the Reynolds Airpark.

Construction is expected to commence in 2025 and is expected to be completed by 2028.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage/ Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Multifamily Residential	278	6.65	1,729	.92	131	.62	161

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9th Edition

Conclusion: The proposed development of 278 multifamily dwelling units would require a traffic study to be reviewed at the time of submittal of the site development plan. Currently, there is an average of 161 peak hour trips along the roadway which is lower than the maximum allowable capacity for the roadway. A traffic study has been submitted and is being reviewed by City staff. The draft traffic study is enclosed.

Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	43,725
Residual Capacity after Proposed Project	3,143,275

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 278 dwelling units x 2.65 persons per du x 150 gal per person

Sanitary Sewer Impacts – South Plant WWTP

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	330,000
Projected Potable Water Demand from Proposed Project ²	82,680
Residual Capacity after Proposed Project	-332,680

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 278 dwelling units x 2.65 persons per du x 120 gal per person

Conclusion: The project site is served by the South Plant Wastewater Treatment Plant (WWTP). As shown in the table above, when factoring in the current loading and the committed loading, this WWTP is over capacity to handle the estimated impacts resulting from the proposed application. The committed loading is related to the Rookery Development which will be completed in two years prior to the commencement of this project. At such time, the Rookery capacity will be served by a new wastewater treatment facility provided by the Clay County Utility Authority. Once the facility is built, the capacity temporarily reserved to the Rookery shall be available for this development. In addition, the remaining demand will be sent via force main to the Harbor Road plant, where the City has an excess capacity of approximately 700,000 gallons per day. As a result, there is adequate capacity.

Solid Waste Impacts

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	5,512 lbs. / 1,005 tons

Solid Waste Facility Capacity²

Minimum 3 Years Capacity

1. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (278 dwelling units x 2.65 persons per dwelling unit x 8 lbs. per day) x 365

Solid Waste Impacts

The City of Green Cove Springs’ solid waste is disposed of at the Rosemary Hill Solid Waste Management Facility operated by Clay County. Per the Clay County Comprehensive Plan, a minimum of three (3) years capacity shall be maintained at the County’s solid waste management facility. For commercial developments, the City does not provide Curbside Service; commercial locations must instead contract with an approved franchisee for containerized collection.

Conclusion: The proposed future land use amendment and rezoning are not expected to negatively impact the City’s adopted LOS or exceed the County solid waste management facility’s capacity.

Public School Facilities Impact

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Multifamily Units	278	0.0314	9	0.0095	3	0.0197	6
Net Generation	-	-	9	-	3	-	6

1. Source: School District of Clay County, Educational Facilities Plan, FY 2018/19-2022/23, based on multifamily

Conclusion: The School District of Clay County will make a school capacity determination at the time of Final Site Development Plan. An initial application has been reviewed by the School Board and It is not anticipated that the estimated number of students generated by the proposed PUD rezoning will exceed the adopted LOS standards see attached.

STAFF RECOMMENDATION

Staff recommends approval of the Future Land Use and conditional approval of the Rezoning.

RECOMMENDED MOTIONS:

Future Land Use

Motion to approve 2nd and final reading of ordinance O-12-2022, to amend the Future Land Use of the property described therein from Industrial (County) to Mixed Use located on US 17 and CR 209 (a portion of parcel #016499-007-00).

Rezoning

Motion to approve 2nd and final reading of Ordinance O-13-2022, to amend the Zoning of the property described therein from Light Industrial to Planned Unit Development subject to the following conditions:

1. The applicant shall be required to comply with tree preservation requirements set forth in Sec. 113-279. Due to the proposed amount of onsite development and potential grade changes, an ISA certified arborist or equivalent horticulture professional shall be hired to evaluate trees, ensure adequate root area is provided and grade changes are not altered within critical root area, prescribe treatments to preserve the trees and oversee tree protection during the construction process and ensure compliance set forth in City Code Sec. 113-248.
2. Traffic Study pursuant to the requirements set forth in the City's Traffic Impact Analysis Guidelines shall be approved concurrent with the approval of the site development plan.
3. Dumpster shall be screened with landscaping and concrete enclosure as required during the site plan submittal.
4. A disclosure notification shall be provided within the lease agreements for the multifamily units located on the property informing the tenants that the proposed development is located in close proximity to the runway for the Reynolds Airpark.



Zoning - Existing

- Parcels
- Municipal Boundary
- Preserve Property
- Road

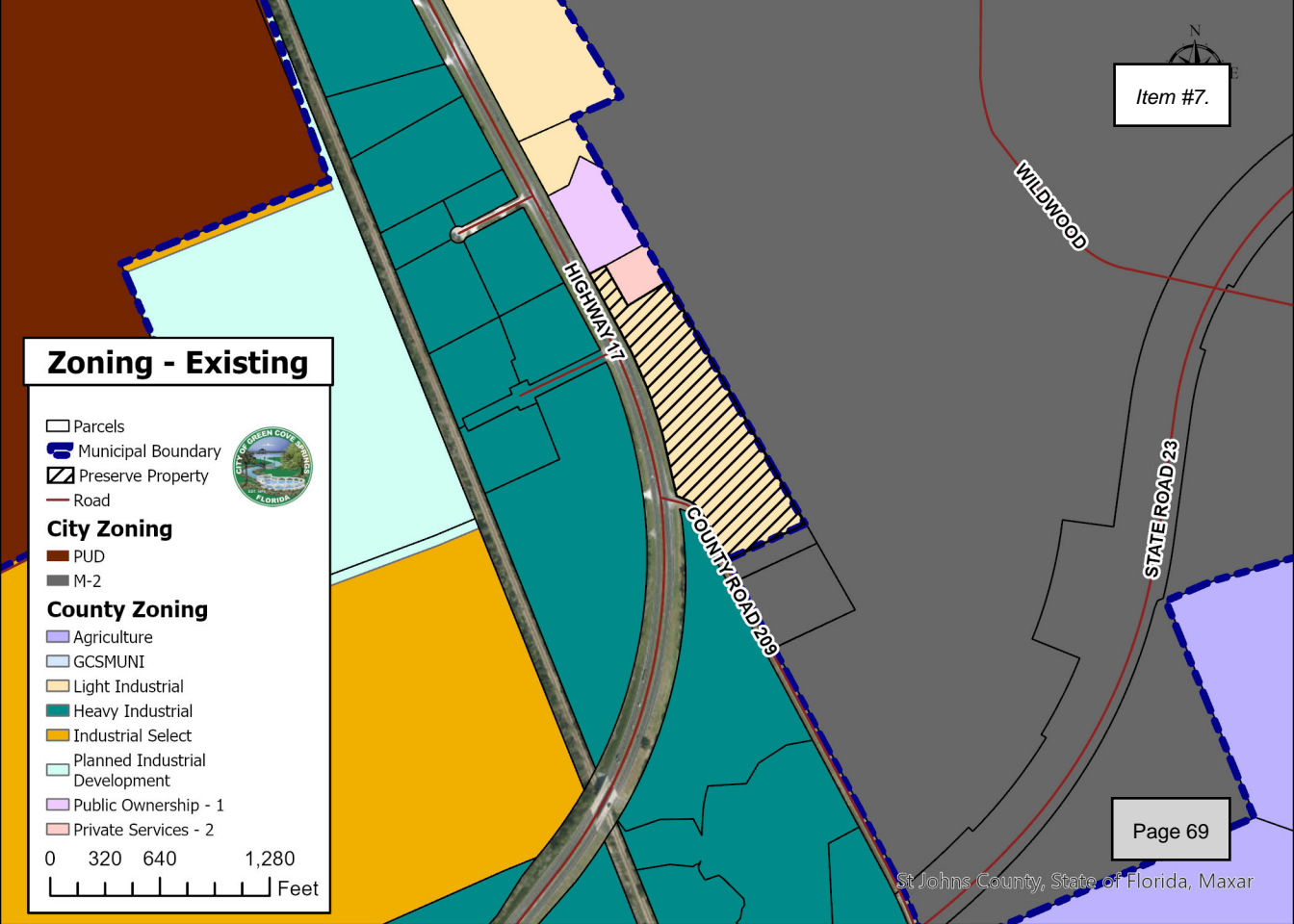
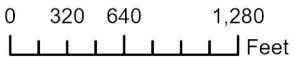


City Zoning

- PUD
- M-2

County Zoning

- Agriculture
- GCSMUNI
- Light Industrial
- Heavy Industrial
- Industrial Select
- Planned Industrial Development
- Public Ownership - 1
- Private Services - 2



STATE ROAD 23

WILDWOOD

HIGHWAY 17

COUNTY ROAD 209



Zoning - Proposed

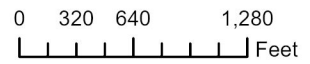
- Parcels
- Municipal Boundary
- Preserve Property
- Road

City Zoning

- PUD
- M-2

County Zoning

- Agriculture
- GCSMUNI
- Light Industrial
- Heavy Industrial
- Industrial Select
- Planned Industrial Development
- Public Ownership - 1
- Private Services - 2



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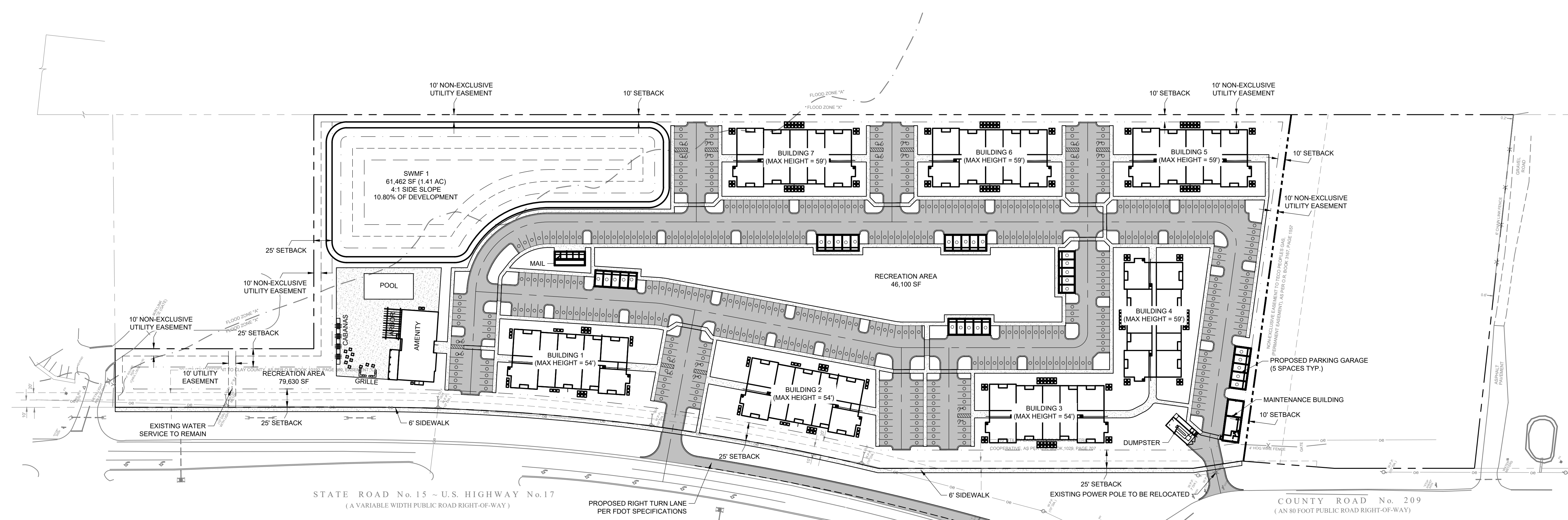
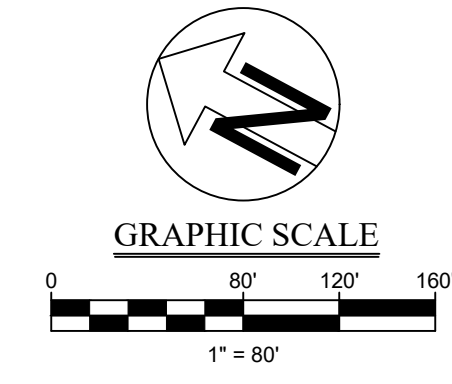
SITE DATA TABLE		
TOTAL SITE AREA	13.93 AC	606,730 SF
PROPOSED BUILDING		100,285 SF
PROPOSED IMPERVIOUS AREA		210,773 SF
PROPOSED POND AREA (NWL)		47,786 SF
PROPOSED RECREATION AREA		125,720 SF
TOTAL IMPERVIOUS		358,847 SF
TOTAL PERVIOUS		247,882 SF
TOTAL IMPERVIOUS %		59%
TOTAL PERVIOUS %		41%
% BUILDING COVERAGE		17%
TOTAL FLOOR AREA		354,174 SF
FLOOR AREA RATIO (FAR)		58.4%
PARCEL NUMBER(S)	38-06-26-016489-007-00	
911 ADDRESS	US HIGHWAY 17 AND CR 209 SOUTH	
FEMA PANEL NUMBER	12019C0283E	
FLOOD ZONE	ZONE X & A	

PARKING CALCULATIONS	
TOTAL MINIMUM REQUIRED	= 457 SPACES
TOTAL PROVIDED	= 487 SPACES

DENSITY	
MAXIMUM ALLOWED DENSITY	= 278 UNITS
	= 20 UNITS / ACRE
DENSITY AS DEPICTED	= 260 UNITS

HATCH LEGEND	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK	

CONCEPT SITE PLAN IS SUBJECT TO REVISIONS BASED ON FINAL SITE PLAN APPROVAL AND CONSTRUCTION PLAN APPROVAL



NO.	DATE	REVISIONS DESCRIPTION

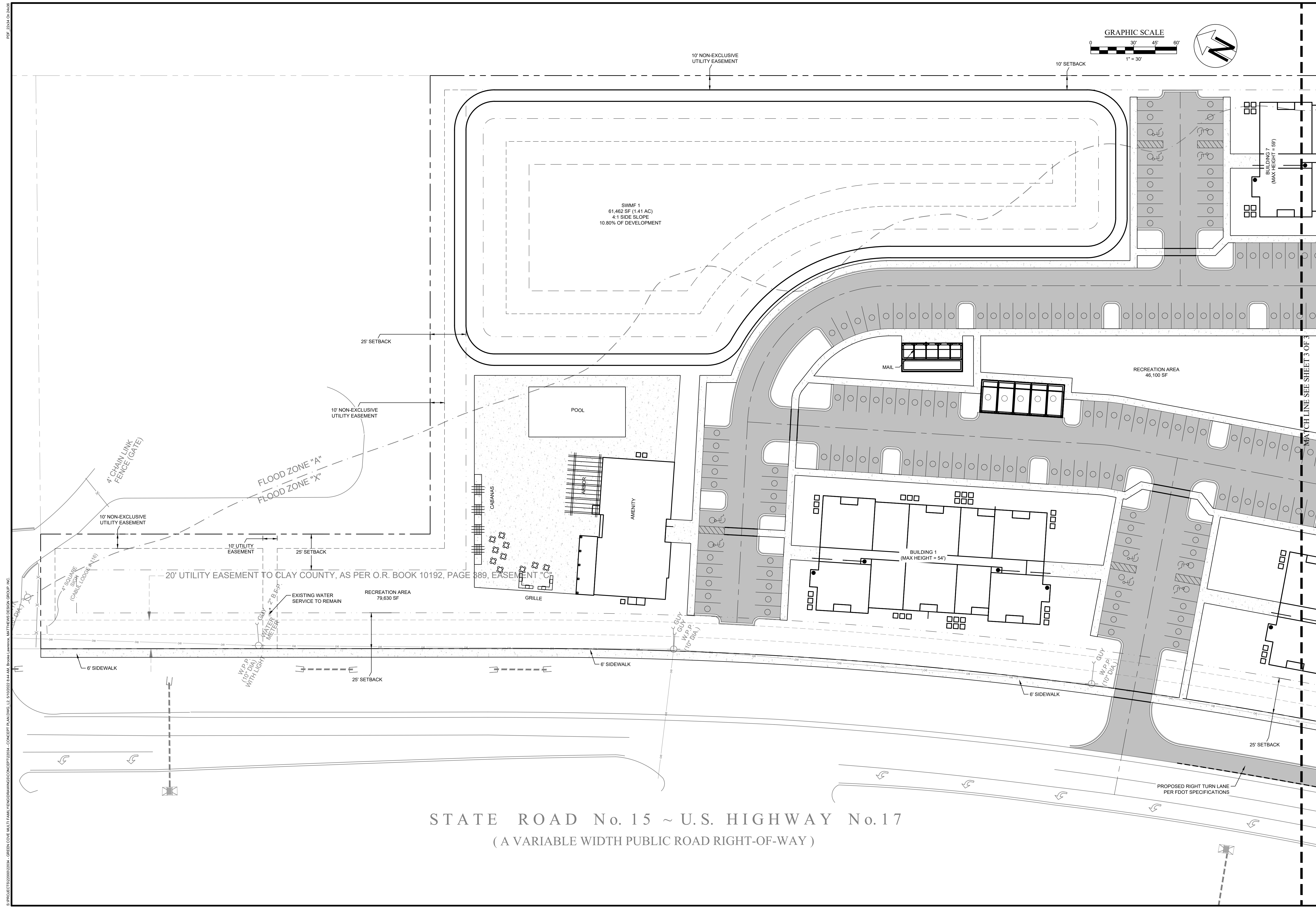
DESIGNED BY	DTS

DRAWN BY	DTS

DATE	04-12-2022

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

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



PROJECT NO. 2024-001
 GREEN COVE MULTI-FAMILY DESIGN GROUP, INC. 5100 W. WINDY HILL BLVD. SUITE 100, GREEN COVE, FL 32084
 PREPARED FOR: GREEN COVE MULTI-FAMILY DESIGN GROUP, INC. 5100 W. WINDY HILL BLVD. SUITE 100, GREEN COVE, FL 32084

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

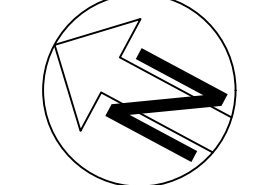
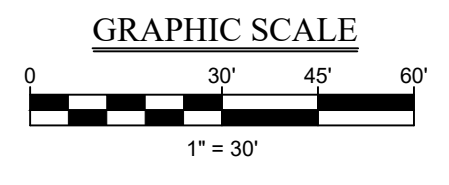
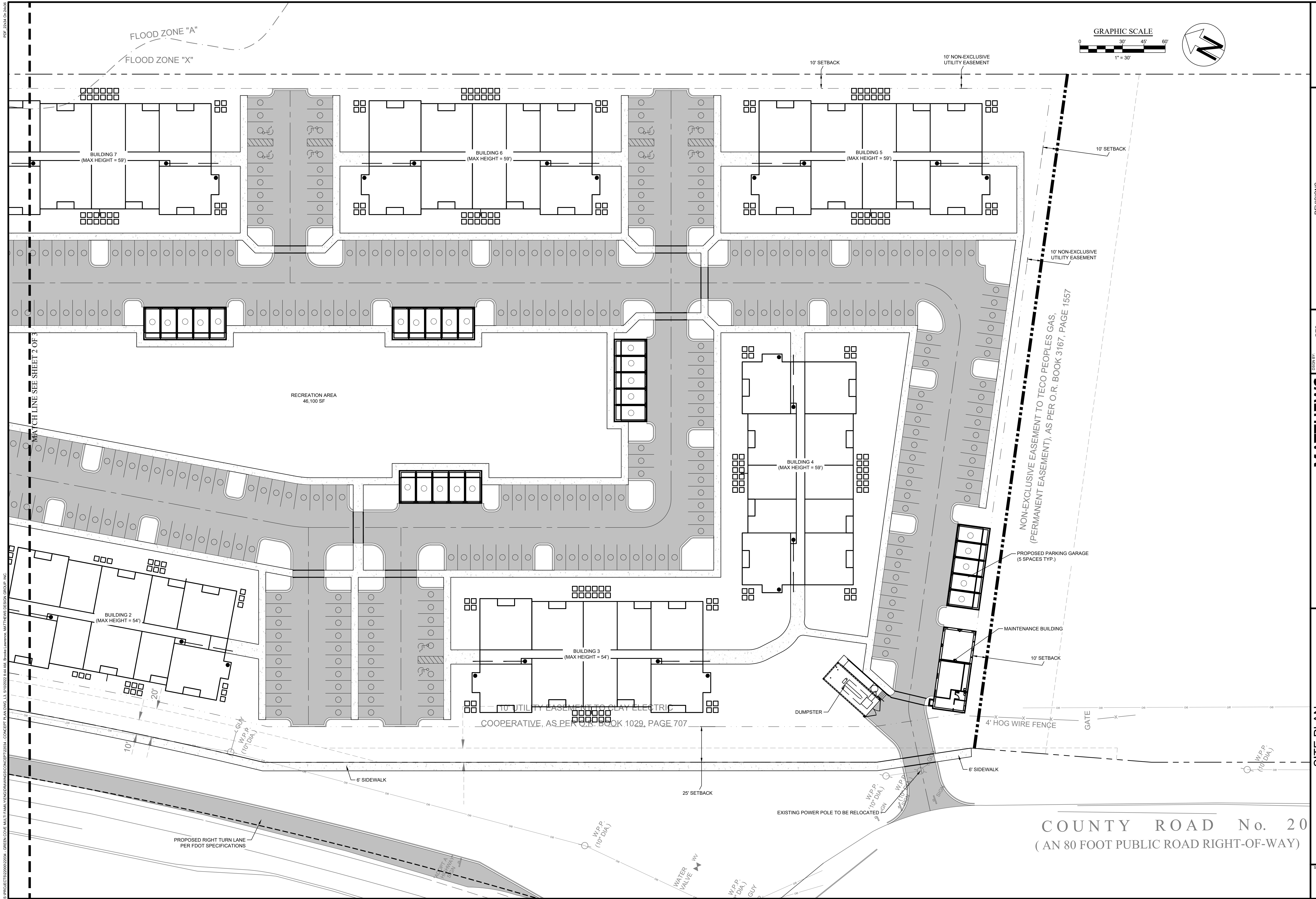
NO.	DATE	REVISIONS DESCRIPTION

DESIGNED BY	DTS	DATE	04-12-2022
CHECKED BY	AFR	DATE	04-12-2022
PROJECT NO.	22034		

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

SHEET NO. 2 OF 3



NO.	DATE	DESCRIPTION

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 ST. AUGUSTINE, FL 32084
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 INFO@MDGNC.COM

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

Preserve at Green Cove Springs Planned Unit Development

City of Green Cove Springs, Florida

March 8, 2022
Revised April 11, 2022

Team Roster**Owners:**

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

Applicant:

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

Transportation:

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

Legal:

Rogers Towers, P.A.
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

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

A. Development Summary

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

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

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

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

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

B. The Property

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

C. Residential Development

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

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

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

Studio/Efficiency Apartment: 700 square feet

One bedroom: 750 square feet

Two bedroom: 1,100 square feet

Three bedroom: 1,200 square feet

D. Non-residential Development

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

E. Site Development Criteria

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

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

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

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

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

G. Infrastructure

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

H. Buffering and Landscaping

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

I. Temporary Uses

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

J. Accessory Uses

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

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

K. Project Phasing

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

L. Ownership Agreement

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

Exhibit "A"**Legal Description of Property**

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

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

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

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

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

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

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

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

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

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

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

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

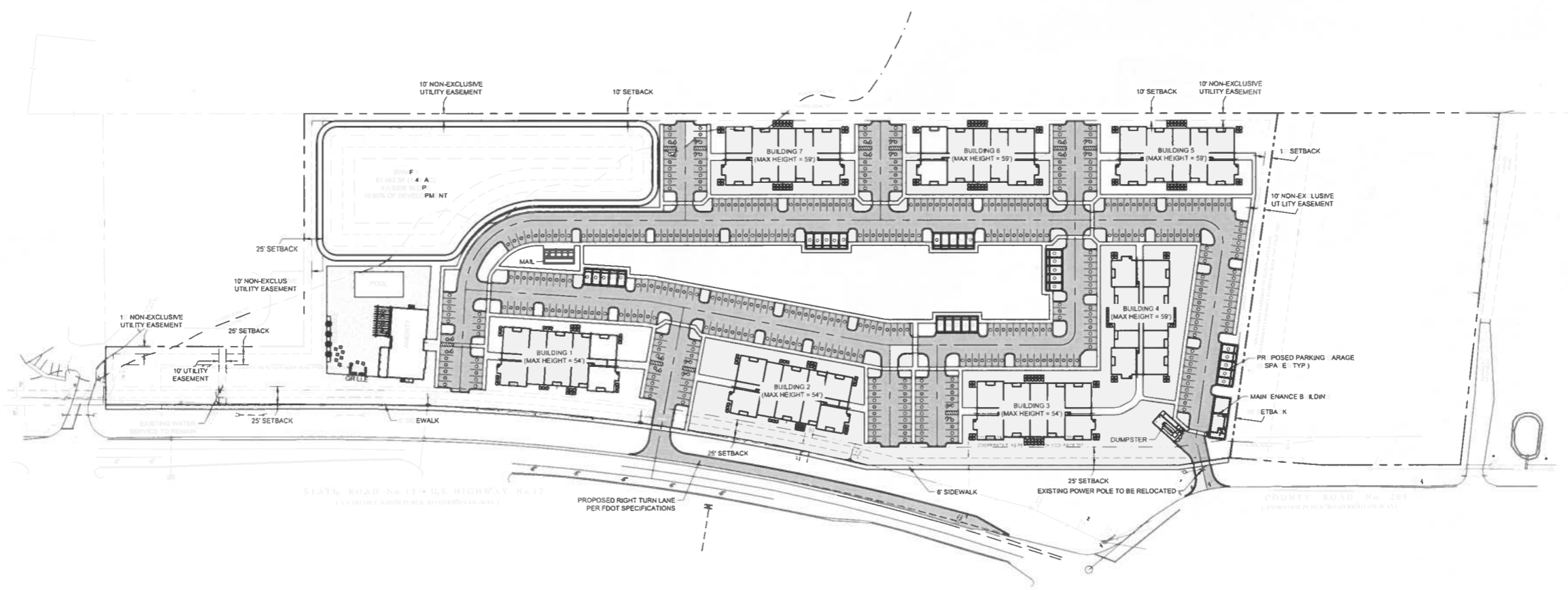
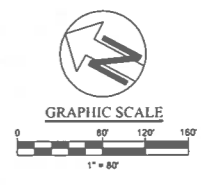
Exhibit "B"

Conceptual Development Plan

SITE DATA TABLE		
TOTAL SITE	13.92 AC	606,356 SF
DEVELOPMENT AREA	13.07 AC	569,315 SF
PROPOSED BUILDING		100,285 SF
PROPOSED IMPERVIOUS AREA		210,773 SF
PROPOSED POND AREA (NWL)		47,788 SF
TOTAL IMPERVIOUS		358,847 SF
TOTAL PERVIOUS		210,469 SF
TOTAL IMPERVIOUS %		53%
TOTAL PERVIOUS %		37%
% BUILDING COVERAGE		18%
TOTAL FLOOR AREA		354,174 SF
FLOOR AREA RATIO (FAR)		62.2%
PARCEL NUMBER(S)	38-06-26-016499-007-00	
911 ADDRESS	US HIGHWAY 17 AND CR 209 SOUTH	
FEMA PANEL NUMBER	12019C0283E	
FLOOD ZONE	ZONE X & A	

PARKING CALCULATIONS		
USE MULTI FAMILY	175 SPACE PER	1 UNIT
UNITS	290 UNITS	457 SPACES
TOTAL REQUIRED	457 SPACES	
TOTAL PROVIDED	467 SPACES	

HATCH LEGEND	
ASPHALT PAVEMENT	[Hatch Pattern]
CONCRETE SIDEWALK	[Hatch Pattern]



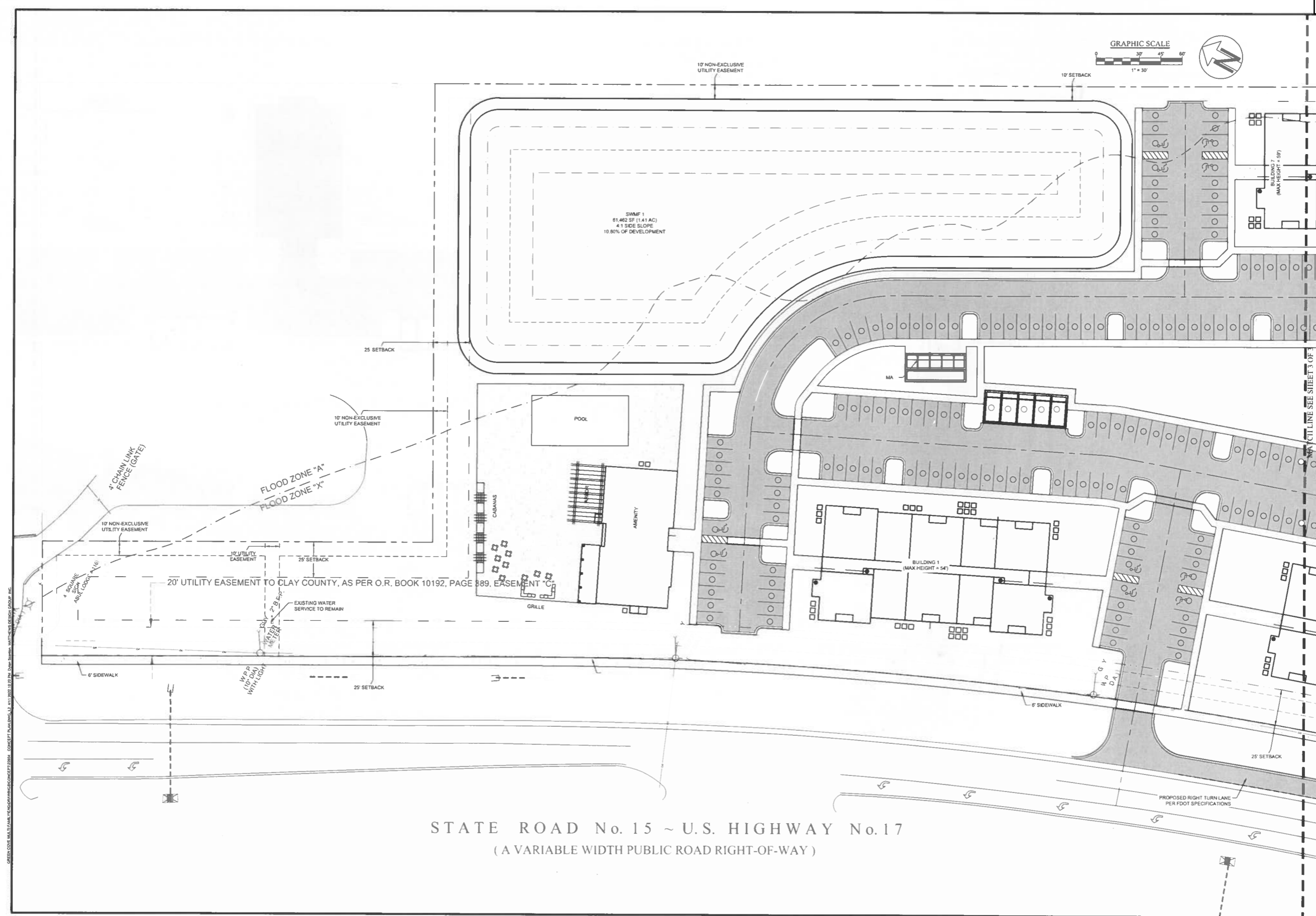
NO.	DATE	DESCRIPTION

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

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

PROJECT: 230920234 - GREEN COVE MULTI FAMILY DESIGN/CONCEPT PLANNING, L1 - 04/11/2023 10:22 PM Drawn by: [redacted] MATTHEWS DESIGN GROUP, INC.

GRAPHIC SCALE
0 30 45 60
1" = 30'



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

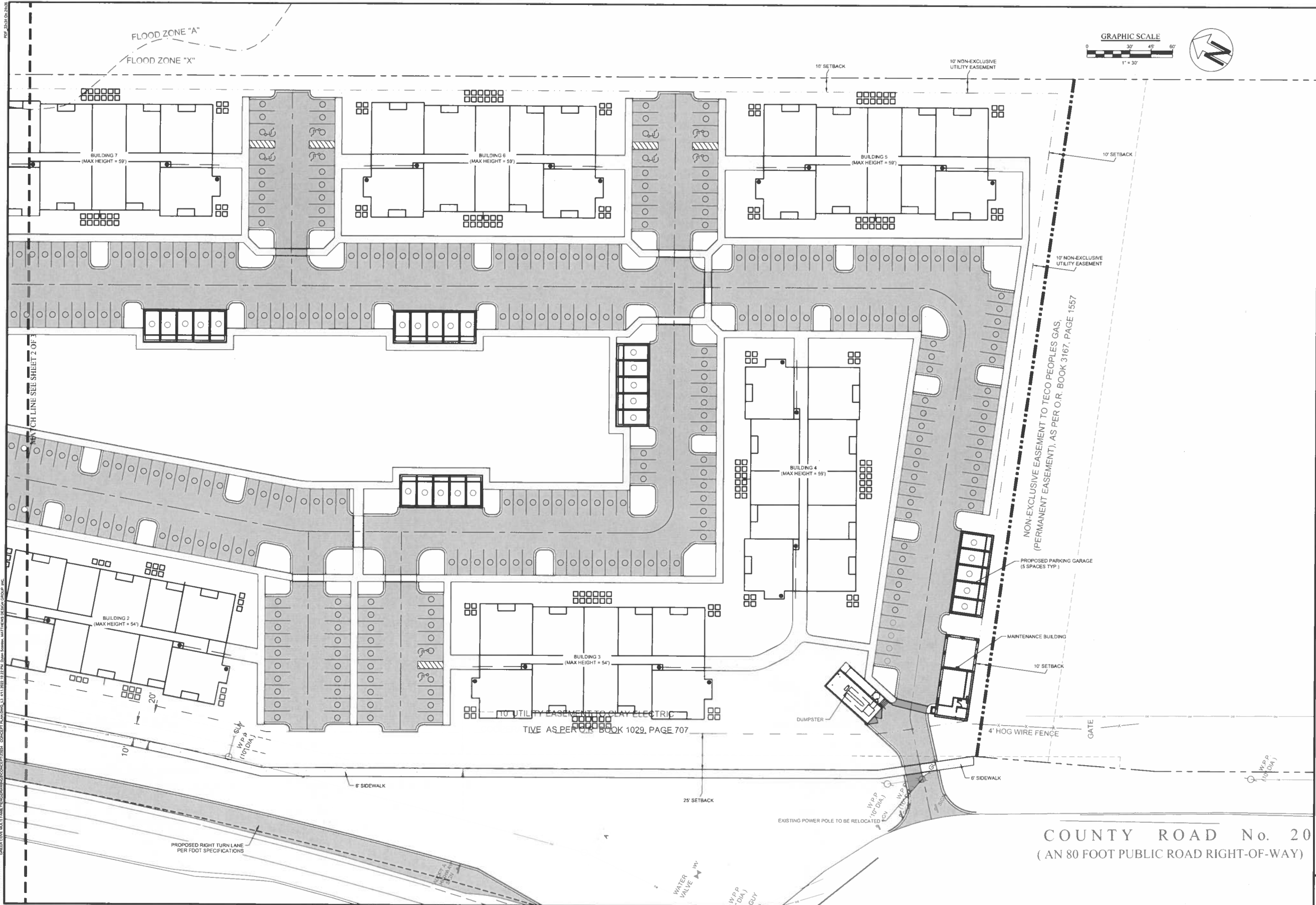
NO.	DATE	DESCRIPTION

DESIGNED BY	DTS	DATE
CHECKED BY	DATE	

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

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

SHEET No. **2**
OF 3



NO.	DATE	DESCRIPTION

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

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

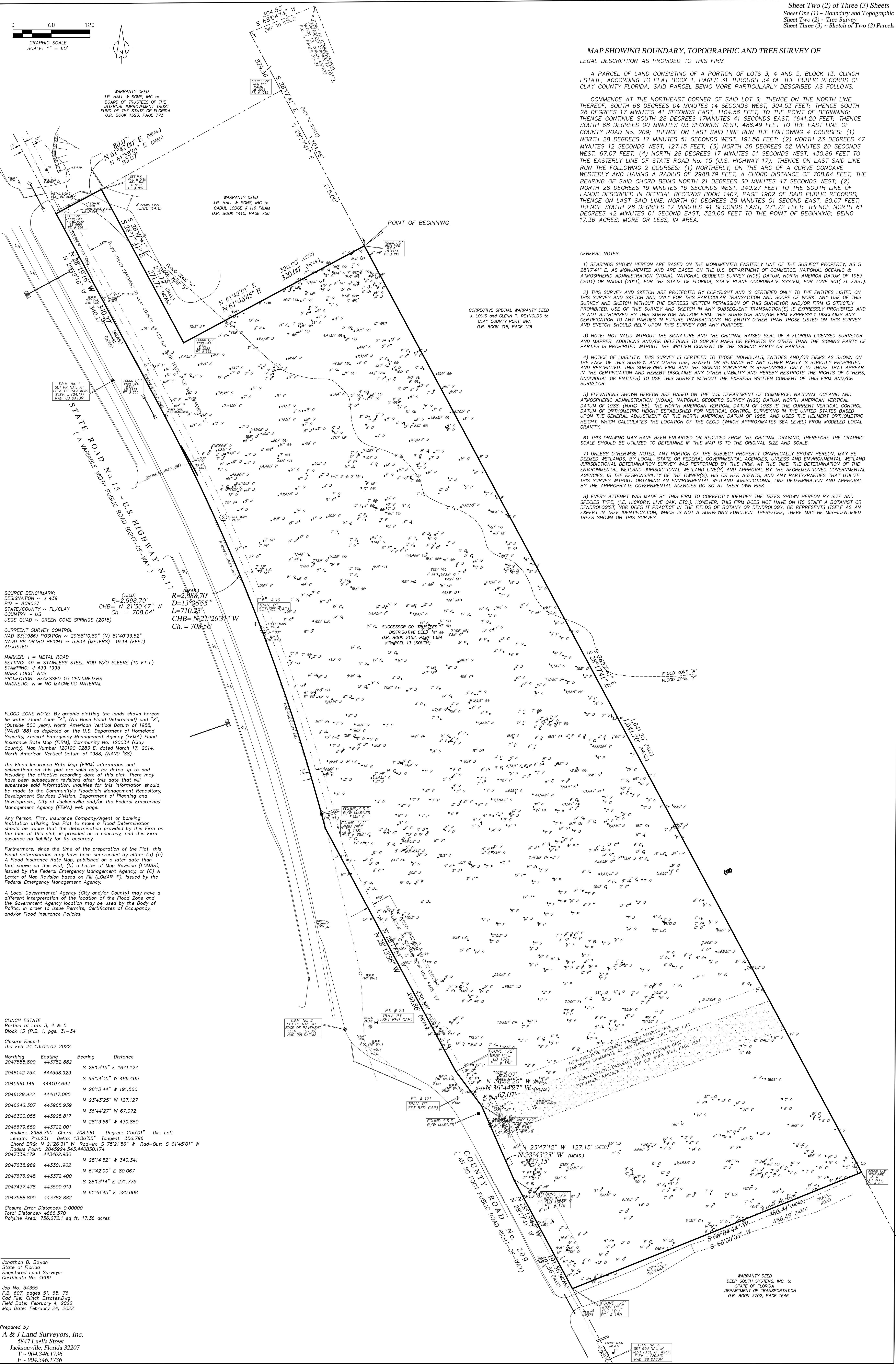
MAP SHOWING BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF
 LEGAL DESCRIPTION AS PROVIDED TO THIS FIRM

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

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE ON THE NORTH LINE THEREOF SOUTH 68 DEGREES 04 MINUTES 14 SECONDS WEST, 304.53 FEET; THENCE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST, 1104.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST, 1641.20 FEET; THENCE SOUTH 68 DEGREES 00 MINUTES 03 SECONDS WEST, 486.49 FEET TO THE EAST LINE OF COUNTY ROAD No. 209; THENCE ON LAST SAID LINE RUN THE FOLLOWING 4 COURSES: (1) NORTH 28 DEGREES 17 MINUTES 51 SECONDS WEST, 191.56 FEET; (2) NORTH 23 DEGREES 47 MINUTES 12 SECONDS WEST, 127.15 FEET; (3) NORTH 36 DEGREES 52 MINUTES 20 SECONDS WEST, 67.07 FEET; (4) NORTH 28 DEGREES 17 MINUTES 51 SECONDS WEST, 430.86 FEET TO THE EASTERLY LINE OF STATE ROAD No. 15 (U.S. HIGHWAY 17); THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: (1) NORTHERLY, ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2988.79 FEET, A CHORD DISTANCE OF 708.64 FEET, THE BEARING OF SAID CHORD BEING NORTH 21 DEGREES 30 MINUTES 47 SECONDS WEST; (2) NORTH 28 DEGREES 19 MINUTES 16 SECONDS WEST, 340.27 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1407, PAGE 1902 OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE, NORTH 61 DEGREES 38 MINUTES 01 SECOND EAST, 80.07 FEET; THENCE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST, 271.72 FEET; THENCE NORTH 61 DEGREES 42 MINUTES 01 SECOND EAST, 320.00 FEET TO THE POINT OF BEGINNING; BEING 17.36 ACRES, MORE OR LESS, IN AREA.

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED EASTERLY LINE OF THE SUBJECT PROPERTY, AS S 28°17'41" E, AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901 (FL EAST).
- 2) THIS SURVEY AND SKETCH ARE PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SURVEY AND SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SURVEY AND SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SURVEY AND SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SURVEY AND SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
- 3) NOTE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PAID SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 4) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.
- 5) ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD '88). THE NORTH AMERICAN VERTICAL DATUM OF 1988 IS THE CURRENT VERTICAL CONTROL DATUM OF ORTHOMETRIC HEIGHT ESTABLISHED FOR VERTICAL CONTROL SURVEYING IN THE UNITED STATES BASED UPON THE GENERAL ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1988, AND USES THE HELMERT ORTHOMETRIC HEIGHT, WHICH CALCULATES THE LOCATION OF THE GEOID (WHICH APPROXIMATES SEA LEVEL), FROM MODELED LOCAL GRAVITY.
- 6) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.
- 7) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AN ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME, THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFORESAID GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.
- 8) EVERY ATTEMPT WAS MADE BY THIS FIRM TO CORRECTLY IDENTIFY THE TREES SHOWN HEREON BY SIZE AND SPECIES TYPE, (I.E. HICKORY, LIVE OAK, ETC.). HOWEVER, THIS FIRM DOES NOT HAVE ON ITS STAFF A BOTANIST OR DENDROLOGIST, NOR DOES IT PRACTICE IN THE FIELDS OF BOTANY OR DENDROLOGY, OR REPRESENTS ITSELF AS AN EXPERT IN TREE IDENTIFICATION, WHICH IS NOT A SURVEYING FUNCTION. THEREFORE, THERE MAY BE MIS-IDENTIFIED TREES SHOWN ON THIS SURVEY.



WARRANTY DEED
 J.P. HALL & SONS, INC. to
 BOARD OF TRUSTEES OF THE
 INTERNAL IMPROVEMENT TRUST
 FUND OF THE STATE OF FLORIDA
 O.R. BOOK 1523, PAGE 773

WARRANTY DEED
 J.P. HALL & SONS, INC. to
 CAROL LOOSE # 116 FARM
 O.R. BOOK 1410, PAGE 756

CORRECTIVE SPECIAL WARRANTY DEED
 J. LOUIS and GLENN P. REYNOLDS to
 CLAY COUNTY PORT, INC.
 O.R. BOOK 718, PAGE 128

SOURCE BENCHMARK:
 DESIGNATION ~ J 439
 PID ~ AC9027
 STATE/COUNTY ~ FL/CLAY
 COUNTRY ~ US
 USGS QUAD ~ GREEN COVE SPRINGS (2018)

CURRENT SURVEY CONTROL
 NAD 83(1986) POSITION ~ 29°58'10.89" (N) 81°40'33.52"
 NAVD 88 ORTHO HEIGHT ~ 5.834 (METERS) 19.14 (FEET)
 ADJUSTED

MARKER: 1 = METAL ROAD
 SETTING: 49 = STAINLESS STEEL ROD W/O SLEEVE (10 FT.+) STAMPING: J 439 1995
 MARK LOGO ~ NGS
 PROJECTION: RECESSED 15 CENTIMETERS
 MAGNETIC: N = NO MAGNETIC MATERIAL

FLOOD ZONE NOTE: By graphic plotting the lands shown hereon lie within Flood Zone "A", (No Base Flood Determined) and "X", (Outside 500 year, North American Vertical Datum of 1988, (NAVD '88) as depicted on the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community No. 120034 (Clay County), Map Number 12019C 0283 E, dated March 17, 2014, North American Vertical Datum of 1988, (NAVD '88).

The Flood Insurance Rate Map (FIRM) information and delineations on this plot are valid only for dates up to and including the effective recording date of this plot. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this information should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville and/or the Federal Emergency Management Agency (FEMA) web page.

Any Person, Firm, Insurance Company/Agent or banking institution utilizing this Plot to make a Flood Determination should be aware that the determination provided by this Firm on the face of this plot, is provided as a courtesy, and this Firm assumes no liability for its accuracy.

Furthermore, since the time of the preparation of the Plot, this Flood determination may have been superseded by either (a) (a) A Flood Insurance Rate Map, published on a later date than that shown on this Plot, (b) a Letter of Map Revision (LOMAR), issued by the Federal Emergency Management Agency, or (c) A Letter of Map Revision based on Fill (LOMAR-F), issued by the Federal Emergency Management Agency.

A Local Governmental Agency (City and/or County) may have a different interpretation of the location of the Flood Zone and the Government Agency location may be used by the Body of Politic, in order to issue Permits, Certificates of Occupancy, and/or Flood Insurance Policies.

CLINCH ESTATE
 Portion of Lots 3, 4 & 5
 Block 13 (P.B. 1, pgs. 31-34)

Closure Report
 Thu Feb 24 13:04:02 2022

Northing	Easting	Bearing	Distance
2047588.800	443782.882	S 28°13'15" E	1641.124
2046142.754	444558.923	S 68°04'35" W	486.405
2045961.146	444107.692	N 28°13'44" W	191.560
2046129.922	444017.085	N 23°43'25" W	127.127
2046246.307	443965.939	N 36°44'27" W	67.072
2046300.055	443925.817	N 28°13'56" W	430.860
2046679.659	443722.001	Radius: 2988.790 Chord: 708.561 Degree: 1°55'01" Dir: Left Length: 710.231 Delta: 13°36'55" Tangent: 356.796 Chord BRC: N 21°26'31" W Rad-In: S 75°21'56" W Rad-Out: S 61°45'01" W Radius Point: 2045924.543, 440630.174	
2047339.179	443462.980	N 28°14'52" W	340.341
2047638.989	443301.902	N 61°42'00" E	80.067
2047676.948	443372.400	S 28°13'14" E	271.775
2047437.478	443500.913	N 61°46'45" E	320.008
2047588.800	443782.882		

Closure Error Distance > 0.00000
 Total Distance > 4666.570
 Polyline Area: 756,272.1 sq ft, 17.36 acres

Jonathon B. Bowman
 State of Florida
 Registered Land Surveyor
 Certificate No. 4600

Job No. 54355
 F.B. 607, pages 51, 65, 76
 Cad File: Clinch Estates.Dwg
 Field Date: February 4, 2022
 Map Date: February 24, 2022

Prepared by
 A & J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T ~ 904.346.1736
 F ~ 904.346.1736

WARRANTY DEED
 DEEP SOUTH SYSTEMS, INC. to
 STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 O.R. BOOK 3702, PAGE 1646

Vision for Green Cove Springs Apartments

Clubhouse Exterior Rendering (example)

Confidential – for City of Green Cove Springs
approved personnel only

Item #7.



Vision for Green Cove Springs Apartments

Apartment Dwelling Exterior Rendering (example)

Confidential – for City of Green Cove Springs
approved personnel only

Item #7.



Development Team Recent Projects

Preserve at Ridgeville (N. Charleston SC) 240-units

Confidential – for City of Green Cove Springs
approved personnel only

Item #7.



Preserve at Ridgeville (N. Charleston SC) Clubhouse Exterior Elevation

Confidential – for City of Green Cove Springs
approved personnel only

Item #7.



2 LEFT SIDE ELEVATION



1 REAR ELEVATION

Preserve at Ridgeville (N. Charleston SC) Clubhouse Interior Concepts

Confidential – for City of Green Cove Springs
approved personnel only

Item #7.



Preserve at Ridgeville (N. Charleston SC) Clubhouse Interior Concepts

Confidential – for City of Green Cove Springs
approved personnel only

Item #7.



wood beam stain



lvf flooring



wainscot paint

accent paints

fabric sample

Preserve at Ridgeville (N. Charleston SC) 240-units Dwelling Building Elevation

Confidential – for City of Green Cove Springs
approved personnel only

Item #7.



PIEDMONT
—Private Equity



BUILDING MIX 3.1
EXTERIOR ELEVATION - B

1/8" = 1'-0"

- SW 7015 Repose Gray
- SW 6242 Bracing Blue
- Shingles Weathered Wood
- SW 7048 Urbane Bronze Fascia
- SW 7005 Pure White Trims/ B&B/ Panels

Development Team Recent Projects

Preserve at Ridgeville (N. Charleston SC) 240-units

Confidential – for City of Green Cove Springs
approved personnel only

Item #7.



Development Team Recent Projects

Preserve at Ridgeville (N. Charleston SC) 240-units

Confidential – for City of Green Cove Springs
approved personnel only

Item #7.



Development Team Recent Projects

Confidential – for City of Green Cove Springs
approved personnel only

Item #7.

Preserve at Flagler Beach (Flagler Beach FL) 240-units

Construction Starts
June 1st 2022



				
Lap Siding- Aquarium SW 6767	Lap Siding- Pure White SW 7005	Shingles- Owens Corning Driftwood	Plygem Shutters- Dark Navy	Fascia/ Drip Panel/ Metal Roof- Brown

Development Team Recent Projects

Confidential – for City of Green Cove Springs
approved personnel only

Item #7.

Preserve at Flagler Beach (Flagler Beach FL) 240-units

Construction Starts
June 1st 2022



				
Lap Siding- Aquarium SW 6767	Lap Siding- Pure White SW 7005	Shingles- Owens Corning Driftwood	Plygem Shutters- Dark Navy	Fascia/ Drip Panel/ Metal Roof- Brown



architecture



FOR OFFICE USE ONLY		Item #7.
P Z File #	_____	
Application Fee:	_____	
Filing Date:	_____ Acceptance Date: _____	
Review Date: SRDT _____ P & Z _____ CC _____		

PUD Rezoning Application

A. PROJECT

- Project Name: Preserve at Green Cove Springs
- Address of Subject Property: N/A
- Parcel ID Number(s): 38-06-26-016499-007-00 (Portion)
- Existing Use of Property: unimproved land
- Future Land Use Map Designation : Industrial (County)
- Existing Zoning Designation: Light Industrial (County)
- Proposed Zoning Designation: Planned Use Development (PUD)
- Acreage: 13.92

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Ellen-Avery Smith Title: Partner
 Company (if applicable): Rogers Towers, P.A.
 Mailing address: 100 Whetstone Place, Suite 200
 City: St. Augustine State: FL ZIP: 32086
 Telephone: 904-824-0879 FAX: () e-mail: eaverysmith@rtlaw.com

- If the applicant is agent for the property owner* Virginia S. Hall Revocable Trust, J.P. Hall Jr Second Amended and Restated Revocable Trust,, CHS LLC, Lyman G. Hall
 Name of Owner (titleholder): _____
 Mailing address: 2321 Egremont Drive
 City: Orange Park State: FL ZIP: 32073
 Telephone: 904-860-8739 FAX: () e-mail: viriniashall@msn.com

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

- Is there any additional contact for sale of, or options to purchase, the subject property?

Yes No If yes, list names of all parties involved:

If yes, is the contract/option contingent or absolute?

Contingent

Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Clay County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Site Plan
8. Written Description
9. Binding Letter
10. Fee.

- a. \$2,000 plus \$20 per acre
- b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Ellen Avery Smith
Signature of Applicant

Signature of Co-applicant

Ellen Avery Smith
Typed or printed name and title of applicant

Typed or printed name of co-applicant

March 7, 2022
Date

Date

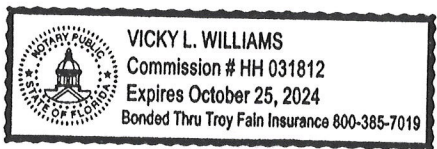
State of Florida County of St. Johns

The foregoing application is acknowledged before me this 7th day of MARCH, 2022, by Ellen

Avery-Smith, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Vicky L. Williams
Signature of Notary Public, State of _____



Application #: _____



School Concurrency Reservation Certificate (SCRC) APPLICATION FORM

Project Name Preserve at Green Cove Springs
Property Address South US Hwy 17
Acres 13.92 **Section** 38 **Township** 6 **Range** 26
Parcel Number(s) 38-06-26-016499--007-00 (Portion)

Future Land Use **Current** Industrial (County) **Proposed** Mixed-Use (City)
Zoning **Current** Light Industrial (County) **Proposed** Planned Unit Development (City)

PROJECT DESCRIPTION (INCLUDE ALL DEVELOPMENT, EXISTING & PROPOSED, ON THE PROPERTY)

E = Existing P = Proposed	Use/Description	Dwelling Units	Complete for EXISTING development only.		
			To Be Removed (Y or N)	CO Date	Active (Y or N)
E	Timber/Vacant				
P	Multi-Family	278			

(IF NECESSARY, CONTINUE ON A SEPARATE SHEET OF PAPER)

APPLICANT INFORMATION (ATTACH OWNER'S AUTHORIZATION FORM, IF THE APPLICANT IS NOT THE PROPERTY OWNER)

OWNER				AGENT/AUTHORIZED REPRESENTATIVE			
Virginia S. Hall Revocable Trust; Virginia S. Hall as Trustee of J.P.Hall Jr Second Amended and Restated Revocable Trust; CHS LLC; Lyman G. Hall				Ellen Avery-Smith, Esq.			
First Name		Last Name		First Name		Last Name	
Company Name				Company Name			
2321 Egremont Drive				100 Whetstone Place, Suite 200			
Mailing Address				Mailing Address			
Orange Park		Florida 32073		St. Augustine		Florida 32086	
City		State Zip		City		State Zip	
904-860-8379		()		(904) 825-1615		(904)396-0663	
Phone		Fax		Phone		Fax	

Email Address: viriniashall@msn.com

eaverysmith@rtlaw.com

IMPACT MITIGATION (DESCRIPTION OF PAST OR PROPOSED PUBLIC SCHOOL FACILITY DEDICATION, CONSTRUCTION OR FUNDING TO MITIGATE IMPACTS OF DEVELOPMENT PROPOSAL)

The Owner, its successors and assigns, will pay applicable school impact fees or proportionate share mitigation, if due pursuant

to Section 163.3180, Florida Statutes.

ATTACHMENTS

THE FOLLOWING ATTACHMENTS MUST BE SUBMITTED WITH THE APPLICATION:

1. Proof of ownership (copy of deed or purchase agreement).
2. Legal description.
3. Vicinity (location) map.
4. General site plan including property boundaries and proposed development including use and intensity.
5. Phasing schedule for all proposed construction.
6. Owner's authorization form, if applicable.

FOR DEPARTMENT USE ONLY

Application Submittal: Date _____

Receipt # _____ Amount \$ _____

Reviewed By _____ Date _____

Application Determination COMPLETE Date Forwarded to School District _____

INCOMPLETE No further review will be made until the deficiencies indicated below are remedied. If the deficiencies are not remedied within 30 days, the application will be deemed withdrawn.

Description of Deficiencies: _____

RESUBMITTAL: Date _____

Reviewed By _____ Date _____

Application Determination COMPLETE Date Forwarded to School District _____

INCOMPLETE No further review will be made until the deficiencies indicated below are remedied. If the deficiencies are not remedied within 30 days, the application will be deemed withdrawn.

Description of Deficiencies: _____

FOR SCHOOL DISTRICT STAFF USE ONLY

**CONCURRENCY
DETERMINATION**

- APPROVED, see School Concurrency Reservation Letter**
- DENIED, see School Concurrency Denial Letter**

****ALL CAPACITY DETERMINATION/MITIGATION CALCULATIONS MUST BE ATTACHED TO THIS APPLICATION****

****The SCRC issued pursuant to this application is based on the information provided in the application package. A final development order will not be issued if the development for which a final development order is sought is not consistent with the description of development (including plans) on which the SCRC was issued.



SCHOOL BOARD CONCURRENCY RESERVATION LETTER (SCRL)

Project Name: Preserve at Green Cove Springs
Property Address: US 17 and CR 209
Owner/Developer: Hall Trust, 2321 Egremont Dr., Orange Park, FL 32073
City of Green Cove Springs CRC number: SCRC (PZ File) CC-22-001

Dwelling Type	Dwelling units	Impact Fee	Impact Fee extended	Student Generation Rate: Ed Fac Plan 2021-2022			
Single Family	N/A	\$7,034		0.2122	0.0644	0.1333	
Multi Family	260	\$3,236	\$841,360	0.0314	0.0095	0.0197	

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) ANALYSIS

School	School Capacity (FISH)	LOS Capacity (110%)	Students Enrolled (Mar '22)	Reserved plus contiguous service area	Available Capacity	Project's Impact	Seats to Mitigate	Bus required
CE Bennett El	830	913	608	33	272	9	0	Y
Green Cove JH	930	1023	791	182	50	3	0	Y
Clay High	1944	2138	1603	437	98	6	0	Y

CONTIGUOUS IMPACTED SCHOOL CONCURRENCY SERVICE AREA (CISCSA)

School	School Capacity (FISH)	LOS Capacity (110%)	Students Enrolled (Mar '22)	Reserved plus contiguous service area	Available Capacity	Project's Impact	Seats to Mitigate	Bus required

School Capacity is based on capacity of one or more Contiguous Concurrency Service Areas. Capacity figures from the table above will be reflected in subsequent updates to each school Development Review Table.

Seat Reservations are perishable: reservation term will end three years from issue of this document. If no construction has commenced a new CCDS Concurrency Reservation request must be completed and approved.

Lance Addison
 Coordinator; Planning and Intergovernmental Relations
 Clay County District Schools
 Ph: (904) 336-6852 e-mail: lance.addison@myoneclay.net

ORDINANCE NO. O-13-2022

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±13.92 ACRES OF PROPERTY LOCATED ON US 17 AND CR 209, IDENTIFIED AS TAX ID NUMBER 016499-007-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM LIGHT INDUSTRIAL (COUNTY DESIGNATION), TO PUD, PLANNED UNIT DEVELOPMENT, KNOWN AS PRESERVE AT GREEN COVE SPRINGS; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City has received a request to amend the Future Land Use Map for the subject parcel from Industrial (County) to Mixed Use; and

WHEREAS, if the City approved the Future Land Use Map amendment for the subject property it will be designated as Mixed Use on the Future Land Use Map of the City, and

WHEREAS, the City has received a request to rezone the subject parcel from Light Industrial (County) Corridor Commercial to Planned Unit Development (PUD); 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 April 26, 2022 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 17, 2022 and June 7, 2022 and 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 Light Industrial (County) to Planned Unit Development (PUD).

Tax Parcel ID# 38-06-26-016499-007-00, in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 2. 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 3. Repealing Clause. All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 4. 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 5. 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 17TH DAY OF MAY 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

Matthew Johnson, 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 7TH DAY OF JUNE 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

Matthew Johnson, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney

EXHIBIT "A"

Legal Description

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

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

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

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

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

COURSE No. 3: RUN THENCE, NORTH 28°13'56" WEST, A DISTANCE OF 430.86 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "STATE ROAD No. 15~U.S. HIGHWAY No. 17", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED; PRESENTLY); RUN THENCE, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "STATE ROAD No. 15~U.S. HIGHWAY No. 17", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

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

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

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

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

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

Zoning - Proposed

- Parcels
- Municipal Boundary
- Preserve Property
- Road

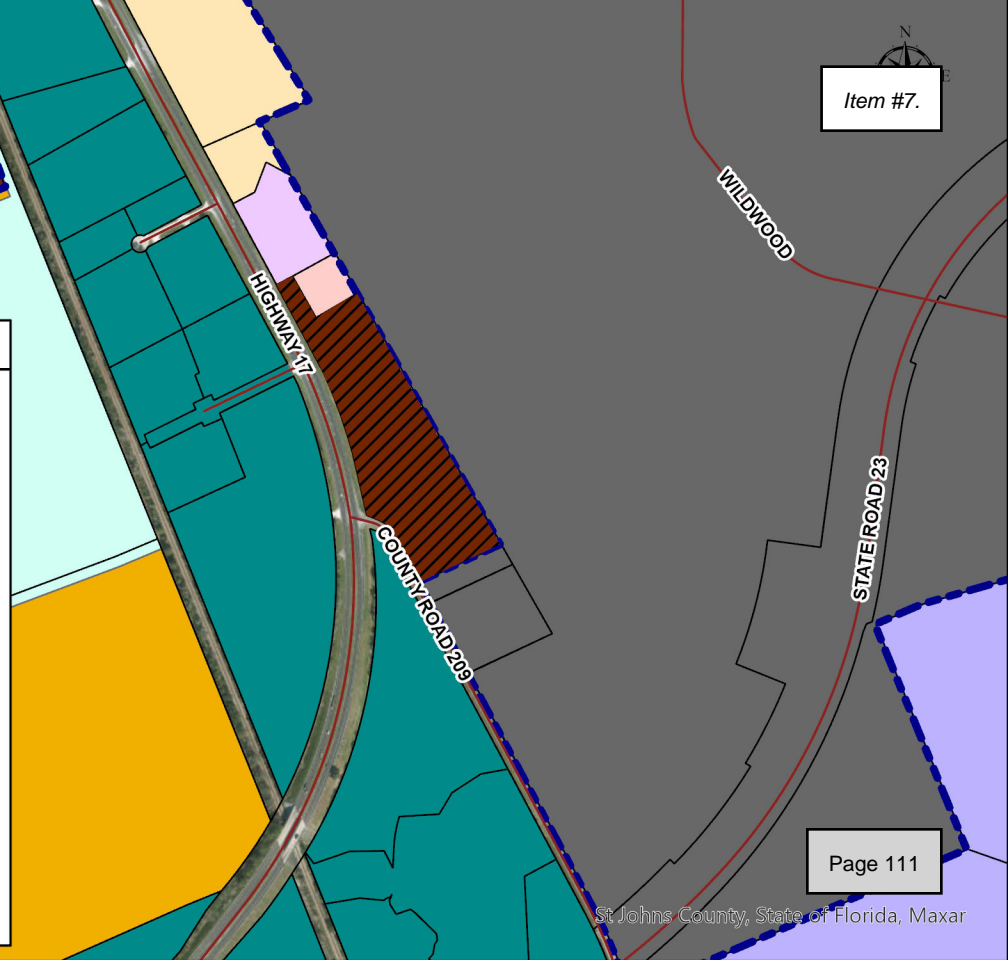
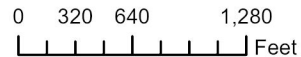


City Zoning

- PUD
- M-2

County Zoning

- Agriculture
- GCSMUNI
- Light Industrial
- Heavy Industrial
- Industrial Select
- Planned Industrial Development
- Public Ownership - 1
- Private Services - 2



Preserve at Green Cove Springs

City of Green Cove Springs, Florida

Traffic Impact Analysis



Prepared for:

PC Acquisitions, LLC



Prepared by:



Chindalur Traffic Solutions, Inc.
 8833 Perimeter Park Boulevard, Suite 103
 Jacksonville, FL 32216
 904.619.3368

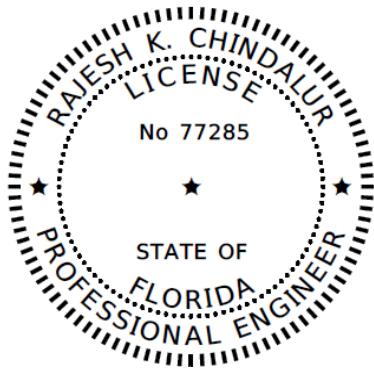
Project No.: 11
 Date: 05/16/2022

PROFESSIONAL ENGINEER CERTIFICATE

I, Rajesh Ramn K. Chindalur, PE #77285, certify that I currently hold an active license in the state of Florida and am competent through education or experience to provide engineering services in the civil discipline contained in this plan, print, specification, or report.

PROJECT:	Preserve at Green Cove Springs – Traffic Impact Analysis
LOCATION:	City of Green Cove Springs, Clay County, Florida
CLIENT:	PC Acquisitions, LLC

I further certify that this plan, print, specification, or report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. Moreover, if offered by a corporation, partnership, or through a fictitious name, I certify that the company offering the engineering services, Chindalur Traffic Solutions, Inc., 8833 Perimeter Park Boulevard, Suite 103, Jacksonville, Florida 32216, holds an active certificate of authorization #30806 to provide engineering service.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VIRIFIED ON ANY ELECTRONIC COPIES.

*CHINDALUR TRAFFIC SOLUTIONS, INC.
8833 PERIMETER PARK BOULEVARD, SUITE 103
JACKSONVILLE, FL 32216
CERTIFICATE OF AUTHORIZATION #30806
RAJESH RAMN K. CHINDALUR, P.E. NO. 77285*

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

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Summary and Conclusions

A multi-family residential development that is anticipated to include 260 dwelling units is proposed for construction in the City of Green Cove Springs, FL. The proposed development will be located on the northeast quadrant of US 17 and CR 209. Access to the proposed development will be provided via a right-in-right-out driveway on US 17 and a second driveway on CR 209. Please note that the zoning allows for a maximum of 278 dwelling units. However, based on the current site plan a maximum of 260 dwelling is proposed for construction.

US 17 is a four-lane divided highway with a posted speed of 60 miles per hour (mph) and CR 209 South is a two-lane undivided roadway with a posted speed of 55 mph.

The proposed residential development is anticipated to generate 1,742 Daily trips which includes 103 AM peak and 132 PM peak trips.

The study area will include all the roadway segments and intersections where in the project traffic is anticipated to be equal to or greater than five percent (5%) of the roadway segment adopted LOS maximum service volume (MSV).

Project traffic distribution percentages on the study roadway segments using the interim year 2025 NERPM_ABv3 travel demand model run.

The proposed development is anticipated to be constructed and occupied by the end of year 2025. However, the traffic impact analysis will be performed under the year 2027 conditions. The future traffic volumes on the study roadway segments were estimated by applying a growth rate to the year 2019 and 2022 traffic volumes. The growth rate was estimated by performing trends analysis of the study roadway segments historical AADT.

The roadway segment will be considered impacted if the project traffic assignment (new trips) is equal to or greater than 5% of its adopted LOS maximum service volume (MSV). A study area roadway segment will be considered adversely impacted if that roadway segment is impacted (project new trips 5% of its adopted LOS MSV) and the total traffic (Existing trips + Reserved Trips + New Project Traffic) exceed 100% of the roadway segments adopted LOS MSV.

None of the study roadway segments are anticipated to be either impacted or adversely impacted under the build-out conditions of the proposed development. Additionally, all the study roadway segments are anticipated to continue operating at LOS D or better under the year 2027 background and project build-out conditions, except for the segment of US 17 between the City of Green Cove Springs City Limits to SR 16 West/Ferris Street. The segment of US 17 between the City of Green Cove Springs City Limits to SR 16 West/Ferris Street is anticipated to operate at LOS F under the year 2027 background and build-out conditions of the proposed development.

Please note that the proposed First Coast Expressway and other proposed roadway improvements (Clay County Programmed Bonded Roadway Improvements) are anticipated to reduce traffic volumes on US 17 roadway segments within the City of Green Cove Springs.

Based on the discussions with FDOT staff, the project access on US 17 will be a right-in-right-out just north of CR 209 intersection and a full access roadway connection on CR 209 South just east of US 17. The above-mentioned access locations are shown in previously mentioned site plan. FDOT staff require the access evaluation to determine the following:

- The need for a northbound right turn lane on US 17 at the proposed project access driveway
- Adequacy of the existing southbound left turn lane on US 17 at CR 209 South intersection

A northbound right turn lane is anticipated to be warranted on US 17 at the proposed Project Access Driveway. As per the guidance included in Chapter 212 of the FDOT Design Manual and the FDOT Median Handbook, for a roadway with a posted speed of 60 mph (design speed of 65 mph), a right turn lane should include 460 feet deceleration and taper distance.

All the critical movements are currently operating at LOS D or better and are anticipated to continue operating at LOS D or better under the future year 2027 background and year 2027 build-out conditions of the proposed development.

The existing southbound left turn on US 17 at CR 209 South is approximately 430 feet long (250 feet full width turn lane + 180 feet taper distance). The 95th percentile queue length on the southbound left turn is anticipated to be no greater than 50 feet. Hence, the existing southbound left turn lane on US 17 at CR 209 South is anticipated to be adequate under the build-out conditions of the proposed development.

Introduction

A multi-family residential development that is anticipated to include 260 units is proposed for construction in the City of Green Cove Springs, FL. The proposed development will be located on the northeast quadrant of US 17 and CR 209. Access to the proposed development will be provided via a right-in-right-out driveway on US 17 and a second driveway on CR 209. A copy of the site plan provided by Matthews Design Group, Inc. is included as **Attachment A**. Please note that the zoning allows for a maximum of 278 dwelling units. However, based on the current site plan a maximum of 260 dwelling is proposed for construction.

The methodology used in this study is consistent with the methodology document provided to the City of Green Cove Springs on 05/10/2022. A copy of the methodology provided to the staff is included as **Attachment B**.

Trip Generation

Trip generation and for the proposed residential portion of the development will be estimated using the rates and equations included in the Trip Generation Manual, 11th Edition published by the ITE. Attached **Table 01** summarizes the Daily, AM and PM peak trips anticipated by the proposed development. As shown in this table, the proposed residential development is anticipated to generate 1,742 Daily trips which includes 103 AM peak and 132 PM peak trips.

US 17 and CR 209 South Existing Conditions

US 17 is a four-lane divided highway with a posted speed of 60 miles per hour (mph) and CR 209 South is a two-lane undivided roadway with a posted speed of 55 mph. **Figure 02** shows the existing conditions on US 17 and CR 209 at the proposed project access locations.

Study Roadway Segments and Intersections

Since the proposed development is anticipated to generate a total of 132 PM peak trips, the study area will include all the roadway segments and intersections where in the project traffic is anticipated to be equal to or greater than five percent (5%) of the roadway segment adopted LOS maximum service volume (MSV). **Table 02** shows the existing conditions of the roadway segments within the vicinity of the proposed development. The existing conditions data for the study roadway segments were obtained from the FDOT traffic counts and Clay County Transportation Analysis Spreadsheet. As shown in this table, all the study roadway segments are currently operating at LOS D or better.

Planned and Programmed Roadways:

The County Capital Improvement Plan (CIP), FDOT Planned and Programmed Improvements and NFTP0 LRTP will be reviewed to determine any planned and programmed roadways within study roadway segments. **Attachment C** includes a list of planned and programmed roadways within Clay County in addition to the First Coast Expressway between existing SR 23/Old Jennings Road to US 17.

Project Traffic Distribution & Assignment:

Project traffic distribution percentages on the study roadway segments using the interim year 2025 NERPM_ABv3 travel demand model run. **Attachment D** includes copies of the travel

demand model plots. **Table 03** summarizes the project traffic distribution and assignment on the roadway segments in the vicinity of the proposed development. **Figure 03** shows project traffic distribution and assignment on the study roadway segments.

Future Traffic Volumes:

The proposed development is anticipated to be constructed and occupied by the end of year 2025. However, the traffic impact analysis will be performed under the year 2027 conditions. The future traffic volumes on the study roadway segments were estimated by applying a growth rate to the year 2019 and 2022 traffic volumes. The growth rate was estimated by performing trends analysis of the study roadway segments historical AADT. The historical AADT of the study roadway segments was obtained from the FDOT Traffic Counts Online Portal. **Attachment E** includes copies of the historical AADT, and the trends analysis of the study roadway segments.

Roadway Segment Analysis:

The segment analysis of the study area roadway segments will be performed to determine any impacts and adverse impacts due to the additional trips from the proposed development. The roadway segment will be considered impacted if the project traffic assignment (new trips) is equal to or greater than 5% of its adopted LOS maximum service volume (MSV). A study area roadway segment will be considered adversely impacted if that roadway segment is impacted (project new trips 5% of its adopted LOS MSV) and the total traffic (Existing trips + Reserved Trips + New Project Traffic) exceed 100% of the roadway segments adopted LOS MSV.

Table 04 summarizes the roadway segments analysis of the study roadway segments. As shown in this table, none of the study roadway segments are anticipated to be either impacted or adversely impacted under the build-out conditions of the proposed development. Additionally, all the study roadway segments are anticipated to continue operating at LOS D or better under the year 2027 background and project build-out conditions, except for the segment of US 17 between the City of Green Cove Springs City Limits to SR 16 West/Ferris Street. The segment of US 17 between the City of Green Cove Springs City Limits to SR 16 West/Ferris Street is anticipated to operate at LOS F under the year 2027 background and build-out conditions of the proposed development.

Please note that the proposed First Coast Expressway and other proposed roadway improvements (Clay County Programmed Bonded Roadway Improvements) are anticipated to reduce traffic volumes on US 17 roadway segments within the City of Green Cove Springs.

Intersection Capacity Analysis and Access Intersections:

Based on the discussions with FDOT staff, the project access on US 17 will be a right-in-right-out just north of CR 209 intersection and a full access roadway connection on CR 209 South just east of US 17. The above-mentioned access locations are shown in previously mentioned site plan. FDOT staff require the access evaluation to determine the following:

- The need for a northbound right turn lane on US 17 at the proposed project access driveway
- Adequacy of the existing southbound left turn lane on US 17 at CR 209 South intersection

Since the project traffic is not anticipated to be equal or greater than the study roadway segments' adopted LOS maximum service volume (MSV), intersection analysis other than the above stated intersections is not anticipated to be required.

Existing Traffic Volumes: AM peak and PM peak hour traffic volumes at the above stated study intersections were obtained on April 26th, 2022. These counts were further adjusted with a season factor of 1.19 to account for seasonal variations. This season factor was obtained from the Florida Department of Transportation (FDOT) traffic counts online portal. **Attachment F** includes copies of the traffic counts data and the FDOT season factors. **Figure 04** shows the year 2022 peak hour traffic volumes at the above stated study intersections.

Year 2027 Background Traffic Volumes: The year 2027 background traffic volumes at the above stated study intersections were estimated by applying a growth factor of 1.30 to the year 2022 traffic volumes. This growth factor was estimated by performing trends analysis of the historical AADT on US 17 north of CR 209 South (included in previously stated **Attachment E**). The year 2027 background conditions peak hour traffic volumes at the study intersections are shown in **Figure 05**.

Project Traffic Distribution and Assignment: Project traffic assignment at the above stated study intersections were established by applying the project traffic distribution obtained from the travel demand model run to the peak hour net external trips shown in previously stated **Table 01**. **Figure 06** shows the AM peak and PM peak project traffic assignment at the above stated study intersections.

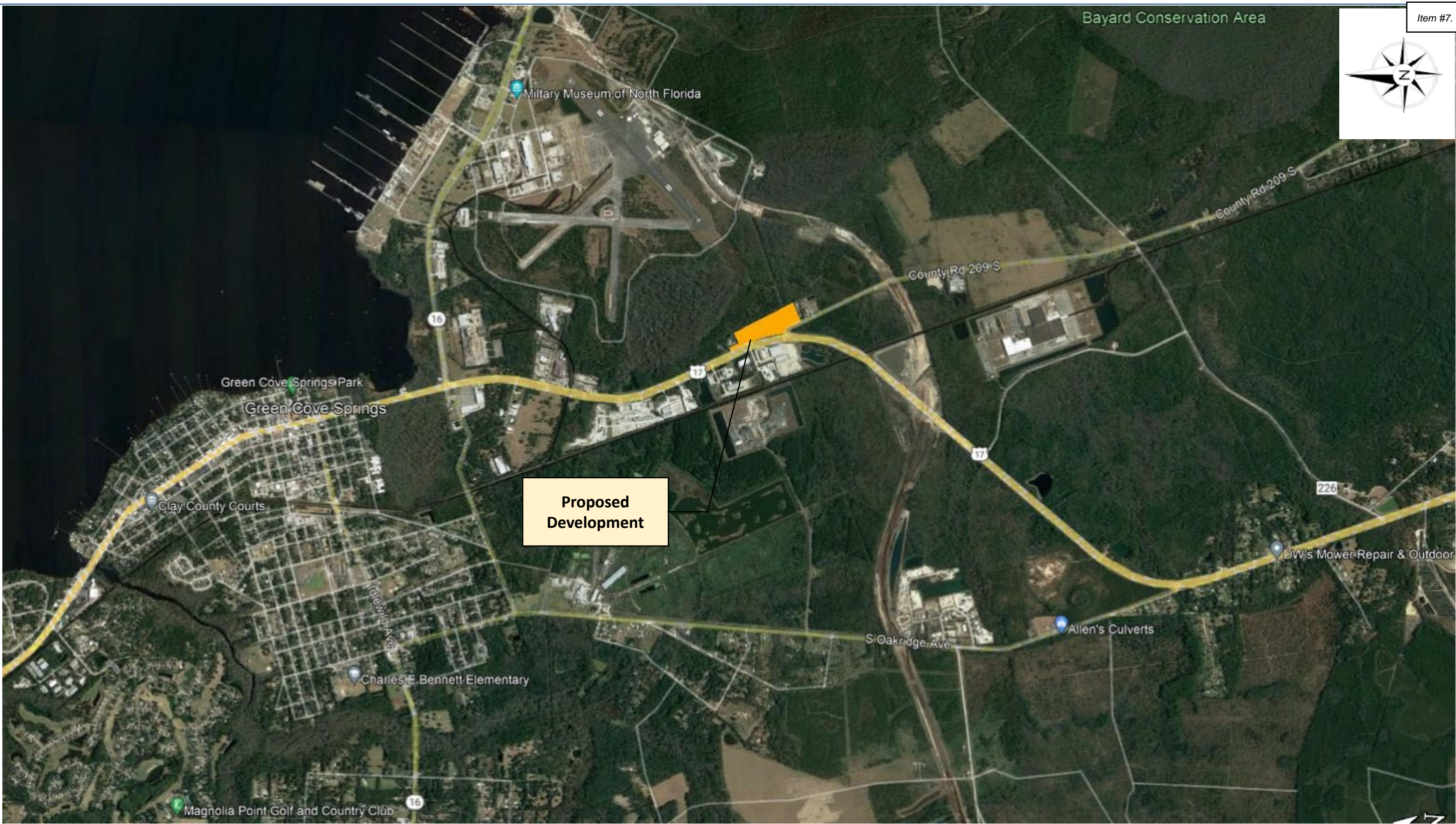
Year 2027 Build-out Traffic Volumes: The year 2027 build-out traffic volumes include the year 2027 background traffic volumes and the peak hour project related traffic assignment at the study intersections. **Figure 07** includes the year 2027 build-out conditions AM peak and PM peak hour traffic volumes at the study intersections.

Right Turn Lane Evaluation: The need for a northbound right turn lane on US 17 at the proposed project access roadway was evaluated using the right turn lane criteria included in the in the FDOT Access Management Guidebook (**Attachment G**). As shown in previously stated **Figure 07**, about 30 northbound right turns are anticipated on US 17 which is very close to the right turn lane threshold of 35 peak hour turns. Hence, a northbound right turn lane is anticipated to be warranted on US 17 at the proposed Project Access Driveway. As per the guidance included in Chapter 212 of the FDOT Design Manual and the FDOT Median Handbook, for a roadway with a posted speed of 60 mph (design speed of 65 mph), a right turn lane should include 460 feet deceleration and taper distance.

Intersection Capacity Analysis: Intersection capacity analysis of the study intersections under the year 2022 existing conditions, year 2027 background and year 2027 build-out conditions was performed using the Synchro 11 software. This software uses the HCM 6 criteria and methodology to determine the LOS and delay at un-signalized intersections. **Table 05** summarizes the delay and LOS for all the critical movements at the study intersections. As shown in this table, all the critical movements are currently operating at LOS D or better and are anticipated to continue operating at

LOS D or better under the future year 2027 background and year 2027 build-out conditions of the proposed development. **Attachment H** includes copies of the HCM Worksheets.

This table also summarizes the 95th percentile queue length on the southbound left turn at the US 17 and CR 209 South intersection under the existing, year 2027 background and year 2027 build-out conditions. The existing southbound left turn on US 17 at CR 209 South is approximately 430 feet long (250 feet full width turn lane + 180 feet taper distance). As shown in this table, the 95th percentile queue length on the southbound left turn is anticipated to be no greater than 50 feet. Hence, the existing southbound left turn lane on US 17 at CR 209 South is anticipated to be adequate under the build-out conditions of the proposed development.



Proposed Development



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 Jacksonville FL 32216
 (904) 619-3368 | www.ctrfficsolutions.com

Figure 01 – Location Map
 Preserve at Green Cove Springs – Traffic Impact Study
 City of Green Cove Springs, Clay County, Florida

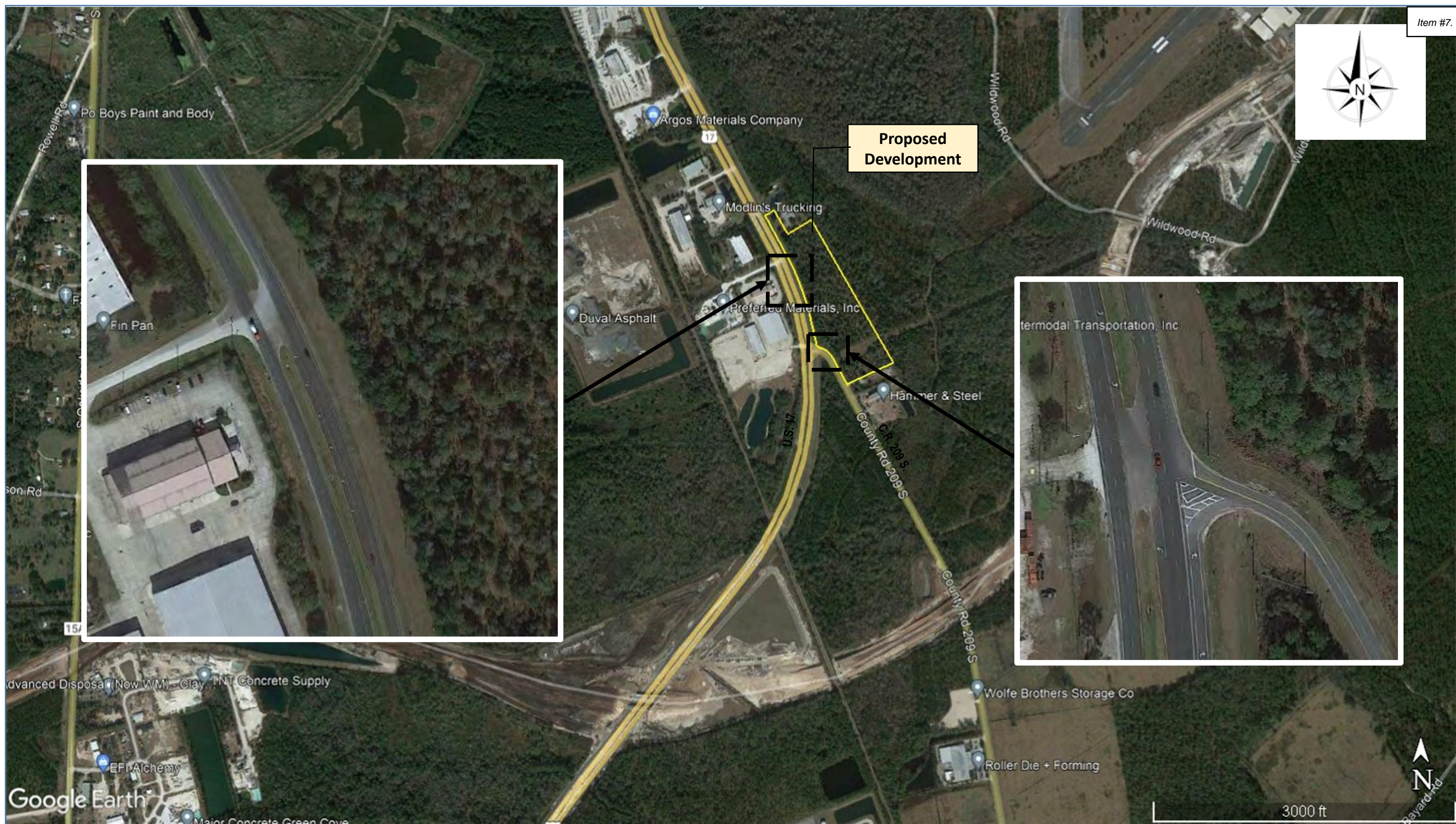


Figure 02 – Existing Conditions
 Preserve at Green Cove Springs – Traffic Impact Study
 City of Green Cove Springs, Clay County, Florida

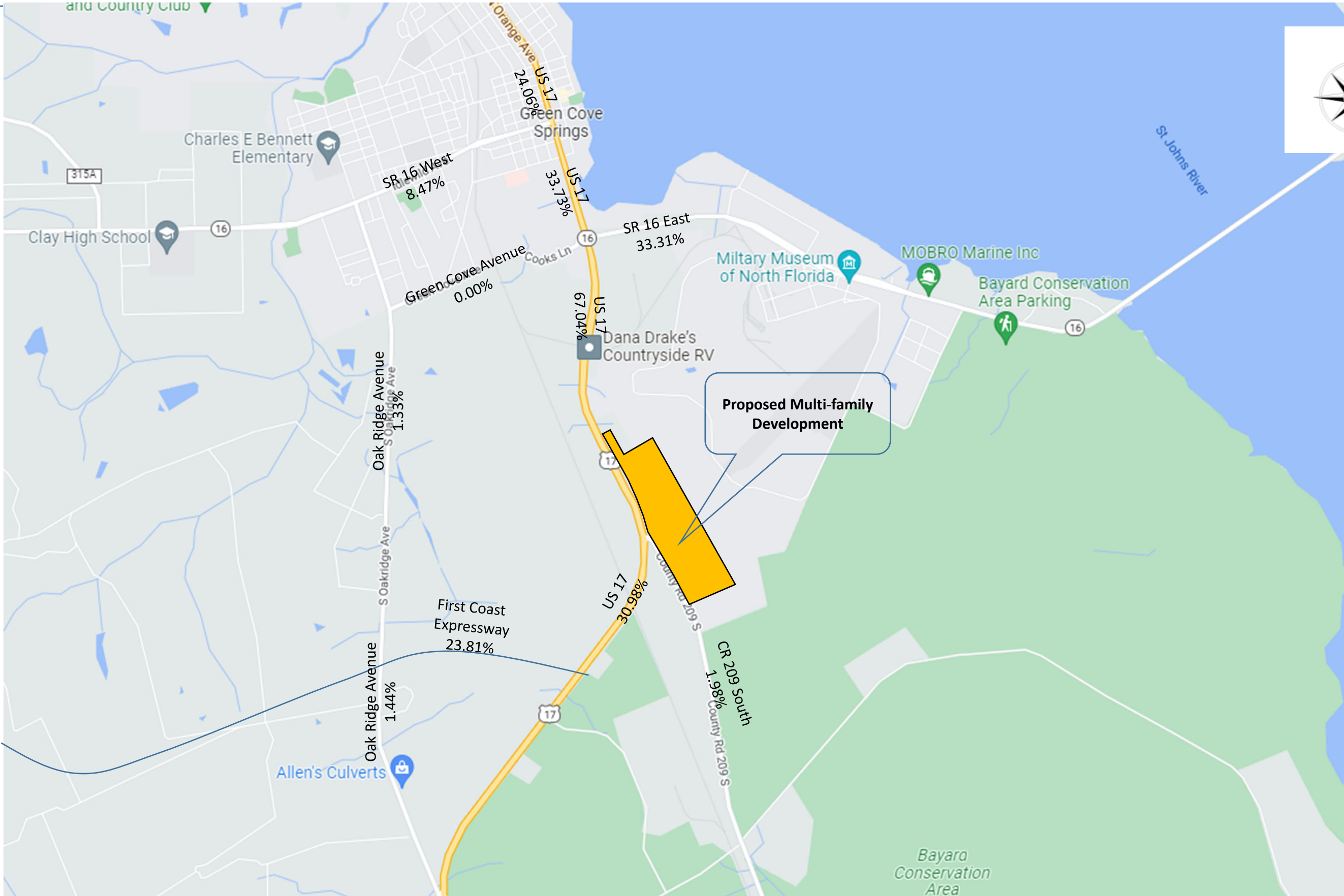


Figure 03 – Project Traffic Distribution and Assignment
 Preserve at Green Cove Springs – Traffic Impact Study
 City of Green Cove Springs, Clay County, Florida



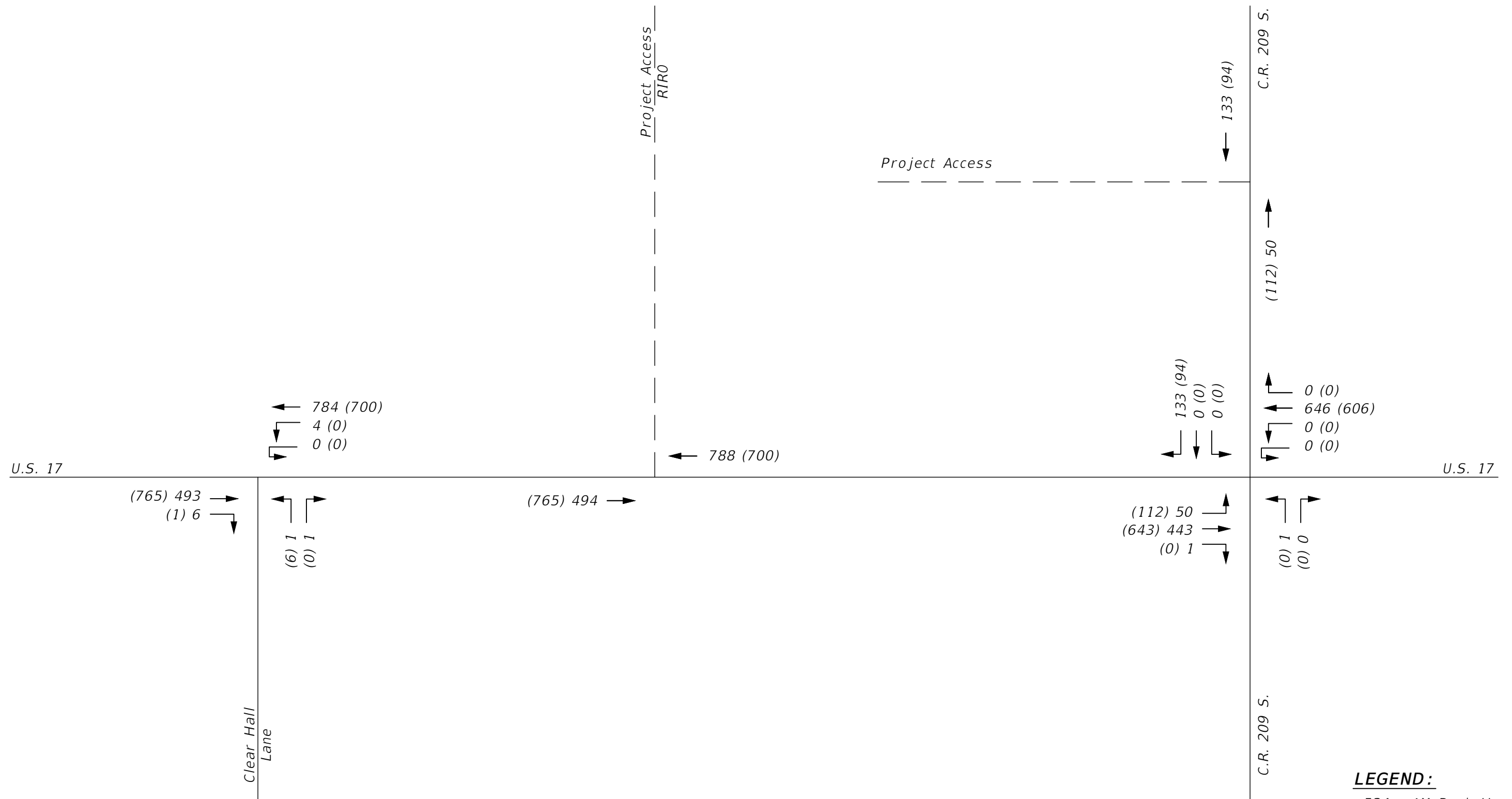
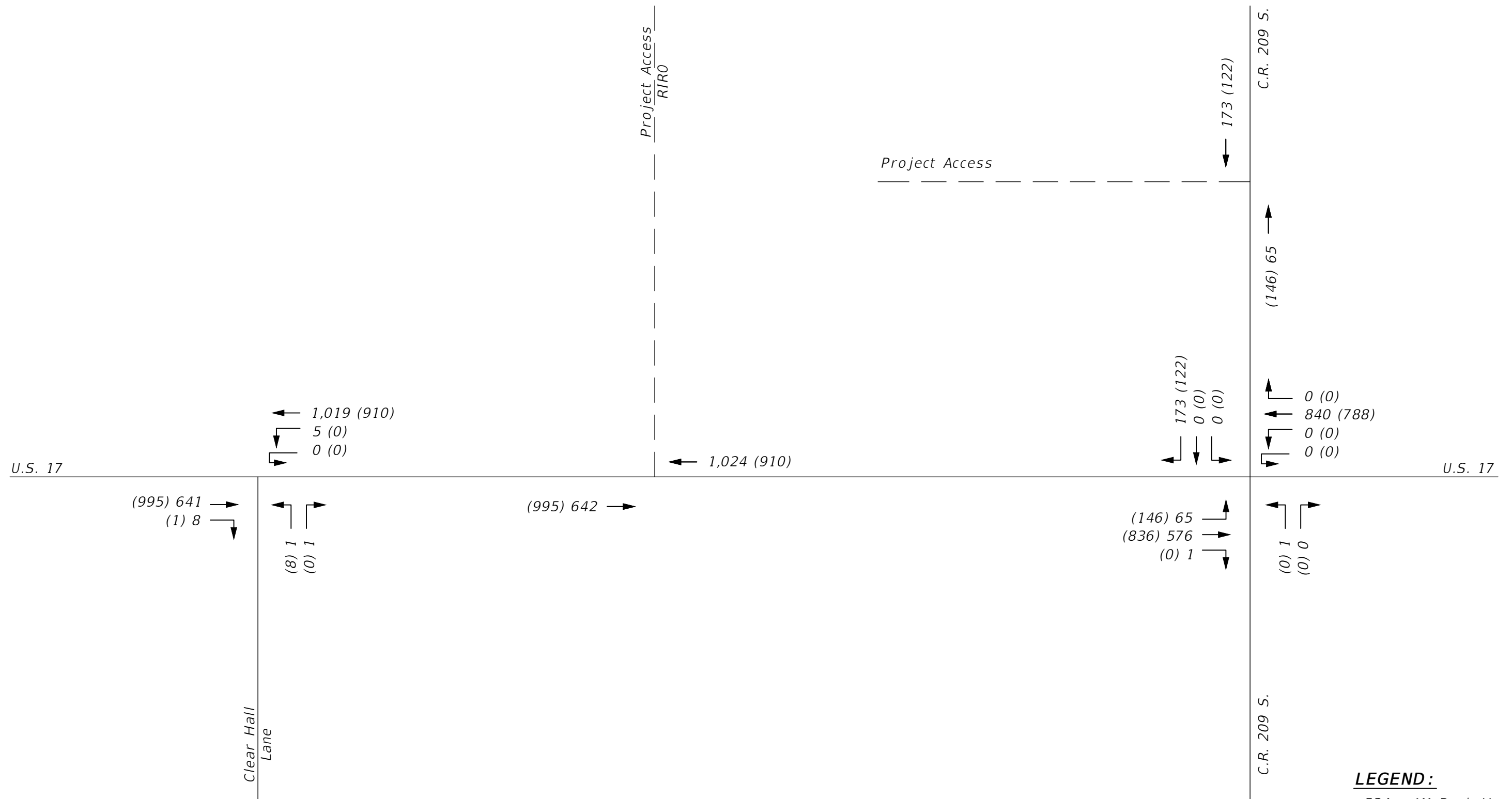


Figure 04 - Year 2022 AM and PM Peak Hour Traffic Volumes



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 Jacksonville, FL 32216
 Phone: (904) 619-3368
 www.ctransolutions.com

Figure 05 - Year 2027 AM and PM Peak Hour Background Traffic Volumes

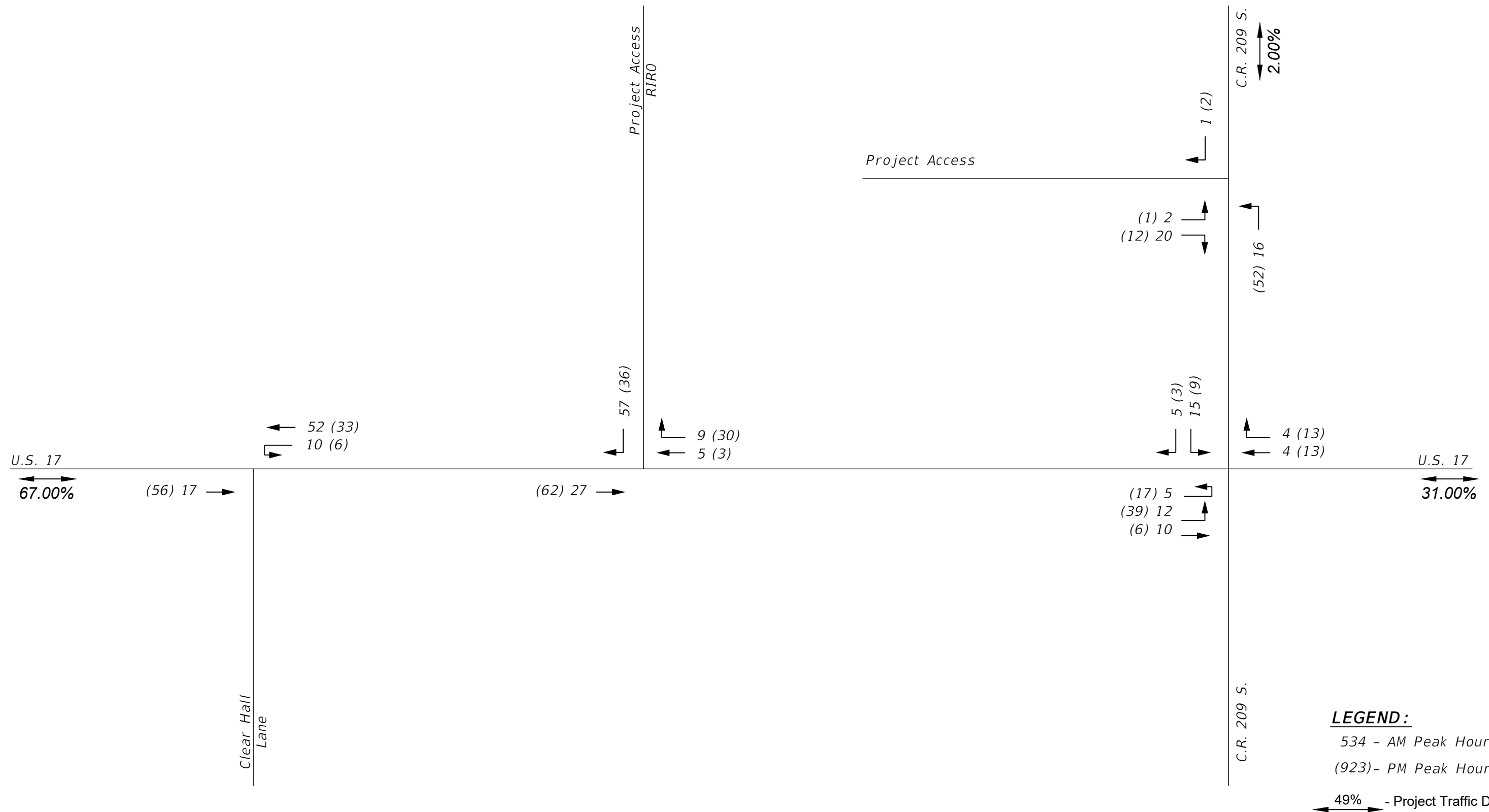


Figure 06 - Year 2027 AM and PM Peak Hour Project Traffic Distribution and Assignment

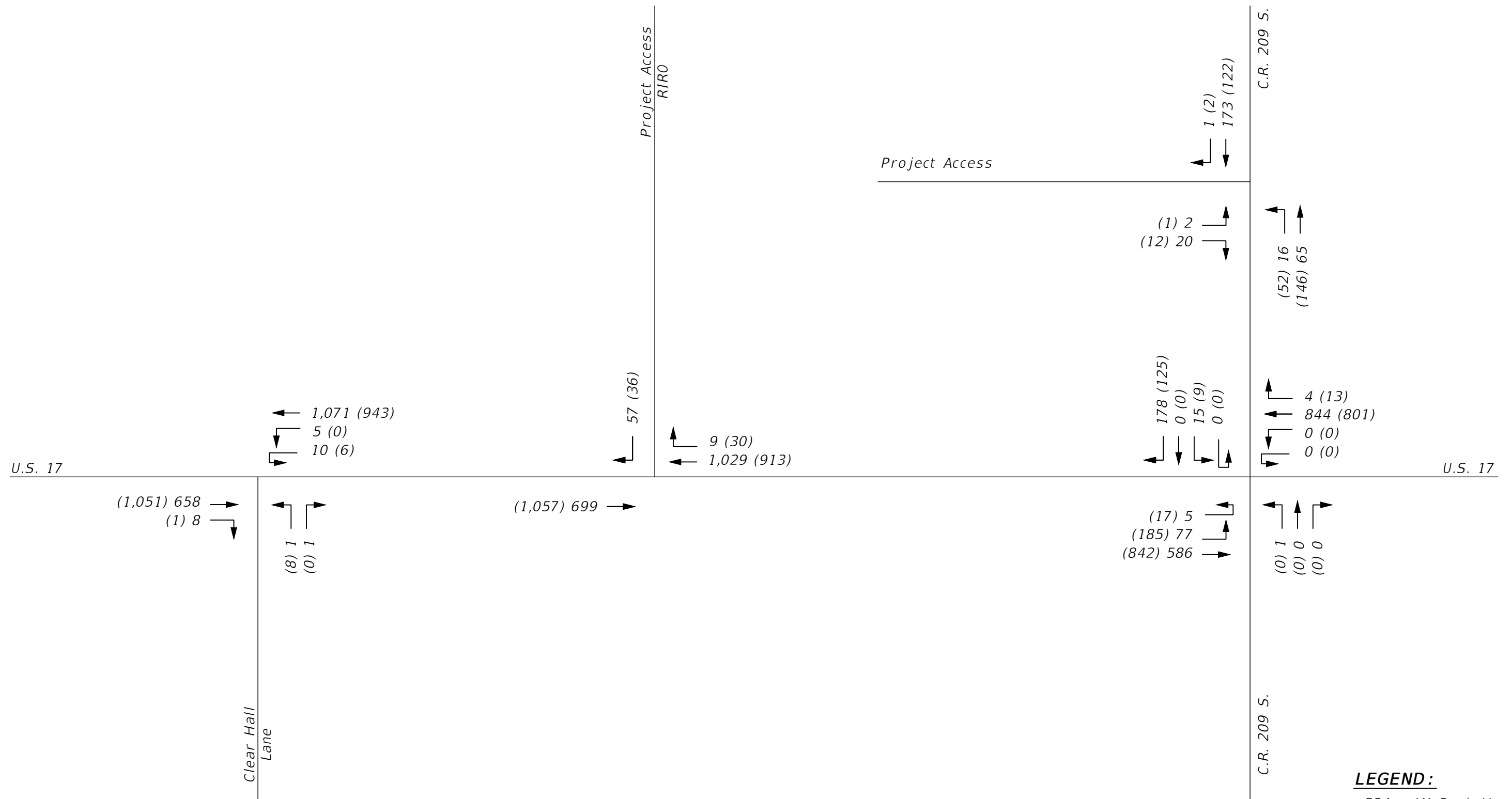


Figure 07 - Year 2027 AM and PM Peak Hour Build-Out Traffic Volumes



Table 01
Trip Generation
Preserve at Green Cove Springs TIA, The City of Green Cove Springs, FL

ITE Land Use Code	Description	Quantity	Units	Time Period	Rate or Equation	Percent Traffic		Project Trips		
						Entering	Exiting	Total	Entering	Exiting
220	Multi-family Residential (Apartments)	260	Dwelling Units	Daily	$T = 6.41(X) + 75.31$	50%	50%	1,742	871	871
				AM Peak	$T = 0.31(X) + 22.85$	24%	76%	103	25	78
				PM Peak	$T = 0.43(X) + 20.55$	63%	37%	132	83	49

Source: Trip Generation Manual, 11th Edition, ITE

Note: Please note that the zoning allows for a maximum of 278 dwelling units. However, based on the current site plan a maximum of 260 dwelling is proposed for construction.

Table 02
Roadway Characteristics Inventory
Preserve at Green Cove Springs TIA, The City of Green Cove Springs, FL

Roadway	Segment	Agency	Speed Limit	Adopted LOS	Adopted LOS Peak Hour MSV	Length (Miles)	Lanes	Facility Type	Area Type	Source	2019 ADT Collected	Year 2019 Peak Hour Traffic Volumes	Growth Rate	Year 2022 Peak Hour Traffic Volumes	Existing Conditions V/C Ratio	Existing Conditions LOS
US 17	Green Cove Springs to SR 16 West	FDOT	35	D	2,920	1.26	4 - DIV	Prin. Arterial	Urban	FDOT	24,000	2,160	4.07%	2,435	83.39%	D
US 17	SR 16 West to SR 16 East	FDOT	55	D	3,580	0.63	4 - DIV	Prin. Arterial	Urban	FDOT	21,500	1,935	3.93%	2,172	60.67%	D
US 17	SR 16 East to CR 209	FDOT	55	D	3,580	1.61	4 - DIV	Prin. Arterial	Transition	FDOT	14,100	1,269	5.37%	1,485	41.48%	C
US 17	CR 209 to CR 226	FDOT	55	D	3,580	3.18	4 - DIV	Prin. Arterial	Transition	FDOT	10,900	981	1.14%	1,015	28.35%	C
US 17	CR 226 to Putnam County Line	FDOT	60	B	4,460	10.20	4 - DIV	Highway	Rural	FDOT	12,803	1,152	6.01%	1,372	30.76%	C
SR 16	Oak Ridge Avenue to US 17	FDOT	35	D	2,774	1.12	4-Un Div	Major Arterial	Urban	FDOT	11,500	1,035	4.13%	1,169	42.14%	C
SR 16	US 17 to Slow Tide Road	FDOT	45	E	3,070	1.26	4 - Div	Highway	Transition	FDOT	19,694	1,772	5.92%	2,106	68.60%	D
Oak Ridge Avenue	SR 16 to Green Cove Avenue	GCS	35	D	1,161	0.59	2	Minor Collector	Urban	FDOT	2,200	198	5.26%	231	19.90%	C
Oak Ridge Avenue	Green Cove Avenue to US 17	GCS	35	D	1,161	3.1	2	Minor Collector	Urban	FDOT	2,200	198	5.26%	231	19.90%	C
Green Cove Avenue	US 17 to Oak Ridge Avenue	GCS	25	D	1,161	1.14	2	Local Road	Urban	FDOT	1,600	144	3.85%	161	13.87%	C
First Coast Expressway	SR 16 to US 17	FDOT	65	D	6,700	6.45	4 - DIV	Freeway	Urban	FDOT	-	-	2.00%	-	0.00%	C
CR 209	East of US 17	Clay County	55	D	2,110	1.69	2	Highway	Rural	All Traffic Data	-	-	0.00%	174	8.25%	C

Attachment B - FDOT Traffic Counts Data

Table 03
Project Traffic Distribution and Assignment
Preserve at Green Cove Springs TIA, The City of Green Cove Springs, FL

132

Roadway	From/To	Adopted LOS Peak Hour MSV	Residential Project Traffic Distribution	Residential Project Traffic Assignment	Project Traffic % of MSV
US 17	Green Cove Springs to SR 16 West	2,920	24.06%	32	1.10%
US 17	SR 16 West to SR 16 East	3,580	33.73%	45	1.26%
US 17	SR 16 East to CR 209	3,580	67.04%	88	2.46%
US 17	CR 209 to CR 226	3,580	30.98%	41	1.15%
US 17	CR 226 to Putnam County Line	4,460	7.18%	9	0.20%
SR 16	Oak Ridge Avenue to US 17	2,774	8.47%	11	0.40%
SR 16	US 17 to Slow Tide Road	3,070	33.31%	44	1.43%
Oak Ridge Avenue	SR 16 to Green Cove Avenue	1,161	1.33%	2	0.17%
Oak Ridge Avenue	Green Cove Avenue to US 17	1,161	1.45%	2	0.17%
Green Cove Avenue	US 17 to Oak Ridge Avenue	1,161	0.00%	-	0.00%
First Coast Expressway	SR 16 to US 17	6,700	23.81%	31	0.46%
CR 209	East of US 17	2,110	1.98%	3	0.14%

Attachment D - Travel Demand Model Plots

Table 04
Roadway Characteristics Inventory
Preserve at Green Cove Springs TIA, The City of Green Cove Springs, FL

Roadway	Segment	Agency	Speed Limit	Adopted LOS	Adopted LOS Peak Hour MSV	Growth Rate	Year 2022 Peak Hour Traffic Volumes	Existing Conditions V/C Ratio	Year 2027 Background Peak Hour Traffic Volumes	Year 2027 Background Peak Hour V/C Ratio	Year 2027 Background LOS	Residential Project Traffic Assignment	Project Traffic % of MSV	Roadway Segment Impacted	Year 2027 Build-Out Peak Hour Traffic Volumes	Year 2027 Build-Out Traffic % of MSV	Roadway Segment Adversely Impacted	Year 2027 Build-Out LOS
US 17	Green Cove Springs to SR 16 West	FDOT	35	D	2,920	4.07%	2,435	83.39%	2,973	101.82%	F	32	1.10%	No	3,005	102.91%	No	F
US 17	SR 16 West to SR 16 East	FDOT	55	D	3,580	3.93%	2,172	60.67%	2,634	73.58%	D	45	1.26%	No	2,679	74.83%	No	D
US 17	SR 16 East to CR 209	FDOT	55	D	3,580	5.37%	1,485	41.48%	1,929	53.88%	D	88	2.46%	No	2,017	56.34%	No	D
US 17	CR 209 to CR 226	FDOT	55	D	3,580	2.00%	1,015	28.35%	1,121	31.31%	C	41	1.15%	No	1,162	32.46%	No	C
US 17	CR 226 to Putnam County Line	FDOT	60	B	4,460	6.01%	1,372	30.76%	1,837	41.19%	C	9	0.20%	No	1,846	41.39%	No	C
SR 16	Oak Ridge Avenue to US 17	FDOT	35	D	2,774	4.13%	1,169	42.14%	1,431	51.59%	D	11	0.40%	No	1,442	51.98%	No	D
SR 16	US 17 to Slow Tide Road	FDOT	45	E	3,070	5.92%	2,106	68.60%	2,808	91.47%	D	44	1.43%	No	2,852	92.90%	No	D
Oak Ridge Avenue	SR 16 to Green Cove Avenue	GCS	35	D	1,161	5.26%	231	19.90%	298	25.67%	C	2	0.17%	No	300	25.84%	No	C
Oak Ridge Avenue	Green Cove Avenue to US 17	GCS	35	D	1,161	5.26%	231	19.90%	298	25.67%	C	2	0.17%	No	300	25.84%	No	C
Green Cove Avenue	US 17 to Oak Ridge Avenue	GCS	25	D	1,161	3.85%	161	13.87%	194	16.71%	C	-	0.00%	No	194	16.71%	No	C
First Coast Expressway	SR 16 to US 17	FDOT	65	D	6,700	2.00%	-	0.00%	-	0.00%	C	31	0.46%	No	31	0.46%	No	C
CR 209	East of US 17	Clay County	55	D	2,110	2.00%	174	8.25%	192	9.10%	C	3	0.14%	No	195	9.24%	No	C

Note: A minimum of 2.0% Growth Rate was applied to US 17, First Coast Expressway and CR 209

Table 05
Intersection Capacity Analysis - HCM Delay and LOS Summary
Preserve at Green Cove Springs TIA, The City of Green Cove Springs, FL

Intersection	Approach	Traffic Control	AM Peak			PM Peak		
			Delay	LOS	95th Percentile Queue (Feet)	Delay	LOS	95th Percentile Queue (Feet)
Year 2022 Existing Conditions								
US 17 at Clear Hall Lane	NBL	Yield	8.60	A	0	0.00	A	0
	EB	Stop	15.9	C	0	17.5	C	25
US 17 at CR 209 South	NBL	Yield	0.00	A	0	0.00	A	0
	SBL	Yield	9.9	A	25	9.5	A	25
	EB	Stop	18.80	C	0	0.00	A	0
	WB	Stop	12.5	B	25	11.4	B	25
Year 2027 Background Conditions								
US 17 at Clear Hall Lane	NBL	Yield	9.10	A	0	0.00	A	0
	EB	Stop	19.6	C	0	22.6	C	25
US 17 at CR 209 South	NBL	Yield	0.00	A	0	0.00	A	0
	SBL	Yield	11.2	B	25	10.8	B	25
	EB	Stop	26.70	D	25	0.00	A	0
	WB	Stop	15.5	C	50	13.1	B	25
Year 2027 Build-Out Conditions								
US 17 at Clear Hall Lane	NBL	Yield	11.60	B	25	18.70	C	25
	EB	Stop	20.7	C	25	24.4	C	25
US 17 at Proposed Project Access Driveway	WBR	Stop	15.40	C	25	13.90	B	25
US 17 at CR 209 South	NBL	Yield	0.00	A	0	0.00	A	0
	SBL	Yield	12.3	B	25	12.8	B	50
	EB	Stop	29.00	D	25	0.00	A	0
	WB	Stop	19.1	C	75	16.3	C	50
CR 209 South at Project Access Driveway	EBL	Yield	7.60	A	0	7.60	A	25
	SB	Stop	9.4	A	25	9.2	A	0

Attachment H - HCM Worksheets

Attachment A

Project Site Plan

Source: Matthews Design Group, Inc.

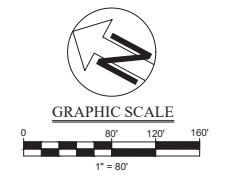
PROJECT: 2020022004 - GREEN COVE MULTIFAMILY RESIDUAL MANAGED CONCEPT PLAN (DWG) L1 1/10/2022 10:01 AM, BRUNNEN LAW FIRM, MATTHEWS DESIGN GROUP, INC.

SITE DATA TABLE		
TOTAL SITE AREA	13.93 AC	606,739 SF
PROPOSED BUILDING		100,285 SF
PROPOSED IMPERVIOUS AREA		210,773 SF
PROPOSED POND AREA (NWL)		47,788 SF
PROPOSED RECREATION AREA		125,720 SF
TOTAL IMPERVIOUS		358,847 SF
TOTAL PERVIOUS		247,892 SF
TOTAL IMPERVIOUS %		59%
TOTAL PERVIOUS %		41%
% BUILDING COVERAGE		17%
TOTAL FLOOR AREA		354,174 SF
FLOOR AREA RATIO (FAR)		58.4%
PARCEL NUMBER(S)	38-06-26-016499-007-00	
911 ADDRESS	US HIGHWAY 17 AND CR 209 SOUTH	
FEMA PANEL NUMBER	12019C0283E	
FLOOD ZONE	ZONE X & A	

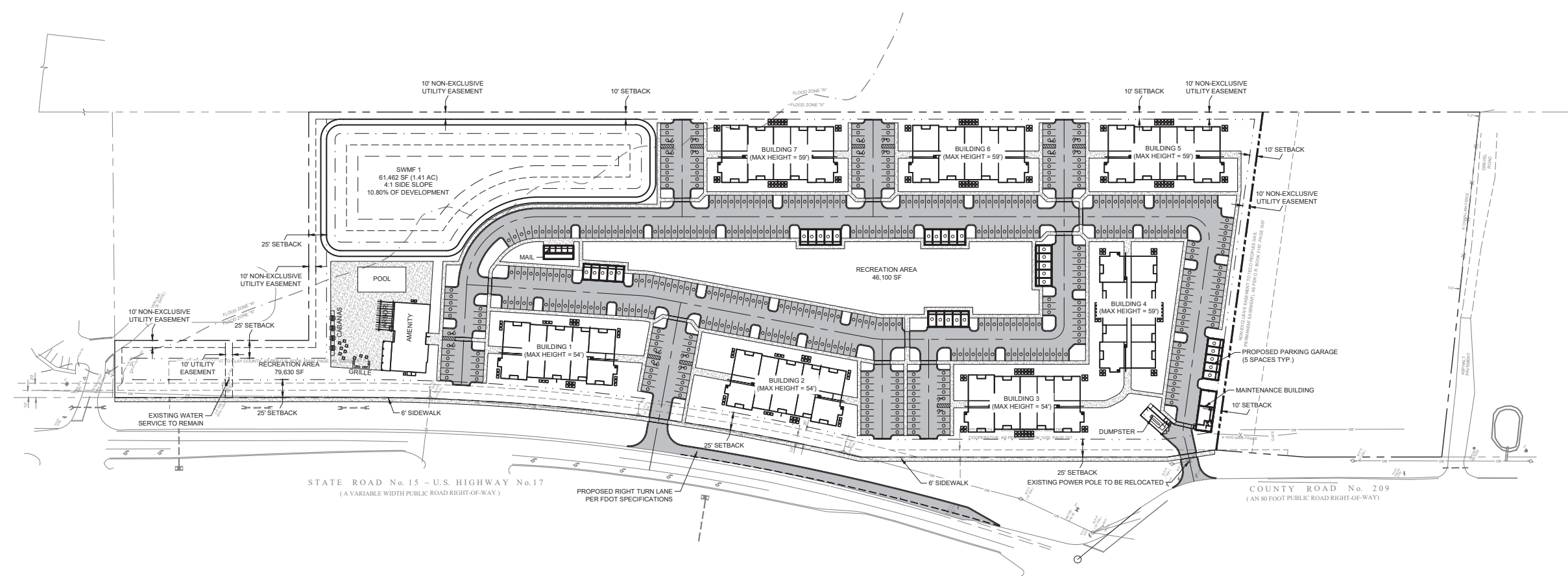
PARKING CALCULATIONS	
TOTAL MINIMUM REQUIRED	= 457 SPACES
TOTAL PROVIDED	= 467 SPACES

DENSITY	
MAXIMUM ALLOWED DENSITY	= 278 UNITS
	= 20 UNITS / ACRE
DENSITY AS DEPICTED	= 260 UNITS

HATCH LEGEND	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK	



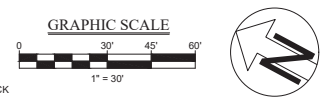
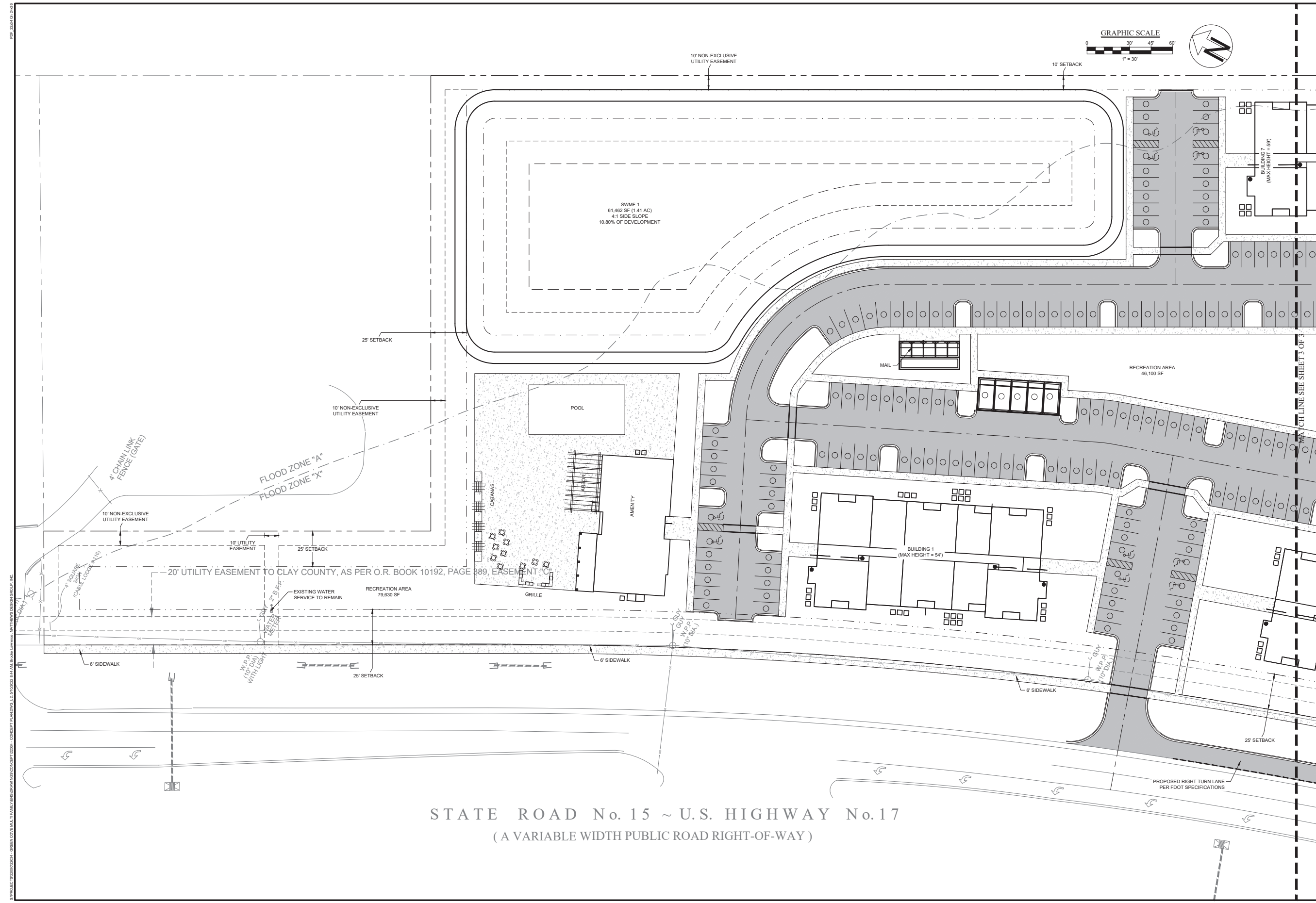
CONCEPT SITE PLAN IS SUBJECT TO REVISIONS BASED ON FINAL SITE PLAN APPROVAL AND CONSTRUCTION PLAN APPROVAL



NO.	DATE	REVISIONS DESCRIPTION

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

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

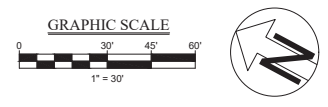
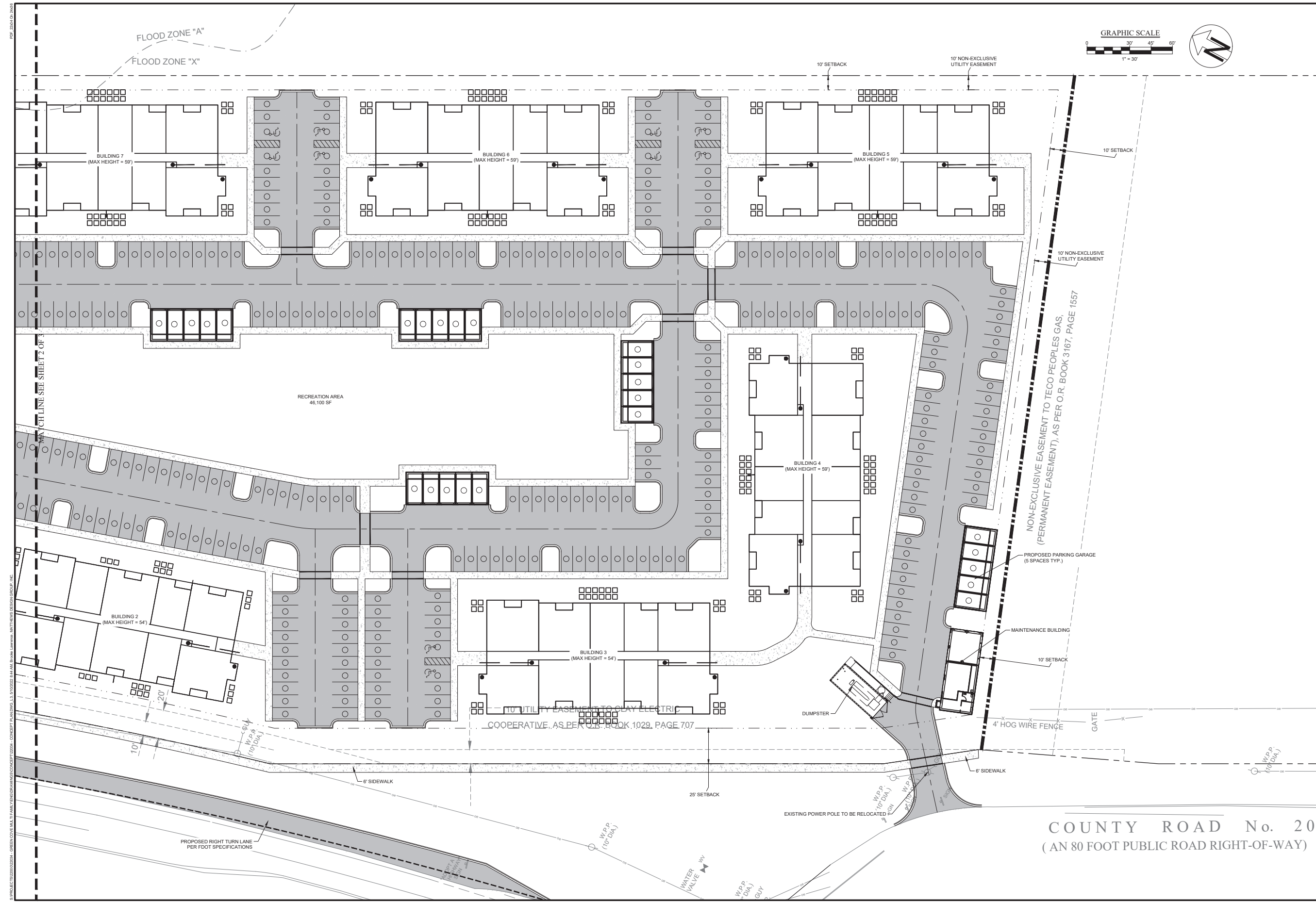


STATE ROAD No. 15 ~ U.S. HIGHWAY No. 17
(A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY)

NO.	DATE	DESCRIPTION

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

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



PROJECT: 2020020204 - GREEN COVE MULTI FAMILY DEVELOPMENT CONCEPT PLAN (SHEET 3 OF 3)
 DATE: 04-12-2022
 DRAWN BY: MATHIEWS DESIGN GROUP, INC.
 CHECKED BY: MATHIEWS DESIGN GROUP, INC.
 PROJECT LOCATION: GREEN COVE MULTI FAMILY DEVELOPMENT, GREEN COVE SPRINGS, FLORIDA

NO.	DATE	DESCRIPTION

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

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

Attachment B

Methodology Document

To: Mr. Michael Daniels, AICP
Planning and Zoning Director
City of Green Cove Springs, FL

From: Rajesh K. Chindalur, P.E., PTOE
Project: Green Cove Springs – Multi-family
Client: PC Acquisitions, LLC
Project No.: 1146-220-007
Date: 05/03/2022

Introduction:

A multi-family residential development that is anticipated to include 260 units is proposed for construction in the City of Green Cove Springs, FL. The proposed development will be located on the northeast quadrant of US 17 and CR 209. Access to the proposed development will be provided via a right-in-right-out driveway on US 17 and a second driveway on CR 209. The following methodology will be adopted to complete the traffic impact study (TIS) to determine the impacts of the proposed development. A copy of the site plan provided by Matthews Design Group, Inc. is included as **Attachment A**.

Trip Generation:

Trip generation and for the proposed residential portion of the development will be estimated using the rates and equations included in the Trip Generation Manual, 11th Edition published by the ITE. Attached **Table 01** summarizes the Daily, AM and PM peak trips anticipated by the proposed development. As shown in this table, the proposed residential development is anticipated to generate 1,742 Daily trips which includes 103 AM peak and 132 PM peak trips.

Study Roadway Segments and Intersections:

Since the proposed development is anticipated to generate a total of 132 PM peak trips (greater than the 50 PM peak trips threshold), the study area will include all the roadway segments and intersections where in the project traffic is anticipated to be equal to or greater than five percent (5%) of the roadway segment adopted LOS maximum service volume (MSV). **Table 02** shows the existing conditions of the roadway segments within the vicinity of the proposed development. The existing conditions data for the study roadway segments were obtained from the FDOT traffic counts and Clay County Transportation Analysis Spreadsheet.

Planned and Programmed Roadways:

The County Capital Improvement Plan (CIP), FDOT Planned and Programmed Improvements and NFTP L RTP will be reviewed to determine any planned and programmed roadways within study roadway segments. The following projects are anticipated to be planned and programmed roadways:

- First Coast Expressway – SR 16 to US 17

Project Traffic Distribution & Assignment:

Project traffic distribution percentages on the study roadway segments using the interim year 2025 NERPM_ABv3 travel demand model run. **Attachment B** includes copies of the travel demand model plots. **Table 03** summarizes the project traffic distribution and assignment on the roadway segments in the vicinity of the proposed development.

Future Traffic Volumes:

The proposed development is anticipated to be constructed and occupied by the end of year 2025. However, the traffic impact analysis will be performed under the year 2027 conditions. The future traffic volumes on the study roadway segments were estimated by applying a growth rate to the year 2019 and 2022 traffic volumes. The growth rate was estimated by performing trends analysis of the study roadway

segments historical AADT. The historical AADT of the study roadway segments was obtained from the FDOT Traffic Counts Online Portal. **Attachment C** includes copies of the historical AADT, and the trends analysis of the study roadway segments.

Roadway Segment Analysis:

The segment analysis of the study area roadway segments will be performed to determine any impacts and adverse impacts due to the additional trips from the proposed development. The roadway segment will be considered impacted if the project traffic assignment (new trips) is equal to or greater than 5% of its adopted LOS maximum service volume (MSV). A study area roadway segment will be considered adversely impacted if that roadway segment is impacted (project new trips 5% of its adopted LOS MSV) and the total traffic (Existing trips + Reserved Trips + New Project Traffic) exceed 100% of the roadway segments adopted LOS MSV. **Table 04** summarizes the roadway segments analysis of the study roadway segments. As shown in this table, none of the study roadway segments are anticipated to be either impacted or adversely impacted under the build-out conditions of the proposed development.

Access Intersections:

Based on the discussions with FDOT staff, the project access on US 17 will be a right-in-right-out just north of CR 209 intersection and a full access roadway connection on CR 209 South just east of US 17. The above-mentioned access locations are shown in previously mentioned site plan. FDOT staff require the access evaluation to determine the following:

- The need for a northbound right turn lane on US 17 at the proposed project access driveway
- Adequacy of the existing southbound left turn lane on US 17 at CR 209 South intersection

Intersection Capacity Analysis:

Since the project traffic is not anticipated to be equal or greater than the study roadway segments' adopted LOS maximum service volume (MSV), intersection analysis other than the above stated intersections is not anticipated to be required.

TIA Report:

A report summarizing the above tasks and the outcome of the analysis will be prepared for submittal to FDOT and the City of Green Cove Springs.

If you have any questions or comments, please give me a call at (904) 422 6923.

Sincerely,
Chindalur Traffic Solutions, Inc.



Rajesh K. Chindalur, P.E., PTOE
8833 Perimeter Park Boulevard, Suite 103, Jacksonville, FL 32216
(904) 619-3368 | Chindalur@ctrfficsolutions.com

cc: Mr. John Cattano (cattanoj@aol.com)
Ms. Ellen Avery Smith (eaverysmith@rtlaw.com)

Attachment C

Planned and Programmed Improvements

**Attachment C
Planned and Programmed Improvements in Clay County, Florida
Green Cove Springs Multi-family TIA**

Project Description	Project Limits	Length	No. Of Lanes	Description	Budeget	Construction	
						Start Date	End Date
Middleburg, CR 218	Cosmos Ave to Pine Tree Lane	2.7	4	Widen from 2 to 4 Lanes	\$ 21,116,633.00	Summer 2022	Fall 2024
Lake Asbury CR 209 (Russell Rd)	CR 315B to US 17 and from CR 315 to South of Peter's Creek	1.1	4	Widen from 2 to 4 Lanes	\$ 11,318,996.00	Summer 2022	Summer 2024
Lake Asbury CR 209 (Russell Rd), Lake Asbury CR739B (Sandridge)	Sandridge Road to Peter's Creek Bridge	3.1	3	Widen from 2 to 3 Lanes	\$ 20,600,481.00	Summer 2023	Fall 2024
Middleburg, CR 220	Henley Road to CR 209 (Russell)	2.8	3	Widen from 2 to 3 Lanes	\$ 18,933,785.00	Spring 2023	Fall 2024
Green Cove Springs / Lake Asbury (First Coast Connector)	Baxley Road to West of Henley Road	1.2	4	Widen from 2 to 4 Lanes	\$ 11,101,379.00	Summer 2022	Fall 2024
Green Cove Springs (First Coast Connector)	Maryland Avenue to US 17	1.2	4	Widen from 2 to 4 Lanes	\$ 9,604,889.00	Fall 2022	Summer 2024
	SR 23 to CR 315/Maryland Ave Intersection	3.3	2	New 2 Lane Roadway	\$ 38,553,380.00	Fall 2022	Summer 2024
					\$ 131,229,543.00		

Source: <https://www.claycountygov.com/government/bonded-transportation-program>



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** June 21, 2022
FROM: Michael Daniels, Planning and Zoning Director
SUBJECT: Request for rezoning of parcel 017172-000-01 consisting of .63 acres located on Roberts St, north of Green Cove Avenue from R-2 to Planned Unit Development.

PROPERTY DESCRIPTION

APPLICANT: Janis Fleet, Fleet and Associates **OWNER:** Wiggins Investments of NF Inc.
PROPERTY LOCATION: Roberts St, between Green Cove Avenue to the south and Melrose Avenue to the north
PARCEL NUMBER: 017172-000-01
FILE NUMBER: PUD-22-004
CURRENT ZONING: R-2
FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING EXISTING LAND USE

NORTH: Single Family Residential (R-2) **SOUTH:** Single Family Residential (R-2)
 2)
EAST: Vacant (Industrial-City Owned) **WEST:** Single Family Residential (R-2)

BACKGROUND

The applicant Janis Fleet of Fleet & Associates Architects/Planners, Inc., (“Applicant”) submitted an application on behalf of Wiggins Investments of North Florida, Inc., (“Owner”) requesting to rezone the subject parcel from R-2 to Planned Unit Development (PUD). The property is undeveloped and sparsely wooded.

The intention of the proposed PUD application is to allow for 7 multi-family dwelling units to be constructed on .63 acres. The conceptual plan includes on-site retention, open space, and parking. The PUD written description does not require garages, and 17 parking spaces with no garages. The parking spaces would be located adjacent to Roberts Street.

The proposed density of the PUD is approximately 11 units per acre. The surrounding properties are developed or developable only as single-family residences, meaning at full development, all properties have a density of 4 units per acre. The one exception is four-unit residential unit at the corner of Green Cove Avenue and Roberts which sits on .52 acres which is a converted single-family home. The property to the east of the subject property is owned by the City which was purchased through a grant with the Florida Communities Grant to enhance environmental protection and resource based recreational activities. The city is restricted from developing the land for any other purpose.

The Future Land Use – Neighborhood – permits up to 12 units per acre. Per Comprehensive Plan Policy 1.1.2, the City's zoning map is intended to further implement and refine the densities permitted within each property. The R-2 Zoning District limits development to single family detached dwelling as a permitted use. Special Exceptions are allowed for 2 to 4 attached units based on lot size and width.

To further ensure sustainability of the building pattern, Policy 1.3.2 calls for the following principles to be considered:

- (1) increases in density and intensity must generally occur in a gradual fashion, avoiding abrupt transitions;
- (2) high density residential uses should generally be located in areas that have adequate vehicular access and proximity to service uses; and
- (3) spot zoning should be avoided. Spot zoning refers to changing the zoning designation of a small parcel of land for a designation totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

The application was denied on a 5-0 vote by the Planning and Zoning Commission on April 26, 2022 and the case was deferred by the applicant's request on May 17, 2022.



The site is located within the City’s Water, Sewer, and Electric Service Boundaries. It will be served by the City’s utilities and sanitation services.

Additionally, the applicant has submitted the following rezoning requests:

Application #	Description
PUD-22-002	Roberts South PUD Rezoning Application



Environmental Conditions Analysis

Soils

- Sapelo Fine Sand which is a poorly drained soil

All new development shall be required to meet the stormwater management requirements of the St John's Water Management District.

Wetlands

There are no wetlands on the property.

Flood Zones

This property is not located within a floodzone.

Wellfield Protection Zone

The project site is not located within or adjacent to a wellfield protection zone.

Historic Structures and Markers

There are no historic structures or markers found on the site.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Multifamily Residential	7	6.65	47	.5	4	.62	4

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9th Edition

Conclusion: The proposed development of 7 multifamily dwelling units would be a de-minimis impact on the roadway network.

Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	2,782
Residual Capacity after Proposed Project	3,814,218

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 7 dwelling units x 2.65 persons per du x 150 gal per person

Sanitary Sewer Impacts – South Plant WWTP

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	330,000
Projected Potable Water Demand from Proposed Project ²	2,226
Residual Capacity after Proposed Project	-62,226

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 7 dwelling units x 2.65 persons per du x 120 gal per person

Conclusion: The project site is served by the South Plant Wastewater Treatment Plant (WWTP). As shown in the table above, when factoring in the current loading and the committed loading, this WWTP is over capacity to handle the estimated impacts resulting from the proposed application. The committed loading is related to the Rookery Development which will be completed in two years prior to the commencement of this project and as a result, an additional Wastewater facility shall be constructed to serve the Rookery and thereby providing additional wastewater capacity. As a result, there is adequate capacity.

Solid Waste Impacts

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	148 lbs. / 27 tons

Solid Waste Facility Capacity² Minimum 3 Years Capacity

1. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (7 dwelling units x 2.65 persons per dwelling unit x 8 lbs. per day) x 365

Solid Waste Impacts

The City of Green Cove Springs’ solid waste is disposed of at the Rosemary Hill Solid Waste Management Facility operated by Clay County. Per the Clay County Comprehensive Plan, a minimum of three (3) years capacity shall be maintained at the County’s solid waste management facility. For commercial developments, the City does not provide Curbside Service; commercial locations must instead contract with an approved franchisee for containerized collection.

Conclusion: The proposed future land use amendment and rezoning are not expected to negatively impact the City’s adopted LOS or exceed the County solid waste management facility’s capacity.

Public School Facilities Impact

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Multifamily Units	7	0.0314	1	0.0095	1	0.0197	1
Net Generation	-	-	1	-	1	-	1

1. Source: School District of Clay County, Educational Facilities Plan, FY 2018/19-2022/23, based on multifamily

Conclusion: The School District of Clay County will make a school capacity determination at the time of Final Site Development Plan. It is not anticipated that the estimated number of students generated by the proposed PUD rezoning will exceed the adopted LOS standards see attached.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

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. The following principles shall be considered:

- a. Compatibility means that different land uses can coexist in relative proximity to each other provided that a use is not impacted directly or indirectly by another use.
- b. Increases in density and intensity must generally occur in a gradual fashion, avoiding abrupt transitions.
- c. High density residential uses should generally be located in areas that have adequate vehicular access and proximity to service uses.
- d. Spot zoning should be avoided. Spot zoning refers to changing the zoning designation of a

small parcel of land for a designation totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

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

The proposed application is not consistent with these Comprehensive Plan policies set forth above. From both a density and design standpoint the proposed application is not compatible with the low-density residential character of the surrounding area.

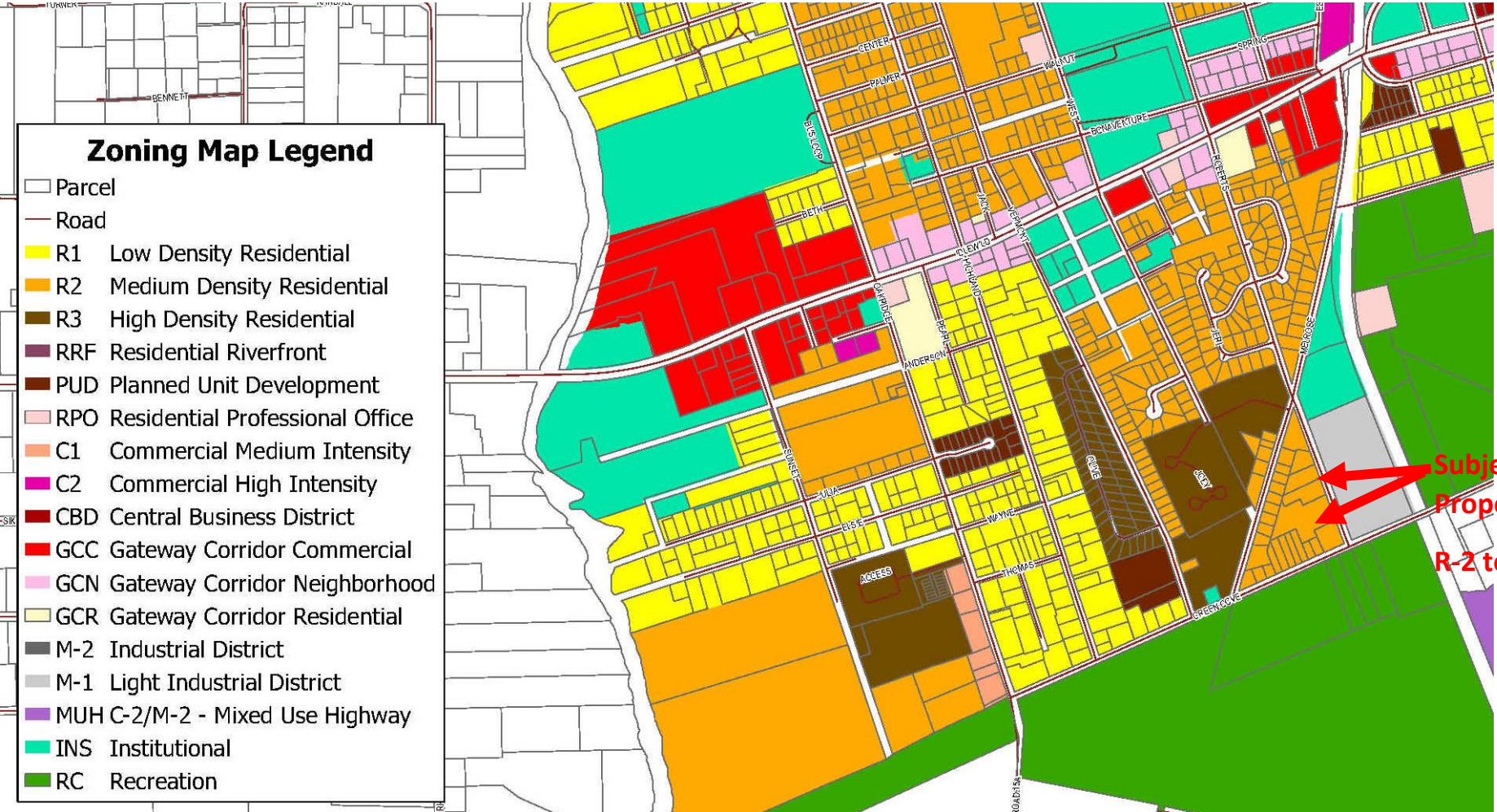
STAFF RECOMMENDATION

Staff is recommending denial of this request because the application is not in compliance with the Comprehensive Plan Future Land Use Element Policy 1.3.2 and Policy 1.3.4.

RECOMMENDED MOTION

Motion to deny ordinance O-14-2022, to amend the Zoning from R-2 to PUD for .63 acres of property located on Roberts Road north of Green Cove Avenue, parcel #-017172-000-01) based on the factual support that the proposed application is not in compliance with the Comprehensive Plan Future Land Use Policies 1.3.2 and 1.3.4.

ZONING



Item #8.

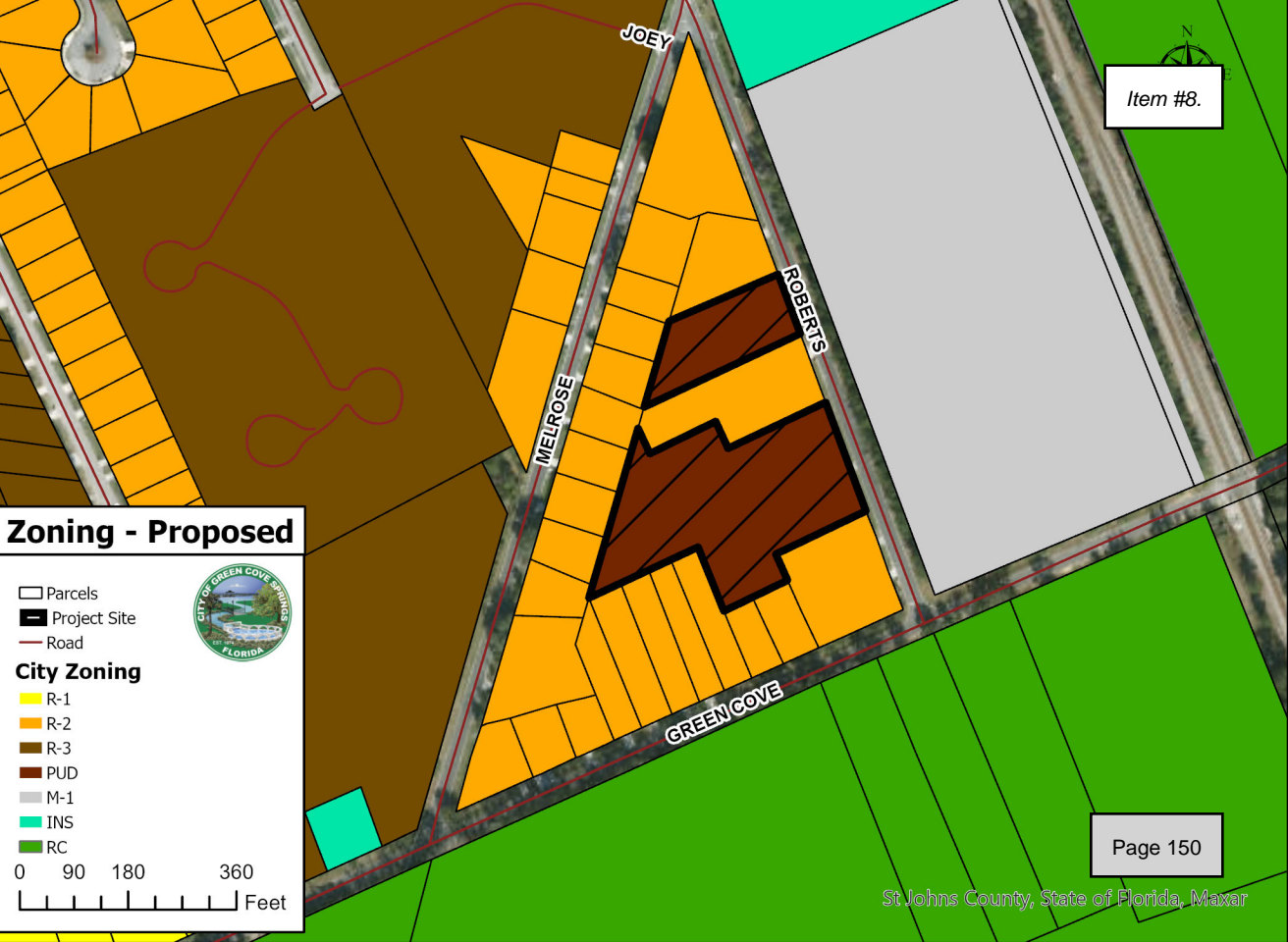
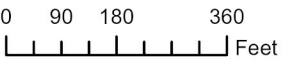
Zoning - Proposed

- Parcels
- ▬ Project Site
- Road



City Zoning

- R-1
- R-2
- R-3
- PUD
- M-1
- INS
- RC



PUD Written Description

ROBERT STREET PUD

I. PROJECT DESCRIPTION

Roberts Street PUD is a 2.74 acre development located on Roberts Street, north of Green Cove Avenue in the Roberts Roads/Melrose Avenue area of the City. The site includes 2 irregular shaped parcels with frontage on Roberts Street, almost connected at the west end of the properties. The parcels are vacant. The parcel is zoned R-2 and has a Future Land Use Map (FLUM) designation of Neighborhood, which allows for up to 12 dwelling units per acre. Without a PUD on the property, with the irregular shape of the property would limit its development potential. The PUD allows for flexibility in the housing types, with conventional apartments and townhomes.

The PUD will allow for the development of 32 dwelling units. Access to the property will be from two driveways from Roberts Street. The parcel will be maintained under common ownership with rental dwelling units.

The project will develop a vacant property into a residential development at a density consistent with the Neighborhood FLUM category. It will provide affordable housing with a variety of housing type options to residents of Green Cove Springs and will increase the property values in the area.

II. USES AND RESTRICTIONS

A. Permitted Uses

1. Multiple-family residential structures, including apartments, townhouses, cooperatives, and condominiums, without an attached garage, having no commercial businesses connected therewith.
2. Customary accessory buildings and structures provided they are in the rear yard and are not located in the setback area. The accessory buildings and structures shall not exceed 20 feet in height.
3. Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit.

B. Uses by Special Exception

1. Home Occupations

C. Restrictions on Uses

1. None

III. DESIGN GUIDELINES

A. Lot Requirements

1. Minimum lot area – 10,000 square feet
2. Minimum lot width – 100 feet
3. Maximum lot coverage of buildings – 35%
4. Minimum front yard - 20 feet
5. Minimum side yard - 10 feet
6. Minimum rear yard -10 feet
7. Maximum height of structures – 35 feet

B. Ingress, Egress and Circulation

1. Parking Requirements

- a. 2 spaces per dwelling unit
- b. No attached garages.

2. Vehicular Access

- a. A 24 ft. common paved drive of asphalt or concrete from Roberts Street

3. Pedestrian Access

- a. Existing sidewalk on Roberts Street
- b. Sidewalks provided on one side of the paved drive within the development.

C. Signs

1. No signs will be located on the property.

D. Landscaping, Tree Mitigation, and Buffers

1. Landscaping per Section 113-244 of the Land Development Regulations.

E. Recreation and Open Space

1. The lot will be sodded to create open space and a playground area will be developed to serve the residents of the development.

F. Utilities

1. Water will be provided by the City of Green Cove Springs
2. Sanitary sewer will be provided by the City of Green Cove Springs
3. Electric will be provided by the City of Green Cove Springs

G. Wetlands

1. There are no wetlands on the property.



FOR OFFICE USE ONLY

Item #8.

P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Date: SRDT _____ P & Z _____ CC _____

PUD Rezoning Application

A. PROJECT

- 1. Project Name: Roberts Street - North PUD
- 2. Address of Subject Property: Roberts Street
- 3. Parcel ID Number(s): 38-06-26-017172-000-01
- 4. Existing Use of Property: Vacant
- 5. Future Land Use Map Designation : Neighborhood
- 6. Existing Zoning Designation: R-2
- 7. Proposed Zoning Designation: PUD
- 8. Acreage: 0.63 acres

B. APPLICANT

- 1. Applicant's Status Owner (title holder) Agent
- 2. Name of Applicant(s) or Contact Person(s): Janis Fleet Title: President
 Company (if applicable): Fleet & Associates Architects/Planners, Inc.
 Mailing address: 11557 Hidden Harbor Way
 City: Jacksonville State: Florida ZIP: 32223
 Telephone: (904) 214-7999 FAX: (904) 214-9040 e-mail: jfleet@fleetarchitectsplanners.net
- 3. If the applicant is agent for the property owner*
 Name of Owner (titleholder): Wiggins Investments of North Florida Inc
 Mailing address: 91 Branscomb Rd
 City: Green Cove Springs State: Florida ZIP: 32043
 Telephone: 904 214-7999 FAX: 904 214-9040 e-mail: joe@wigginslaw.net

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

- 1. Is there any additional contact for sale of, or options to purchase, the subject property?
 Yes No If yes, list names of all parties involved:

 If yes, is the contract/option contingent or absolute?
 Contingent Absolute


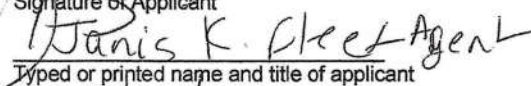
D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Clay County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Site Plan
8. Written Description
9. Binding Letter
10. Fee.
 - a. \$2,000 plus \$20 per acre
 - b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.


I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

	_____
Signature of Applicant	Signature of Co-applicant
	_____
Typed or printed name and title of applicant	Typed or printed name of co-applicant
3/3/2022	_____
Date	Date
State of <u>Florida</u>	County of <u>Nassau</u>

The foregoing application is acknowledged before me this 3rd day of March, 2022 by Janis

Fleet, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL


Signature of Notary Public, State of Florida



STATEMENT OF PROPOSED CHANGE

The Roberts Street – North PUD will allow the property to be developed for a multi-family development with 7 dwelling units. The development will provide variety of housing types on the site. The dwelling units will provide affordable rental housing for residents of Green Cove Springs.

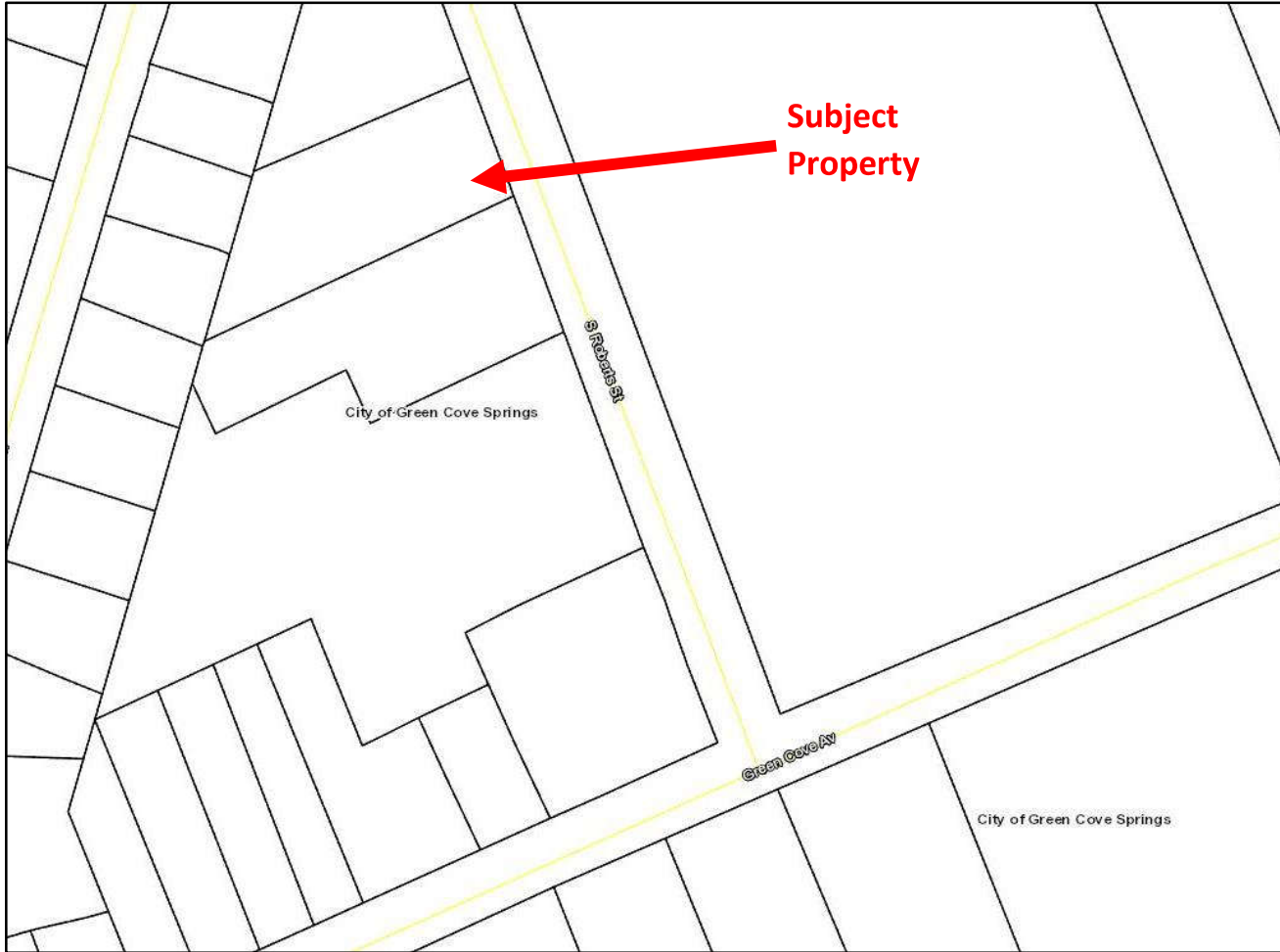
The site is in the recently adopted Neighborhood Future Land Use Map (FLUM) category. The Neighborhood FLUM category allows up to 12 dwelling units per acre. The proposed PUD is in compliance with the Neighborhood FLUM category. The PUD will allow for 7 multi-family dwelling units to be developed on 0.63 acres.

The proposed PUD allows a creative approach to the development of land that would not be allowed in the conventional R-2 or R-3 zoning category. It will accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the R-2 or R-3 zoning category. The PUD provides for 7 dwelling units with the required by an efficient use of land. The dwelling units will each be two-bedroom units in one apartment building. It will enhance the appearance of the neighborhood by developing vacant property with a multi-family development, providing affordable housing needed for residents of Green Cove Springs. The proposed development will be compatible with the residential character of this area of Green Cove Springs, which is has a variety of housing types, including multi-family west of the property. The development will improve the property values in the Roberts Street/Melrose area of Green Cove Springs.

AERIAL



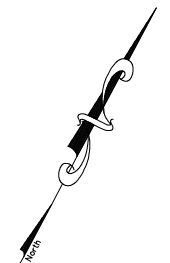
PLAT MAP



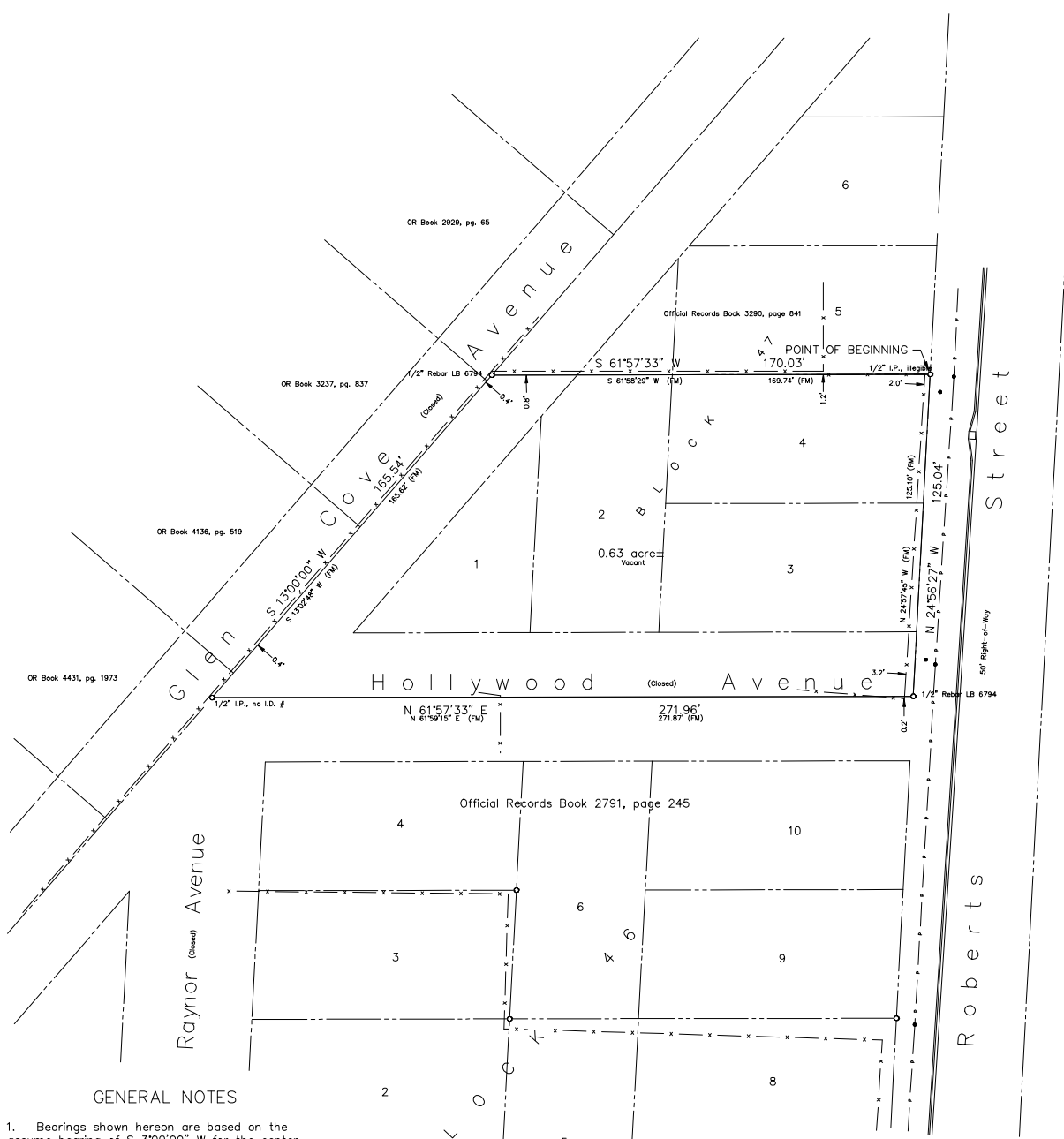
LEGAL DESCRIPTION

A parcel of land consisting of Lots 1, 3, 4 and a portion of Lot 2, Block 47, Idlewild Park Clay County, Florida according to plat thereof recorded in Plat Book 2, page 62 of the public records of said county, together with a portion of Glen Cove Avenue and Hollywood Avenue (closed by Resolution of the City of Green Cove Springs dated December 1, 1970), said parcel being more particularly described as follows:

Begin at the most northerly corner of said Lot 4; thence on the northwesterly line thereof, and on a southwesterly extension thereof, South 61 degrees 57 minutes 33 seconds West, 170.03 feet to the centerline of said Glen Cove Avenue; thence on said centerline, South 13 degrees 00 minutes 00 seconds West, 165.54 feet to the centerline of said Hollywood Avenue; thence on said centerline North 61 degrees 57 minutes 33 seconds East, 271.96 feet to a point on the southeasterly extension of the northeasterly line of said Block 47; thence on said southeasterly extension and on said northeasterly line of Block 47; North 24 degrees 56 minutes 27 seconds West, 125.04 feet to the point of beginning; being 0.63 acre, more or less, in area.



FF 47:89
FB33:64
4296B-180.



MAP SHOWING BOUNDARY SURVEY OF

A parcel of land consisting of Lots 1, 3, 4 and a portion of Lot 2, Block 47, Idlewild Park Clay County, Florida according to plat thereof recorded in Plat Book 2, page 62 of the public records of said county, together with a portion of Glen Cove Avenue and Hollywood Avenue (closed by Resolution of the City of Green Cove Springs dated December 1, 1970), said parcel being more particularly described as follows:
 Begin at the most northerly corner of said Lot 4; thence on the northwesterly line thereof, and on a southwesterly extension thereof, South 61 degrees 57 minutes 33 seconds West, 170.03 feet to the centerline of said Glen Cove Avenue; thence on said centerline, South 13 degrees 00 minutes 00 seconds West, 165.54 feet to the centerline of said Hollywood Avenue; thence on said centerline North 61 degrees 57 minutes 33 seconds East, 271.96 feet to a point on the southeasterly extension of the northeasterly line of said Block 47; thence on said southeasterly extension and on said northeasterly line of Block 47, North 24 degrees 56 minutes 27 seconds West, 125.04 feet to the point of beginning; being 0.63 acre, more or less, in area.

Certified to: L. Wiggins Construction Company

Scale 1" = 30'

Date of survey: August 25, 2021

GENERAL NOTES

1. Bearings shown hereon are based on the assume bearing of $S 3^{\circ}00'00'' W$ for the centerline of Glen Cove Avenue.
2. This survey was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown hereon are for drainage and utilities unless noted otherwise.
5. This survey depicts visible improvements only; no underground improvements or footings were located.

Note:
I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, and find that this property is situated in Flood Zone "X".

LEGEND

- Found 4"x4" Concrete Monument
- Found Iron Pipe (as noted)
- Set 1/2" Iron Pipe (LB 1381)
- x- Fence
- Powerline/Pole and Anchor
- T- Telephone Line
- C- Cable T/V Line
- AC Concrete Air Conditioner Pad
- ET Concrete Elec. Transformer Pad

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Eiland
 Harold T. Eiland
 License No. LS 2518

Eiland & Associates, Inc.
 Professional Surveyors & Mappers
 Certificate of Authorization
 615 Blanding
 Orange Park, Florida
 Telephone 904-261-1111

Prepared by and return to:

Realty Title, Inc.
35 Knight Boxx Road, #2
Orange Park, Florida 32065

File Number: 11625

General Warranty Deed

Made December 17, 2020 A.D. By **Bruno Jones and Christina L Jones, his wife**, whose address is 1763 Pickwick Pl, Fleming Island, Florida 32003, hereinafter called the grantor, to **Wiggins Investments of North Florida, Inc.**, a Florida corporation, whose post office address is: 91 Branscomb Road, Suite 17, Green Cove Springs, Florida 32043, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Clay County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: 38-06-26-017172-000-00 AND -01


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

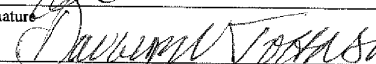
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

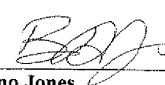
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

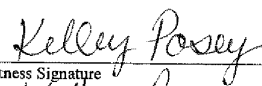


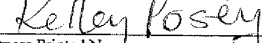
Witness Signature


Witness Printed Name

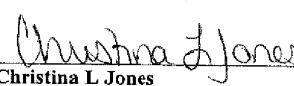


Bruno Jones (Seal)
Address: 1763 Pickwick Pl, Fleming Island, Florida 32003



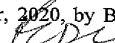
Witness Signature


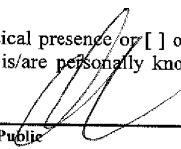
Witness Printed Name



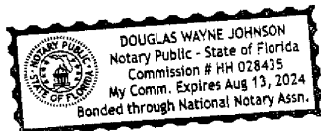
Christina L Jones (Seal)
Address: 1763 Pickwick Pl, Fleming Island, Florida 32003

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of December, 2020, by Bruno Jones, and Christina L Jones, who is/are personally known to me or who has produced  as identification.



Notary Public
Print Name: _____
My Commission Expires: _____



Prepared by and return to:

Realty Title, Inc.
35 Knight Boxx Road, #2
Orange Park, Florida 32065

File Number: 11625

"Schedule A"

A portion of Idlewild Park, according to plat recorded in Plat Book 2, Page 62 of the Public Records of Clay County, Florida, more particularly described as follows:

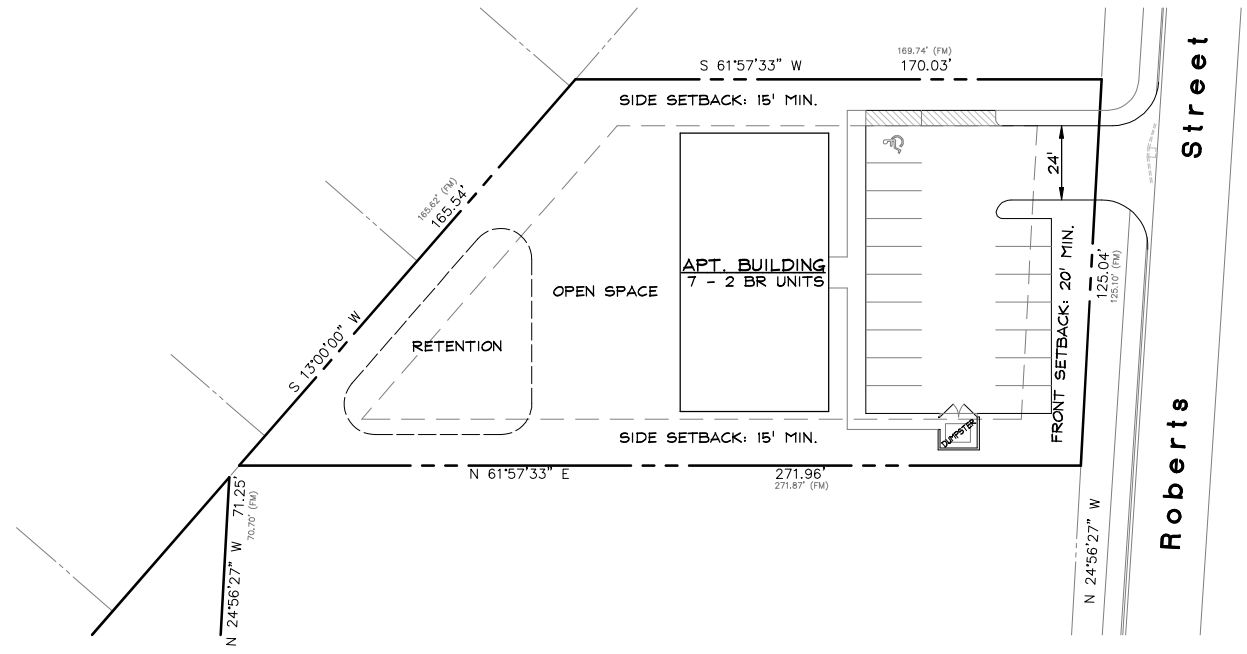
All of Block 44, Except Lots 1 and 2; Except Lots 5, 7, 8, 9 and the South 1/2 of Lot 6;

All of Block 45;


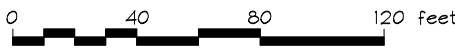
All of Block 46, Except Lots 4, 6, 9, 10;

All of Block 47, Except Lots 5 and 6, Also Excepting that portion of Lot 2, as conveyed by Deed recorded in Official Records Book 1144, Page 129.

Together with portions of Glen Cove Avenue, Hollywood, Warren Avenue and Raynor Avenue as shown on the Plat of Idlewild Park, according to Plat recorded in Plat Book 2, Page 62 all of which were closed and vacated by resolution of the City of Green Cove Springs, Florida, dated December 1, 1970.



CONCEPTUAL SITE PLAN

3/30/2022

PUD Written Description

ROBERT STREET - North PUD

I. PROJECT DESCRIPTION

Roberts Street PUD is a 0.63 acre development located on Roberts Street, north of Green Cove Avenue in the Roberts Roads/Melrose Avenue are of the City. The site includes an irregular shaped parcel with frontage on Roberts Street. The parcel is vacant. The parcel is zoned R-2 and has a Future Land Use Map (FLUM) designation of Neighborhood, which allows for up to 12 dwelling units per acre. Without a PUD on the property, with the irregular shape of the property would limit its development potential. The PUD allows for flexibility in the housing types, with an apartment building for 7 two-bedroom units.

The PUD will allow for the development of 7 dwelling units. Access to the property will be a two driveways from Roberts Street. The parcel will be maintained under common ownership with rental dwelling units.

The project will develop a vacant property into a residential development at a density consistent with the Neighborhood FLUM category. It will provide affordable housing option to residents of Green Cove Springs. The development will increase the property values in the area.

II. USES AND RESTRICTIONS

A. Permitted Uses

1. Multiple-family residential structures, including apartments, townhouses, cooperatives, and condominiums, without an attached garage, having no commercial businesses connected therewith.
2. Customary accessory buildings and structures provided they are in the rear yard and are not located in the setback area. The accessory buildings and structures shall not exceed 20 feet in height.
3. Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit.

B. Uses by Special Exception

1. Home Occupations

C. Restrictions on Uses

1. None

III. DESIGN GUIDELINES

A. Lot Requirements

1. Minimum lot area – 10,000 square feet
2. Minimum lot width – 100 feet
3. Maximum lot coverage of buildings – 35%
4. Minimum front yard - 20 feet
5. Minimum side yard - 15 feet
6. Minimum rear yard -10 feet
7. Maximum height of structures – 35 feet

B. Ingress, Egress and Circulation

1. Parking Requirements

- a. 2 spaces per dwelling unit
- b. No attached garages.

2. Vehicular Access

- a. A 24 ft. common paved drive of asphalt or concrete from Roberts Street

3. Pedestrian Access

- a. Existing sidewalk on Roberts Street
- b. Sidewalks from Roberts Street to the apartment building.

C. Signs

1. No signs will be located on the property.

D. Landscaping, Tree Mitigation, and Buffers

1. Landscaping per Section 113-244 of the Land Development Regulations.

E. Recreation and Open Space

1. The lot will be sodded to create open space to serve the residents of the development.

F. Utilities

1. Water will be provided by the City of Green Cove Springs
2. Sanitary sewer will be provided by the City of Green Cove Springs
3. Electric will be provided by the City of Green Cove Springs

G. Wetlands

1. There are no wetlands on the property.

Date: March 3, 2022

City of Green Cove Springs
Development Services Department
Green Cove Springs, Florida 32202

Re: Robert Street PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with:

(a) the site plan and the written description of the proposed development plan submitted with the rezoning application and

(b) any conditions set forth by the City Council of the City of Green Cove Springs in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items

(a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated, or maintained by the City of Green Cove Springs.

Sincerely,

Joseph B. Williams Sr
Signature of Applicant

Signature of Co-applicant

Joseph B. Williams Sr
Typed or printed name and title of applicant

Typed or printed name of co-applicant

3/4/22
Date

Date

State of Florida County of Clay

The foregoing application is acknowledged before me this 4 day of March 2022 by

Joseph B. Williams Sr, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Brianna N. Wilson
Signature of Notary Public, State of FL





PROPERTY OWNER AFFIDAVIT

Owner Name: Wiggins Investments of North Florida Inc.	
Address: 91 Branscomb Road, Suite 17 Green Cove Springs, FL 32043	Phone: (904)214-7999
Agent Name: Janis Fleet	
Address: 11557 Hidden Harbor Way, Jacksonville, FL 32223	Phone: 904-666-7038
Parcel No.: 38-06-26-017172-000-01 and 38-06-26-017172-000-00	
Requested Action: Rezoning and Site Plan applications	

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Joseph B. Wiggins Sr

Printed name: Joseph B. Wiggins Sr

Date: 3/4/22

The foregoing affidavit is acknowledged before me this 4 day of March, 2022, by Joseph B. Wiggins, who is/are personally known to me, or who has/have produced _____ as identification.



Brianna N. Wilson
Signature of Notary Public, State of _____

ORDINANCE NO. O-14-2022

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±0.63 ACRES OF PROPERTY LOCATED ON ROBERTS STREET, IDENTIFIED AS TAX ID NUMBER 017172-000-01, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM R-2, MEDIUM DENSITY RESIDENTIAL, TO PUD, PLANNED UNIT DEVELOPMENT KNOWN AS ROBERTS STREET – NORTH PUD; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City has received a request to rezone the subject parcel from R-2 Medium Density 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 April 26, 2022 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 17, 2022 and June 7, 2022 and 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 R-2 Medium Density Residential) to Planned Unit Development (PUD).

Tax Parcel ID# 38-06-26-017172-000-01, in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 2. 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 3. Repealing Clause. All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 4. 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 5. 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 17TH DAY OF MAY 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

Matthew Johnson, 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 7TH DAY OF JUNE 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

Matthew Johnson, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** June 7, 2022
FROM: Michael Daniels, Planning and Zoning Director
SUBJECT: Request for rezoning of parcel 017172-000-00 consisting of 2.11 acres located on Roberts St, north of Green Cove Avenue from R-2 to Planned Unit Development.

PROPERTY DESCRIPTION

APPLICANT: Janis Fleet, Fleet and Associates **OWNER:** Wiggins Investments of NF Inc.
PROPERTY LOCATION: Roberts St, between Green Cove Avenue to the south and Melrose Avenue to the north
PARCEL NUMBER: 017172-000-00
FILE NUMBER: PUD-22-002
CURRENT ZONING: R-2
FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING EXISTING LAND USE

NORTH: Single Family Residential (R-2) **SOUTH:** Single Family Residential (R-2)
EAST: Undeveloped (Industrial-City Owned) **WEST:** Single Family Residential (R-2)

BACKGROUND

The applicant Janis Fleet of Fleet & Associates Architects/Planners, Inc., (“Applicant”) submitted an application on behalf of Wiggins Investments of North Florida, Inc., (“Owner”) requesting to rezone the subject parcel from R-2 to Planned Unit Development (PUD). The property has a row of crape myrtle trees in the front of the property and scattered hardwood trees on the property.

The intention of the proposed PUD application is to allow for 25 multi-family dwelling units, consisting of one 8 unit apartment building, and three townhome buildings consisting of 17 units to be constructed

on 2.11 acres. The conceptual plan includes on-site retention, a water feature, open space, and a playground. The PUD written description does not require garages, and 17 parking spaces with no garages.

The proposed density of the PUD is approximately 12 units per acre. The surrounding properties are developed or developable only as single-family residences, meaning at full development, all properties have a density of 4 units per acre. The one exception is four-unit residential unit at the corner of Green Cove Avenue and Roberts which sits on .52 acres which is a converted single-family home. The property to the east of the subject property is owned by the City which was purchased through a grant with the Florida Communities Grant to enhance environmental protection and resource based recreational activities. The city is restricted from developing the land for any other purpose.

The Future Land Use – Neighborhood – permits up to 12 units per acre. Per Comprehensive Plan Policy 1.1.2, the City's zoning map is intended to further implement and refine the densities permitted within each property. The R-2 Zoning District limits development to single family detached dwelling as a permitted use. Special Exceptions are allowed for 2 to 4 attached units based on lot size and width.

To further ensure sustainability of the building pattern, Policy 1.3.2 calls for the following principles to be considered:

- (1) increases in density and intensity must generally occur in a gradual fashion, avoiding abrupt transitions;
- (2) high density residential uses should generally be located in areas that have adequate vehicular access and proximity to service uses; and
- (3) spot zoning should be avoided. Spot zoning refers to changing the zoning designation of a small parcel of land for a designation totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

The Planning and Zoning Commission recommended denial on a 3-2 vote on April 26, 2022.

The applicant requested a deferral from the May 17, 2022 City Council meeting.



The site is located within the City’s Water, Sewer, and Electric Service Boundaries. It will be served by the City’s utilities and sanitation services.

Additionally, the applicant has submitted the following rezoning requests:

Application #	Description
PUD-22-004	Roberts North PUD Rezoning Application





Environmental Conditions Analysis

Soils

- Sapelo Fine Sand which is a poorly drained soil

All new development shall be required to meet the stormwater management requirements of the St John's Water Management District.

Wetlands

There are no wetlands on the property.

Flood Zones

This property is not located within a floodzone.

Wellfield Protection Zone

The project site is not located within or adjacent to a wellfield protection zone.

Historic Structures and Markers

There are no historic structures or markers found on the site.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Multifamily Residential	25	6.65	166	.5	13	.62	15

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9th Edition

Conclusion: The proposed development of 25 multifamily dwelling units would be a de-minimis impact on the roadway network.

Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	9,938
Residual Capacity after Proposed Project	3,177,063

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 7 dwelling units x 2.65 persons per du x 150 gal per person

Sanitary Sewer Impacts – South Plant WWTP

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	330,000
Projected Potable Water Demand from Proposed Project ²	7,950
Residual Capacity after Proposed Project	-67,950

1. Source: City of Green Cove Springs Public Works Department
2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 25 dwelling units x 2.65 persons per du x 120 gal per person

Conclusion: The project site is served by the South Plant Wastewater Treatment Plant (WWTP). As shown in the table above, when factoring in the current loading and the committed loading, this WWTP is over capacity to handle the estimated impacts resulting from the proposed application. The committed loading is related to the Rookery Development which will be completed in two years prior to the commencement of this project and as a result, an additional Wastewater facility shall be constructed to serve the Rookery and thereby providing additional wastewater capacity. As a result, there is adequate capacity.

Solid Waste Impacts

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	530 lbs. / 97 tons
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (25 dwelling units x 2.65 persons per dwelling unit x 8 lbs. per day) x 365

Solid Waste Impacts

The City of Green Cove Springs’ solid waste is disposed of at the Rosemary Hill Solid Waste Management Facility operated by Clay County. Per the Clay County Comprehensive Plan, a minimum of three (3) years capacity shall be maintained at the County’s solid waste management facility. For commercial developments, the City does not provide Curbside Service; commercial locations must instead contract with an approved franchisee for containerized collection.

Conclusion: The proposed future land use amendment and rezoning are not expected to negatively impact the City’s adopted LOS or exceed the County solid waste management facility’s capacity.

Public School Facilities Impact

Land Use	Units	Elem.		Middle		High	
		Rate¹	Total	Rate¹	Total	Rate¹	Total
Proposed							
Multifamily Units	25	0.0314	1	0.0095	1	0.0197	1
Net Generation	-	-	1	-	1	-	1

1. Source: School District of Clay County, Educational Facilities Plan, FY 2018/19-2022/23, based on multifamily

Conclusion: The School District of Clay County will make a school capacity determination at the time of Final Site Development Plan. It is not anticipated that the estimated number of students generated by the proposed PUD rezoning will exceed the adopted LOS standards see attached.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

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. The following principles shall be considered:

- a. Compatibility means that different land uses can coexist in relative proximity to each other provided that a use is not impacted directly or indirectly by another use.
- b. Increases in density and intensity must generally occur in a gradual fashion, avoiding abrupt transitions.
- c. High density residential uses should generally be located in areas that have adequate vehicular access and proximity to service uses.
- d. Spot zoning should be avoided. Spot zoning refers to changing the zoning designation of a small parcel of land for a designation totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

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

The proposed application is not consistent with these Comprehensive Plan policies set forth above. From both a density and design standpoint the proposed application is not compatible with the low-density residential character of the surrounding area.

STAFF RECOMMENDATION

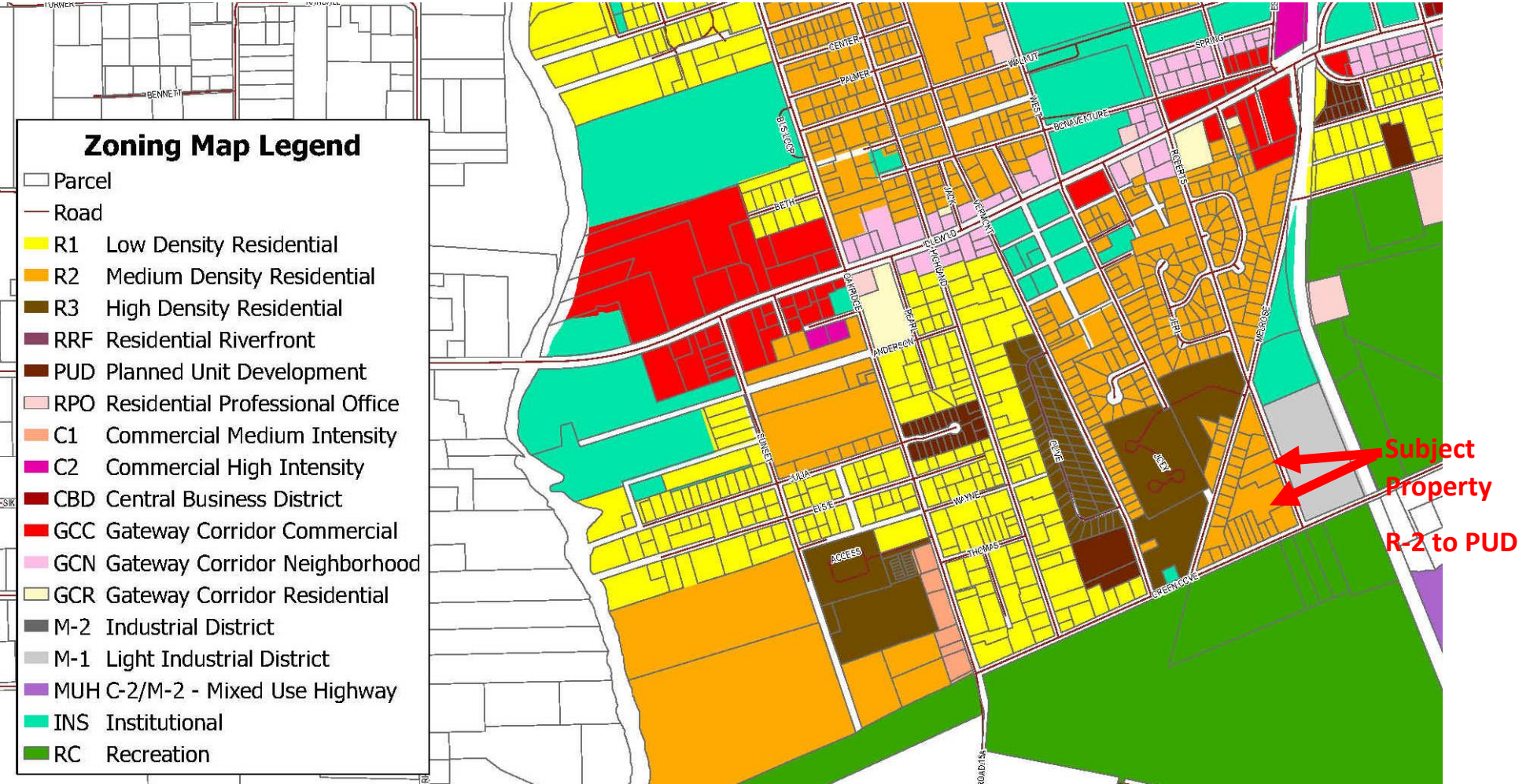
Staff is recommending denial of this request because the application is not in compliance with the Comprehensive Plan Future Land Use Element Policy 1.3.2 and Policy 1.3.4.

RECOMMENDED MOTION

Motion to deny ordinance O-15-2022, to amend the Zoning from R-2 to PUD for 2.11 acres of property located on Roberts Road north of Green Cove Avenue, parcel #017172-000-00) based on the factual

support that the proposed application is not in compliance with the Comprehensive Plan Future Land Use Policies 1.3.2 and 1.3.4.

ZONING



Item #9.

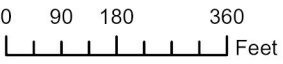
Zoning - Proposed

- Parcels
- ▬ Project Site
- Road



City Zoning

- R-1
- R-2
- R-3
- PUD
- M-1
- INS
- RC



PUD Written Description

ROBERT STREET PUD

I. PROJECT DESCRIPTION

Roberts Street PUD is a 2.74 acre development located on Roberts Street, north of Green Cove Avenue in the Roberts Roads/Melrose Avenue area of the City. The site includes 2 irregular shaped parcels with frontage on Roberts Street, almost connected at the west end of the properties. The parcels are vacant. The parcel is zoned R-2 and has a Future Land Use Map (FLUM) designation of Neighborhood, which allows for up to 12 dwelling units per acre. Without a PUD on the property, with the irregular shape of the property would limit its development potential. The PUD allows for flexibility in the housing types, with conventional apartments and townhomes.

The PUD will allow for the development of 32 dwelling units. Access to the property will be from two driveways from Roberts Street. The parcel will be maintained under common ownership with rental dwelling units.

The project will develop a vacant property into a residential development at a density consistent with the Neighborhood FLUM category. It will provide affordable housing with a variety of housing type options to residents of Green Cove Springs and will increase the property values in the area.

II. USES AND RESTRICTIONS

A. Permitted Uses

1. Multiple-family residential structures, including apartments, townhouses, cooperatives, and condominiums, without an attached garage, having no commercial businesses connected therewith.
2. Customary accessory buildings and structures provided they are in the rear yard and are not located in the setback area. The accessory buildings and structures shall not exceed 20 feet in height.
3. Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit.

B. Uses by Special Exception

1. Home Occupations

C. Restrictions on Uses

1. None

III. DESIGN GUIDELINES

A. Lot Requirements

1. Minimum lot area – 10,000 square feet
2. Minimum lot width – 100 feet
3. Maximum lot coverage of buildings – 35%
4. Minimum front yard - 20 feet
5. Minimum side yard - 10 feet
6. Minimum rear yard -10 feet
7. Maximum height of structures – 35 feet

B. Ingress, Egress and Circulation

1. Parking Requirements

- a. 2 spaces per dwelling unit
- b. No attached garages.

2. Vehicular Access

- a. A 24 ft. common paved drive of asphalt or concrete from Roberts Street

3. Pedestrian Access

- a. Existing sidewalk on Roberts Street
- b. Sidewalks provided on one side of the paved drive within the development.

C. Signs

1. No signs will be located on the property.

D. Landscaping, Tree Mitigation, and Buffers

1. Landscaping per Section 113-244 of the Land Development Regulations.

E. Recreation and Open Space

1. The lot will be sodded to create open space and a playground area will be developed to serve the residents of the development.

F. Utilities

1. Water will be provided by the City of Green Cove Springs
2. Sanitary sewer will be provided by the City of Green Cove Springs
3. Electric will be provided by the City of Green Cove Springs

G. Wetlands

1. There are no wetlands on the property.



FOR OFFICE USE ONLY		Item #9.
P Z File #	_____	
Application Fee:	_____	
Filing Date:	_____ Acceptance Date: _____	
Review Date:	SRDT _____ P & Z _____ CC _____	

PUD Rezoning Application

A. PROJECT

- Project Name: Roberts Street - South PUD
- Address of Subject Property: Roberts Street
- Parcel ID Number(s): 38-06-26-017172-000-00
- Existing Use of Property: Vacant
- Future Land Use Map Designation : Neighborhood
- Existing Zoning Designation: R-2
- Proposed Zoning Designation: PUD
- Acreage: 2.11 acres

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Janis Fleet Title: President
 Company (if applicable): Fleet & Associates Architects/Planners, Inc.
 Mailing address: 11557 Hidden Harbor Way
 City: Jacksonville State: Florida ZIP: 32223
 Telephone: (904) 214-7999 FAX: (904) 214-9040 e-mail: jfleet@fleetarchitectsplanners.net
- If the applicant is agent for the property owner*
 Name of Owner (titleholder): Wiggins Investments of North Florida Inc
 Mailing address: 91 Branscomb Rd
 City: Green Cove Springs State: Florida ZIP: 32043
 Telephone: 904 214-7999 FAX: 904 214-9040 e-mail: joe@wigginslaw.net

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

- Is there any additional contact for sale of, or options to purchase, the subject property?
 Yes No If yes, list names of all parties involved:

 If yes, is the contract/option contingent or absolute?
 Contingent Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Clay County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Site Plan
8. Written Description
9. Binding Letter
10. Fee.
 - a. \$2,000 plus \$20 per acre
 - b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

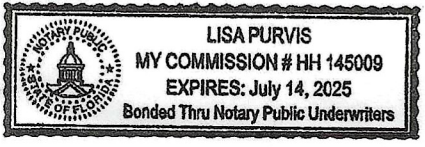
I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

<p><u>[Signature]</u> Signature of Applicant</p> <p><u>Janis K. Fleet Agent</u> Typed or printed name and title of applicant</p> <p><u>3/3/2022</u> Date</p> <p>State of <u>Florida</u> County of <u>Nassau</u></p>	<p>_____ Signature of Co-applicant</p> <p>_____ Typed or printed name of co-applicant</p> <p>_____ Date</p>
---	---

The foregoing application is acknowledged before me this 3rd day of March, 2022 by Janis

Fleet, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



[Signature]
Signature of Notary Public, State of Florida

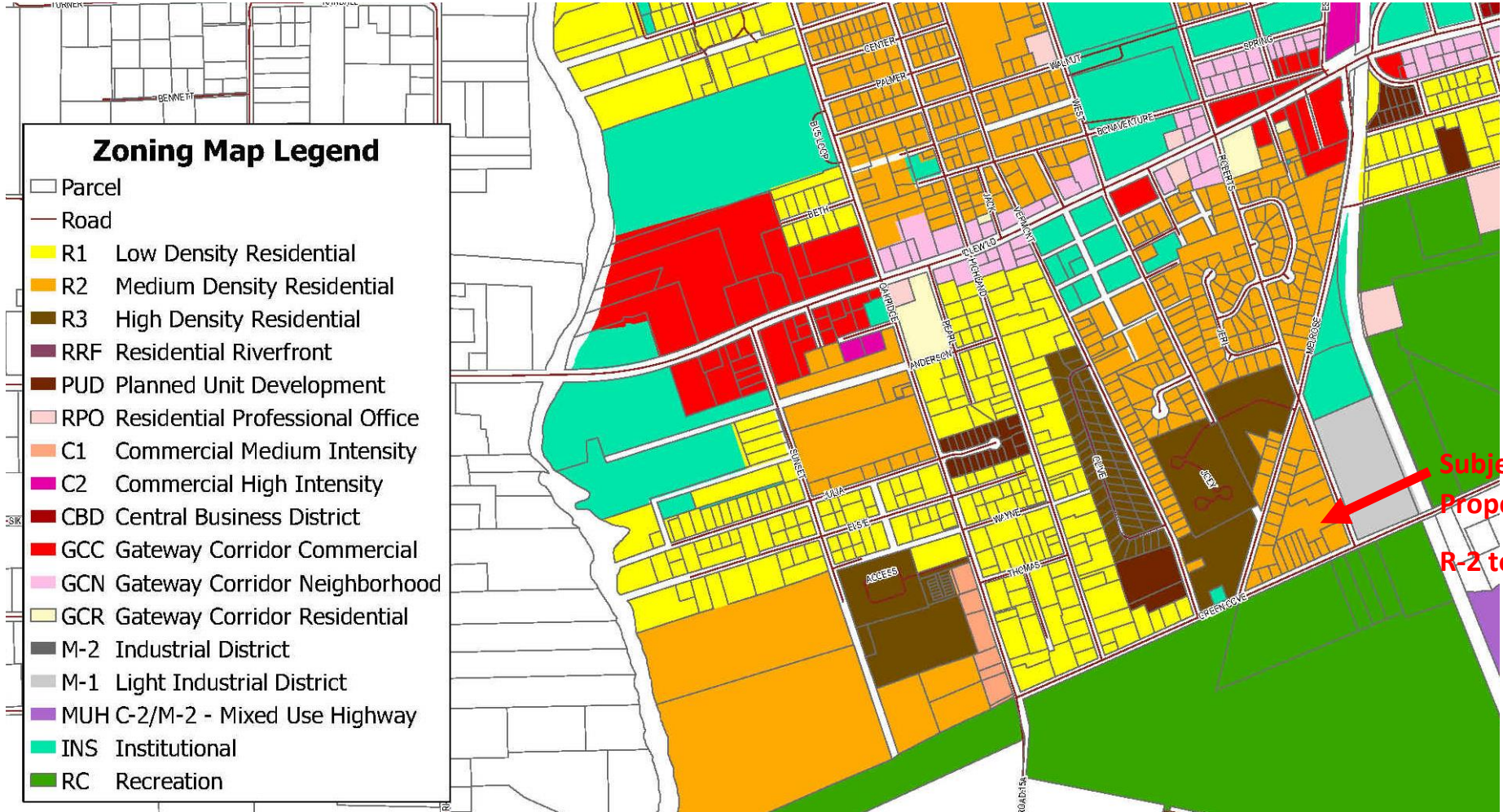
STATEMENT OF PROPOSED CHANGE

The Roberts Street – South PUD will allow the property to be developed for a multi-family development with 25 dwelling units. The development will provide variety of housing types on the site. The dwelling units will provide affordable rental housing for residents of Green Cove Springs.

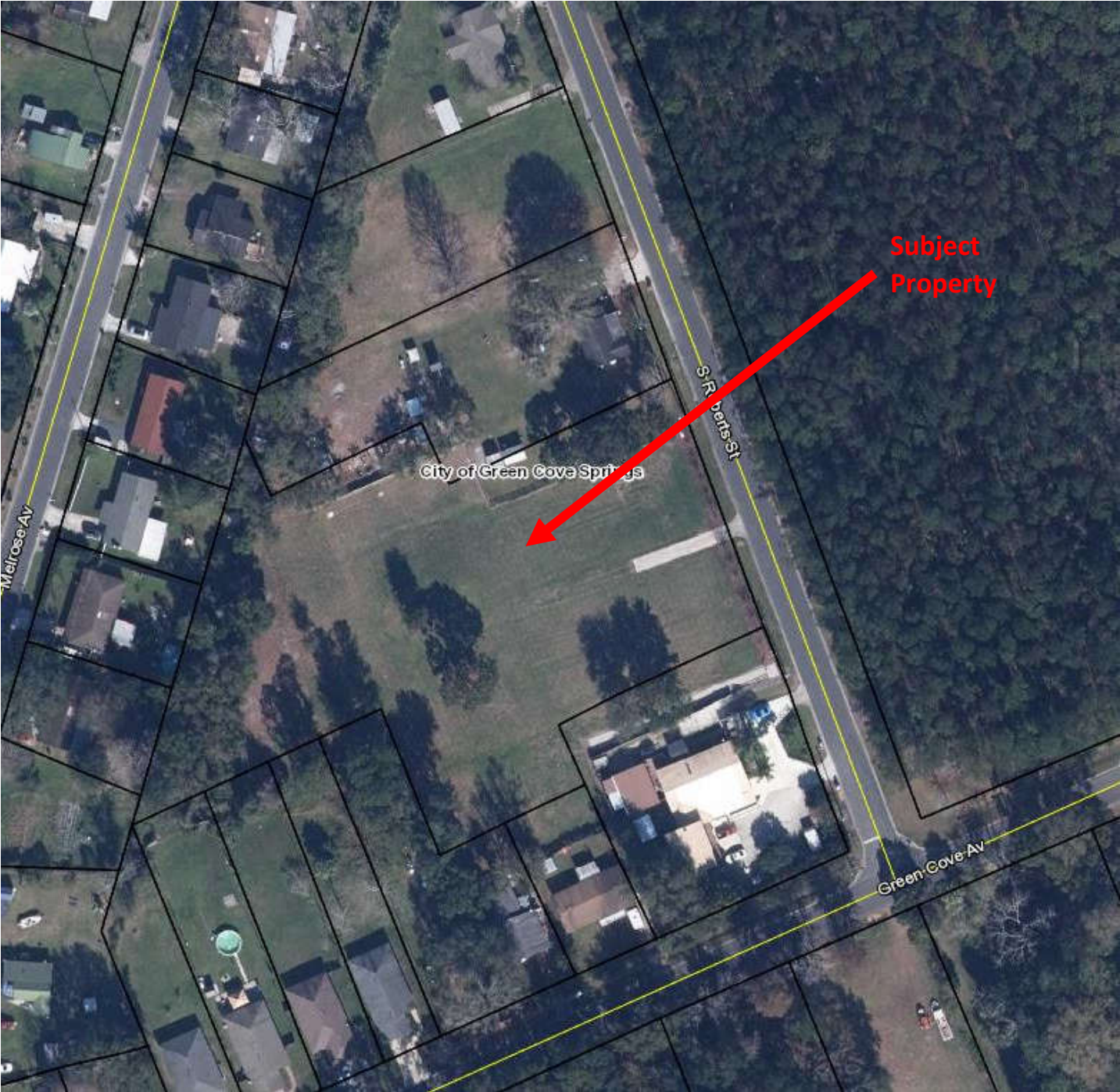
The site is in the recently adopted Neighborhood Future Land Use Map (FLUM) category. The Neighborhood FLUM category allows up to 12 dwelling units per acre. The proposed PUD is in compliance with the Neighborhood FLUM category. The PUD will allow for 25 multi-family dwelling units to be developed on 2.11 acres.

The proposed PUD allows a creative approach to the development of land that would not be allowed in the conventional R-2 or R-3 zoning category. It will accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the R-2 or R-3 zoning category. The PUD provides for 25 dwelling units with the required by an efficient use of land. The property will be developed with 17 townhouses with a 1 car garage and 8 one-bedroom units in an apartment building. It will enhance the appearance of the neighborhood by developing vacant property with a multi-family development, providing affordable housing options needed for residents of Green Cove Springs. The proposed development will be compatible with the residential character of this area of Green Cove Springs, which has a variety of housing types, including multi-family west of the property. The development will improve the property values in the Roberts Street/Melrose area of Green Cove Springs.

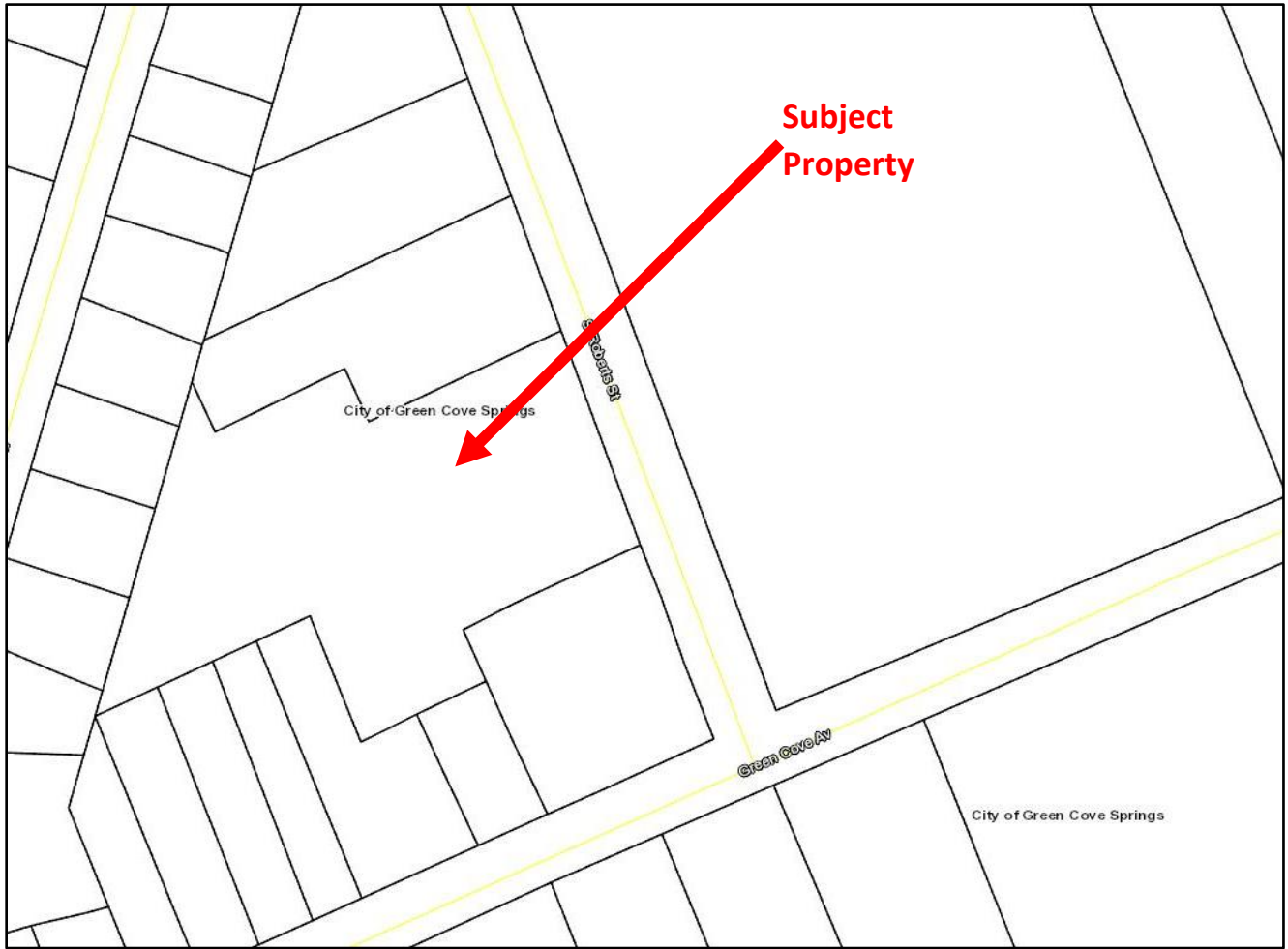
ZONING



AERIAL



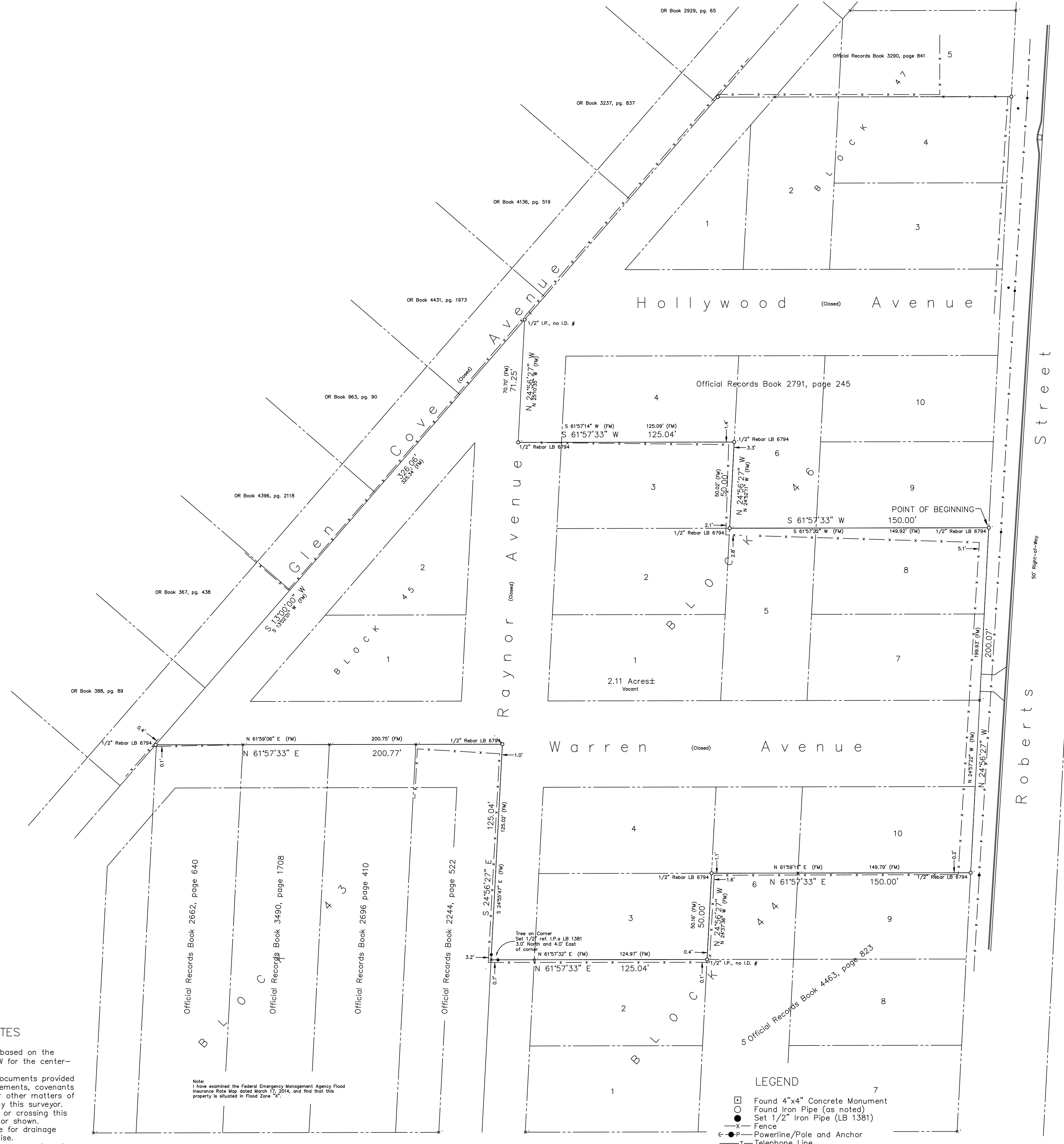
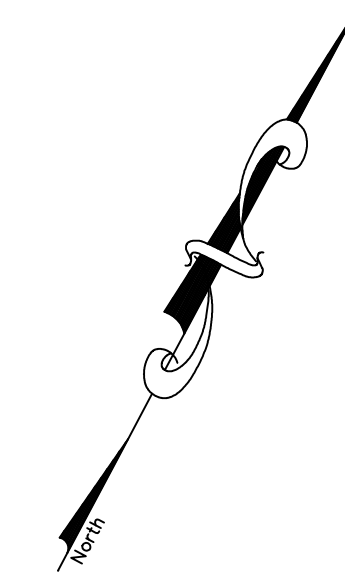
PLAT MAP



LEGAL DESCRIPTION

A parcel of land consisting of Lots 3, 4, 10 and the North 1/2 of Lot 6, Block 44, all of Block 45 and Lots 1, 2, 3, 5, 7 and 8, Block 46, IdleWild Park, Clay County, Florida, according to plat thereof recorded in Plat Book 2, page 62 of the public records of said county, together with a portion of Glen Cove Avenue, a portion of Raynor Avenue and a portion of Warren Avenue (closed by Resolution of the City of Green Cove Springs dated December 1, 1970), said parcel being more particularly described as follows:

Begin at the most northerly corner of said Lot 8, Block 46; thence on the northwesterly line thereof, and on the northwesterly line of said Lot 6, Block 46 run South 61 degrees 57 minutes 33 seconds West, 150.00 feet to the northeasterly line of said Lot 3, Block 46; thence on said northeasterly line, North 24 degrees 56 minutes 27 seconds West, 50.00 feet to the northwesterly line thereof; thence on said northwesterly line, and on a southwesterly extension thereof, South 61 degrees 57 minutes 33 seconds West, 125.04 feet to the centerline of Raynor Avenue; thence on said centerline, North 24 degrees 56 minutes 27 seconds West, 71.25 feet to the centerline of Glen Cove Avenue; thence on said centerline, South 13 degrees 00 minutes 00 seconds West, 326.06 feet to the centerline of Warren Avenue; thence on said centerline, North 61 degrees 57 minutes 33 seconds East, 200.77 feet to the centerline of said Raynor Avenue; thence on said centerline South 24 degrees 56 minutes 27 seconds East, 125.04 feet to a point on the southwesterly extension of the southeasterly line of said Lot 3, Block 44; thence on said extension on said southeasterly line, North 61 degrees 57 minutes 33 seconds East, 125.04 feet to the northeasterly line of said Lot 3, Block 44; thence on said northeasterly line, North 24 degrees 56 minutes 27 seconds West, 50.00 feet to the southeasterly line of the South 1/2 of said Lot 6, Block 44; thence on said southeasterly line, and on the southeasterly line of said Lot 10, Block 44, North 61 degrees 57 minutes 33 seconds East, 150.00 feet to the northeasterly line of said Lot 10; thence on said northeasterly line, and on a northwesterly extension thereof, North 24 degrees 56 minutes 27 seconds West, 200.07 feet to the point of beginning; being 2.11 acres, more or less, in area.



MAP SHOWING BOUNDARY SURVEY OF

A parcel of land consisting of Lots 3, 4, 10 and the North 1/2 of Lot 6, Block 44, all of Block 45 and Lots 1, 2, 3, 5, 7 and 8, Block 46, IdleWild Park, Clay County, Florida, according to plat thereof recorded in Plat Book 2, page 62 of the public records of said county, together with a portion of Glen Cove Avenue, a portion of Raynor Avenue and a portion of Warren Avenue (closed by Resolution of the City of Green Cove Springs dated December 1, 1970), said parcel being more particularly described as follows:

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Certified to: Wiggins Construction Company
 Date of survey: August 25, 2021

Scale 1" = 30'

GENERAL NOTES

- Bearings shown hereon are based on the assumed bearing of S 13°00'0" W for the centerline of Glen Cove Avenue.
- This survey was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
- Underground utilities serving or crossing this property have not been located or shown.
- Easements shown hereon are for drainage and utilities unless noted otherwise.
- This survey depicts visible improvements only; no underground improvements or footings were located.

Note:
 I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, and find that this property is situated in Flood Zone "X".

- LEGEND
- Found 4"x4" Concrete Monument
 - Found Iron Pipe (as noted)
 - Set 1/2" Iron Pipe (LB 1381)
 - Fence
 - Powerline/Pole and Anchor
 - Telephone Line
 - Cable T/V Line
 - Concrete Air Conditioner Pad
 - Concrete Elec. Transformer Pad

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Eiland

Harold T. Eiland
 License No. LS 2518

Eiland & Associates, Inc.
 Professional Surveyors & Mappers
 Certificate of Authorization No. LB 1381
 615 Blanding Boulevard
 Orange Park, Florida 32073
 Telephone 904-272-1000

Prepared by and return to:

Realty Title, Inc.
35 Knight Boxx Road, #2
Orange Park, Florida 32065

File Number: 11625

General Warranty Deed

Made December 17, 2020 A.D. By **Bruno Jones and Christina L Jones, his wife**, whose address is 1763 Pickwick Pl, Fleming Island, Florida 32003, hereinafter called the grantor, to **Wiggins Investments of North Florida, Inc.**, a Florida corporation, whose post office address is: 91 Branscomb Road, Suite 17, Green Cove Springs, Florida 32043, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Clay County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: 38-06-26-017172-000-00 AND -01


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

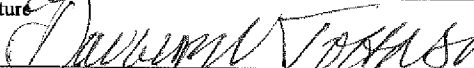
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

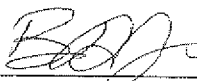
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

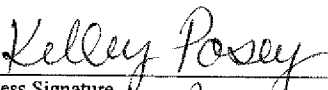


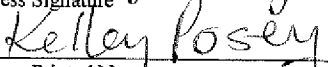
Witness Signature


Witness Printed Name

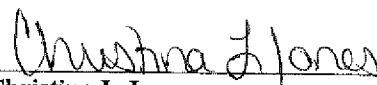


Witness Signature
Bruno Jones (Seal)
Address: 1763 Pickwick Pl, Fleming Island, Florida 32003




Witness Signature


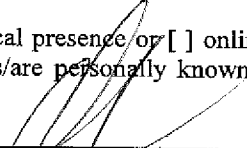
Witness Printed Name



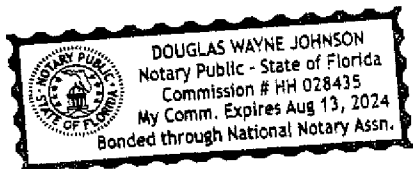
Witness Signature
Christina L Jones (Seal)
Address: 1763 Pickwick Pl, Fleming Island, Florida 32003

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of December, 2020, by Bruno Jones, and Christina L Jones, who is/are personally known to me or who has produced  as identification.



Notary Public
Print Name: _____
My Commission Expires: _____



Prepared by and return to:

Realty Title, Inc.
35 Knight Boxx Road, #2
Orange Park, Florida 32065

File Number: 11625

"Schedule A"

A portion of Idlewild Park, according to plat recorded in Plat Book 2, Page 62 of the Public Records of Clay County, Florida, more particularly described as follows:

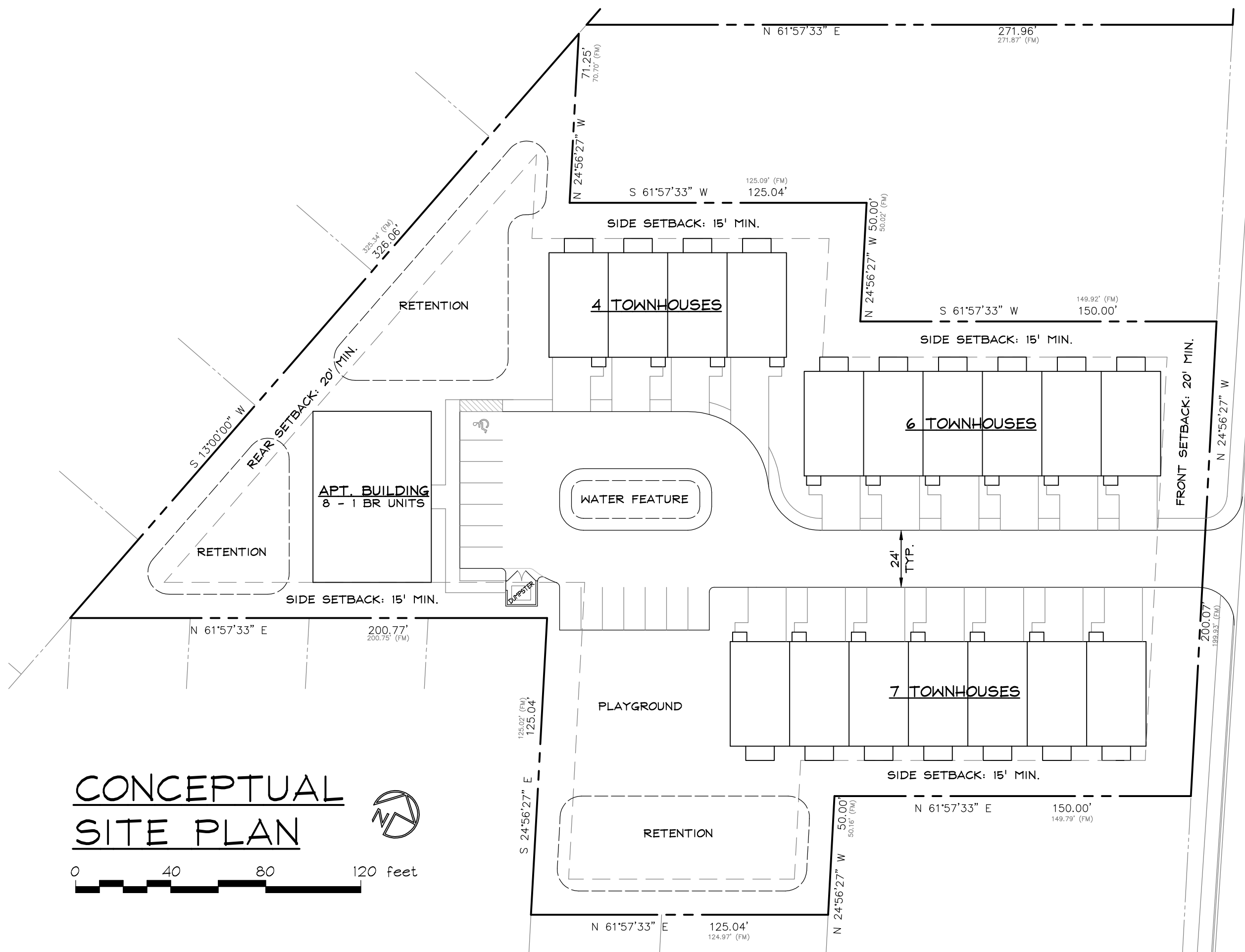
All of Block 44, Except Lots 1 and 2; Except Lots 5, 7, 8, 9 and the South 1/2 of Lot 6;

All of Block 45;

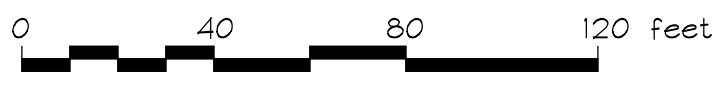
All of Block 46, Except Lots 4, 6, 9, 10;

All of Block 47, Except Lots 5 and 6, Also Excepting that portion of Lot 2, as conveyed by Deed recorded in Official Records Book 1144, Page 129.

Together with portions of Glen Cove Avenue, Hollywood, Warren Avenue and Raynor Avenue as shown on the Plat of Idlewild Park, according to Plat recorded in Plat Book 2, Page 62 all of which were closed and vacated by resolution of the City of Green Cove Springs, Florida, dated December 1, 1970.



CONCEPTUAL SITE PLAN



3/30/2022

PUD Written Description

ROBERT STREET PUD

I. PROJECT DESCRIPTION

Roberts Street PUD is a 2.11 acre development located on Roberts Street, north of Green Cove Avenue in the Roberts Roads/Melrose Avenue are of the City. The site is an irregular shaped parcel with frontage on Roberts Street. The parcel is vacant. The parcel is zoned R-2 and has a Future Land Use Map (FLUM) designation of Neighborhood, which allows for up to 12 dwelling units per acre. Without a PUD on the property, with the irregular shape of the property would limit its development potential. The PUD allows for flexibility in the housing types, with apartments and townhomes.

The PUD will allow for the development of 25 dwelling units. Access to the property will be from two driveways from Roberts Street. The parcel will be maintained under common ownership with rental dwelling units.

The project will develop a vacant property into a residential development at a density consistent with the Neighborhood FLUM category. It will provide affordable housing with a variety of housing type options to residents of Green Cove Springs. The development will increase the property values in the area.

II. USES AND RESTRICTIONS

A. Permitted Uses

1. Multiple-family residential structures, including apartments, townhouses, cooperatives, and condominiums, without an attached garage, having no commercial businesses connected therewith.
2. Customary accessory buildings and structures provided they are in the rear yard and are not located in the setback area. The accessory buildings and structures shall not exceed 20 feet in height.
3. Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit.

B. Uses by Special Exception

1. Home Occupations

C. Restrictions on Uses

1. None

III. DESIGN GUIDELINES

A. Lot Requirements

1. Minimum lot area – 10,000 square feet
2. Minimum lot width – 100 feet
3. Maximum lot coverage of buildings – 35%
4. Minimum front yard - 20 feet
5. Minimum side yard - 15 feet
6. Minimum rear yard -20 feet
7. Maximum height of structures – 35 feet

B. Ingress, Egress and Circulation

1. Parking Requirements
 - a. 2 spaces per dwelling unit.
 - b. No attached garages for the apartment for the apartment building.
2. Vehicular Access
 - a. A 24 ft. common paved drive of asphalt or concrete from Roberts Street
3. Pedestrian Access
 - a. Existing sidewalk on Roberts Street
 - b. Sidewalks provided on one side of the paved drive within the development.

C. Signs

1. No signs will be located on the property.

D. Landscaping, Tree Mitigation, and Buffers

1. Landscaping per Section 113-244 of the Land Development Regulations.

E. Recreation and Open Space

1. The lot will be sodded to create open space and a playground area will be developed to serve the residents of the development.

F. Utilities

1. Water will be provided by the City of Green Cove Springs
2. Sanitary sewer will be provided by the City of Green Cove Springs
3. Electric will be provided by the City of Green Cove Springs

G. Wetlands

1. There are no wetlands on the property.

Date: March 3, 2022

City of Green Cove Springs
Development Services Department
Green Cove Springs, Florida 32202

Re: Robert Street PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with:

(a) the site plan and the written description of the proposed development plan submitted with the rezoning application and

(b) any conditions set forth by the City Council of the City of Green Cove Springs in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items

(a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated, or maintained by the City of Green Cove Springs.

Sincerely,

Joseph B. Williams Sr
Signature of Applicant

Signature of Co-applicant

Joseph B. Williams Sr
Typed or printed name and title of applicant

Typed or printed name of co-applicant

3/4/22
Date

Date

State of Florida County of Clay

The foregoing application is acknowledged before me this 4 day of March 2022 by

Joseph B. Williams Sr, who is/are personally known to me, or who has/have produced

as identification.

NOTARY SEAL

Brianna N. Wilson
Signature of Notary Public, State of FL





PROPERTY OWNER AFFIDAVIT

Owner Name: Wiggins Investments of North Florida Inc.	
Address: 91 Branscomb Road, Suite 17 Green Cove Springs, FL 32043	Phone: (904)214-7999
Agent Name: Janis Fleet	
Address: 11557 Hidden Harbor Way, Jacksonville, FL 32223	Phone: 904-666-7038
Parcel No.: 38-06-26-017172-000-01 and 38-06-26-017172-000-00	
Requested Action: Rezoning and Site Plan applications	

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

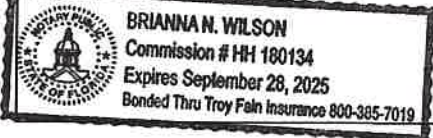
Property owner signature: Joseph B. Wiggins Sr

Printed name: Joseph B. Wiggins Sr

Date: 3/4/22

The foregoing affidavit is acknowledged before me this 4 day of March, 2022, by Joseph B. Wiggins, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Brianna N. Wilson
Signature of Notary Public, State of _____

ORDINANCE NO. O-15-2022

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±2.11 ACRES OF PROPERTY LOCATED ON ROBERTS STREET, IDENTIFIED AS TAX ID NUMBER 017172-000-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM R-2, MEDIUM DENSITY RESIDENTIAL, TO PUD, PLANNED UNIT DEVELOPMENT KNOWN AS ROBERTS STREET – SOUTH PUD; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City has received a request to rezone the subject parcel from R-2 Medium Density 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 April 26, 2022 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 17, 2022 and June 7, 2022 and 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 R-2 Medium Density Residential) to Planned Unit Development (PUD).

Tax Parcel ID# 38-06-26-017172-000-00, in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 2. 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 3. Repealing Clause. All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 4. 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 5. 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 17TH DAY OF MAY 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

Matthew Johnson, 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 7TH DAY OF JUNE 2022.

CITY OF GREEN COVE SPRINGS, FLORIDA

Matthew Johnson, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session **MEETING DATE:** June 7, 2022
FROM: Scott Schultz, Assistant Water Utilities Director
SUBJECT: City Council approval of the 2021 water quality Consumer Confidence Report and authorization to include in all customer bills for a single cycle in June / July.

BACKGROUND

The Florida Department of Environmental Protection (FDEP) requires utilities to provide to customers an annual report of the quality of their drinking water. This activity is to comply with the requirement.

FISCAL IMPACT

Approximately \$500.00 in mailing costs.

RECOMMENDATION

Approve the 2021 water quality Consumer Confidence Report and authorize distribution in all customer bills for a single cycle in June / July.



CITY OF GREEN COVE SPRINGS 2021 Annual Drinking Water Quality Report

The City of Green Cove Springs is pleased to present to you this year's Annual Water Quality Report. The City wants to keep you informed about the excellent water and services we have delivered to you over the past year. The City's goal is and always has been, to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. The City's water comes from five (5) wells that receive water from the Floridan Aquifer. The Floridan Aquifer is the primary source of water for the majority of Florida's water systems. We aerate and chlorinate this water before distribution to consumers.

In 2020 the Florida Department of Environmental Protection performed a Source Water Assessment on our system. The assessment was conducted to provide information about any potential sources of contamination in the vicinity of our wells. There are nine potential sources of contamination identified for this system with a low susceptibility level, and one potential source of contamination identified for this system with a moderate susceptibility level. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at www.dep.state.fl.us/swapp or they can be obtained from Jesse Ryan, Lead Operator.

If you have any questions about this report or concerning your water utility, please contact Jesse Ryan, Lead Operator, City of Green Cove Springs Water/Wastewater Department, between 7:30 a.m. and 3:30 p.m., Monday through Friday, phone (904) 297-7056 or Scott Schultz, Asst. Water Utilities Director at (904) 297-7060. The City of Green Cove Springs wants our customers to be informed about their water utility. If you want to learn more, please attend any of our regularly scheduled council meetings. They are held on the first and third Tuesday of each month at 7:00 p.m., 321 Walnut Street, Green Cove Springs, Florida. You can call the Green Cove Springs City Hall at (904) 297-7500 to voice your concerns, comments and/or opinions and request to be placed on the agenda for the regularly scheduled meeting.

The City of Green Cove Springs routinely monitors for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2021. Data obtained before January 1, 2021 and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations.

In the table below, you may find unfamiliar terms and abbreviations. To help you better understand these terms we have provided the following definitions:

Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Parts per million (ppm) or Milligrams per liter (mg/l) – one part by weight of analyte to 1 million parts by weight of the water sample.

Parts per billion (ppb) or Micrograms per liter (µg/l) – one part by weight of analyte to 1 billion parts by weight of the water sample.

Inorganic Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Barium (ppm)	09 / 2020	N	0.016	0.012 - 0.016	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Sodium (ppm)	09 / 2020	N	12.0	7.6 – 12.0	N/A	160	Salt water intrusion, leaching from soil

Stage 1 Disinfectants

Disinfectant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MRDLG	MRDL	Likely Source of Contamination
Chlorine (ppm)	Monthly 2021	N	1.49	1.29 - 1.83	4	4.0	Water additive used to control microbes

Stage 2 Disinfection By-Products

Contaminant and Unit of Measurement	Dates of sampling (mo/yr)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Haloacetic Acids [HAA5] (ppb)	07 / 2021	N	0.89	N/A	N/A	60	By-product of drinking water disinfection
Total Trihalomethanes [TTHM] (ppb)	07 / 2021	N	12.77	N/A	N/A	80	By-product of drinking water disinfection

Radioactive Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo/yr)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Radium 226 (pCi/L)	04/2017	N	0.7	N/A	N/A	5	Erosion of natural deposits

Lead and Copper (Tap Water)

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Violation Y/N	90th Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Copper (tap water) (ppm)	08/2019	N	0.033	0 of 23	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (tap water) (ppb)	08/2019	N	1.5	0 of 23	0	15	Corrosion of household plumbing systems, erosion of natural deposits

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. City of Green Cove Springs Water System is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- (A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.*
- (B) Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.*
- (C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.*
- (D) Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.*
- (E) Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.*

In order to ensure that tap water is safe to drink, the EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

We at the City of Green Cove Springs, work to provide top quality water to every tap. We ask that all of our customers help us protect our water sources, which are vital to our community's health and welfare. If you see any suspicious or unusual activity concerning the water system, please report it to the Green Cove Springs Police Department at (904) 297-7300.



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session **MEETING DATE:** March 15, 2022
FROM: Mike Null
SUBJECT: Approval of Pay Application # 11 in the amount of \$26,870.75 to Terry's Electric for Chapman Substation Construction Improvements, leaving a balance of \$49,145.26 in contract number LC 2020-17 in the total revised amount of \$982,905.17. *Andy Yeager*

BACKGROUND

At the December 8, 2020 City Council meeting, Council awarded ITB LC 2020-17 to perform construction work at the Chapman Substation to Terry's Electric in the amount of \$879,086.00.

At the March 16, 2021 Council meeting, Council approved Pay Application #1 in the amount of \$227,171.99 for payment.

At the April 6, 2021 Council meeting, Council approved Pay Application #2 in the amount of \$83,855.41 for payment.

At the April 20, 2021 Council meeting, Council approved Pay Application #3 in the amount of \$39,600.00 for payment.

At the May 18, 2021 Council Meeting, Council approved Pay Application #4 in the amount of \$106,594.30 for payment.

At the July 6, 2021 Council Meeting, Council approved Pay Application #5 in the amount of \$122,787.50 for payment.

At the August 3, 2021 Council Meeting, Council approved Pay Application #6 in the amount of \$114,950.00 for payment.

At the September 21, 2021 Council Meeting, Council approved Change Order #1 increasing the contract amount by \$75,534.17 to \$954,620.17.

At the October 5, 2021 Council Meeting, Council approved Pay Application #7 in the amount of \$166,139.96 for payment.

At the November 16, 2021 Council Meeting, Council approved Pay Application #8 in the amount of \$12,017.50 for payment.

At the March 15, 2022 Council Meeting, Council approved Pay Applications # 9 and #10 in the amounts of \$29,421.50 and \$4,351.00 respectively.

At the April 5, 2022 Council Meeting, Council approved Change Order #2 in the additive amount of \$28,285.00, increasing the contract amount to \$982,905.17.

Terry's Electric has submitted Pay Application # 11 in the amount of \$26,870.75 for payment. The City's Engineer, Patterson & Dewar, as well as city staff have reviewed the pay applications and find them to be complete and recommend approval for payment.

FISCAL IMPACT

The funds for the construction project in the amount of \$954,620.17 are in the Electric Department's FY 2022 capital project fund.

RECOMMENDATION

Approve Pay Application # 11 in the amount of \$26,870.75 to Terry's Electric for Chapman Substation Construction Improvements, leaving a balance of \$49,145.26 in contract number LC 2020-17 in the total revised amount of \$982,905.17.



1531 Hunt Club Blvd, Suite 200
Gallatin, TN 37066

(615) 527-7084
pdengineers.com

May 16, 2022

Mr. Mike Null
City of Green Cove Springs
321 Walnut Street
Green Cove Springs, FL 32043

**Subject: Chapman Substation & SCADA Installation, Construction Contract LC 2020-17
Terry's Electric – Application for Payment No. 11**

Mr. Null,

Enclosed is the Contractor's eleventh invoice for the subject project. We have reviewed the invoice and recommend payment as follows:

Original Contract Amount	\$879,086.00
Increase of Change Order Nos. 1 & 2	\$103,819.17
Revised Total Contract Amount	<u>\$982,905.17</u>
Total Amount Due to Date	\$982,905.17
Less Retainage (5%)	<u>(\$49,145.26)</u>
Net Amount Due to Date	\$933,759.91
Less Previously Recommended Payments	<u>(\$906,889.16)</u>
Net Amount Due this Application	<u>\$26,870.75</u>
Balance Remaining	\$49,145.26

Please forward payment directly to the address noted on the invoice. There will be one more invoice (retainage) to closeout this project. If you have any questions or comments, please feel free to call me at (615) 527-7077.

Sincerely,

Patterson & Dewar Engineers, Inc.

A handwritten signature in black ink that reads 'P. Anthony Hanson'.

P. Anthony Hanson, P.E.
Principal Engineer
ahanson@pdengineers.com

APPLICATION AND CERTIFICATE FOR PAYMENT

TO CONTRACTOR: City of Green Cove Springs 321 Walnut St Green Cove Springs, FL 32043	PROJECT: Chapman Sub 600 N Thacker Ave Kissimmee, FL 34741	APPLICATION #: 11 APPLICATION DATE: 03/31/22 PERIOD TO: 03/01/22 PERIOD FROM: 03/31/22 PROJECT #: CONTRACT DATE:	DISTRIBUTE TO: OWNER () ARCHITECT () LENDER ()
FROM SUBCONTRACTOR: Terry's Electric, Inc. 600 N Thacker Ave, Suite A Kissimmee, FL 34741			

CONTRACTOR'S APPLICATION FOR PAYMENT

APPLICATION IS MADE FOR PAYMENT, AS SHOWN BELOW, IN CONNECTION WITH THE CONTRACT.
 CONTINUATION SHEET OF CALCULATIONS IS ATTACHED HERETO.

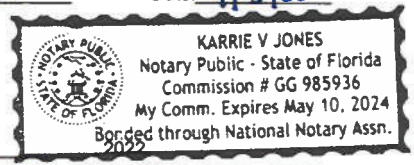
1. ORIGINAL CONTRACT SUM	\$	879,086.00
2. NET CHANGE BY CHANGE ORDER	\$	103,819.17
3. CONTRACT SUM TO DATE <small>(line 1 plus line 2 total)</small>	\$	982,905.17
4. TOTAL COMPLETE & STORED TO DATE <small>(from continuation sheets)</small>	\$	982,905.17
5. RETAINAGE:		
a. 5% of Completed Work <small>(from continuation sheets)</small>	\$	49,145.26
6. TOTAL EARNED LESS RETAINAGE <small>(line 4 less line 5 total)</small>	\$	933,759.91
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT <small>(line 6 from prior application)</small>	\$	906,889.16
8. CURRENT PAYMENT DUE	\$	26,870.75
9. BALANCE TO FINISH INCLUDING RETAINAGE <small>(line 3 less line 6)</small>	\$	49,145.26

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	\$ 75,534.17	\$ -
Changes approved this Month	\$ 28,285.00	\$ -
TOTALS	\$ 103,819.17	\$ -
NET CHANGES by Change Order	\$	103,819.17

The undersigned Subcontractor certifies that to the best of the Subcontractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Subcontractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

SUBCONTRACTOR: Terry's Electric, Inc.
 600 N Thacker Ave, Suite A
 Kissimmee, FL 34741
 By: Pat Murphy / COO Date: 4/5/2022

State of: Florida
 County of: Osceola
 Subscribed and sworn to before me this 5th day of April
 Notary Public: Karrie Jones
 My Commission expires: May 10, 2024



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Contractor certifies that the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Subcontractor is entitled to payment of the AMOUNT CERTIFIED.
AMOUNT CERTIFIED.....\$ 26,870.75
(Attach a detailed explanation if amount certified differs from the amount applied for.)

ARCHITECT:
 By: Paul Anthony Henson Jr Date: 5/11/2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Subcontractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Contractor or Subcontractor under this Contract.



Application # 11
 Date 03/31/22
 Period 3/1/2022 - 3/31/2022

PROJECT: CHAPMAN

JOB #: 8193

CONTRACTOR: FMPA

A	B	C	D	E	F	G		H	I
Item No.	Description of work	Scheduled value	From previous application (D + E)	This period	Materials presently stored (not D or E)	Total completed & stored to date (D + E + F)	% (G/C)	Balance to finish (C - G)	Retainage
	JOB EXPENSE								
	MOBILIZATION	\$35,000.00	35,000.00			35,000.00	100%		\$1,750.00
	FOUNDATIONS/PILINGS	\$228,086.00	228,086.00			228,086.00	100%		\$11,404.30
	CONDUITS/CABLE TRENCH	\$130,000.00	130,000.00			130,000.00	100%		\$6,500.00
	GROUNDING	\$75,000.00	75,000.00			75,000.00	100%		\$3,750.00
	STRUCTURES	\$65,000.00	65,000.00			65,000.00	100%		\$3,250.00
	EQUIPMENT	\$85,000.00	85,000.00			85,000.00	100%		\$4,250.00
	BUS SYSTEM	\$95,000.00	95,000.00			95,000.00	100%		\$4,750.00
	CONTROL ENCLOSURE	\$70,000.00	70,000.00			70,000.00	100%		\$3,500.00
	CONTROL CABLE/TERMS	\$88,000.00	88,000.00			88,000.00	100%		\$4,400.00
	BOND	\$8,000.00	8,000.00			8,000.00	100%		\$400.00
	CHANGE ORDER								
	CO #1	\$75,534.17	\$75,534.17			75,534.17	100%		\$3,776.71
	CO #2	\$28,285.00		28,285.00		28,285.00	100%		\$1,414.25
	CONTRACT:	\$879,086.00							
	TOTAL:	\$982,905.17	\$954,620.17	\$28,285.00		\$982,905.17	100%		\$49,145.26

PARTIAL RELEASE OF CLAIM OF LIEN

Project: Chapman Substation	Date of Contract: 12/14/2020
Contract: Substation Construction	Owner: City of Green Cove Springs
Contractor: Terry's Electric	Purchase Order No.: 2722725

The undersigned lienor, in consideration of payment in the amount of \$ 982,905.17 (total contract), hereby partially releases its claim of lien for labor, services, or materials furnished on the above-mentioned project.

The undersigned lienor acknowledges previous receipt of \$ 906,889.16 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$ 26,870.75. This partial release of claim of lien expressly and totally is conditioned on receipt of the check or checks and the collection of the funds in the amount of \$ 26,870.75

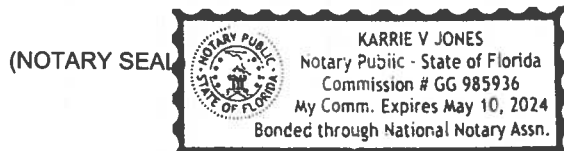
There remains unpaid \$ 49,145.26

Lienor: **TERRY'S ELECTRIC**

Signed Pat Murphy
 Name Pat Murphy
 Title COO
 Date Signed 4/4/22

STATE OF FLORIDA
 COUNTY OF Osceola

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on April 4th, 2022, by Pat Murphy (name of person making statement).



Karrie Jones
 (Signature of Notary Public-State of Florida)
Karrie Jones
 (Name of Notary Typed, Printed, or Stamped)



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Meeting **MEETING DATE:** June 7, 2022

FROM: Scott Schultz, Asst. Water Utilities Director

SUBJECT: City Council approval of, and authorization for the Mayor to execute, Disbursement Request #13, in the amount of \$504,319.39, which includes Contractor's Pay Request # 12 for Williams Industrial in the amount of \$472,819.39 and Invoice # 22187 for Mittauer in the amount of \$31,500.00, for construction of the Advanced Wastewater Treatment Plant (AWWTP), as part of the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), Harbor Road Water Reclamation Facility (WRF) Expansion, Phase 2, SRF Agreement No. WW1000420 in the total amount of \$15,426,644.33. Note: This request returns funds to the Wastewater CIP budget.

BACKGROUND

On June 7, 2016, Council provided direction for staff to pursue "Scenario #3" (See excerpt from the June 7th staff report) sewer system expansion/improvements.

Excerpt from the June 7, 2016 Staff Report

"At the October 20, 2015 meeting, Council authorized submittal of a loan application under the Florida Department of Environmental Protection (FDEP) State Revolving Fund (SRF) program for the "Phase I" planning portion of the project which would be completed by Mittauer & Associates. In addition, the Council approved a task order to Mittauer & Associates to prepare the planning documents necessary to secure capital financing under the SRF Program to complete a Facilities Plan, Environmental Plan, Capital Financing Plan, and associated Special Studies."

The staff report reviewed additional aspects of the analysis to date, and summarized three main development scenarios the City was considering. They are outlined as follows:

- Scenario 1: AWWTP only (no reclaimed water improvements)
- Scenario 2: AWWTP and Reclaimed Water System Improvements
- Scenario 3: AWWTP, Reclaimed Water System, and Existing Collection System Improvements

As a result of the discussions and preliminary analysis, the City selected Scenario 3, which had the following implications:

"Scenario 3 – AWWTP, reclaimed water system improvements and collection system improvements (repair and replacement of clay lines city-wide)

Project Cost	\$35,181,000
Loan Amount	\$28,681,000
Retained Earnings	\$1,000,000
Impact Fee Revenue	\$1,200,000
Grants	\$4,300,000
Annual Loan Payment	\$1,316,100"

The costs are planning-level values and the annual loan payment will be based on final bid prices, interest rates at the time of construction loan acquisition, and accumulated grants/retained earnings/impact-fee revenue. Each scenario was reviewed with the following common variables: All scenarios assumed a 2% increase in the number of wastewater customers each year through FY'20 and a 0.5% increase each year from FY'21 through FY'25. All scenarios assumed \$6,500,000 available in grant funding, retained earnings, and impact fee revenue dedicated to the project up front in order to reduce the total loan repayment amount. Retained earnings is estimated at \$1,000,000. Impact fee revenue is estimated at \$1,200,000. Grant funding from all sources is estimated at \$4,300,000. Although, as indicated earlier in this writing, we may qualify for 45% grant funds from SRF, the total dollar amount available each year for grant funding is limited. Staff feels that \$4,300,000 is a reasonably conservative and prudent estimate as to the amount of grant dollars we may receive. However, depending on the number of projects funded by the SRF program in the next two years and the amount of grant funding available, that number can certainly increase. All scenarios assume a 2.2%, 30-year loan repayment which is in line with the Capital Financing Plan formulas. However, based on recent interest rate history in the SRF program and use of interest rate buy-downs such as requiring Davis-Bacon wage requirements and Buy-American provisions of the contractor, we may be able to realize lower interest rates when our loan is actually processed. The 30-year loan timeline contemplates repayments from FY'21 through FY'50. Reynolds Park re-development is not factored in to any of the scenarios.

On August 10, 2016, SRF staff approved SRF Project # 100400 granting the City of Green Cove Springs a \$2,261,200.00 loan with a principal forgiveness amount of \$1,491,035.00 to address the project's design, permitting, and SSES needs. These tasks were completed and the project has been completed / closed.

On October 18, 2016, the City Council adopted after second and final reading, Ordinance O-13-2016, authorizing the expenditures of up to \$34,158,100.00 for capital improvements to the City's wastewater treatment, wastewater collection and reclaimed water systems

On August 8, 2018, FDER SRF staff approved SRF Project # 100400 granting the City of Green Cove Springs a \$6,120,600.00 loan with a principal forgiveness amount of \$4,063,425.00 for Phase I Construction which includes reclaimed water, electrical and improvements to Lift Stations #2 and #4.

On October 2, 2018 Council approved Resolution No. R-29-2018, a Resolution authorizing staff to submit and mayor to execute a loan application to the Florida Department of Environmental Protection (FDEP) State Revolving Fund (SRF) loan program for Phase I Construction of the Consolidated Advanced Wastewater Treatment Plant (AWWTP) and associated Lift Station Improvements.

On December 4, 2018, council approved and authorized the execution of the contract for SRF Project # 100400 granting the City of Green Cove Springs a \$6,120,600.00 loan with a principal forgiveness amount of \$4,063,425.00 for Phase I Construction which includes reclaimed water, electrical and improvements to Lift Stations #2 and #4.

On March 19, 2019, Council approved bid tabulations and awarded Sawcross the plant portion, and R2T the lift station portion, of the Phase I construction.

Phase I construction being completed in May of 2020, Council authorized staff to submit a Request for Inclusion (RFI) to the Florida Department of Environmental Protection (FDEP) State Revolving Fund (SRF) for Construction Phase II, which includes construction of a 1.25 million gallon per day (MGD) - annual average daily flow (AADF), advanced wastewater treatment facility (AWWTF), in the amount of \$18,165,500.00.

On August 12, 2020, the FDEP SRF program awarded the City a \$12,000,000.00, 20 year loan, with \$4,452,835.00 in principal forgiveness (grant). Due to a limitation of available funds, the SRF program withheld \$6,186,500.00 in requested funds, which will be reviewed for award and addition to the current loan the next award period.

On 10/6/2020 City Council approved Resolution No. R-27-2020, a Resolution authorizing staff to submit and Mayor to execute the loan application for SRF Loan # 100401 to the Florida Department of Environmental Protection (FDEP) State Revolving Fund (SRF) loan program for Phase II Construction of the Consolidated Advanced Wastewater Treatment Plant (AWWTP) in the amount of \$12,000,000.00 with a principal forgiveness (grant) amount of \$4,452,835.00 providing for an actual repayment amount of \$7,547,165.00.

On 1/19/2021 the City Council approved of, and authorized the Mayor, City Attorney and City Clerk to execute, the Clean Water State Revolving Fund (SRF), Construction Loan Agreement WW100420, Grant Agreement SG 100421 for Phase II Construction of the Consolidated Advanced Wastewater Treatment Plant (AWWTP) in the amount of \$12,000,000.00 with a principal forgiveness (grant) amount of \$4,452,835.00 providing for an actual repayment amount of \$7,547,165.00. The original loan request was for \$18,106,500.00. Due to limited funds, the SRF program limited the award to \$12,000,000.00, with the plan to award the city an additional \$6,106,500.00 in July 2021.

On February 2, 2021, eight Sealed Bids were opened for the construction of the above referenced project. Williams Industrial was determined to be the lowest qualified bidder. The estimated budget / original SRF loan request was for \$18,106,500.00. This project came in under projected budget, including the Additive Alternates.

On February 16, 2021 Council approved the Engineers Recommendation of Award to Williams Industrial Services, LLC.

On March 16, 2021, Council approved and executed the contract between the city and Williams Industrial.

FISCAL IMPACT

\$504,319.39 to the Wastewater CIP Budget

RECOMMENDATION

Approve of, and authorize the Mayor to execute, Disbursement Request #13, in the amount of \$504,319.39, which includes Contractor's Pay Request # 12 for Williams Industrial in the amount of \$472,819.39 and Invoice # 22187 for Mittauer in the amount of \$31,500.00, for construction of the Advanced Wastewater Treatment Plant (AWWTP), as part of the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), Harbor Road Water Reclamation Facility (WRF) Expansion, Phase 2, SRF Agreement No. WW1000420 in the total amount of \$15,426,644.33. Note: This request returns funds to the Wastewater CIP budget.

Disbursement Request Package
State Revolving Fund Programs

Item #12.

- 1. Project Sponsor City of Green Cove Springs, Florida
- 2. Project Number WW100420/SG100421
- 3. Disbursement Request Number 13
- 4. Invoice Period 3/21/2022 through 4/29/2022
- 5. Type of Request: Partial Final
- 6. Federal Employer Identification Number 59-6000328
- 7. Mail EFT Send Remittance to:

(This must match an address setup in MyFloridaMarketPlace.com as the Vendor address).

Wells Fargo Bank N.A. Account#: 2000007820388 | ABA#: 121000248

Account Name: City of Green Cove Springs Utility Fund Savings

City Address: 321 Walnut Street, Green Cove Springs, FL 32043

Disbursement Details

(Rounded to the nearest dollar)

	Amount This Request	Total Cumulative
1. Planning and Specialized Studies (attach invoices)	\$	\$
2. Design (attach invoices)	\$	\$
3. Construction and Demolition (attach pay estimates)	\$ 472,819.39	\$ 7,610,505.87
4. Technical Services during Construction (attach invoices)	\$ 31,500.00	\$ 290,250.00
5. <u>Other (must be specified in agreement)</u>	\$	\$
6. _____	\$	\$
7. Total cumulative to date		\$ 7,900,755.87
8.. Disbursements previously requested		\$(7,396,436.48)
9. Amount requested for disbursement	\$ 504,319.39	\$ 504,319.39
	(Total of lines 1 through 6)	(Line 7 minus Line 8)

**** SUBMIT ONE ORIGINAL COPY OF THIS FORM AND SUPPORTING DOCUMENTATION TO: ****

SRF_Reporting@dep.state.fl.us

**Authorized Representative's Certification
of Disbursement Request and Davis-Bacon Certification**

I, Edward Gaw, Mayor _____ ,
(name of Authorized Representative designated in the agreement)

on behalf of City of Green Cove Springs, Florida _____ , do hereby certify that:
(name of Project Sponsor)

1. The disbursement amount requested on page 1 of this form is for allowable costs for the project described in the agreement.
2. Materials, labor, equipment, and/or services representing costs included in the amount requested have been satisfactorily purchased, performed or received, and applied toward completing the project; such costs are documented by invoices or other appropriate documentation which are filed in the Project Sponsor's permanent records.
3. The Project Sponsor is required to pay such costs under the terms and provisions of contracts relating directly to the project, and the Project Sponsor is not in default of any terms or provisions of the contracts.
4. All funds received to date have been applied toward completing the project.
5. All permits and approvals required for the construction which is underway have been obtained.
6. If applicable for construction projects, I certify to the best of my knowledge and belief that the above referenced project complies with Davis-Bacon and Related Acts such that all of the laborers and mechanics employed by contractors and subcontractors during the referenced period on the contractors pay applications submitted with this disbursement request were paid wages at rates not less than those listed on the prevailing wage rate contained in the contract documents and that all applicable provisions of the Davis-Bacon and Related Acts have been met.

I also certify that interviews and periodic reviews of a representative sample of the weekly payroll data have been performed to verify that contractors and subcontractors are paying the appropriate wage rate.

I understand that falsifying information on this certification may be grounds for termination of the SRF loan agreement.

(Signature of Authorized Representative)

Mayor

(Title)

June 7, 2022

(Date)

Period of Certification:

3/21/22 through 4/29/22

DEP Agreement No. WW100420/SG100421

Engineer's Certification of Disbursement Request

I, Jason R. Shepler, P.E., being the Professional Engineer retained by City of Green Cove Springs, FL, am responsible for overseeing construction of the project described in the Agreement and do hereby certify that:

- 1. Equipment, materials, labor, and services represented by the construction invoices have been satisfactorily purchased or received and applied to the project in accordance with construction contract documents filed with and previously approved by the Department of Environmental Protection;
2. Payment is in accordance with construction contract provisions;
3. Adequate construction supervision is being provided to assure compliance with construction requirements and Florida Administrative Code Rule 62-604.600 (2)(b) or Rule 62-620.630(2)(a) for CWSRF or Florida Administrative Code Rule 62-555.540 (2)(b) or Rule 62-555.520(3) for DWSRF, as appropriate;
4. Construction up to the point of this disbursement is in compliance with the contract documents;
5. All changes, additions, or deletions to the construction contract(s) have been documented by change order and all change orders have been submitted to the Department; and
6. All additions or deletions to the Project which have altered the Project's performance standards, scope, or purpose (since issue of the pertinent Department permit) have been identified in writing to the Department.

[Handwritten Signature]

Signature of Professional Engineer

Mittauer & Associates, Inc.

Firm or Affiliation

June 7, 2022

(Date)

58760

(P.E. Number)

Period of Certification:

3/21/22 through 4/29/22

DEP Agreement No. WW100420/SG100421

MITTAUER &
 ASSOCIATES, INC.
 580-1 WELLS ROAD
 ORANGE PARK, FL 32073
 904-278-0030



Invoice 22187

Item #12.

BILL TO

City of Green Cove Springs
 321 Walnut Street
 Green Cove Springs, FL
 32043
 Attn: Mike Null

DATE 05/03/2022	PLEASE PAY \$31,500.00	DUE DATE 05/23/2022
--------------------	----------------------------------	------------------------

M&A PROJECT NO.

8905-56-1

DESCRIPTION	AMOUNT
DEP SRF HARBOR ROAD WWTF EXPANSION, PHASE 2 BIDDING & CONSTRUCTION ADMINISTRATION DEP AGREEMENT NO. WW100420/SG100421 CITY OF GREEN COVE SPRINGS, FLORIDA P.O. NO. 2723070	

Engineering services concerning the DEP SRF Harbor Road WWTF Expansion, Phase 2, Construction Administration project including FDEP SRF and SJRWMD coordination, attendance at construction conferences, shop drawing review, City coordination, vendor coordination, Davis-Bacon interviews, AIS compliance reviews, and contactor correspondence during the period ending April 29, 2022.

LUMP SUM CONTRACT AMOUNT: \$696,500.00

- Item A. Administration Services, \$20,000
- Item B. Construction Bidding Services, \$8,500
- Item C. Construction Administration, \$287,500
- Item D. SRF Monitoring Requirements (Davis-Bacon & American Iron-Steel Monitoring), \$114,500
- Item E. Resident Project Representative Services, \$233,500
- Item F. Start-up Services & Operation/Maintenance Manual, \$32,500

AMOUNT PREVIOUSLY INVOICED: \$258,750.00

Amount Earned This Period 31,500.00

Thank you for your business.

TOTAL DUE **\$31,500.00**

THANK YOU.



MITTAUER
& ASSOCIATES, INC.
CONSULTING ENGINEERS &
PROJECT FUNDING SPECIALISTS

580-1 WELLS ROAD
ORANGE PARK, FL 32073
PHONE: (904) 278-0030
FAX: (904) 278-0840
WWW.MITTAUER.COM

May 19, 2022

VIA EMAIL

Mr. Scott Schultz, Assistant Water Utilities Director
City of Green Cove Springs
321 Walnut Street
Green Cove Springs, FL 32043

RE: Contractor's Pay Request No. 12
DEP SRF Harbor Road WRF Expansion, Ph. 2
SRF Agreement No. WW100420
City of Green Cove Springs, Florida
Mittauer & Associates, Inc. Project No. 8905-56-1

Dear Mr. Schultz:

We have reviewed Pay Request No. 12 from Williams Industrial Services, LLC and find it acceptable. We have, accordingly, indicated our approval and are forwarding an electronic copy to you for approval and payment. This pay request totals \$472,819.39.

100% of this pay request will be reimbursed by the FDEP SRF Grant/Loan.

Please do not hesitate to call should you have any questions.

Sincerely yours,
Mittauer & Associates, Inc.

Jason R. Shepler, P.E.
Vice President of Environmental Services

JRS/pj
Enclosure
cc: Williams Industrial Services, LLC

RECEIVED
MAY 18 2022
Mittauer & Assoc., Inc.



Contractor's Application for Payment No. 12

Application Period: 03/21/2022-04/24/2022		Application Date: 05/18/2022	
To (Owner): City of Green Cove Springs, Florida	From (Contractor): Williams Industrial Services LLC	Via (Engineer): Mittauer & Associates, Inc.	
Project: DEP SRF Harbor Road WRF Expansion, Ph. 2	Contract: DEP SRF Harbor Road WRF Expansion, Ph. 2		
SRF Agreement No.: WW100420	Contractor's Project No.: 46300001	Engineer's Project No.: 8905-56-1	

Application For Payment
Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
8	# 6,345.98	
TOTALS	# 6,345.98	
NET CHANGE BY CHANGE ORDERS	# 6,345.98	

1. ORIGINAL CONTRACT PRICE.....	\$ 15,426,644.00
2. Net change by Change Orders.....	\$ 6,345.98
3. Current Contract Price (Line 1 ± 2).....	\$ 15,432,989.98
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$ 9,590,006.18
5. RETAINAGE:	
a. X 5% Work Completed.....	\$ 312,803.82
b. X 5% Stored Material.....	\$ 166,696.49
c. Total Retainage (Line 5.a + Line 5.b).....	\$ 479,500.31
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 9,110,505.87
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 8,637,686.48
8. AMOUNT DUE THIS APPLICATION.....	\$ 472,819.39
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$ 6,322,484.11

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: Alan Williams
Alan Williams (May 18, 2022 17:09 EDT)

Date: 05/18/2022

Payment of: \$ 472,819.39
(Line 8 or other - attach explanation of the other amount)

is recommended by: J-R S 5/19/22
Jason R. Shepler, P.E.
Mittauer & Associates, Inc. Date

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
City of Green Cove Springs, Florida (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

CONDITIONAL WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, Williams Industrial Services LLC, in consideration of the sum of \$ 472,819.39, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to The City of Green Cove Springs (name of owner), for the improvements to the following described project DEP SRF Harbor Road WRF Expansion, Ph. 2. The lienor certifies that all progress payments have been utilized to provide progress payments to subcontractors, suppliers, and other related vendors associated with the listed project.

Dated on May 18th, 2022

Lienor's Name: Williams Industrial Services LLC

Address: 591 Picketville Rd.

Jacksonville, FL 32220

By: Mikki Gathercole

Printed Name: Mikki Gathercole

STATE OF FLORIDA

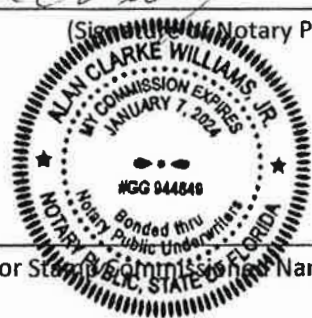
COUNTY OF Clay

The foregoing instrument was acknowledged before me via physical presence OR online notarizations this 18th day of May, 20 22, by Mikki Gathercole as Project Administrator for Williams Industrial Services

Personally known OR Produced identification

Type of Identifications Produced _____

Alan Clarke Williams, Jr.
(Signature of Notary Public)



(Print, Type, or Stamp Commissioning Authority Name of Notary)

CONTRACTOR:

GREEN COVE WWTF UPGRADES PROJECT

PROJECT NO. 8905-56-1
 WILLIAMS INDUSTRIAL CONTRACTORS, LLC.
 MITTAUER & ASSOCIATES PROJECT NO.
 1277 HARBOR RD GREEN COVE SPRINGS, FL 32043

DESCRIPTION	TOTAL VALUE \$	PREVIOUS WORK COMPLETE	CURRENT WORK COMPLETE	PREVIOUS STORED MATERIALS	CURRENT STORED MATERIALS	% COMPLETE	\$ VALUE COMPLETED	\$ BALANCE TO FINISH	RETAINAGE 5%
DIVISION 1 - GENERAL REQUIREMENTS									
1 BONDS / BUILDER'S RISK INSURANCE	\$ 349,520.94	\$ 349,520.94				100%	\$ 349,520.94	\$ 0.00	\$ 17,476.05
2 MOBILIZATION	\$ 123,360.33	\$ 123,360.33				100%	\$ 123,360.33	\$ (0.00)	\$ 6,168.02
3 DEMOBILIZATION	\$ 67,722.13					0%	\$ -	\$ 67,722.13	\$ -
4 START-UP & TEST PLANT	\$ 154,458.04					0%	\$ -	\$ 154,458.04	\$ -
5 SOIL & CONCRETE TESTING	\$ 25,871.72	\$ 9,022.20	\$ 2,102.75			43%	\$ 11,124.95	\$ 14,746.77	\$ 556.25
6 SITEWORK	\$ 1,158,435.04	\$ 638,969.04	\$ 32,457.33	\$ 137,497.24		70%	\$ 808,923.61	\$ 349,511.43	\$ 40,446.18
7 UNDERGROUND PIPING	\$ 926,748.24	\$ 242,945.30	\$ 5,924.49	\$ 604,243.19	\$ 6,574.08	93%	\$ 859,687.06	\$ 67,061.18	\$ 42,984.35
8 ABOVE GROUND PIPING	\$ 591,960.44	\$ 4,286.87		\$ 339,113.66	\$ 116,766.28	78%	\$ 460,166.81	\$ 131,793.63	\$ 23,008.34
9 LANDSCAPING/ RETAINING WALL BLOCK	\$ 308,916.08	\$ 17,494.16		\$ 9,000.00	\$ 12,000.00	12%	\$ 38,494.16	\$ 270,421.92	\$ 1,924.71
10 FENCING	\$ 154,458.04	\$ 117,507.20				76%	\$ 117,507.20	\$ 36,950.84	\$ 5,875.36
DIVISION 2 - INFLUENT STRUCTURE									
1 EXCAVATION	\$ 11,255.31					0%	\$ -	\$ 11,255.31	\$ -
2 STRUCTURE WALLS & ELEVATED SLABS	\$ 112,553.10			\$ 25,104.67		22%	\$ 25,104.67	\$ 87,448.43	\$ 1,255.23
3 FOUNDATIONS	\$ 56,276.55			\$ 14,069.14		25%	\$ 14,069.14	\$ 42,207.41	\$ 703.46
4 ERECT ACCESS STAIRS AND HANDRAILS	\$ 75,035.40					0%	\$ -	\$ 75,035.40	\$ -
5 MISC METALS	\$ 37,517.70					0%	\$ -	\$ 37,517.70	\$ -
6 EQUIPMENT	\$ 337,659.30	\$ 24,234.46		\$ 90,175.00		34%	\$ 114,409.46	\$ 223,249.84	\$ 5,720.47
7 PIPING	\$ 120,056.64	\$ 50,724.32		\$ 20,845.56		60%	\$ 71,569.88	\$ 48,486.76	\$ 3,578.49
DIVISION 3 - OXIDATION DITCH									
1 OXIDATION DITCH GENERAL CONDITIONS	\$ 113,130.00	\$ 106,878.72		\$ 6,251.28		100%	\$ 113,130.00	\$ 0.00	\$ 5,656.50
2 OXIDATION DITCH FLOOR	\$ 358,245.00	\$ 358,245.00				100%	\$ 358,245.00	\$ (0.00)	\$ 17,912.25
3 OXIDATION DITCH OUTER ST. WALLS	\$ 245,115.00	\$ 213,087.24	\$ 11,938.64			92%	\$ 225,025.88	\$ 20,089.12	\$ 11,251.29
4 OXIDATION DITCH INTERNAL WALLS	\$ 867,330.00	\$ 293,159.18				34%	\$ 293,159.18	\$ 574,170.82	\$ 14,657.96
5 OXIDATION DITCH CIRCULAR END WALLS	\$ 113,130.00	\$ 113,130.00				100%	\$ 113,130.00	\$ 0.00	\$ 5,656.50
6 OXIDATION DITCH DECKS & COLUMNS	\$ 301,680.00	\$ 301,680.00				100%	\$ 301,680.00	\$ (0.00)	\$ 15,084.00
7 OXIDATION DITCH WALKWAYS	\$ 94,275.00	\$ 3,771.00				4%	\$ 3,771.00	\$ 90,504.00	\$ 188.55
8 OXIDATION DITCH ACCESSORIES & PAINTING	\$ 56,565.00	\$ 31,365.00		\$ 22,335.00		95%	\$ 53,700.00	\$ 2,865.00	\$ 2,685.00
9 OXIDATION DITCH EQUIPMENT	\$ 1,401,530.00	\$ 509,606.57		\$ 667,203.23		84%	\$ 1,176,809.80	\$ 224,720.20	\$ 58,840.49

CONTRACTOR:

GREEN COVE WWTF UPGRADES PROJECT

PROJECT NO. 8905-56-1

WILLIAMS INDUSTRIAL CONTRACTORS, LLC.

MITTAUER & ASSOCIATES PROJECT NO.

1277 HARBOR RD GREEN COVE SPRINGS, FL 32043

DESCRIPTION	TOTAL VALUE \$	PREVIOUS WORK COMPLETE	CURRENT WORK COMPLETE	PREVIOUS STORED MATERIALS	CURRENT STORED MATERIALS	% COMPLETE	\$ VALUE COMPLETED	\$ BALANCE TO FINISH	RETAINAGE 5%
<u>DIVISION 4 - CLARIFIER FLOW SPLITTER</u>									
1 EXCAVATION	\$ 2,376.00					0%	\$ -	\$ 2,376.00	\$ -
2 UNDERSLAB PIPING	\$ 3,564.00					0%	\$ -	\$ 3,564.00	\$ -
3 FOUNDATIONS & WALLS	\$ 35,640.00			\$ 16,136.14		45%	\$ 16,136.14	\$ 19,503.86	\$ 806.81
4 MISC METALS	\$ 5,940.00					0%	\$ -	\$ 5,940.00	\$ -
5 STRUCTURAL	\$ 7,128.00					0%	\$ -	\$ 7,128.00	\$ -
6 MECHANICAL	\$ 16,632.00					0%	\$ -	\$ 16,632.00	\$ -
7 PIPING	\$ 47,520.00					0%	\$ -	\$ 47,520.00	\$ -
<u>DIVISION 5 - CLARIFIERS</u>									
1 EXCAVATION	\$ 17,276.40	\$ 17,276.40				100%	\$ 17,276.40	\$ 0.00	\$ 863.82
2 UNDERSLAB CONCRETE ENCASED PIPING	\$ 34,552.80	\$ 34,552.80				100%	\$ 34,552.80	\$ 0.00	\$ 1,727.64
3 FOUNDATIONS AND FLOOR	\$ 322,492.80	\$ 322,492.80				100%	\$ 322,492.80	\$ 0.00	\$ 16,124.64
4 STRUCTURAL CONCRETE WALLS	\$ 414,633.60	\$ 76,997.64	\$ 159,247.97			57%	\$ 236,245.61	\$ 178,387.99	\$ 11,812.28
5 MISC METALS	\$ 57,588.00		\$ 1,724.84	\$ 30,000.00		55%	\$ 31,724.84	\$ 25,863.16	\$ 1,586.24
6 CLARIFIER EQUIPMENT	\$ 522,316.80	\$ 8,687.29	\$ 20,884.37	\$ 303,375.77		64%	\$ 332,947.43	\$ 189,369.37	\$ 16,647.37
7 PIPING	\$ 47,899.60		\$ 11,333.73			24%	\$ 11,333.73	\$ 36,565.87	\$ 566.69
<u>DIVISION 6 - RAS/WAS PUMP STATION</u>									
1 EXCAVATION	\$ 5,063.20					0%	\$ -	\$ 5,063.20	\$ -
2 FOUNDATIONS	\$ 50,632.00			\$ 3,022.20		6%	\$ 3,022.20	\$ 47,609.80	\$ 151.11
3 ERECT BUILDING	\$ 22,784.40					0%	\$ -	\$ 22,784.40	\$ -
4 PUMPS	\$ 136,706.40					0%	\$ -	\$ 136,706.40	\$ -
5 MECHANICAL	\$ 25,316.00					0%	\$ -	\$ 25,316.00	\$ -
6 PIPING	\$ 12,658.00					0%	\$ -	\$ 12,658.00	\$ -
<u>DIVISION 7 - FILTERS</u>									
1 EXCAVATION	\$ 11,496.00					0%	\$ -	\$ 11,496.00	\$ -
2 FOUNDATIONS, WALLS & ELEVATED DECK	\$ 114,960.00			\$ 12,577.50		11%	\$ 12,577.50	\$ 102,382.50	\$ 628.88
3 SET FILTERS & DRIVE MOTORS	\$ 86,220.00			\$ 45,000.00		52%	\$ 45,000.00	\$ 41,220.00	\$ 2,250.00

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GREEN COVE WWTF UPGRADES PROJECT

DESCRIPTION	TOTAL VALUE \$	PREVIOUS WORK COMPLETE	CURRENT WORK COMPLETE	PREVIOUS STORED MATERIALS	CURRENT STORED MATERIALS	% COMPLETE	\$ VALUE COMPLETED	\$ BALANCE TO FINISH	RETAINAGE 5%
4 MISC METALS	\$ 28,740.00					0%	\$ -	\$ 28,740.00	\$ -
5 WEIRS	\$ 17,244.00			\$ 9,000.00		52%	\$ 9,000.00	\$ 8,244.00	\$ 450.00
6 MECHANICAL	\$ 57,480.00			\$ 30,000.00		52%	\$ 30,000.00	\$ 27,480.00	\$ 1,500.00
7 PIPING	\$ 229,920.00			\$ 100,000.00		43%	\$ 100,000.00	\$ 129,920.00	\$ 5,000.00
8 PUMPS	\$ 28,740.00					0%	\$ -	\$ 28,740.00	\$ -
DIVISION 8 - CHLORINE CONTACT CHAMBER									
1 EXCAVATION	\$ 3,180.60	\$ 3,180.60				100%	\$ 3,180.60	\$ -	\$ 159.03
2 SET CHEMICAL VAULT	\$ 7,951.50					0%	\$ -	\$ 7,951.50	\$ -
3 FOUNDATIONS & WALLS	\$ 47,709.00		\$ 2,917.41	\$ 29,754.68		68%	\$ 32,672.09	\$ 15,036.91	\$ 1,633.60
4 STRUCTURAL	\$ 15,903.00					0%	\$ -	\$ 15,903.00	\$ -
5 MISC METALS	\$ 7,951.50	\$ 1,900.00				24%	\$ 1,900.00	\$ 6,051.50	\$ 95.00
6 CHLORINE PUMPS	\$ 7,951.50					0%	\$ -	\$ 7,951.50	\$ -
7 MECHANICAL	\$ 7,951.50					0%	\$ -	\$ 7,951.50	\$ -
8 EFFLUENT PUMPS	\$ 7,951.50					0%	\$ -	\$ 7,951.50	\$ -
9 PIPING	\$ 52,479.90	\$ 12,000.00				23%	\$ 12,000.00	\$ 40,479.90	\$ 600.00
DIVISION 11 - CHEMICAL FEED & STORAGE FACILITIES									
1 EXCAVATION	\$ 5,032.80					0%	\$ -	\$ 5,032.80	\$ -
2 SET CATCH BASINS	\$ 7,549.20					0%	\$ -	\$ 7,549.20	\$ -
3 FOUNDATIONS W/ UNDERDRAINS	\$ 50,328.00			\$ 5,590.00		11%	\$ 5,590.00	\$ 44,738.00	\$ 279.50
4 PRECAST CONCRETE BOXES	\$ 12,582.00	\$ 3,897.70		\$ 3,393.10		58%	\$ 7,290.80	\$ 5,291.20	\$ 364.54
5 CHEMICAL STORAGE TANKS	\$ 25,164.00			\$ 25,164.00		100%	\$ 25,164.00	\$ -	\$ 1,258.20
6 MISC METALS	\$ 12,582.00					0%	\$ -	\$ 12,582.00	\$ -
7 ERECT PEMB	\$ 50,328.00					0%	\$ -	\$ 50,328.00	\$ -
8 PIPING	\$ 88,074.00			\$ 4,870.70		6%	\$ 4,870.70	\$ 83,203.30	\$ 243.54
DIVISION 12 - IN-PLANT / TRANSFER PUMP STATION & VAC CON									
1 EXCAVATION	\$ 26,124.00	\$ 26,124.00				100%	\$ 26,124.00	\$ -	\$ 1,306.20
2 WET WELL	\$ 65,310.00	\$ 65,310.00				100%	\$ 65,310.00	\$ -	\$ 3,265.50
3 MISC METALS	\$ 26,124.00		\$ 1,255.26			5%	\$ 1,255.26	\$ 24,868.74	\$ 62.76

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GREEN COVE WWTF UPGRADES PROJECT

DESCRIPTION	TOTAL VALUE \$	PREVIOUS WORK COMPLETE	CURRENT WORK COMPLETE	PREVIOUS STORED MATERIALS	CURRENT STORED MATERIALS	% COMPLETE	\$ VALUE COMPLETED	\$ BALANCE TO FINISH	RETAINAGE 5%
4 PUMPS	\$ 104,496.00	\$ 5,579.86		\$ 51,058.80		54%	\$ 56,638.66	\$ 47,857.34	\$ 2,831.93
5 PIPING	\$ 39,186.00				\$ 3,414.20	9%	\$ 3,414.20	\$ 35,771.80	\$ 170.71
DIVISION 13 - AEROBIC DIGESTERS									
1 DEMO MECHANICAL PIPING	\$ 14,340.00					0%	\$ -	\$ 14,340.00	\$ -
2 AERATORS & MOORING ARMS	\$ 143,400.00	\$ 940.90		\$ 122,383.10		86%	\$ 123,324.00	\$ 20,076.00	\$ 6,166.20
3 SUPERNATE DISCHARGE BOX	\$ 14,340.00			\$ 559.00		4%	\$ 559.00	\$ 13,781.00	\$ 27.95
4 AERATORS INSTALL	\$ 20,076.00					0%	\$ -	\$ 20,076.00	\$ -
5 UNDERGROUND DI PIPING	\$ 71,700.00					0%	\$ -	\$ 71,700.00	\$ -
6 INSTALL TELESCOPING VALVES	\$ 22,944.00					0%	\$ -	\$ 22,944.00	\$ -
DIVISION 14 - OPERATIONS BUILDING									
1 EXCAVATION	\$ 12,150.00	\$ 12,150.00				100%	\$ 12,150.00	\$ -	\$ 607.50
2 FOUNDATIONS	\$ 64,030.50	\$ 37,199.18		\$ 26,831.32		100%	\$ 64,030.50	\$ -	\$ 3,201.53
3 STRUCTURAL PEMB	\$ 110,018.25	\$ 110,018.25				100%	\$ 110,018.25	\$ -	\$ 5,500.91
4 CMU BLOCK	\$ 99,326.25	\$ 99,326.25				100%	\$ 99,326.25	\$ -	\$ 4,966.31
5 ERECT TRUSSES AND METAL ROOF	\$ 36,450.00	\$ 36,450.00				100%	\$ 36,450.00	\$ -	\$ 1,822.50
6 HVAC	\$ 78,975.00	\$ 12,093.65	\$ 28,624.49			52%	\$ 40,718.14	\$ 38,256.86	\$ 2,035.91
7 PLUMBING	\$ 72,900.00	\$ 25,650.60	\$ 5,000.00			42%	\$ 30,650.60	\$ 42,249.40	\$ 1,532.53
8 INSTALL LAB MATERIALS	\$ 30,375.00					0%	\$ -	\$ 30,375.00	\$ -
9 ARCHITECTURAL ITEMS	\$ 72,900.00	\$ 18,317.90	\$ 2,672.82			29%	\$ 20,990.72	\$ 51,909.28	\$ 1,049.54
10 SECURITY SYSTEM	\$ 30,375.00					0%	\$ -	\$ 30,375.00	\$ -
DIVISION 16 - LINE CREW BUILDING									
1 EXCAVATION	\$ 18,062.18	\$ 18,062.18				100%	\$ 18,062.18	\$ (0.00)	\$ 903.11
2 FOUNDATIONS	\$ 180,621.80	\$ 172,867.54		\$ 7,754.26		100%	\$ 180,621.80	\$ (0.00)	\$ 9,031.09
3 STRUCTURAL PEMB	\$ 198,683.98	\$ 108,807.65	\$ 10,583.63		\$ 7,866.70	64%	\$ 127,257.98	\$ 71,426.00	\$ 6,362.90
4 CMU BLOCK	\$ 54,186.54	\$ 30,350.65				56%	\$ 30,350.65	\$ 23,835.89	\$ 1,517.53
5 METAL SIDING	\$ 18,062.18					0%	\$ -	\$ 18,062.18	\$ -
6 HVAC	\$ 108,373.08	\$ 24,880.65	\$ 23,229.00			44%	\$ 48,109.65	\$ 60,263.43	\$ 2,405.48
7 PLUMBING	\$ 72,248.72	\$ 32,301.40				45%	\$ 32,301.40	\$ 39,947.32	\$ 1,615.07

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GREEN COVE WWTF UPGRADES PROJECT

DESCRIPTION	TOTAL VALUE \$	PREVIOUS WORK COMPLETE	CURRENT WORK COMPLETE	PREVIOUS STORED MATERIALS	CURRENT STORED MATERIALS	% COMPLETE	\$ VALUE COMPLETED	\$ BALANCE TO FINISH	RETAINAGE 5%
8 MISC METALS	\$ 45,155.45		\$ 3,739.75			8%	\$ 3,739.75	\$ 41,415.70	\$ 186.99
9 CASEWORK & CABINETS	\$ 63,217.63					0%	\$ -	\$ 63,217.63	\$ -
10 ARCHITECTURAL ITEMS	\$ 99,497.44		\$ 12,313.98			12%	\$ 12,313.98	\$ 87,183.46	\$ 615.70
DIVISION 17 - ELECTRICAL									
1 MOBILIZATION & TEMPORARY POWER	\$ 49,520.00	\$ 49,520.00				100%	\$ 49,520.00	\$ -	\$ 2,476.00
2 SUBMITTALS	\$ 24,760.00	\$ 24,760.00				100%	\$ 24,760.00	\$ -	\$ 1,238.00
3 GENERAL CONDITIONS	\$ 99,040.00	\$ 69,581.00	\$ 7,112.50			77%	\$ 76,693.50	\$ 22,346.50	\$ 3,834.68
4 TESTING, START-UP, & CHECKOUT	\$ 49,520.00					0%	\$ -	\$ 49,520.00	\$ -
5 LIGHTNING PROTECTION	\$ 24,760.00					0%	\$ -	\$ 24,760.00	\$ -
6 DEMOBILIZATION	\$ 24,760.00					0%	\$ -	\$ 24,760.00	\$ -
7 MANHOLES	\$ 49,520.00	\$ 49,520.00				100%	\$ 49,520.00	\$ -	\$ 2,476.00
8 INSTALL MANHOLES	\$ 24,760.00	\$ 24,760.00				100%	\$ 24,760.00	\$ -	\$ 1,238.00
9 ELECTRICAL GEAR	\$ 1,089,440.00	\$ 477,625.00		\$ 425,000.00		83%	\$ 902,625.00	\$ 186,815.00	\$ 45,131.25
10 INSTALL ELECTRICAL EQUIPMENT	\$ 74,280.00	\$ 37,000.00				50%	\$ 37,000.00	\$ 37,280.00	\$ 1,850.00
11 LIGHTING	\$ 74,280.00	\$ 74,280.00				100%	\$ 74,280.00	\$ -	\$ 3,714.00
12 INSTALL LIGHTING	\$ 49,520.00					0%	\$ -	\$ 49,520.00	\$ -
13 UNDERGROUND CONDUIT & EXCAVATION	\$ 247,600.00	\$ 145,669.00				59%	\$ 145,669.00	\$ 101,931.00	\$ 7,283.45
14 SURFACE CONDUIT	\$ 173,320.00	\$ 21,850.00	\$ 10,125.00			18%	\$ 31,975.00	\$ 141,345.00	\$ 1,598.75
15 WIRE & TERMINATIONS	\$ 198,080.00					0%	\$ -	\$ 198,080.00	\$ -
16 GROUNDING	\$ 24,760.00	\$ 8,375.00				34%	\$ 8,375.00	\$ 16,385.00	\$ 418.75
17 SECURITY CONDUIT & WIRE	\$ 24,760.00	\$ 9,500.00				38%	\$ 9,500.00	\$ 15,260.00	\$ 475.00
18 LINE CREW LIGHTING	\$ 24,760.00	\$ 13,025.00				53%	\$ 13,025.00	\$ 11,735.00	\$ 651.25
19 LINE CREW INSTALL LIGHTING	\$ 24,760.00					0%	\$ -	\$ 24,760.00	\$ -
20 LINE CREW UNDERGROUND CONDUIT & EXCAVATION	\$ 49,520.00	\$ 49,520.00				100%	\$ 49,520.00	\$ -	\$ 2,476.00
21 LINE CREW SURFACE CONDUIT	\$ 24,760.00					0%	\$ -	\$ 24,760.00	\$ -
22 LINE CREW WIRE & TERMINATIONS	\$ 24,760.00					0%	\$ -	\$ 24,760.00	\$ -
23 LINE CREW GROUNDING	\$ 24,760.00	\$ 21,500.00				87%	\$ 21,500.00	\$ 3,260.00	\$ 1,075.00
APPROVED CHANGE ORDERS									
CO# 8 SOFFIT CHANGES	\$ 6,345.98					0%	\$ -	\$ 6,345.98	\$ -

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DESCRIPTION	TOTAL VALUE \$	PREVIOUS WORK COMPLETE	CURRENT WORK COMPLETE	PREVIOUS STORED MATERIALS	CURRENT STORED MATERIALS	% COMPLETE	\$ VALUE COMPLETED	\$ BALANCE TO FINISH	RETAINAGE 5%
TOTAL	\$ 15,432,989.98	\$ 5,902,888.42	\$ 353,187.96	\$ 3,187,308.54	\$ 146,621.26	62%	\$ 9,590,006.18	\$ 5,842,983.80	\$ 479,500.31

Stored Material Summary

Contractor's Application

Item #12.

For (Contract):			DEP SRF Harbor Road WRF Expansion, Ph. 2 SRF Agreement No. WW100420 City of Green Cove Springs, Florida				Application Number : 12				
Application Period:			03/21/22 - 04/24/22				Application Date:				
Bid Item No.	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Storage Location	Description of Materials or Equipment Stored	D Stored Previously		E Amount Stored this Month (\$)	Subtotal Amount Completed and Stored to Date (D + E)	F Incorporated in Work		G Materials Remaining in Storage (\$) (D + E - F)
					Date Placed into Storage (Month/Year)	Amount (\$)			Date (Month/Year)	Amount (\$)	
21-26		Subm. No. 01	Green Cove	Floating Aerators	04/30/2021	122,383.10		122,383.10			122,383.10
1843656		Multiple	Green Cove	Underdrain Piping	05/05/2021	34,008.79		34,008.79	09/2021	19,374.68	14,634.11
1843656-1		Multiple	Green Cove	Underdrain Piping and fittings	05/17/2021	12,674.04		12,674.04	03/2022	368.63	12,305.41
1845357		Multiple	Green Cove	Pipe Fittings	05/20/2021	7,922.44		7,922.44	04/2022	381.60	7,540.84
1845822		Multiple	Green Cove	Pipe & Fittings	05/26/2021	54,116.18		54,116.18	02/2022	10,098.99	44,017.19
1845357-1		Multiple	Green Cove	Pipe Fittings	06/02/2021	186.42		186.42	04/2022	186.42	0.00
21-39		Multiple	Green Cove	FRP Weirs and Baffles for secondary clarifiers	06/03/2021	22,335.00		22,335.00			22,335.00
1845357-2		Multiple	Green Cove	Pipe fittings	06/07/2021	3,095.20		3,095.20	09/2021	773.80	2,321.40
1845357-3		Multiple	Green Cove	Pipe fittings	06/11/2021	4,781.66		4,781.66	09/2021	2,011.88	2,769.78
1843668		Multiple	Green Cove	Pipe fittings	06/12/2021	76,156.51		76,156.51			76,156.51
1845357-4		Multiple	Green Cove	Pipe Fittings	06/16/2021	2,196.32		2,196.32			2,196.32
1855262		Multiple	Green Cove	Pipe fittings	06/17/2021	27,469.45		27,469.45	03/2022	3,445.67	24,023.78
1845244		Multiple	Green Cove	Pipe fittings	06/18/2021	37,059.47		37,059.47	03/2022	4,132.08	32,927.39
1857688		Multiple	Green Cove	Combination Air Valves	06/30/2021	6,678.00		6,678.00			6,678.00
1844633		Multiple	Green Cove	Pipe & Fittings	07/13/2021	29,336.72		29,336.72	02/2022	26,311.67	3,025.05
1859345		Multiple	Green Cove	Pipe and Fittings	07/12/2021	3,554.60		3,554.60			3,554.60
1857392		Multiple	Green Cove	Valves	07/15/2021	30,104.00		30,104.00			30,104.00
3556882123		Subm. No. 27	Green Cove	In-Plant Submersible Pumps	07/21/2021	16,755.42		16,755.42			16,755.42
8481201		Subm. No. 73	Submittals	Oculus Control System	07/27/2021	170,922.73		170,922.73			170,922.73
8481198 & 8482366		Subm. No. 57	Submittals	Mechanical Surface Aerators	07/27/2021	250,758.06		250,758.06			250,758.06
8481199 & 8482367		Subm. No. 58	Submittals	Submersible Mixers	07/27/2021	40,670.62		40,670.62			40,670.62
8481199 & 8482368		Subm. No. 59	Submittals	Eliminatr R Gate	07/27/2021	140,869.19		140,869.19			140,869.19
1864289		Multiple	Green Cove	Polywrap Pipe tape	07/28/2021	1,074.84		1,074.84	04/2022	974.84	100.00
1845244-1		Multiple	Green Cove	Pipe Fittings	07/30/2021	24,788.91		24,788.91	02/2022	6,565.25	18,223.66
8481234		Subm. No. 64	Submittals	90" C4-FTS Cianifiers w/C40HT Drives	08/02/2021	106,705.49		106,705.49			106,705.49
1845822-1		Multiple	Green Cove	14" Bell Restraints	08/02/2021	3,805.40		3,805.40			3,805.40
3556884540		Subm. No. 27	Green Cove	Duplex Control Panel	08/06/2021	23,569.10		23,569.10			23,569.10
1859345-1		Multiple	Green Cove	Pipe Fittings	08/10/2021	769.56		769.56			769.56
3556885393		Subm. No. 27	Green Cove	In-Plant Submersible Pumps - guide rails, brackets, etc	08/13/2021	13,765.90		13,765.90			13,765.90
3556885757		Subm. No. 27	Green Cove	In-Plant Submersible Pumps - Base Plates	08/17/2021	2,548.24		2,548.24			2,548.24
281045636		Subm. No. 20	Green Cove	Slide Gate materials	08/17/2021	90,175.00		90,175.00			90,175.00
M3-L3026-1		Subm. No. 20	Submittals	Coordination Services - Alfa Laval	08/17/2021	37,600.00		37,600.00	04/2022	37,600.00	0.00
1845244-2		Multiple	Green Cove	Ductile Iron Pipe Fittings	08/18/2021	18,636.92		18,636.92	02/2022	4,074.25	14,562.67
1870940		Multiple	Green Cove	16" & 20" DR25 PVC Green Pipe	08/30/2021	8,965.90		8,965.90			8,965.90
1870852		Multiple	Green Cove	Wire	08/30/2021	747.30		747.30	11/2021	100.00	647.30
1859345-2		Multiple	Green Cove	4" 90 & 4" UFR 1500-CA-U Restrainer	09/01/2021	330.72		330.72			330.72
374163283		Subm. No. 37	Green Cove	Precast Sanitary Manholes	09/02/2021	6,112.76		6,112.76			6,112.76
1857392-1		Multiple	Green Cove	Check Valves, BF Valves, Plug Valves	09/07/2021	2,120.00		2,120.00			2,120.00
1872241		Multiple	Green Cove	4" CL350 P-401 Di Fasitte Pipe	09/07/2021	1,526.40		1,526.40	04/2022	1,526.40	0.00
374163469		Subm. No. 37	Green Cove	Precast Sanitary Manholes	09/08/2021	13,576.48		13,576.48			13,576.48
374163476		Subm. No. 37	Green Cove	Precast Sanitary Manholes	09/08/2021	7,382.90		7,382.90			7,382.90
1845244-3		Multiple	Green Cove	Ductile Iron Pipe Fittings	09/10/2021	2,407.26		2,407.26			2,407.26
PSI402907A		Multiple	Green Cove	Rebar	09/22/2021	83,048.81		83,048.81	12/2021	6,160.19	76,888.62
1871804		Multiple	Green Cove	14"x20" DOM FLGXPE P-40 Di Spool	09/29/2021	4,894.02		4,894.02			4,894.02
1856171		Multiple	Green Cove	Ductile Iron Pipe Fittings	10/04/2021	12,852.50		12,852.50			12,852.50
1845244-4		Multiple	Green Cove	Ductile Iron Pipe Fittings	10/05/2021	20,674.54		20,674.54			20,674.54
1878421		Multiple	Green Cove	Fast Grip Gaskets	10/06/2021	3,900.80		3,900.80	04/2022	2,975.42	925.38
1857392-2		Multiple	Green Cove	Valves	10/15/2021	23,320.00		23,320.00			23,320.00
1881263		Multiple	Green Cove	Wire & Connectors	10/18/2021	536.36		536.36	04/2022	275.00	261.36
1030594		Subm. No. 049	Green Cove	Disk Filter Cloth	10/22/2021	414,022.17		414,022.17			414,022.17
374164577		Subm. No. 037	Green Cove	Manhole Bases	10/25/2021	6,890.00		6,890.00			6,890.00
1877038		Multiple	Green Cove	Flange Kits	10/26/2021	74,440.62		74,440.62			74,440.62
PSI404818A		Multiple	Green Cove	Rebar	10/27/2021	18,754.51		18,754.51			18,754.51
1857392-3		Multiple	Green Cove	20" Butterfly Valve	11/01/2021	12,720.00		12,720.00			12,720.00
1845244-5		Multiple	Green Cove	Ductile Iron Pipe Fittings	11/03/2021	7,369.12		7,369.12			7,369.12
1863484		Multiple	Green Cove	Ductile Iron Pipe Fittings	11/09/2021	8,165.18		8,165.18			8,165.18

Stored Material Summary

Contractor's Application

Item #12.

A		B	C		D		E	F		G	
Bid Item No.	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Storage Location	Description of Materials or Equipment Stored	Stored Previously		Amount Stored this Month (\$)	Subtotal Amount Completed and Stored to Date (D + E)	Incorporated in Work		Materials Remaining in Storage (\$) (D + E - F)
					Date Placed into Storage (Month/Year)	Amount (\$)			Date (Month/Year)	Amount (\$)	
	1854550	Multiple	Green Cove	Wire	11/10/2021	2,674.38		2,674.38			2,674.38
	374165087	Subm. No. 037	Green Cove	Manholes 1-7 & 13	11/15/2021	3,535.10		3,535.10			3,535.10
	1857392-4	Multiple	Green Cove	Valves	11/23/2021	1,113.00		1,113.00			1,113.00
	374185494	Subm. No. 048A	Green Cove	Wet Well	12/01/2021	2,554.60		2,554.60	12/2021	2,554.60	0.00
	1031124	Subm. No. 049	Green Cove	Filter Disk Equipment	12/06/2021	7,811.74		7,811.74			7,811.74
	1883484-1	Multiple	Green Cove	Ductile Iron Pipe Fittings	12/07/2021	11,926.06		11,926.06			11,926.06
	1856171-1	Multiple	Green Cove	Above Ground Ductile Iron Pipe Fittings	12/07/2021	113,176.20		113,176.20			113,176.20
	PSI407031A	Multiple	Green Cove	Rebar	12/10/2021	50,869.28		50,869.28	04/2022	4,275.00	46,594.28
	1872231	Multiple	Green Cove	Above Ground Flanged Pipe	12/20/2021	74,536.86		74,536.86			74,536.86
	1877044	Multiple	Green Cove	SS Wall Sleeves	12/23/2021	9,341.78		9,341.78			9,341.78
	1857392-5	Multiple	Green Cove	4" Plug Valve	12/28/2021	4,452.00		4,452.00			4,452.00
	1856171-2	Multiple	Green Cove	Above Ground Ductile Iron Pipe Fittings	01/05/2022	13,930.52		13,930.52			13,930.52
	1883484-2	Subm. No. 013	Green Cove	16" Flange 45 & 20" Ductile Iron 45	01/05/2022	6,273.08		6,273.08			6,273.08
	1837709	Subm. No. 004A	Green Cove	16" Pressure Sustaining Relief Valve	01/05/2022	22,335.00		22,335.00			22,335.00
	8482164	Subm. No. 127	Green Cove	80" C4-FTS Clarifiers	01/12/2022	213,335.98		213,335.98			213,335.98
	1898266	Subm. No. 019	Green Cove	6" Underdrain Fittings	01/13/2022	720.80		720.80	04/2022	720.80	0.00
	1856171-3	Subm. No. 013	Green Cove	20"x14 DI 125# Flange Tee & 20" Blind Flange	01/18/2022	12,046.90		12,046.90			12,046.90
	1856171-4	Subm. No. 013	Green Cove	8" DI 12# Flange 90 Bend	01/26/2022	831.04		831.04			831.04
	1892080	Subm. No. 006	Green Cove	Gate Valves	02/02/2022		93,392.78	93,392.78			93,392.78
	1845244-6	Multiple	Green Cove	24x14 MJ C153 Red Epoxy Tee	02/02/2022		2,200.56	2,200.56			2,200.56
	1893336	Multiple	Green Cove	3" DI Flanged Gate Valve	02/02/2022		1,095.48	1,095.48			1,095.48
	0076219-IN	Subm. No. 074	Green Cove	PolyProcessing Tanks	02/03/2022	30,034.70		30,034.70			30,034.70
	1857392-6	Subm. No. 055	Green Cove	14" Swing Check Valve	02/04/2022		13,780.00	13,780.00			13,780.00
	1855262-1	Multiple	Green Cove	CR900 DR18 Blue Pipe	02/08/2022		3,576.78	3,576.78	04/2022	513.04	3,063.74
	1904446	Multiple	Green Cove	18" 304SS DOM 150# RR FF 1/8	02/08/2022		2,095.62	2,095.62	04/2022	698.54	1,397.08
	1856171-5	Multiple	Green Cove	(2) 8" DI 125# Fig 45	02/18/2022	667.80		667.80			667.80
	1907853	Multiple	Green Cove	140ft 20" C900 DR25 PVC Green	02/24/2022	9,497.60		9,497.60			9,497.60
	1843656-2	Multiple	Green Cove	14 & 16" C900 DR25 PVC Green	02/25/2022	37,419.86		37,419.86			37,419.86
	1904276	Multiple	Green Cove	304SS Bolt & Nuts	03/03/2022	100,926.84		100,926.84			100,926.84
	122265 & 122946	Subm. No. 118A	Palatka, FL	Retaining Wall Block	03/03/2022	9,000.00	12,000.00	21,000.00			21,000.00
	1904094	Multiple	Green Cove	MJ C153 PermoX Fittings	03/04/2022	1,781.86		1,781.86			1,781.86
	1856171-6	Multiple	Green Cove	10x8 DI 125# Fig P-401 Conc Red	03/04/2022	934.92		934.92			934.92
	1883484-3	Multiple	Green Cove	(2) 10" DI 125# Fig P-401 45	03/04/2022	2,062.76		2,062.76			2,062.76
	1904132	Multiple	Green Cove	(9) 4" DI MJ Gate Valve	03/16/2022	4,445.64		4,445.64	04/2022	2,060.64	2,385.00
	1875530-4	Multiple	Green Cove	12" PVC MJ Restraint	03/23/2022		118.72	118.72			118.72
	228688-1	Subm. No. 136	Green Cove	316 SS All thread / nuts / washers	03/24/2022		7,866.70	7,866.70			7,866.70
	1917184	Multiple	Green Cove	10" DI 125# Flanged P-401 45	03/25/2022		2,132.72	2,132.72			2,132.72
	C2123-13	Multiple	Green Cove	MCC Equipment	03/31/2022	425,000.00		425,000.00			425,000.00
	1921267	Multiple	Green Cove	Schedule 80 for Wetwell	04/14/2022		3,414.20	3,414.20			3,414.20
	1921184	Multiple	Green Cove	4x14 SDR26 HW PVC Sewer Pipe	04/14/2022		745.86	745.86			745.86
	1891499-1	Multiple	Green Cove	Fabricated Spools	04/18/2022		4,201.84	4,201.84			4,201.84
Totals						3,325,467.93	146,621.26	3,472,089.19		138,159.39	3,333,929.00

Modified per Mittauer Associates, Inc.
 EJCDC® C-620 Contractor's Application for Payment
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00620-3



WATERWORKS

9692 FLORIDA MINING BLVD W
BUILDING #100
JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1892080	\$93,392.78	59035	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE WW -#149
PO BOX 100286
ATLANTA, GA 30384-0286

SHIP TO:

WILLIAMS INDUSTRIAL SVCS LLC
100 CRESCENT CENTRE PKWY #1240
HARBOR RD WRF EXPANSION
TUCKER, GA 30084

WILLIAMS INDUSTRIAL SVCS LLC
1277 HARBOR RD
HARBOR RD WRF EXPANSION
GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
149	149	FLOCAP	463000012032	JGS	HARBOR RD WRF EXPANSION	02/02/22	106439D

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
			FLANGED GATE VALVES AIS MATERIAL			
2		AFC2506FFOLAI	304SS BOLTING AND BRZ STEM	448.200	EA	896.40
1		AFC2508FFOLAI	6 DI FLG RW OL GATE VLV AIS W/ HANDWHEEL OPERATOR	702.000	EA	702.00
12		AFC2510FFOLAI	8 DI FLG RW OL GATE VLV AIS W/ 2" OP NUT	1112.400	EA	13348.80
2		AFC2512FFOLAI	10 DI FLG RW OL GATE VLV AIS 2" OP NUT	1344.600	EA	2689.20
3		AFC2514FFOLAI	12 DI FLG RW OL GATE VLV AIS W/ HANDWHEEL OPERATOR	5778.000	EA	17334.00
2		AFC2514FFOLAI	14 DI FLG RW OL GATE VLV AIS GEAR OPERATOR AND CHAINWHEEL	5427.000	EA	10854.00
2		AFC2518FFOLAI	14 DI FLG RW OL GATE VLV AIS W/ GEAR OP AND HANDWHEEL	10098.000	EA	20196.00
2		AFC2520FFOLAI	18 DI FLG RW OL GATE VLV AIS W/ GEAR OPERATOR AND HANDWHEEL	11043.000	EA	22086.00
			20 DI FLG RW OL GATE VLV AIS W/ GEAR OP AND CHAINWHEEL			
INVOICE SUB-TOTAL						88106.40
				TAX	Florida 5000 Cap Met	5286.38

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH "NP" IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

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TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$93,392.78
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FERGUSON®

WATERWORKS

9692 FLORIDA MINING BLVD W
 BUILDING #100
 JACKSONVILLE, FL 32257

29804

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1845244-6	\$2,200.56	59035	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN
 MAKING PAYMENT AND REMIT TO:

FEL-JACKSONVILLE WW -#149
 PO BOX 100286
 ATLANTA, GA 30384-0286

SHIP TO:


WILLIAMS INDUSTRIAL SVCS LLC
 100 CRESCENT CENTRE PKWY #1240
 HARBOR RD WRF EXPANSION
 TUCKER, GA 30084

WILLIAMS INDUSTRIAL SVCS LLC
 1277 HARBOR RD
 HARBOR RD WRF EXPANSION
 GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
149	149	FLOCAP	46300012032	JGS	HARBOR RD WRF EXPANSION	02/02/22	106439D
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
1	0	DDMT2414CTF	ALL DOMESTIC PERMOX LINED 24X14 MJ C153 PERMOX TEE L/A *X		EA	0.00	
1	1	DMJELRLA2414	DOM 24X14 MJ C153 RED EPOX	2076.000	EA	2076.00	
1	0	DMJSPP416	DOM 16 MJ C153 P-401 SLD PLUG		EA	0.00	
INVOICE SUB-TOTAL						2076.00	
TAX						Florida 5000 Cap Met	124.56
<p>LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.</p>							

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TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$2,200.56
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WATERWORKS

9692 FLORIDA MINING BLVD W
 BUILDING #100
 JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1893336	\$1,095.48	59035	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN
 MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE WW -#149
 PO BOX 100286
 ATLANTA, GA 30384-0286

SHIP TO:

WILLIAMS INDUSTRIAL SVCS LLC
 100 CRESCENT CENTRE PKWY #1240
 HARBOR RD WRF EXPANSION
 TUCKER, GA 30084

WILLIAMS INDUSTRIAL SVCS LLC
 1277 HARBOR RD
 HARBOR RD WRF EXPANSION
 GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
149	149	FLOCAP	463000012032	JGS	HARBOR RD WRF EXPANSION	02/02/22	106439D

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
3	3	AFC2503FFOL	3" FLANGED GATE VALVE AIS MATERIAL 304SS BOLTING AND BRZ STEM 3 DI FLG RW OL GATE VLV W/ HANDWHEEL OPERATOR	344.490	EA	1033.47
INVOICE SUB-TOTAL						1033.47
				TAX	Florida 5000 Cap Met	62.01
LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.						

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TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$1,095.48
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FERGUSON® WATERWORKS

9692 FLORIDA MINING BLVD W
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JACKSONVILLE, FL 32257

29804

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1857392-6	\$13,780.00	59035	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:

FEL-JACKSONVILLE WW -#149
PO BOX 100286
ATLANTA, GA 30384-0286

SHIP TO:

WILLIAMS INDUSTRIAL SVCS LLC
100 CRESCENT CENTRE PKWY #1240
HARBOR RD WRF EXPANSION
TUCKER, GA 30084

WILLIAMS INDUSTRIAL SVCS LLC
1277 HARBOR RD
HARBOR RD WRF EXPANSION
GREEN COVE SPRINGS, FL 32043


SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
149	149	FLOCAP	463000012032	JGS	GA VLV PKG	02/04/22	106462D

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
2	2	SP-G14FLGSWGCHKVL	14" SWING CHECK VALVE Sequence #: 550 Cust Desc : 14" DOM 125/150LB FLG IRONBODY AWWA SWING CHECK VALVE W/ OL & W-NO LIMIT SWITCH	6500.000	EA	13000.00
12	0	SP-G4FLGPRVFLRTYP	4" CI TANK PRV VALVE FLOOR TYPE FLG Sequence #: 423 Cust Desc : 4" CI TANK PRV VALVE FLOOR TYPE FLANGED		EA	0.00
INVOICE SUB-TOTAL						13000.00
TAX						780.00
Florida 5000 Cap Met						780.00

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TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$13,780.00
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FERGUSON®

WATERWORKS

9692 FLORIDA MINING BLVD W
 BUILDING #100
 JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1855262-1	\$3,576.78	59035	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN
 MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE WW #149
 PO BOX 100286
 ATLANTA, GA 30384-0286

SHIP TO:

WILLIAMS INDUSTRIAL SVCS LLC
 100 CRESCENT CENTRE PKWY #1240
 HARBOR RD WRF EXPANSION
 TUCKER, GA 30084

WILLIAMS INDUSTRIAL SVCS LLC
 1277 HARBOR RD
 HARBOR RD WRF EXPANSION
 GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLOCAP	463000012032	JGS	PVC PIPE	02/08/22	IO 106489

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
440	440	DR18BPP	4 C900 DR18 PVC GJ BLUE PIPE	6.050	FT	2662.00
14	14	SDR26HWSP1514	15X14 SDR26 HW PVC GJ SWR PIPE	50.880	FT	712.32
INVOICE SUB-TOTAL						3374.32
				TAX	Florida 5000 Cap Met	202.46

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TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$3,576.78
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FERGUSON®

WATERWORKS

9692 FLORIDA MINING BLVD W
 BUILDING #100
 JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1904446	\$2,095.62	59035	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN
 MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE WW -#149
 PO BOX 100286
 ATLANTA, GA 30384-0286

SHIP TO:

WILLIAMS INDUSTRIAL SVCS LLC
 100 CRESCENT CENTRE PKWY #1240
 HARBOR RD WRF EXPANSION
 TUCKER, GA 30084

WILLIAMS INDUSTRIAL SVCS LLC
 1277 HARBOR RD
 HARBOR RD WRF EXPANSION
 GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLOCAP	46300012032	JGS	18" SST FLG KIT	02/08/22	IO 106489
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
3	3	SP-BFFK184DM	GCS HARBOR ROAD 18 304SS DOM 150# RR FF 1/8	659.000	EA	1977.00	
			INVOICE SUB-TOTAL			1977.00	
			TAX	Florida 5000 Cap Met		118.62	
<p>.....</p> <p>LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH "NP" IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.</p>							

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TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$2,095.62
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Futch's Landscaping, Inc.
PO Box 725
Palatka, FL 32178

Invoice

Date	Invoice #
4/20/2022	122946

Bill To
WILLIAM INDUSTRIAL SERVICES, LLC 591 PICKETVILLE RD JACKSONVILLE, FL 32220

Ship To
HARBOR ROAD PROJECT

P.O. No.	Terms	Project
		FLC-21-017 (CITY ...

Qty	Description	Rate	Amount
	HARBOR ROAD PROJECT CITY OF GREEN COVE SPRINGS DRAW # 2		
1	1100 FACE FT OF WALL - STORED MATERIAL ONLY - 2ND DELIVERY	12,000.00	12,000.00
1	LESS 5% RETAINAGE	-600.00	-600.00
		Total	\$11,400.00
		Payments/Credits	\$0.00
		Balance Due	\$11,400.00

Phone #	Fax #
3863255640	386-325-9957

FERGUSON
WATERWORKS

9692 FLORIDA MINING BLVD W
BUILDING #100
JACKSONVILLE, FL 32257

29804

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1875530-4	\$118.72	59035	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:

FEL-JACKSONVILLE WW #149
PO BOX 100286
ATLANTA, GA 30384-0286


Please contact with Questions: 904-268-2551

SHIP TO:

WILLIAMS INDUSTRIAL SVCS LLC
1277 HARBOR RD
HARBOR RD WRF EXPANSION
GREEN COVE SPRINGS, FL 32043

WILLIAMS INDUSTRIAL SVCS LLC
100 CRESCENT CENTRE PKWY #1240
HARBOR RD WRF EXPANSION
TUCKER, GA 30084

Need CO-item not on PO

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
149	149	FLOCAP	463000012049	JGS	HARBOR RD WRF EXPANSION	03/23/22	106824D
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UOM	AMOUNT	
1	0	MJTCAPLA24K	MJ CAPS 24X2 MJ C153 TAP CAP UA RESTRAINTS		EA	0.00	
1	1	T113980	12 PVC MJ REST TUFGRIP GLND	112.000	EA	112.00	
4	0	SSMGP14	14 MJ BLT & GSKT PACK		EA	0.00	
INVOICE SUB-TOTAL						112.00	
TAX						Florida 5000 Cap Met	6.72
<p>LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION PRODUCTS WITH "NP" IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION</p>							
<p>Looking for a more convenient way to pay your bill?</p> <p>Log in to Ferguson.com and request access to Online Bill Pay.</p>							

TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$118.72
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3-25-22 Item #12.



AJAX FASTENERS & TOOLS
 1500 E. 8th Street
 Jacksonville, Florida 32206
 Ph: 904-353-4783 Fx: 904-353-0500
 www.ajaxco.com

20022

Invoice

Invoice Number : **228688-1**
 Customer# : 5072
 Invoice Date : 03/24/2022
 Due Date : 04/23/2022
 Ship Date : 03/24/2022
 Ordered By : ED GATHERCOLE
 Entered By : Tom DiFolco
 Salesperson : OSS-Tom DiFolco
 Terms : NET 30 DAYS
 Ship Via : CUSTOMER PICK UP
 Ship Acct# :
 Job/Rel# : GCS WASTEWATER
 Customer PO : 463000012064

Bill to: WILLIAMS INDUSTRIAL SERVICES LLC
 100 CRESCENT CENTRE PKWY
 SUITE 1240
 TUCKER, GA 30084

Ship to: WILLIAMS INDUSTRIAL SERVICES LLC
 100 CRESCENT CENTRE PKWY
 SUITE 1240
 TUCKER, GA 30084
 Phone: (770) 879-4574 Fax: (877) 484-1967

Line	Order	Ship	B/O	U/M	Item #	Description	Price	Extension
0001	11	11	0	EA	1070736014490	3/4-10 X 12FT 316 SS A193 BBM ALL THREAD ROD - DOMESTIC	141.1200	1552.32 ✓
0002	120	120	0	EA	1071036000210	3/4-10 A194 8M 316 SS HVY HEX NUT - DOMESTIC	11.5000	1380.00 ✓
0003	120	120	0	EA	1070236000210	3/4 316 SS FLAT WASHER USS - DOMESTIC	3.7400	448.80 ✓
0004	6	6	0	EA	NS015280	1 1/4-7 X 12FT 316 SS A193 B8M ALL THREAD ROD - DOMESTIC	365.9800	2195.88 ✓
0005	20	20	0	EA	NS011436	1 1/4-7 A194 8M 316 SS HVY HEX NUT - DOMESTIC 316 STAINLESS STEEL	58.3000	1166.00 ✓
0006	20	20	0	EA	NS014318	1 1/4 316 SS FLAT WASHER USS - DOMESTIC	8.7500	175.00 ✓

No returns accepted without specific permission.
 Any claims or rejections must be made within thirty days after receipt of material, restocking charge is applicable.
 All past due accounts are subject to 18% annum service charges and collection costs to include reasonable attorney's fees.



SubTotal 6,918.00 ✓

CUST CHRГ FREIGHT-JACKSONVILLE 458.62 ✓

Tax 490.08 ✓

Total USD 7,866.70 ✓



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9692 FLORIDA MINING BLVD W
 BUILDING #100
 JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

29804

WILLIAMS INDUSTRIAL SVCS LLC
 100 CRESCENT CENTRE PKWY #1240
 HARBOR RD WRF EXPANSION
 TUCKER, GA 30084

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1917184	\$2,132.72	59035	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN
 MAKING PAYMENT AND REMIT TO:

FEL-JACKSONVILLE WW #149
 PO BOX 100286
 ATLANTA, GA 30384-0286

SHIP TO:


WILLIAMS INDUSTRIAL SVCS LLC
 1277 HARBOR RD
 HARBOR RD WRF EXPANSION
 GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
149	149	FLOCAP	463000012032	JGS	HARBOR RD WRF EXPANSION	03/25/22	106845D

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
2	2	DF4P410	DOM 10 DI 125# FLG P-401 45 BEND	1006.000	EA	2012.00
			INVOICE SUB-TOTAL			2012.00
			TAX	Florida 5000 Cap Met		120.72

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TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$2,132.72
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9692 FLORIDA MINING BLVD W
BUILDING #100
JACKSONVILLE, FL 32257

29804

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1921267	\$3,414.20	59035	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:

FEL-JACKSONVILLE VWV -#149
PO BOX 100286
ATLANTA, GA 30384-0286

SHIP TO:

WILLIAMS INDUSTRIAL SVCS LLC
100 CRESCENT CENTRE PKWY #1240
HARBOR RD WRF EXPANSION
TUCKER, GA 30084

WILLIAMS INDUSTRIAL SVCS LLC
1277 HARBOR RD
HARBOR RD WRF EXPANSION
GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FL2CLA	463000012071	JGS	HARBOR RD WRF EXPANSION	04/14/22	IO 107012

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
			IN PLANT PUMP STATION			
			S80 OPTION			
40	40	P80BU	6 X 20 FT PVC S80 BE PIPE	3500.000	C	1400.00
20	20	P80BP	4 X 20 FT PVC S80 BE PIPE	1800.000	C	360.00
2	2	P80VSSFP	4 PVC S80 VAN STONE SOC FLG	30.000	EA	60.00
2	0	SP-S829532FEUP	6X4 S80 ECCENTRIC REDUCER SXS		EA	0.00
4	4	P80S4U	6 PVC S80 SXS 45 ELL	70.000	EA	280.00
14	14	P80VSSFU	6 PVC S80 VAN STONE SOC FLG	43.000	EA	602.00
8	8	FNWNBGS61RF8U	6 316 SS 150# RR FF 1/8 FLG SET	51.000	EA	408.00
2	2	FNWNBGS61RF8P	4 316 SS 150# RR FF 1/8 FLG PKG	33.000	EA	66.00
INVOICE SUB-TOTAL						3176.00
				TAX	Clay	238.20

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TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$3,414.20
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 BUILDING #100
 JACKSONVILLE, FL 32257

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Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1921184	\$745.86	59035	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN
 MAKING PAYMENT AND REMIT TO:

FEL-JACKSONVILLE WW #149
 PO BOX 100286
 ATLANTA, GA 30384-0286

SHIP TO:

WILLIAMS INDUSTRIAL SVCS LLC
 1277 HARBOR RD
 HARBOR RD WRF EXPANSION
 GREEN COVE SPRINGS, FL 32043

WILLIAMS INDUSTRIAL SVCS LLC
 100 CRESCENT CENTRE PKWY #1240
 HARBOR RD WRF EXPANSION
 TUCKER, GA 30084

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLOCAP	463000012032	JGS	HARBOR RD WRF EXPANSION	04/14/22	IO 107012

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
196	196	SDR26HWSP14	4X14 SDR26 HW PVC GJ SWR PIPE	3.590	FT	703.64
			INVOICE SUB-TOTAL			703.64
			TAX	Florida 5000 Cap Met		42.22

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TERMS: NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$745.86
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WATERWORKS

9692 FLORIDA MINING BLVD W
BUILDING #100
JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1891499-1	\$4,201.84	59035	1 of 2

**PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE VVW -#149
PO BOX 100286
ATLANTA, GA 30384-0286

29804

SHIP TO:

WILLIAMS INDUSTRIAL SVCS LLC
100 CRESCENT CENTRE PKWY #1240
HARBOR RD WRF EXPANSION
TUCKER, GA 30084

WILLIAMS INDUSTRIAL SVCS LLC
1277 HARBOR RD
HARBOR RD WRF EXPANSION
GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
149	149	FLOCAP	463000012032	JGS	ABOVEGROUND DI FAB	04/18/22	107032D
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION		UNIT PRICE	UM	AMOUNT
1	0	SP-18DIPFABSPPOOL	18 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 669 Cust Desc : DOM 18 FJ X PE 401 LINED 50 WITH W/C 6 FROM PE END PRIMED			EA	0.00
1	0	SP-18DIPFABSPPOOL	18 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 670 Cust Desc : DOM 18 FJ X PE 401 LINED 50 WITH W/C 6 FROM PE END PRIMED			EA	0.00
1	0	SP-18DIPFABSPPOOL	18 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 671 Cust Desc : DOM 18 FJ X PE 401 LINED 50 WITH W/C 6 FROM PE END PRIMED			EA	0.00
1	0	SP-3DIPFABSPPOOL	3 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 672 Cust Desc : DOM FJ X PE 401 LINED 20 WITH W/C 8 FROM PE END PRIMED			EA	0.00
1	0	SP-14DIPFABSPPOOL	14 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 673 Cust Desc : DOM 14 PE X FJ 401 LINED 72 WITH W/C 16 FROM PE END PRIMED			EA	0.00
1	0	SP-14DIPFABSPPOOL	14 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 674 Cust Desc : DOM 14 PE X FJ 401 LINED 56 WITH W/C 8 FROM PE END PRIMED			EA	0.00
1	0	SP-14DIPFABSPPOOL	14 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 675 Cust Desc : DOM 14 PE X FJ 401 LINED 56 WITH W/C 8 FROM PE END PRIMED			EA	0.00
1	0	SP-14DIPFABSPPOOL	14 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 676 Cust Desc : DOM 14 PE X FJ 401 LINED 56 WITH W/C 8 FROM PE END PRIMED			EA	0.00
1	1	SP-20DIPFABSPPOOL	20 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 678 Cust Desc : DOM 20 PE X FJ 401 LINED 48 WITH W/C 8 FROM PE END PRIMED		1982.000	EA	1982.00
TERMS:					TOTAL DUE	CONTINUED	

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WATERWORKS

9692 FLORIDA MINING BLVD W
 BUILDING #100
 JACKSONVILLE, FL 32257

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1891499-1	\$4,201.84	59035	2 of 2

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
1	1	SP-20DIPFABSPPOOL	20 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 679 Cust Desc : DOM 20 PE X FJ 401 LINED 48 WITH W/C 8 FROM PE END PRIMED	1982.000	EA	1982.00
1	0	SP-6DIPFABSPPOOL	6 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 680 Cust Desc : DOM 6 FJ X FJ 401 LINED 30 WITH W/C 12 FROM FJ END PRIMED		EA	0.00
1	0	SP-3DIPFABSPPOOL	3 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 681 Cust Desc : DOM 3PE X FJ 401 LINED 24 WITH W/C 8 FROM PE END PRIMED		EA	0.00
1	0	SP-3DIPFABSPPOOL	3 DIP FAB SPL - DESCRIPTION BELOW Sequence #: 682 Cust Desc : DOM 3PE X FJ 401 LINED 24 WITH W/C 8 FROM PE END PRIMED		EA	0.00
INVOICE SUB-TOTAL						3964.00
				TAX	Florida 5000 Cap Mat	237.84

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TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$4,201.84
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EJCDC Pay Applicaton #12

Final Audit Report

2022-05-18

Created:	2022-05-18
By:	Mikki Gathercole (msgathercole@wisgrp.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAcawmQ9tsMdmUP-1CApO9SiQvPbNdaTHo

"EJCDC Pay Applicaton #12" History

-  Document created by Mikki Gathercole (msgathercole@wisgrp.com)
2022-05-18 - 9:07:07 PM GMT- IP address: 50.225.223.58
-  Document emailed to Alan Williams (acwilliams@wisgrp.com) for signature
2022-05-18 - 9:08:36 PM GMT
-  Email viewed by Alan Williams (acwilliams@wisgrp.com)
2022-05-18 - 9:09:06 PM GMT- IP address: 50.225.223.58
-  Document e-signed by Alan Williams (acwilliams@wisgrp.com)
Signature Date: 2022-05-18 - 9:09:32 PM GMT - Time Source: server- IP address: 50.225.223.58
-  Agreement completed.
2022-05-18 - 9:09:32 PM GMT

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

REIMBURSEMENT SUMMARY

Sponsor Name:		City of Green Cove Springs			Payment Request No.:		13
DEP Agreement No.:		WW100420/SG100421			Period of Service: March 21, 2022 through April 29, 2022		
Vendor Name	Invoice Number	Invoice Date	Invoice Amount	Local Share or Other Funding or Amount Not Requested	Requested Amount	Check Number	Category: (ie. Construction, Tech. Services, Design, Planning)
Mittauer & Associates, Inc,	22187	5/3/2022	\$ 31,500.00	\$ -	\$ 31,500.00		Technical Services
Williams Industrial Services, LLC	12	5/18/2022	\$ 472,819.39	\$ -	\$ 472,819.39		Construction
Totals:			\$ 504,319.39	\$ -	\$ 504,319.39		

Summary of Work
DEP SRF Harbor Road WWTF Expansion, Phase 2
Bidding & Construction Phase
DEP Agreement No. WW100420/SG100421
City of Green Cove Springs, FL
M&A Project Nos. 8905-56-1
June 7, 2022

Summary of work for Green Cove Springs Disbursement Request No. 13 to accompany the Contractor's Application for Payment No. 12 and Mittauer & Associates Invoice No. 22187, consist of:

Construction services included progress toward soil and concrete testing; sitework; underground piping; oxidation ditch outer walls; clarifiers structural concrete walls, miscellaneous metals, clarifier equipment, and piping; chlorine contact chamber foundations & walls; in-plant/transfer pump station & vac con miscellaneous metals; operations building HVAC, plumbing, and architectural items; line crew building structural PEMB, HVAC, miscellaneous metals, and architectural items; and electrical general conditions and surface conduit. Overall, construction services are 62% complete.

Technical services during construction included FDEP SRF and SJRWMD coordination, attendance at construction conferences, shop drawing review, City coordination, RFI responses, vendor coordination, and contractor correspondence. Overall, technical services during construction are 42% complete.

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, MAY 03, 2022 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Chaplain Joseph Williams, CCSO**

Roll Call

COUNCIL MEMBERS PRESENT: Mayor Ed Gaw, Vice Mayor Matt Johnson, Council Member Connie Butler, Council Member Steven Kelley, Council Member Van Royal

STAFF MEMBERS PRESENT: L.J. Arnold, III, City Attorney, Steve Kennedy, City Manager, Mike Null, Assistant City Manager, Erin West, City Clerk

Mayor to call on members of the audience wishing to address the Council on matters not on the Agenda.
No comments

AWARDS & RECOGNITION

1. Proclamation - National Police Week
Council Member Royal reads the proclamation and presents it to Chief Guzman.

PRESENTATIONS

2. Presentation by the North Florida TPO for the draft of the 2022/2023 to 2026/2027 Transportation Improvement Program (TIP) *Elizabeth De Jesus, Transportation Programs Manager*
Ms. De Jesus gave a presentation and overview of the 5 Year Plan and Highlighted Projects.
Council discussion followed.
3. Presentation by James Moore and Company of the Audited Financial Statements for the period ending September 30, 2021. *Marlena Guthrie*
Finance Director, Marlena Guthrie introduces James Halleran and Webb Shepherd with James Moore and Company. Mr. Shepherd presents the Audited Financial Statements for the period ending September 30, 2021.
4. Recommendations for the Rivers House. *CAC Rivers House Sub-Committee*
CAC Rivers House Sub-Committee Chairman, Al Herndon explains the recommendations provided to the Council by the CAC for the Rivers House property.
Council Member Royal would like to see the property restored.
Mr. Herndon advises there are quite a few historic items in the house including doorknobs, the kitchen sink, and possibly some Savannah bricks.
Mayor Gaw questions restoring the house back to the original era.
Council discussion follows.

City Manager, Steve Kennedy advises this recommendation is part of the vision of the committee and thanks the committee for their efforts. Mr. Kennedy advises the first part would be making sure the building is structural safe and then second would be considering the use of the building. Joe Sobotta 212 North St. GCS advises he has a thumb drive with information on 300 or 400 old houses in GCS.

Pam Lewis 426 Mrytle Ave. GCS thanks the Council for listening to the recommendations.

PUBLIC HEARINGS

5. Second and Final Reading of Ordinance O-06-2022, a Future Land Use Amendment from Residential Low Density to Public of 21.89 acres for a portion of parcel #: 016515-008-00. **Michael Daniels**

City Attorney Arnold reads Ordinance No. O-06-2022 by title.

Development Services Director, Michael Daniels presents and explains the presentation is for items 5 through 9.

Ellen Avery-Smith with Rogers Towers presents for items 5 through 9.

Raj Chindalur with Chindalur Traffic Solutions, Inc. presents the traffic report.

Mayor Gaw opens the public hearing.

Following no public comment, Mayor Gaw closes the public hearing.

Council Member Royal asked Mr. Daniels if any other large property owners have come forward concerning the coming developments and traffic.

Mr. Daniels advises a public meeting will be held on US 17 Corridor.

Motion to approve on second and final reading of Ordinance No. O-06-2022 to amend the Future Land Use of the property described therein from Residential Low Density to Public.

Motion made by Council Member Royal, Seconded by Vice Mayor Johnson.

Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Butler, Council Member Kelley, Council Member Royal

6. Second and Final Reading of Ordinance O-07-2022, a Rezoning from Planned Unit Development to Recreation of 21.89 acres for a portion of parcel #: 016515-008-00. **Michael Daniels**

City Attorney Arnold reads Ordinance No. O-07-2022 by title.

Mayor Gaw opens the public hearing.

Following no public comment, Mayor Gaw closes the public hearing.

Motion to approve on second and final reading of Ordinance No. O-07-2022 to amend the Zoning of the property described therein from Planned Unit Development to Recreation.

Motion made by Council Member Butler, Seconded by Council Member Kelley.

Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Butler, Council Member Kelley, Council Member Royal

7. Second and Final Reading of Ordinance O-08 -2022, a Future Land Use Map Amendment from Recreation to Neighborhood for 21.3 acres, a portion of parcel number 016515-002-00. **Michael Daniels**

City Attorney Arnold reads Ordinance No. O-0r8-2022 by title.

Mayor Gaw opens the public hearing.

Following no public comment, Mayor Gaw closes the public hearing.

Motion to approve on second and final reading of Ordinance No. O-08-2022 to amend the Future Land Use of the property described therein from Public to Neighborhood.

Motion made by Council Member Royal, Seconded by Council Member Butler.

Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Butler, Council Member Kelley, Council Member Royal

8. Second and Final Reading of Ordinance O-09-2022, a Rezoning from Recreation to Planned Unit Development for 21.3 acres, a portion of parcel number 016515-002-00. *Michael Daniels* City Attorney Arnold reads Ordinance No. O-09-2022 by title.
Mayor Gaw opens the public hearing.
Following no public comment, Mayor Gaw closes the public hearing.

Motion to approve on second and final reading of Ordinance No. O-09-2022 to amend the Zoning of the property described therein from Recreation to Planned Unit Development.

Motion made by Vice Mayor Johnson, Seconded by Council Member Butler.

Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Butler, Council Member Kelley, Council Member Royal

9. First Reading of Development Agreement for approximately 559.9 acres for the Rookery Residential Development located on CR 15 A south of Green Cove Avenue, parcel # 016515-008-00. *Michael Daniels*
Mayor Gaw opens the public hearing.
Following no public comment, Mayor Gaw closes the public hearing.
Council Member Royal comments on the Police Department Substation and questions if it would be needed or if we should use the money for something else.
Chief Guzman advises he was not involved in the original talk with the Developer but believes the substation will be needed in the future as the City continues to grow as they will need more room for additional Officers and personnel
Council discussion follows.
Mayor Gaw calls on Raj Chindalur with Chindalur Traffic Solutions, Inc. to discuss traffic issues along US 17.
Council discussion follows concerning the traffic.
John Gislason with DR Horton advises CSX has approved the proposed bridge plan so they will be submitting the signed and sealed plans. They are expecting to within 60 days to have a permit to start construction of the bridge that will direct traffic to 17 and the new interchange.
Council discussion follows concerning traffic.
Brian Snyder, Project Engineer, advises he has reviewed the TIA in full and everything conforms with DOT standards.
Council discuss follows.

Motion to approve for form and legality on first reading of the Rookery Development Agreement concerning 559.9 acres located on CR 15A, south of Green Cove Avenue.

Motion made by Council Member Kelley, Seconded by Vice Mayor Johnson.

Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Butler, Council Member Kelley, Council Member Royal

CONSENT AGENDA

All matters under the consent agenda are considered to be routine by the city council and will be enacted by one motion in the form listed below. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. Backup documentation and staff recommendations have been previously submitted to the city council on these items.

Motion to approve Consent Agenda items 10 through 19.

Motion made by Council Member Kelley, Seconded by Vice Mayor Johnson.

Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Butler, Council Member Kelley, Council Member Royal

10. City Council approval of the National Safe Boating Week Proclamation. *Erin West*
11. City Council approval of CAC Minutes for 11/09/21, 12/09/21, 1/13/22 & 3/10/22. *Kimberly Thomas*
12. City Council approval of Pay Application # 1 in the amount of \$11,000.00 to Thomas May Construction Company for installation of the Police Metal Storage Building, leaving a balance of \$68,750.00. *Greg Bauer*
13. City Council approval of the May Mann Jennings Proclamation. *Erin West*
14. City Council approval of Minutes from 3/1/2022 Regular Session. *Erin West*
15. City Council approval of, and authorization for the Mayor to execute, Disbursement Request #12, in the amount of \$1,535,057.39 for construction of the Advanced Wastewater Treatment Plant (AWWTP), as part of the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), Harbor Road Water Reclamation Facility (WRF) Expansion, Phase 2, SRF Agreement No. WW1000420 in the total amount of \$15,426,644.33. Note: This request returns funds to the Wastewater CIP budget. *Scott Schultz*
16. City Council approval of the FY 2022 Revenues and Expenditures Report and the Quarterly Investment Report for the period ending March 31, 2022. *Marlena Guthrie*
17. City Council approval and execution of Construction and Maintenance Agreement (CMA) with FDOT to construct the entire Palmetto Trail project and maintain the portion outside of FDOT right of way and approval of Resolution R-04-2022. *Mike Null*
18. City Council approval of Amendment #1 to contracts for each of CHW, CPH, Jones Edmunds and WGI for engineering services under Bid LC 2021-02 covering the period from April 21, 2022 through April 20, 2023. *Mike Null*
19. City Council approval of Amendment #1 to contract with Patterson & Dewar for engineering services under Bid LC 2021-04 covering the period from April 21, 2022 through April 20, 2023. *Mike Null*

COUNCIL BUSINESS20. FMPA - May 2022 **Bob Page**

Mr. Page gave an overview of the May 2022 report.

21. City Council approval of a task order to WGI, Inc. in an amount not to exceed \$256,790 to survey most of the downtown area and design roadway, utility, pedestrian and streetscape improvements on Walnut St from Palmetto Ave to the River. **Mike Null**

Assistant City Manager, Mike Null explains the task order to WGI, Inc.

Council Member Royal questions being able to include some type of streetscape plan that will include the buildings/businesses.

Mr. Null advises that is part of this and has been explained to WGI.

Council discussion follows.

Motion to authorize the Mayor to execute a task order to WGI, Inc. in an amount not to exceed \$256,790 to survey most of the downtown area and design roadway, utility, pedestrian and streetscape improvements on Walnut St. from Palmetto Ave to the River.

Motion made by Vice Mayor Johnson, Seconded by Council Member Kelley.

Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Butler, Council Member Kelley, Council Member Royal

22. Lien Reduction Request For 1124 Houston St. **Michael Daniels**

Development Services Director, Michael Daniels speaks to the Council about the lien reduction.

Robert Seidler speaks on the behalf of the citizen requesting the reduction.

Council discussion follows.

Motion to approve staff recommendation of not reducing the lien due to the amount of time the violation remained and the impact it had on the surrounding neighbors. Multiple notices were sent to the owners listed address and code enforcement did not get a response until after the lien hearing.

Motion made by Vice Mayor Johnson, Seconded by Council Member Kelley.

Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Butler, Council Member Kelley, Council Member Royal

23. City Manager & City Attorney Reports / Correspondence

The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.

24. City Council Reports / Correspondence

The City Council made comments regarding various city activities, events, operations, and projects.

Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 10:56 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Edward R. Gaw, Mayor

Attest:

Erin West, City Clerk



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session

MEETING DATE: June 7, 2022

FROM: Chief Guzman

SUBJECT: City Council approval of Mutual Aid Agreements between the Green Cove Springs Police Department and the Orange Park Police Department, and the Green Cove Springs Police Department and the St. Johns County Sheriff's Office. *Chief Guzman*

BACKGROUND

FISCAL IMPACT

NA

RECOMMENDATION

City Council approval of the Mutual Aid Agreements with the Orange Park Police Department and the St. Johns County Sheriff's Department.

VOLUNTARY COOPERATION AND OPERATIONAL ASSISTANCE MUTUAL AID AGREEMENT

WITNESSETH

WHEREAS THE UNDERSIGNED LAW ENFORCEMENT AGENCIES AS LISTED ARE SO LOCATED IN RELATION TO EACH OTHER THAT IT IS TO THE ADVANTAGE OF EACH TO RECEIVE AND EXTEND MUTUAL AID IN THE FORM OF LAW ENFORCEMENT SERVICES AND RESOURCES TO ADEQUATELY RESPOND TO:

- (1) CONTINUING, MULTI-JURISDICTIONAL CRIMINAL ACTIVITY, SO AS TO PROTECT THE PUBLIC PEACE AND SAFETY, AND PRESERVE THE LIVES AND PROPERTY OF THE CITIZENS; AND,
- (2) INTENSIVE SITUATIONS, INCLUDING, BUT NOT LIMITED TO, NATURAL, OR MANMADE DISASTERS OR EMERGENCIES AS DEFINED UNDER SECTION 252.34, FLORIDA STATUTES; AND,

WHEREAS, THE GREEN COVE SPRINGS POLICE DEPARTMENT, AND THE SAINT JOHNS COUNTY SHERIFF'S OFFICE HAVE THE AUTHORITY UNDER SECTION 23.12, FLORIDA STATUTES, et. seq., THE FLORIDA MUTUAL AID ACT, TO ENTER INTO A COMBINED MUTUAL AID AGREEMENT FOR LAW ENFORCEMENT SERVICE WHICH:

- (1) PERMITS VOLUNTARY COOPERATION AND ASSISTANCE OF A ROUTINE LAW ENFORCEMENT NATURE ACROSS JURISDICTIONAL LINES; AND,
- (2) PROVIDES FOR RENDERING OF ASSISTANCE IN A LAW ENFORCEMENT EMERGENCY.

NOW, THEREFORE, THE UNDERSIGNED PARTIES AGREE AS FOLLOWS:

SECTION I: PROVISIONS FOR VOLUNTARY COOPERATION

EACH OF THE UNDERSIGNED LAW ENFORCEMENT AGENCIES HEREBY APPROVE AND ENTER INTO THIS AGREEMENT WHEREBY EACH OF THE AGENCIES MAY REQUEST AND RENDER LAW ENFORCEMENT ASSISTANCE TO THE OTHER IN DEALING WITH ANY VIOLATIONS OF FLORIDA STATUTES TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, INVESTIGATING HOMICIDES, SEX OFFENSES, ROBBERIES, BURGLARIES, THEFTS, GAMBLING, MOTOR VEHICLE THEFTS, CONTROLLED SUBSTANCES VIOLATIONS, DUI VIOLATIONS AND WITH BACKUP SERVICES DURING PATROL ACTIVITIES, SCHOOL RESOURCE OFFICERS ON OFFICIAL DUTY OUT OF THEIR JURISDICTION, SCHOOL SAFETY OFFICERS ENFORCING LAWS WITHIN 1000 FEET OF A SCHOOL, AND INTER-AGENCY TASK FORCES AND/OR JOINT INVESTIGATIONS.

SECTION II: PROVISIONS FOR OPERATIONAL ASSISTANCE

EACH OF THE AFORESAID LAW ENFORCEMENT AGENCIES HEREBY APPROVE AND ENTER INTO THIS AGREEMENT WHEREBY EACH OF THE AGENCIES MAY REQUEST AND RENDER LAW ENFORCEMENT ASSISTANCE TO THE OTHER TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, DEALING WITH CIVIL DISTURBANCES, LAW ENFORCEMENT EMERGENCIES, LARGE PROTEST DEMONSTRATIONS, PRE-PLANNED SPECIAL EVENTS, AIRCRAFT DISASTERS, FIRES, HURRICANES, TORNADOES OR OTHER WEATHER-RELATED CRISES, SPORTING EVENTS, CONCERTS, PARADES, ESCAPES FROM DETENTION FACILITIES, AND INCIDENTS REQUIRING UTILIZATION OF SPECIALIZED UNITS.

SECTION III: PROCEDURE FOR REQUESTING ASSISTANCE:

IN THE EVENT THAT A PARTY TO THIS AGREEMENT IS IN NEED OF ASSISTANCE AS SET FORTH ABOVE, AN AUTHORIZED REPRESENTATIVE OF THE AGENCY REQUESTING ASSISTANCE SHALL NOTIFY THE AGENCY HEAD OR HIS/HER DESIGNEE FROM WHOM SUCH ASSISTANCE IS REQUESTED. THE AGENCY HEAD OR AUTHORIZED AGENCY REPRESENTATIVE WHOSE ASSISTANCE IS SOUGHT SHALL EVALUATE THE SITUATION AND THE AGENCY'S AVAILABLE RESOURCES, CONSULT WITH HIS/HER SUPERVISORS IF NECESSARY, AND WILL RESPOND IN A MANNER HE/SHE DEEMS APPROPRIATE.

THE AGENCY HEAD IN WHOSE JURISDICTION ASSISTANCE IS BEING RENDERED MAY DETERMINE WHO IS AUTHORIZED TO LEND ASSISTANCE IN HIS/HER JURISDICTION, FOR HOW LONG SUCH ASSISTANCE IS AUTHORIZED AND FOR WHAT PURPOSE SUCH AUTHORITY IS GRANTED. THIS AUTHORITY MAY BE GRANTED EITHER VERBALLY OR IN WRITING AS THE PARTICULAR SITUATION DICTATES.

THE AGENCY HEAD'S DECISION IN THESE MATTERS SHALL BE FINAL.

SECTION IV: COMMAND AND SUPERVISORY RESPONSIBILITY

THE PERSONNEL AND EQUIPMENT THAT ARE ASSIGNED BY THE ASSISTING AGENCY HEAD SHALL BE UNDER THE IMMEDIATE COMMAND OF A SUPERVISING OFFICER DESIGNATED BY THE ASSISTING AGENCY HEAD. SUCH SUPERVISING OFFICER SHALL BE UNDER THE DIRECT SUPERVISION AND COMMAND OF THE AGENCY HEAD OR HIS/HER DESIGNEE OF THE AGENCY REQUESTING ASSISTANCE.

CONFLICTS: WHENEVER AN OFFICER, DEPUTY SHERIFF OR OTHER APPOINTEE IS RENDERING ASSISTANCE PURSUANT TO THIS AGREEMENT, THE OFFICER, DEPUTY SHERIFF OR APPOINTEE SHALL ABIDE BY AND BE SUBJECT TO THE RULES AND REGULATIONS, PERSONNEL POLICIES, GENERAL ORDERS AND STANDARD OPERATING PROCEDURES OF HIS/HER OWN EMPLOYING AGENCY. IF ANY SUCH RULE, REGULATION, PERSONNEL POLICY, GENERAL ORDER OR STANDARD OPERATING PROCEDURE IS CONTRADICTED, CONTRAVENED OR OTHERWISE IN CONFLICT WITH A DIRECT ORDER OF A SUPERIOR OFFICER OF THE REQUESTING AGENCY, THEN SUCH RULE, REGULATION, PERSONNEL POLICY, GENERAL ORDER OR PROCEDURE SHALL CONTROL AND SHALL SUPERSEDE THE DIRECT ORDER.

HANDLING COMPLAINTS: WHENEVER THERE IS CAUSE TO BELIEVE THAT A COMPLAINT HAS ARISEN AS A RESULT OF A COOPERATIVE EFFORT AS IT MAY PERTAIN TO THIS AGREEMENT, THE AGENCY HEAD OR HIS/HER DESIGNEE OF THE REQUESTING AGENCY SHALL BE RESPONSIBLE FOR THE DOCUMENTATION OF SAID COMPLAINT TO ASCERTAIN AT A MINIMUM:

1. THE IDENTITY OF THE COMPLAINANT.
2. AN ADDRESS WHERE THE COMPLAINING PARTY CAN BE CONTACTED.
3. THE SPECIFIC ALLEGATION.
4. THE IDENTITY OF THE EMPLOYEES ACCUSED WITHOUT REGARDS AS TO AGENCY AFFILIATION.

IF IT IS DETERMINED THAT THE ACCUSED IS AN EMPLOYEE OF THE ASSISTING AGENCY, THE ABOVE INFORMATION, WITH ALL PERTINENT DOCUMENTATION GATHERED DURING THE RECEIPT AND PROCESSING OF THE COMPLAINT, SHALL BE FORWARDED WITHOUT DELAY TO THE AGENCY HEAD OR HIS/HER DESIGNEE OF THE ASSISTING AGENCY FOR ADMINISTRATIVE REVIEW. THE REQUESTING AGENCY MAY CONDUCT A REVIEW OF THE COMPLAINT TO DETERMINE IF ANY FACTUAL BASIS FOR THE COMPLAINT EXISTS AND/OR WHETHER ANY OF THE EMPLOYEES OF THE REQUESTING AGENCY VIOLATED ANY OF THEIR AGENCY'S POLICIES OR PROCEDURES.

SECTION V: LIABILITY

EACH PARTY ENGAGING IN ANY MUTUAL COOPERATION AND ASSISTANCE, PURSUANT TO THIS AGREEMENT, AGREES TO ASSUME RESPONSIBILITY FOR THE ACTS, OMISSIONS, OR CONDUCT OF SUCH PARTY'S OWN EMPLOYEES WHILE ENGAGED IN RENDERING SUCH AID PURSUANT TO THIS AGREEMENT, SUBJECT TO THE PROVISIONS OF SECTION 768.28, FLORIDA STATUTES, WHERE APPLICABLE.

SECTION VI: POWERS, PRIVILEGES, IMMUNITIES AND COSTS

a. EMPLOYEES OF THE UNDERSIGNED AGENCIES, WHEN ACTUALLY ENGAGING IN MUTUAL COOPERATION AND ASSISTANCE OUTSIDE OF THEIR JURISDICTIONAL LIMITS BUT INSIDE THIS STATE, UNDER THE TERMS OF THIS AGREEMENT, SHALL, PURSUANT TO THE PROVISIONS OF SECTION 23.127(1), FLORIDA STATUTES, HAVE THE SAME POWERS, DUTIES, RIGHTS, PRIVILEGES AND IMMUNITIES AS IF THE EMPLOYEE WAS PERFORMING DUTIES INSIDE THE EMPLOYEE'S POLITICAL SUBDIVISION IN WHICH NORMALLY EMPLOYED.

b. EACH PARTY AGREES TO FURNISH NECESSARY PERSONNEL, EQUIPMENT, RESOURCES, AND FACILITIES AND TO RENDER SERVICES TO EACH OTHER PARTY TO THE AGREEMENT AS SET FORTH ABOVE, PROVIDED, HOWEVER, THAT NO PARTY SHALL BE REQUIRED TO DEplete UNREASONABLY ITS OWN PERSONNEL, EQUIPMENT, RESOURCES, FACILITIES, AND SERVICES IN FURNISHING SUCH MUTUAL AID.

c. A POLITICAL SUBDIVISION THAT FURNISHES EQUIPMENT PURSUANT TO THIS AGREEMENT MUST BEAR THE COST OF LOSS OR DAMAGE TO THAT EQUIPMENT AND MUST PAY ANY EXPENSE INCURRED IN THE OPERATION AND MAINTENANCE OF THAT EQUIPMENT.

d. THE AGENCY FURNISHING AND PURSUANT TO THIS AGREEMENT SHALL COMPENSATE ITS APPOINTEES/EMPLOYEES DURING THE TIME SUCH AID IS RENDERED AND SHALL DEFRAY THE ACTUAL TRAVEL AND MAINTENANCE EXPENSES OF ITS EMPLOYEES WHILE THEY ARE RENDERING SUCH AID, INCLUDING ANY AMOUNTS PAID OR DUE FOR COMPENSATION DUE TO PERSONAL INJURY OR DEATH WHILE SUCH EMPLOYEES ARE ENGAGED IN RENDERING SUCH AID.

e. THE PRIVILEGES AND IMMUNITIES FROM LIABILITY, EXEMPTION FROM LAWS, ORDINANCES AND RULES, AND ALL PENSION, INSURANCE, RELIEF, DISABILITY, WORKERS' COMPENSATION, SALARY, DEATH AND OTHER BENEFITS THAT APPLY TO THE ACTIVITY OF AN EMPLOYEE OF AN AGENCY WHEN PERFORMING THE EMPLOYEE'S DUTIES WITHIN THE TERRITORIAL LIMITS OF THE EMPLOYEE'S AGENCY APPLY TO THE EMPLOYEE TO THE SAME DEGREE, MANNER, AND EXTENT WHILE ENGAGED IN THE PERFORMANCE OF THE EMPLOYEE'S DUTIES EXTRATERRITORIALLY UNDER THE PROVISIONS OF THIS MUTUAL AID AGREEMENT. THE PROVISIONS OF THIS SECTION SHALL APPLY WITH EQUAL EFFECT TO PAID, VOLUNTEER, AND AUXILIARY EMPLOYEES.

f. NOTHING HEREIN SHALL PREVENT THE REQUESTING AGENCY FROM REQUESTING SUPPLEMENTAL APPROPRIATIONS FROM THE GOVERNING AUTHORITY HAVING BUDGETING JURISDICTION TO REIMBURSE THE ASSISTING AGENCY FOR ANY ACTUAL COSTS OR EXPENSES INCURRED BY THE ASSISTING AGENCY PERFORMING HEREUNDER.

g. NOTHING IN THIS AGREEMENT IS INTENDED OR IS TO BE CONSTRUED AS ANY TRANSFER OR CONTRACTING AWAY OF THE POWERS OR FUNCTIONS OF ONE PARTY HERETO TO THE OTHER.

SECTION VII: FORFEITURE PROVISIONS

a. IN THE EVENT AN AGENCY SEIZES ANY REAL PROPERTY, VESSEL, MOTOR VEHICLE, AIRCRAFT, CURRENCY, OR OTHER PROPERTY PURSUANT TO THE FLORIDA CONTRABAND FORFEITURE ACT DURING THE PERFORMANCE OF THIS AGREEMENT, THE AGENCY REQUESTING ASSISTANCE IN THE CASE OF REQUESTED OPERATIONAL ASSISTANCE AND THE SEIZING AGENCY IN THE CASE OF VOLUNTARY COOPERATION SHALL BE RESPONSIBLE FOR MAINTAINING ANY FORFEITURE ACTION PURSUANT TO CHAPTER 932, FLORIDA STATUTES. THE AGENCY PURSUING THE FORFEITURE ACTION SHALL HAVE THE EXCLUSIVE RIGHT TO CONTROL AND THE RESPONSIBILITY TO MAINTAIN THE PROPERTY IN ACCORDANCE WITH CHAPTER 932, FLORIDA STATUTES, TO INCLUDE, BUT NOT BE LIMITED TO, THE COMPLETE DISCRETION TO BRING THE ACTION OR DISMISS THE ACTION.

b. ALL PROCEEDS FROM FORFEITED PROPERTY SEIZED AS A RESULT OF OR IN ACCORDANCE WITH THIS AGREEMENT SHALL BE DIVIDED EQUALLY BETWEEN THE PARTIES ACTUALLY INVOLVED IN THE SPECIFIC ACTION THAT LED TO THE SEIZURE, LESS THE COSTS ASSOCIATED WITH THE FORFEITURE ACTION.

SECTION VIII: EFFECTIVE DATE

THIS AGREEMENT SHALL TAKE EFFECT UNDER EXECUTION AND APPROVAL BY THE HEREINAFTER NAMED OFFICIALS AND SHALL CONTINUE IN FULL FORCE AND EFFECT UNTIL TERMINATION BY EITHER PARTY. UNDER NO CIRCUMSTANCES MAY THIS AGREEMENT BE RENEWED, AMENDED, OR EXTENDED EXCEPT IN WRITING.

SECTION IX: CANCELLATION

ANY PARTY MAY CANCEL ITS PARTICIPATION IN THIS AGREEMENT UPON DELIVERY OF WRITTEN NOTICE, WITHIN THIRTY (30) DAYS, TO THE OTHER PARTY. CANCELLATION WILL BE AT THE DIRECTION OF ANY SUBSCRIBING PARTY.


IN WITNESS WHEREOF, THE PARTIES HERETO CAUSE THE PRESENTS TO BE SIGNED ON THE DATE SPECIFIED.

E.J. Guzman, Chief of Police
City of Green Cove Springs Police Department

Steve Kennedy, City Manager
City of Green Cove Springs, FL

Date

Date



Matthew Cline, General Counsel
St. Johns County Sheriff's Office, FL

5/26/22

Date

VOLUNTARY COOPERATION

LAW ENFORCEMENT MUTUAL AID AGREEMENT

WITNESSETH

Whereas, the subscribing law enforcement agencies are so located in relation to each other that it is to the advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to continuing, multi-jurisdictional criminal activity, so as to protect the public peace and safety, and preserve the lives and property of the citizens; and,

Whereas, the **GREEN COVE SPRINGS POLICE DEPARTMENT (GCSPD)** and the **ORANGE PARK POLICE DEPARTMENT (OPPD)** have the authority under the Mutual Aid Act, Chapter 23, Part I, Florida Statutes, to enter into a mutual aid agreement for law enforcement service which permits voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines.

Now, therefore, the parties agree as follows:

SECTION I: PROVISIONS FOR VOLUNTARY COOPERATION

Each of the aforesaid law enforcement agencies hereby approve and enter into this agreement whereby each of the agencies may request and render law enforcement assistance to the other in dealing with any violations of Florida Statutes to include, but not necessarily be limited to, investigating homicides, sex offenses, robberies, burglaries, thefts, gambling, motor vehicle thefts, controlled substances violations, DUI violations, and civil traffic infractions. In addition, by execution of this agreement, each of the agencies may request and render law enforcement assistance with special events, sporting events, disasters (natural or man-made), inter-agency task forces and/or joint investigations, off-duty work details, school resource officers on official duty out of their jurisdiction, and assistance with tactical operations.

SECTION II: PROVISIONS FOR OPERATIONAL ASSISTANCE

Each of the aforesaid law enforcement agencies hereby approve and enter into this agreement whereby each of the agencies may request and render law enforcement assistance to the other to include, but not limited to, dealing with civil disturbances, law enforcement emergencies, large protests demonstrations, pre-planned special events, aircraft disasters, fires, hurricanes, tornadoes or other weather-related crises, sporting events, concerts, parades, prisoner escapes, and incidents requiring utilization of specialized units.

SECTION III: PROCEDURE FOR REQUESTING ASSISTANCE

In the event that a party to this agreement is in need of assistance as set forth above, an authorized representative of the agency requesting assistance shall notify the agency Chief of

Police or his/her designee from whom such assistance is requested. The agency Chief of Police or authorized agency representative whose assistance is sought shall evaluate the situation and the agency's available resources, consult with his/her supervisors if necessary and will respond in a manner he/she deems appropriate.

The agency Chief of Police in whose jurisdiction assistance is being rendered may determine who is authorized to lend assistance in his/her jurisdiction, for how long such assistance is authorized and for what purpose such authority is granted. This authority may be granted either verbally or in writing as the situation dictates.

SECTION IV: REACTIVE LAW ENFORCEMENT ACTIONS

Should a sworn law enforcement officer be in the other subscribed agency's jurisdiction for matters of routine nature, such as traveling through the jurisdiction on routine business, attending a meeting, going to or from work, working a special detail, or transporting a prisoner, and a violation of Florida Statutes occurs in the presence of said party, said officer shall be empowered to render enforcement and act in accordance with law. Should enforcement action be required, said officer shall ensure that the agency having normal jurisdiction be quickly notified; a supervisor from the jurisdiction's agency should then come to the scene of the incident. Law enforcement officers from the agency having normal jurisdiction shall render all lawful assistance to officers from the other subscribed agency. The officer performing reactive law enforcement actions will be responsible for completing all necessary related legal forms and actions. Required legal forms and documents may include, but not limited to, offense/incident reports, arrest booking affidavits, and follow-up written reports documenting the event and the actions taken. The agency with normal jurisdiction shall have the right to assume the investigation and complete necessary documentation and /or action if said agency sees fit.

This provision so prescribed is not intended to grant general authority to conduct pro-active investigations, serve warrants and/or subpoenas or to respond without request to calls for service already being addressed by the agency having normal jurisdiction. This provision is intended to address critical, life-threatening, or public safety situations, prevent bodily injury to citizens, secure apprehension of criminals without unnecessary delay, and respond to observed infractions of state traffic laws that may put other motorists or citizens at risk.

No officer or appointee shall be empowered to operate outside of this agreement, or state laws, in the other agency's jurisdiction without properly notifying the latter agency. The agency head's decision in these matters shall be final.

SECTION V: COMMAND AND SUPERVISORY RESPONSIBILITY

The personnel and equipment that are assigned by the assisting agency Chief of Police shall be under the immediate command of a supervising officer designated by the assisting agency Chief of Police. Such supervising officer shall be under the direct supervision and command of the agency Chief of Police or his/her designee of the agency requesting assistance.

CONFLICTS: Whenever an officer is rendering assistance pursuant to this agreement, the officer shall abide by and be subject to the rules and regulations, personnel policies, general orders and standard operating procedures of his/her own employing agency. If any such rule, regulation, personnel policy, general order or standard operating procedure is contradicted,

contravened or otherwise in conflict with a direct order of a superior officer of the requesting agency, then such rule, regulation, personnel policy, general order or procedure shall control and shall supersede the direct order.

HANDLING COMPLAINTS: Whenever there is cause to believe that a complaint has arisen as a result of a cooperative effort as it may pertain to this agreement, the agency Chief of Police or his/her designee of the requesting agency shall be responsible for the documentation of said complaint to ascertain at a minimum:

1. The identity of the complainant.
2. An address where the complaining party can be contacted.
3. The specific allegation.
4. The identity of the employees accused without regard as to agency affiliation.

If it is determined that the accused is an employee of the assisting agency, the above information, with all pertinent documentation gathered during the receipt and processing of the complaint, shall be forwarded without delay to the agency Chief of Police or his/her designee of the assisting agency for administrative review. The requesting agency may conduct a review of the complaint to determine if any factual basis for the complaint exists and/or whether any of the employees of the requesting agency violated any of their agency's policies or procedures.

SECTION VI: LIABILITY

Each party engaging in any mutual cooperation and assistance, pursuant to this agreement, agrees to assume responsibility for the acts, omissions, or conduct of such party's own employees while engaged in rendering such aid pursuant to this agreement, subject to the provisions of Section 768.28, Florida Statutes, where applicable.

SECTION VII: POWERS, PRIVILEGES, IMMUNITIES AND COSTS

- A. Employees of the **GREEN COVE SPRINGS POLICE DEPARTMENT** and the **ORANGE PARK POLICE DEPARTMENT**, when actually engaging in mutual cooperation and assistance outside of their jurisdictional limits but inside this state, under the terms of this agreement, shall, pursuant to the provisions of Section 23.127 (1), Florida Statutes, have the same powers, duties, rights, privileges and immunities as if the employee was performing duties inside the employee's political subdivision in which normally employed.
- B. Each party agrees to furnish necessary personnel, equipment, resources, and facilities and to render services to each other party to the agreement as set forth above; provided, however, that no party shall be required to deplete unreasonably its own personnel, equipment, resources, facilities, and services in furnishing such aid.
- C. A political subdivision that furnishes equipment pursuant to this agreement must bear the cost of loss or damage to that equipment and must pay any expense incurred in the operation and maintenance of that equipment.

- D. The agency furnishing aid pursuant to this agreement shall compensate its appointees/employees during the time such aid is rendered and shall defray the actual travel and maintenance expenses of its employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such aid.

However, the requesting agency may compensate the assisting agency during the time of the rendering of such aid and may defray the actual travel and maintenance expenses of such employees while they are rendering such aid, including any amounts paid or due for compensation as a result of personal injury or death while such employees are rendering aid pursuant to this agreement.

- E. The privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, workers' compensation, salary, death and other benefits that apply to the activity of an employee of an agency when performing the employee's duties within the territorial limits of the employee's agency apply to the employee to the same degree, manner, and extent while engaged in the performance of the employee's duties extraterritorially under the provisions of this mutual aid agreement. The provisions of this section shall apply with equal effect to paid, volunteer, and auxiliary employees.
- F. Nothing herein shall prevent the requesting agency from requesting supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting agency for any actual costs or expenses incurred by the assisting agency performing hereunder.
- G. Nothing in this agreement is intended or is to be construed as any transfer or contracting away of the powers or functions of one party hereto to the other.

SECTION VIII: LIABILITY INSURANCE

Each party shall provide satisfactory proof of liability insurance by one or more of the means specified in Section 768.28 (15)(a), Florida Statutes, in an amount which is, in the judgment of the governing body of that party, at least adequate to cover the risk to which that party may be exposed. Should the insurance coverage, however provided, of any party be canceled or undergo material change, that party shall notify all parties to this agreement of such change within ten (10) days of receipt of notice or actual knowledge of such change.

SECTION IX: FORFEITURE PROVISIONS

- A. In the event an agency seizes any real property, vessel, motor vehicle, aircraft, currency or other property pursuant to the Florida Contraband Forfeiture Act during the performance of this agreement, the seizing agency in the case of voluntary cooperation shall be responsible for maintaining any forfeiture action pursuant to Chapter 932, Florida Statutes. The agency pursuing the forfeiture action shall have the exclusive right to control and the responsibility to maintain the property in accordance with Chapter 932, Florida Statutes, to include, but not be limited to, the complete discretion to bring the action or dismiss the action.

B. All proceeds from forfeited property seized as a result of or in accordance with this agreement shall be divided equally between the parties, less the costs associated with the forfeiture action.

SECTION X: EFFECTIVE DATE

This agreement shall take effect under execution and approval by the hereinafter named officials and shall continue in full force and cancelled in writing. Under no circumstances may this agreement be renewed, amended, or extended except in writing.

SECTION XI: CANCELLATION

Any party may cancel its participation in this agreement upon delivery of written notice, within thirty (30) days, to the other party or parties. Cancellation will be at the direction of any subscribing party.

In witness whereof, the parties hereto cause the presents to be signed on the date specified.

Name: *Elvis J. Guzman*
Title: Chief of Police
Agency: Green Cove Springs Police Department
Date: _____

Name: *Steve Kennedy*
Title: City Manager
Entity: City of Green Cove Springs
Date: _____

Name: *Gary Goble*
Title: Chief of Police
Agency: Orange Park Police Department
Date: _____

Name: *Sarah Campbell*
Title: Town Manager
Entity: Town of Orange Park
Date: _____



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session

MEETING DATE: June 7, 2022

FROM: Chief Guzman

SUBJECT: City Council approval of Multi-Agency Mutual Aid Agreement between Fernandina Beach Police Department, Jacksonville Beach Police Department, Atlantic Beach Police Department, Neptune Beach Police Department, Green Cove Springs Police Department, City St. Augustine and St. Augustine Beach Police Department. *Chief Guzman*

BACKGROUND

FISCAL IMPACT

NA

RECOMMENDATION

City Council approval of the Multi-Agency Mutual Aid Agreement.

**COMBINED
VOLUNTARY COOPERATION AND OPERATIONAL ASSISTANCE
MUTUAL AID AGREEMENT**

WITNESSETH

WHEREAS THE UNDERSIGNED LAW ENFORCEMENT AGENCIES AS LISTED ARE SO LOCATED IN RELATION TO EACH OTHER THAT IT IS TO THE ADVANTAGE OF EACH TO RECEIVE AND EXTEND MUTUAL AID IN THE FORM OF LAW ENFORCEMENT SERVICES AND RESOURCES TO ADEQUATELY RESPOND TO:

- (1) CONTINUING, MULTI-JURISDICTIONAL CRIMINAL ACTIVITY, SO AS TO PROTECT THE PUBLIC PEACE AND SAFETY, AND PRESERVE THE LIVES AND PROPERTY OF THE CITIZENS; AND,
- (2) INTENSIVE SITUATIONS, INCLUDING, BUT NOT LIMITED TO, NATURAL, OR MANMADE DISASTERS OR EMERGENCIES AS DEFINED UNDER SECTION 252.34, FLORIDA STATUTES; AND,

WHEREAS, THE FERNANDINA BEACH POLICE DEPARTMENT, THE JACKSONVILLE BEACH POLICE DEPARTMENT, THE ATLANTIC BEACH POLICE DEPARTMENT, THE NEPTUNE BEACH POLICE DEPARTMENT, THE GREEN COVE SPRINGS POLICE DEPARTMENT, THE CITY OF ST. AUGUSTINE, AND THE SAINT AUGUSTINE BEACH POLICE DEPARTMENT HAVE THE AUTHORITY UNDER SECTION 23.12, FLORIDA STATUTES, et. seq., THE FLORIDA MUTUAL AID ACT, TO ENTER INTO A COMBINED MUTUAL AID AGREEMENT FOR LAW ENFORCEMENT SERVICE WHICH:

- (1) PERMITS VOLUNTARY COOPERATION AND ASSISTANCE OF A ROUTINE LAW ENFORCEMENT NATURE ACROSS JURISDICTIONAL LINES; AND,
- (2) PROVIDES FOR RENDERING OF ASSISTANCE IN A LAW ENFORCEMENT EMERGENCY.

NOW, THEREFORE, THE UNDERSIGNED PARTIES AGREE AS FOLLOWS:

SECTION I: PROVISIONS FOR VOLUNTARY COOPERATION

EACH OF THE UNDERSIGNED LAW ENFORCEMENT AGENCIES HEREBY APPROVE AND ENTER INTO THIS AGREEMENT WHEREBY EACH OF THE AGENCIES MAY REQUEST AND RENDER LAW ENFORCEMENT ASSISTANCE TO THE OTHER IN DEALING WITH ANY VIOLATIONS OF FLORIDA STATUTES TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, INVESTIGATING HOMICIDES, SEX OFFENSES, ROBBERIES, BURGLARIES, THEFTS, GAMBLING, MOTOR VEHICLE THEFTS, CONTROLLED SUBSTANCES VIOLATIONS, DUI VIOLATIONS AND WITH BACKUP SERVICES DURING PATROL ACTIVITIES, SCHOOL RESOURCE OFFICERS ON OFFICIAL DUTY OUT OF THEIR JURISDICTION, SCHOOL SAFETY OFFICERS ENFORCING LAWS WITHIN 1000 FEET OF A SCHOOL, AND INTER-AGENCY TASK FORCES AND/OR JOINT INVESTIGATIONS.

SECTION II: PROVISIONS FOR OPERATIONAL ASSISTANCE

EACH OF THE AFORESAID LAW ENFORCEMENT AGENCIES HEREBY APPROVE AND ENTER INTO THIS AGREEMENT WHEREBY EACH OF THE AGENCIES MAY REQUEST AND RENDER LAW ENFORCEMENT ASSISTANCE TO THE OTHER TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, DEALING WITH CIVIL DISTURBANCES, LAW ENFORCEMENT EMERGENCIES, LARGE PROTEST DEMONSTRATIONS, PRE-PLANNED SPECIAL EVENTS, AIRCRAFT DISASTERS, FIRES, HURRICANES, TORNADOES OR OTHER WEATHER-RELATED CRISES, SPORTING EVENTS, CONCERTS, PARADES, ESCAPES FROM DETENTION FACILITIES, AND INCIDENTS REQUIRING UTILIZATION OF SPECIALIZED UNITS.

SECTION III: PROCEDURE FOR REQUESTING ASSISTANCE:

IN THE EVENT THAT A PARTY TO THIS AGREEMENT IS IN NEED OF ASSISTANCE AS SET FORTH ABOVE, AN AUTHORIZED REPRESENTATIVE OF THE AGENCY REQUESTING ASSISTANCE SHALL NOTIFY THE AGENCY HEAD OR HIS/HER DESIGNEE FROM WHOM SUCH ASSISTANCE IS REQUESTED. THE AGENCY HEAD OR AUTHORIZED AGENCY REPRESENTATIVE WHOSE ASSISTANCE IS SOUGHT SHALL EVALUATE THE SITUATION AND THE AGENCY'S AVAILABLE RESOURCES, CONSULT WITH HIS/HER SUPERVISORS IF NECESSARY, AND WILL RESPOND IN A MANNER HE/SHE DEEMS APPROPRIATE.

THE AGENCY HEAD IN WHOSE JURISDICTION ASSISTANCE IS BEING RENDERED MAY DETERMINE WHO IS AUTHORIZED TO LEND ASSISTANCE IN HIS/HER JURISDICTION, FOR HOW LONG SUCH ASSISTANCE IS AUTHORIZED AND FOR WHAT PURPOSE SUCH AUTHORITY IS GRANTED. THIS AUTHORITY MAY BE GRANTED EITHER VERBALLY OR IN WRITING AS THE PARTICULAR SITUATION DICTATES.

THE AGENCY HEAD'S DECISION IN THESE MATTERS SHALL BE FINAL.

SECTION IV: COMMAND AND SUPERVISORY RESPONSIBILITY

THE PERSONNEL AND EQUIPMENT THAT ARE ASSIGNED BY THE ASSISTING AGENCY HEAD SHALL BE UNDER THE IMMEDIATE COMMAND OF A SUPERVISING OFFICER DESIGNATED BY THE ASSISTING AGENCY HEAD. SUCH SUPERVISING OFFICER SHALL BE UNDER THE DIRECT SUPERVISION AND COMMAND OF THE AGENCY HEAD OR HIS/HER DESIGNEE OF THE AGENCY REQUESTING ASSISTANCE.

CONFLICTS: WHENEVER AN OFFICER, DEPUTY SHERIFF OR OTHER APPOINTEE IS RENDERING ASSISTANCE PURSUANT TO THIS AGREEMENT, THE OFFICER, DEPUTY SHERIFF OR APPOINTEE SHALL ABIDE BY AND BE SUBJECT TO THE RULES AND REGULATIONS, PERSONNEL POLICIES, GENERAL ORDERS AND STANDARD OPERATING PROCEDURES OF HIS/HER OWN EMPLOYING AGENCY. IF ANY SUCH RULE, REGULATION, PERSONNEL POLICY, GENERAL ORDER OR STANDARD OPERATING PROCEDURE IS CONTRADICTED, CONTRAVENED OR OTHERWISE IN CONFLICT WITH A DIRECT ORDER OF A SUPERIOR OFFICER OF THE REQUESTING AGENCY, THEN SUCH RULE, REGULATION, PERSONNEL POLICY, GENERAL ORDER OR PROCEDURE SHALL CONTROL AND SHALL SUPERSEDE THE DIRECT ORDER.

HANDLING COMPLAINTS: WHENEVER THERE IS CAUSE TO BELIEVE THAT A COMPLAINT HAS ARISEN AS A RESULT OF A COOPERATIVE EFFORT AS IT MAY PERTAIN TO THIS AGREEMENT, THE AGENCY HEAD OR HIS/HER DESIGNEE OF THE REQUESTING AGENCY SHALL BE RESPONSIBLE FOR THE DOCUMENTATION OF SAID COMPLAINT TO ASCERTAIN AT A MINIMUM:

1. THE IDENTITY OF THE COMPLAINANT.
2. AN ADDRESS WHERE THE COMPLAINING PARTY CAN BE CONTACTED.
3. THE SPECIFIC ALLEGATION.
4. THE IDENTITY OF THE EMPLOYEES ACCUSED WITHOUT REGARDS AS TO AGENCY AFFILIATION.

IF IT IS DETERMINED THAT THE ACCUSED IS AN EMPLOYEE OF THE ASSISTING AGENCY, THE ABOVE INFORMATION, WITH ALL PERTINENT DOCUMENTATION GATHERED DURING THE RECEIPT AND PROCESSING OF THE COMPLAINT, SHALL BE FORWARDED WITHOUT DELAY TO THE AGENCY HEAD OR HIS/HER DESIGNEE OF THE ASSISTING AGENCY FOR ADMINISTRATIVE REVIEW. THE REQUESTING AGENCY MAY CONDUCT A REVIEW OF THE COMPLAINT TO DETERMINE IF ANY FACTUAL BASIS FOR THE COMPLAINT EXISTS AND/OR WHETHER ANY OF THE EMPLOYEES OF THE REQUESTING AGENCY VIOLATED ANY OF THEIR AGENCY'S POLICIES OR PROCEDURES.

SECTION V: LIABILITY

EACH PARTY ENGAGING IN ANY MUTUAL COOPERATION AND ASSISTANCE, PURSUANT TO THIS AGREEMENT, AGREES TO ASSUME RESPONSIBILITY FOR THE ACTS, OMISSIONS, OR CONDUCT OF SUCH PARTY'S OWN EMPLOYEES WHILE ENGAGED IN RENDERING SUCH AID PURSUANT TO THIS AGREEMENT, SUBJECT TO THE PROVISIONS OF SECTION 768.28, FLORIDA STATUTES, WHERE APPLICABLE.

SECTION VI: POWERS, PRIVILEGES, IMMUNITIES AND COSTS

a. EMPLOYEES OF THE UNDERSIGNED AGENCIES, WHEN ACTUALLY ENGAGING IN MUTUAL COOPERATION AND ASSISTANCE OUTSIDE OF THEIR JURISDICTIONAL LIMITS BUT INSIDE THIS STATE, UNDER THE TERMS OF THIS AGREEMENT, SHALL, PURSUANT TO THE PROVISIONS OF SECTION 23.127(1), FLORIDA STATUTES, HAVE THE SAME POWERS, DUTIES, RIGHTS, PRIVILEGES AND IMMUNITIES AS IF THE EMPLOYEE WAS PERFORMING DUTIES INSIDE THE EMPLOYEE'S POLITICAL SUBDIVISION IN WHICH NORMALLY EMPLOYED.

b. EACH PARTY AGREES TO FURNISH NECESSARY PERSONNEL, EQUIPMENT, RESOURCES, AND FACILITIES AND TO RENDER SERVICES TO EACH OTHER PARTY TO THE AGREEMENT AS SET FORTH ABOVE, PROVIDED, HOWEVER, THAT NO PARTY SHALL BE REQUIRED TO DEplete UNREASONABLY ITS OWN PERSONNEL, EQUIPMENT, RESOURCES, FACILITIES, AND SERVICES IN FURNISHING SUCH MUTUAL AID.

c. A POLITICAL SUBDIVISION THAT FURNISHES EQUIPMENT PURSUANT TO THIS AGREEMENT MUST BEAR THE COST OF LOSS OR DAMAGE TO THAT EQUIPMENT AND MUST PAY ANY EXPENSE INCURRED IN THE OPERATION AND MAINTENANCE OF THAT EQUIPMENT.

d. THE AGENCY FURNISHING AND PURSUANT TO THIS AGREEMENT SHALL COMPENSATE ITS APPOINTEES/EMPLOYEES DURING THE TIME SUCH AID IS RENDERED AND SHALL DEFRAY THE ACTUAL TRAVEL AND MAINTENANCE EXPENSES OF ITS EMPLOYEES WHILE THEY ARE RENDERING SUCH AID, INCLUDING ANY AMOUNTS PAID OR DUE FOR COMPENSATION DUE TO PERSONAL INJURY OR DEATH WHILE SUCH EMPLOYEES ARE ENGAGED IN RENDERING SUCH AID.

e. THE PRIVILEGES AND IMMUNITIES FROM LIABILITY, EXEMPTION FROM LAWS, ORDINANCES AND RULES, AND ALL PENSION, INSURANCE, RELIEF, DISABILITY, WORKERS' COMPENSATION, SALARY, DEATH AND OTHER BENEFITS THAT APPLY TO THE ACTIVITY OF AN EMPLOYEE OF AN AGENCY WHEN PERFORMING THE EMPLOYEE'S DUTIES WITHIN THE TERRITORIAL LIMITS OF THE EMPLOYEE'S AGENCY APPLY TO THE EMPLOYEE TO THE SAME DEGREE, MANNER, AND EXTENT WHILE ENGAGED IN THE PERFORMANCE OF THE EMPLOYEE'S DUTIES EXTRATERRITORIALLY UNDER THE PROVISIONS OF THIS MUTUAL AID AGREEMENT. THE PROVISIONS OF THIS SECTION SHALL APPLY WITH EQUAL EFFECT TO PAID, VOLUNTEER, AND AUXILIARY EMPLOYEES.

f. NOTHING HEREIN SHALL PREVENT THE REQUESTING AGENCY FROM REQUESTING SUPPLEMENTAL APPROPRIATIONS FROM THE GOVERNING AUTHORITY HAVING BUDGETING JURISDICTION TO REIMBURSE THE ASSISTING AGENCY FOR ANY ACTUAL COSTS OR EXPENSES INCURRED BY THE ASSISTING AGENCY PERFORMING HEREUNDER.

g. NOTHING IN THIS AGREEMENT IS INTENDED OR IS TO BE CONSTRUED AS ANY TRANSFER OR CONTRACTING AWAY OF THE POWERS OR FUNCTIONS OF ONE PARTY HERETO TO THE OTHER.

SECTION VII: FORFEITURE PROVISIONS

a. IN THE EVENT AN AGENCY SEIZES ANY REAL PROPERTY, VESSEL, MOTOR VEHICLE, AIRCRAFT, CURRENCY, OR OTHER PROPERTY PURSUANT TO THE FLORIDA CONTRABAND FORFEITURE ACT DURING THE PERFORMANCE OF THIS AGREEMENT, THE AGENCY REQUESTING ASSISTANCE IN THE CASE OF REQUESTED OPERATIONAL ASSISTANCE AND THE SEIZING AGENCY IN THE CASE OF VOLUNTARY COOPERATION SHALL BE RESPONSIBLE FOR MAINTAINING ANY FORFEITURE ACTION PURSUANT TO CHAPTER 932, FLORIDA STATUTES. THE AGENCY PURSUING THE FORFEITURE ACTION SHALL HAVE THE EXCLUSIVE RIGHT TO CONTROL AND THE RESPONSIBILITY TO MAINTAIN THE PROPERTY IN ACCORDANCE WITH CHAPTER 932, FLORIDA STATUTES, TO INCLUDE, BUT NOT BE LIMITED TO, THE COMPLETE DISCRETION TO BRING THE ACTION OR DISMISS THE ACTION.

b. ALL PROCEEDS FROM FORFEITED PROPERTY SEIZED AS A RESULT OF OR IN ACCORDANCE WITH THIS AGREEMENT SHALL BE DIVIDED EQUALLY BETWEEN THE PARTIES ACTUALLY INVOLVED IN THE SPECIFIC ACTION THAT LED TO THE SEIZURE, LESS THE COSTS ASSOCIATED WITH THE FORFEITURE ACTION.

SECTION VIII: EFFECTIVE DATE

THIS AGREEMENT SHALL TAKE EFFECT UNDER EXECUTION AND APPROVAL BY THE HEREINAFTER NAMED OFFICIALS AND SHALL CONTINUE IN FULL FORCE AND EFFECT UNTIL SEPTEMBER 30, 2027. UNDER NO CIRCUMSTANCES MAY THIS AGREEMENT BE RENEWED, AMENDED, OR EXTENDED EXCEPT IN WRITING.

SECTION IX: CANCELLATION

ANY PARTY MAY CANCEL ITS PARTICIPATION IN THIS AGREEMENT UPON DELIVERY OF WRITTEN NOTICE TO THE OTHER PARTY OR PARTIES. CANCELLATION WILL BE AT THE DIRECTION OF ANY SUBSCRIBING PARTY.

IN WITNESS WHEREOF, THE PARTIES HERETO CAUSE THE PRESENTS TO BE SIGNED ON THE DATE SPECIFIED.

Dale L. Martin, City Manager
City of Fernandina Beach, FL

Mark K. Foxworth, Chief of Police
Fernandina Beach Police Department

Date

Date

Shane Corbin, City Manager
City of Atlantic Beach, FL

Victor Gualillo, Chief of Police
Atlantic Beach Police Department

Date

Date

Stefen Wynn, City Manager
City of Neptune Beach, FL

Richard J. Pike, Chief of Police
Neptune Beach Police Department

Date

Date


John Regan, City Manager
City of St. Augustine, FL

Jennifer Michaux, Chief of Police
St. Augustine Police Department

Date

Date

Steve Kennedy, City Manager
City of Green Cove Springs, FL


E. John Guzman, Chief of Police
Green Cove Springs Police Department

Date

Date

Max Royal, City Manager
City of Saint Augustine Beach, FL

Date

Daniel Carswell, Chief of Police
Saint Augustine Beach Police Department

Date

Mike Staffopoulos, City Manager
City of Jacksonville Beach, FL

Date

Gene Paul N. Smith, Chief of Police
Jacksonville Beach Police Department

Date

Christine Hoffman, Mayor
City of Jacksonville Beach, FL

Date



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session **MEETING DATE:** June 7, 2022

FROM: Mike Null, Asst. City Manager

SUBJECT: City Council approval of annual work order for FY 2022-2023 in the amount of \$39,318.70 under FDOT contract number ASO70 for FDOT State Highway System Lighting, Maintenance, and Compensation Agreement, and authorization for the City Manager to execute same annually through the contract expiration date of June 30, 2028. *Mike Null*

BACKGROUND

In 2003, the FDOT started a program to compensate all local maintaining agencies for their costs associated with the operation and maintenance of traffic signal systems located on state-owned roadways. The City received \$4,780 for FY 02/03. The City received \$27,956.88 for FY 15/16, \$28,794.66 for FY 16/17, \$29,657.88 for FY 17/18, \$30,549.96 for FY 18/19, \$34,089.12 for FY 19/20, \$35,111.70 for FY 20/21 and \$36,164.70 for FY 21/22. The amount is programmed to increase by 3% annually unless or until the Agreement is amended. The attached agreement for FY 22/23 is for the amount of \$39,318.70.

FISCAL IMPACT

Funds are deposited to A/R Account No. 001-3439100

RECOMMENDATION

Approve annual work order for FY 2022-2023 in the amount of \$39,318.70 under FDOT contract number ASO70 for FDOT State Highway System Lighting, Maintenance, and Compensation Agreement, and authorize the City Manager to execute same annually through the contract expiration date of June 30, 2028.

STATE HIGHWAY LIGHTING MAINTENANCE, AND COMPENSATION AGREEMENT WORK ORDER

Contract Number: ASO70
Maintaining Agency: City of Green Cove Springs
Financial Project No: 414416-1-78-02
Fiscal Year: 2022-2023

1.0 PURPOSE

This work order summarizes the method and limits of compensation to be made to the Maintaining Agency for FDOT fiscal year **22/23** for the maintenance of highway lighting on the State Highway System as prescribed in the original agreement executed on August 5, 2021.

2.0 COMPENSATION AND PAY PROCESSING

For the satisfactory completion of all services detailed in the original agreement for the fiscal year beginning July 1, 2022, and ending June 30, 2023, the DEPARTMENT will pay the MAINTAINING AGENCY a total lump sum amount of **\$39,318.70**. The basis of compensation is as described in Exhibit A.

The MAINTAINING AGENCY shall invoice the DEPARTMENT for services rendered at the end of the fiscal year in a format acceptable to the DEPARTMENT.

3.0 AUTHORIZATION

This Work Order for **City of Green Cove Springs** will not be considered as authorized unless it is signed and returned by the MAINTAINING AGENCY to the DEPARTMENT, whereby the DEPARTMENT’S final signature is required to fully authorize compensation for services beginning July 1, 2022 and ending June 30, 2023.

MAINTAINING AGENCY

BY: (signature) _____ Date: _____

Printed Name: _____

Printed Title: _____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

BY: (signature) _____ Date: _____

Printed Name: Jennifer Curls

Printed Title: District Two Maintenance Contracts Administrator

EXHIBIT A**STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT**For Fiscal Year 2022-2023**1.0 PURPOSE**

This exhibit defines the method and limits of compensation to be made to the **MAINTAINING AGENCY** for the services described in this Agreement and method by which payments will be made.

2.0 FACILITIES

The lighting or lighting systems listed below, or in an attached spreadsheet, or other electronic forms are included with this Agreement and represent the Facilities to be maintained by the **MAINTAINING AGENCY**.

3.0 COMPENSATION

For the satisfactory completion of all services detailed in this Agreement, **FDOT** will pay the **MAINTAINING AGENCY** the Total Sum as provided in Section 2 of the Agreement. The **MAINTAINING AGENCY** will receive one single payment at the end of each fiscal year for satisfactory completion of service.

The per-light unit rate shall increase by 3% each fiscal year. E.g., the per-light unit rate of \$300.10 in fiscal year 2020-2021 shall increase to \$309.10 in fiscal year 2021-2022.

Total Payment Amount for each fiscal year is calculated by inputting the actual number of qualifying types of lights into the table below and multiplying by the unit rate and ____%. Example: 330 (lights) x \$309.10 (unit rate) x 95% = \$96,902.85

Type of Light	# of lights	LED or HPS	Unit rate	95%	Total
High Mast		HPS		0.00	0.00
Standard	130	HPS	318.37	0.95	39,318.70
Underdeck		HPS		0.00	0.00
Sign		HPS		0.00	0.00
High Mast		LED		0.00	0.00
Standard		LED		0.00	0.00
Underdeck		LED		0.00	0.00
Sign		LED		0.00	0.00

Florida Department of Transportation Highway Lighting Maintenance and Compensation Agreement Inventory

CITY OF GREEN COVE SPRINGS

L. Steve Kennedy, City Manager 904-297-7500

State Road Number	County	Begin Milepost or Nearest Cross Road	End Milepost or Nearest Cross Road	Number of Lights Being Currently Maintained Within These Limits	Type of Light(s): High Mast, Standard, Underdeck, or Sign	LED or HPS
SR 17	Clay	Orion	Hall Park Road	81	Standard	
SR 16 E	Clay	Hwy 17	Red Cove Road	3	Standard	
SR 16 W	Clay	Hwy 17	Randal Road	46	Standard	
TOTAL # OF LIGHTS BEING MAINTAINED:				130		



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session **MEETING DATE:** June 07,2022
FROM: Greg Bauer, Public Works Field Supervisor
SUBJECT: Approval of Pay Application # 2 in the amount of \$68,750.00 to Thomas May Construction Company for installation of the Police Metal Storage Building, leaving a balance of \$0.00

BACKGROUND

At the March 15, 2022, City Council Meeting, Council awarded Bid #2022-01 to Thomas May Construction Company to install the Police metal storage building in the amount of \$79,750.00.

Thomas May Construction Company has submitted Pay Application #2 in the amount of \$68,750.00. City staff have reviewed the pay application and find them to be complete and recommend approval for payment.

FISCAL IMPACT

\$68,750.00, G/L 001-3052-5006200

RECOMMENDATION

City Council to approve Pay Application #2 in the amount of \$68.750.00.

APPLICATION AND CERTIFICATION FOR PAYMENT

OWNER: CITY OF GREEN COVE SPRINGS
321 WALNUT STREET
GREEN COVE SPRINGS FL 32043-3441

PROJECT: GCS POLICE STATION INSTALL METAL BLADE APPLICATION NO: 2
1001 IDLEWILD AVENUE
GREEN COVE SPRINGS FL 32043

PERIOD TO: 06/01/2022

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ARCHITECT
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	CONSULTANT

FROM CONTRACTOR: THOMAS MAY CONSTRUCTION COMPANY VIA ARCHITECT:
310 COLLEGE DRIVE
ORANGE PARK FL 32065

CONTRACT FOR: GCS POLICE STATION INSTALL METAL BLADE APPLICATION NO: 2
CONTRACT DATE: 03/24/2022
PROJECT NOS: 2724141

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM 79,750.00
 2. Net change by Change Orders 0.00
 3. CONTRACT SUM TO DATE (Line 1+2) 79,750.00
 4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet) 79,750.00
 5. RETAINAGE:
 - a. 0.00 % of Completed Work (Column D + E on detailed sheet) 0.00
 - b. 0.00 % of Stored Material (Column F on detailed sheet) 0.00
- Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet) 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) 79,750.00
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) 11,000.00
 8. CURRENT PAYMENT DUE 68,750.00
 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	0.00	0.00
TOTAL	0.00	

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that correct payment shown herein is now due.

CONTRACTOR: THOMAS MAY CONSTRUCTION COMPANY
Date: 06/02/2022
State of: FLORIDA County of: CLAY

Subscribed and sworn to before me this 2ND day of JUNE, 2022
PERSONALLY KNOWN TO ME
Notary Public: *Dewette S. Rave*

My Commission Expires: OCTOBER 30, 2023



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ _____

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

ARCHITECT: _____ Date: _____

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

SC Item #17.

General Building

APPLICATION NUMBER: 002
 APPLICATION DATE: 6/1/2022
 BILLING PERIOD THROUGH: 6/1/2022

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV. APPLICATION	THIS PERIOD	PRESENTLY STORED MATERIALS	TOTAL COMPLETED & STORED	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
001	Mobilization	2,750.00		2,750.00		2,750.00	100%	-	-
002	General Conditions	6,750.00		6,750.00		6,750.00	100%	-	-
003	Insurances	670.00		670.00		670.00	100%	-	-
004	Engineered Drawings	3,200.00	3,200.00	-		3,200.00	100%	-	-
005	Metal Building	60,000.00	7,800.00	52,200.00		60,000.00	100%	-	-
006	O&P	6,380.00		6,380.00		6,380.00	100%	-	-
007							#####	-	-
008							#####	-	-
009							#####	-	-
010							#####	-	-
011							#####	-	-
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023							#####	-	-
024							#####	-	-
025							#####	-	-
026							#####	-	-
027							#####	-	-
028							#####	-	-
029							#####	-	-
030							#####	-	-
PAGE TOTAL		79,750.00	11,000.00	68,750.00	-	79,750.00	100%	-	-



CITY OF GREEN COVE SPRINGS

321 WALNUT ST
GREEN COVE SPRINGS FL 32043-3441

Item #17.

PURCHASE ORDER: 2724141

Page: 1 of 1

***** VENDOR *****

THOMAS MAY CONSTRUCTION COMPANY
310 1501 WAYNE ST DR
GREEN COVE SPRINGS FL 32065

***** DELIVER TO *****

CITY OF GREEN COVE SPRINGS
900 GUM ST
GREEN COVE SPRINGS FL 32043-2803

Ordered	Due By	Ship Via	FOB	Terms	Customer No	By
03/24/22	04/23/22			NET30		RPULLIAM

Requisition No	Vendor No	Vendor Phone	Vendor Fax	Jobs
PW008268	9372-1	(904)272-4808		222

No	Quantity	U/M	Description	Unit Price	Extended
1	1.00		Install Metal Storage Building at Police Dept. 1100 Idlewild 80' L x 40 Wx 12 H Approved by Council on 3-15-22 G/L# 001-3052-5006200	79,750.0000	79,750.00
				** TOTAL **	79,750.00

VENDOR INSTRUCTIONS:

SPECIAL INSTRUCTIONS:

- MAIL INVOICES TO: CITY OF GREEN COVE SPRINGS
321 WALNUT ST
GREEN COVE SPRINGS, FL 32043
- INVOICES AND PACKAGES MUST BEAR THE P.O. NO. ABOVE.
- PURCHASES MAY NOT EXCEED THE TOTAL AMOUNT OF THIS ORDER WITHOUT PRIOR APPROVAL BY THE PURCHASING DEPARTMENT
- ACCEPTANCE OF THIS ORDER INCLUDES ACCEPTANCE OF ALL TERMS, PRICES, DELIVERY INSTRUCTIONS, SPECIFICATIONS AND CONDITIONS.
- STATE TAX EXEMPT#:
- IF YOU HAVE QUESTIONS, PLEASE CALL 904/297-7500

Purchasing Manager

Page 282



BID 2022-01 POLICE METAL STORAGE BUILDING

BID OPENING RECORD SHEET

FIRMS NAME	ALL REQUESTED DOUCMENT INCLUDED	TOTAL BID AMOUNT
KBT Contracting	Yes	\$ 106,000
Thomas May Construction Co.	Yes	\$ 79,750.00

CERTIFIED BY:  DATE: 03/03/2022



BID 2022-01 POLICE METAL STORAGE BUILDING

SIGNATURE RECORD SHEET

REPRESNATIVE NAME	FIRM NAME	EMAIL	PHONE	SIGNATURE
Greg Bauer	City of CCS	gbauer@ greencovesprings.com	904-297-7068	<i>[Handwritten Signature]</i>
Scott Chawler	THOMAS MAY	schandler@ tmay.net	904-272-4808	<i>[Handwritten Signature]</i>
Steve Thomas	G.C.S	stthomas@green covesprings.com	(904) 277-7528	<i>[Handwritten Signature]</i>

ORIGINAL

PROPOSAL FORM

BID NO. 2022-01, Police Station Metal Building Installation

City's Designated Representative (regarding this Bid Package): Kim Thomas, Executive Assistant, at (904) 297-7500 ext. 3320 or kthomas@greencovesprings.com.

The undersigned, hereinafter called the Bidder, declares that the only persons or parties interested in this Bid are those named herein, that this Bid is, in all respects, fair and without fraud, that it is made without collusion with any official of the City of Green Cove Springs, and that the Bid is made without any connection or collusion with any person submitting another Bid for the requested item(s).

Bidder declares and accepts the responsibility for providing the City with all relevant documentation or information to afford the evaluation of their proposal. Further, Bidder understands and accepts that the City reserves the right to base its analysis and award recommendation solely upon the information provided by the Bidder at the time of the bid opening. Additional request for explanations or information shall not be made unless the City deems that such requirements are necessary to facilitate in the evaluation and/or selection of the lowest responsive and responsible bid.

Bidder declares that any deviations are explained on the sheet labeled "Clarifications and Exceptions" and is enclosed within this bid package.

BIDDER: Thomas May Construction Company

ADDRESS: 310 College Dr, Orange Park, FL 32065

Bidder's Representative (authorized to bind the Bidder and/or Business/Company to the terms, specifications, and proposed prices of the bid):

<u>Keith R. Ward</u>	<u>President</u>	<u>904-272-4808</u>
(Name)	(Title)	(Phone Number)

Bidder's Signature: 

ADDENDA

The Bidder hereby acknowledges receipt of Addenda No.

#1 _____ pertaining to Bid No. 2022-01.

Thomas May Construction Company

PRICES SET FORTH ARE FIRM FOR A PERIOD OF 60 DAYS AFTER BID OPENING AND ARE NOT SUBJECT TO PRICE ADJUSTMENT. BIDDERS RESPONDING AGREE TO ALL CONDITIONS, SPECIFICATIONS AND TERMS AS DESCRIBED IN THE BID DOCUMENTS.

BIDDERS RESPONDING AGREE TO ALL CONDITIONS, SPECIFICATIONS AND TERMS AS DESCRIBED IN THESE BID DOCUMENTS.

***REFER TO THE SPECIAL INSTRUCTIONS OF THE BIDDING DOCUMENTS TO VERIFY THE CORRECT METHOD TO COMPLETING THIS FORM.**

Please Use Provided Table

Lump Sum Price for Labor Including Equipment
\$79,750.00

THOMAS MAY CONSTRUCTION COMPANY

TITLE: Police Station Metal Storage Building

CLARIFICATIONS AND EXCEPTIONS

Bidder hereby agrees that the material, equipment or service offered will meet all the requirements of the specifications in this bid unless deviations from them are clearly indicated on this form below. An authorized representative must sign the Clarifications and Exceptions Form. An explanation must be made for each item in which an exception is taken, giving in detail the extent of the exception and the reason for which it is taken.


Vendor/Contractor Signature 03/03/2022 Date
KEITH R. WARD

Non-Bidder's Response

Should for any reason the vendor/contractor receiving this Bid Invitation package decline to make a proposal please assist us by completing the information requested below and returning it to:

City Hall
Attn: Kim Thomas
321 Walnut Street
Green Cove Springs, FL 32043

Please be sure "NO BID" and Bid No 2022-01, clearly shown on the package of this Bid Invitation are clearly shown on the outside of the envelope.

We are not responding to this Bid Invitation for the following reason(s).

- 1. We do not provide the nature of products or services requested in this bid. _____
- 2. We are unable to meet the Specifications requested in the bid. _____
- 3. We are unable to comply with other terms of this Bid Invitation. _____
*Please provide details: _____

N/A

- 4. The bid was too restrictive. _____
- 5. The bid was not sufficiently clear. _____

Other comments: _____

Vendor/Contractor: THOMAS MAY CONSTRUCTION COMPANY

Address: _____

Phone: _____

THOMAS MAY CONSTRUCTION COMPANY

**POLICY RELATING TO THE EMPLOYMENT OF SMALL AND MINORITY
BUSINESSES****DEFINITIONS**

1. **SMALL BUSINESS** – An independently owned and operated business concern which employs twenty-five (25) or fewer permanent full-time employees, and which has a net worth of not more than one million dollars as applicable to sole proprietorships. The one million dollar net worth requirement shall include both personal and business investments.
2. **MINORITY BUSINESS ENTERPRISES** - Any small business concern which is organized to engage in commercial transactions, which is at least fifty-one (51) percent owned by minority persons and whose management and daily operations are controlled by such persons. A minority business enterprise may primarily involve the practice of a profession.
3. **CERTIFIED MINORITY BUSINESS ENTERPRISE** - A business enterprise which has been verified by the State of Florida Department of General Services as a minority business enterprise in accordance with the provision of the Small and Minority Business Assistance Act of 1985.
4. **MINORITY PERSONS**- "minority" is defined in Ch. 288.703, Florida Statutes as African American, Hispanic American, Asian American, Native American or American Woman.

THOMAS MAY CONSTRUCTION COMPANY

ACTION PLAN

In that the City of Green Cove Springs will continuously seek to administer programs funded in part or in total by allocations directly or indirectly from the U.S. Department of Housing and Urban Development, the City will be bound by the provisions of Section III of the Housing and Urban Development Act of 1986, the Equal Opportunity Act, Executive Order 11246, and the City's desire to enhance the opportunities for small and minority businesses and local businesses to participate in contracts with the City.

To accomplish this objective, the City Council establishes and implements the following steps to insure the deployment of affirmative action in expenditures for contractual services, commodities, and construction contracts.

1. To utilize the news media, Chamber of Commerce, State Department of General Services, local advertising services, citizen advisory boards, regional planning councils, listing by federal agencies, and other appropriate sources to identify small and minority business concerns for possible involvement with the City contracts.
2. To maintain and update the listing of small and minority businesses concerns and notify them of contracting opportunities with the City.
3. To maintain records (copies of memoranda, general correspondence, etc.). To determine that all steps in the action plan have been followed.
4. To establish or utilize an existing position to function and the Equal Opportunity Officer to coordinate the implementation of the Affirmative Action Plan with operators of City administered or City funded projects and programs.

SEE ATTACHED PLAN

POLICY RELATING TO THE EMPLOYMENT OF SMALL AND MINORITY BUSINESSES

It shall be the policy of the City of Green Cove Springs to require each department, agency, entity, or agent of the City to promote and assist small and minority businesses in gaining entry to do business with the City of Green Cove Springs. By assisting small and minority businesses, the City will help to expand and develop the small and minority business section in and around the City of Green Cove Springs.

For projects assisted by programs providing direct financial assistance from the U.S. Department of Housing and Urban Development (HUD), the City will include the Section III clause of the Housing and Urban Development Act of 1968 in all contracts for work connected with the projects. The City will also comply with the Section III clause which requires:

1. To the greatest extent feasible; opportunities for training and employment are given to low income project area residents.
2. To the greatest extent feasible, contract for work in connection with the project will be awarded to businesses located in, or owned in substantial part by persons residing in the project area.
3. Certifying that parties to the contract are under no obligation which would prevent them from complying.

4. Insuring that the contractor will send labor organizations with which he has had a collective bargaining agreement, a notice stating his commitments under this section and post this notice in places available to employees.
5. Insuring that the contractor will include a "Section III Clause" in every subcontract, and
6. Insuring that the contractor will not subcontract with anyone that has previously violated Section III requirements.
7. Obligate the contractor to provide a preliminary statement of work force needs prior to signing the contract.
8. Include Section III requirements in bid invitations and contract specifications.
9. Cooperate with secretary of Housing and Urban Development in obtaining compliance from the recipient's contractors,
10. Submit to compliance reviews by HUD when necessary, and,
11. Permit HUD access to all required records, accounts, reports books, etc.

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to THE CITY OF GREEN COVE SPRINGS
(print name of the public entity)
- by KEITH R. WARD, PRESIDENT
(print individual's name and title)
- for THOMAS MAY CONSTRUCTION COMPANY
(print name of entity submitting sworn statement)
- whose business address is 310 COLLEGE DRIVE
ORANGE PARK, FLORIDA 32065
- and (if applicable) its Federal Employer Identification Number (FEIN) is 59-2520445
(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: N/A.)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision or any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as described in paragraph 287.133(1)(a), Florida Statute, means:
- A predecessor or successor of a person convicted of a public entity crime; or
 - An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered affiliate.
 - I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

d. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **Indicate which statement applies:**

- Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **(attach a copy of the final order)**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

[Handwritten Signature]
Signature

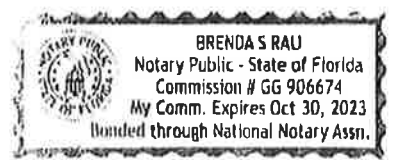
Sworn to and subscribed before me this 3RD day of MARCH, 20 22

Personally know: KEITH R. WARD Title: PRESIDENT

OR produced identification N/A Notary Public - State of FLORIDA

N/A My commission expires OCTOBER 30, 2023
(Type of identification)

[Handwritten Signature: Brenda S. Rau]
Printed typed or stamped commissioned name of notary pu
BRENDA S. RAU



DRUG-FREE WORKPLACE COMPLIANCE FORM

In order to have a drug-free workplace program, a business shall abide as follows:

The undersigned vendor/contractor in accordance with Florida Statute 287.087 hereby certifies that THOMAS MAY CONSTRUCTION COMPANY (name of business) does:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the company's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees or drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in item 1, above.
4. In the statement specified in item 1, notify the employees that as a condition of working on the commodities or contractual services which are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that,

THOMAS MAY CONSTRUCTION COMPANY (name of business), fully
complies/does not comply with the above requirements.



Vendor/Contractor Signature KEITH R. WARD

03/03/2022
Date

REFERENCES

THOMAS MAY

The following are client/customer references for whom **CONSTRUCTION COMPANY (Bidder)** has provided products and/or services within the past year similar to those requested in this Bid Invitation. The City of Green Cove Springs may contact the listed references to request such information as it may deem appropriate relative to our company's and its representative's services, professionalism, integrity, reputation, competency and charges. We encourage these references to use complete candor in providing such information to the City of Green Cove Springs to use in its evaluation of our proposal.

Client/Customer	E- Mail Address	Phone No.	Contact Person
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS	plaw@sjcfl.us	(904) 209-0417	PATRICK LAW
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS	pthorpe@sjcfl.us	(904) 209-0150	PHYLLIS THORPE
SUWANNEE COUNTY SCHOOL BOARD	christina.vann@suwannee.k12.fl.us	(386) 647-4152	CHRISTINA VANN

Below are names, addresses, phone numbers and contact persons (if applicable) of professional or trade association (or similar organization) in which we are a member in good standing. The City of Green Cove Springs is encouraged to verify our status with the following.

**NORTHEAST FLORIDA BUILDERS ASSOCIATION 6747 SOUTHPOINT PKWY, JACKSONVILLE, FL. 32216
BILL GARRISON (904) 421-0294**

THOMAS MAY CONSTRUCTION COMPANY

Submitting Respondent


 Signature **KEITH R. WARD** 03/03/2022 Date

STANDARD ADDENDUM
TO ALL
CITY CONTRACTS AND AGREEMENTS

Any other provisions of the Contract or Agreement to which this Standard Addendum is attached to the contrary notwithstanding, the parties specifically agree that the provisions hereinafter set forth will apply exclusively with respect to the matters addressed, whether addressed in said Contract or Agreement or not, and shall be deemed an integral part of said Contract or Agreement as if duly set out therein, having a force and effect of equal or superior dignity, as applicable, with the provisions thereof; provided, that if the provisions of the Contract or Agreement address a particular matter in a manner which results in a lower cost to the City than this Standard Addendum, then such provisions of the Contract or Agreement shall control and supersede the applicable provisions hereof (as used herein, the term "Contractor" means the vendor or other party in the Contract or Agreement providing construction, labor, materials, professional services, and/or equipment to the City thereunder; the term "City" means Green Cove Springs, a municipal corporation of the State of Florida, its City Council, or any other name or label set forth in the Contract or Agreement identifying such entity).

1. All payments for services rendered, or supplies, materials, equipment and the like constructed, delivered or installed under the Contract or Agreement (the Work) shall be made by the City in accordance with the Local Government Prompt Payment Act (the Act). Upon receipt of a proper statement, invoice or draw request, the City shall have the number of days provided in the Act in which to make payment.
2. Any work or professional services sub-contracted for by the Contractor for which the City has agreed to reimburse the Contractor shall not be marked up, but shall be payable by the City only in the exact amount reasonably incurred by the Contractor. No other such sub-contracted services shall be reimbursed.
3. In the event the Contract or Agreement is for professional services, charged on a time basis, the City shall not be billed or invoiced for time spent traveling to and from the Contractor's offices or other points of dispatch of its sub-contractors, employees, officers, or agents in connection with the services being rendered.
4. The City shall not be liable to reimburse the Contractor for any courier service, telephone, facsimile, or postage charges incurred by the Contractor, except as follows, and then only in the exact amount incurred by the Contractor [if the space below is left blank, then "NONE" is deemed to have been inserted therein]:
5. The City shall not be liable to reimburse the Contractor for any copying expenses incurred by the Contractor, except as follows, and then only at \$0.05 per page [if the space below is left blank, then "NONE" is deemed to have been inserted therein]:

6. If and only if travel and per diem expenses are addressed in the Contract or Agreement in a manner which expressly provides for the City to reimburse the Contractor for the same, then the City shall reimburse the Contractor only for those travel and per diem expenses reasonably incurred and only in accordance or its reasonable expense incurred. thereby provided prior written approval of the City Manager of the City or his or her designee is obtained. with the provisions of Section 112.061, Florida Statutes or as otherwise limited by Florida law. In the event the Contractor has need to utilize hotel accommodations or common carrier services, the City shall reimburse the Contractor for his, her, expenses.

7. With respect to drawings and/or plans prepared on behalf of the City by the Contractor under the Contract or Agreement, unless specifically provided otherwise therein, complete sets of such drawings and/or plans shall be reproduced by the Contractor without cost to the City for all bidders requesting the same, and five (5) complete sets of such drawings and/or plans shall be reproduced and delivered to the City without cost.

8. With respect to any indemnification by the City provided under the Contract or Agreement, any such indemnification shall be subject to and within the limits set forth in Section 768.28, Florida Statutes, and shall otherwise be limited as provided by law.

9. In that the City is a governmental agency exempt from sales tax, the City shall pay no such taxes, any other provisions of the Contract or Agreement to the contrary notwithstanding. The City shall provide proof of its exempt status upon reasonable request.

10. Any pre-printed provisions of the Contract or Agreement to the contrary notwithstanding, the same shall not automatically be renewed but shall be renewed only upon subsequent agreement of the parties.

11. The Contractor acknowledges that in the budget for each fiscal year of the City during which the term of the Contract or Agreement is in effect, a limited amount of funds are appropriated which are available to make payments arising under the Contract or Agreement. Any other provisions of the Contract or Agreement to the contrary notwithstanding, and pursuant to applicable Florida Statutes, the maximum payment that the City is obligated to make under the Contract or Agreement from the budget of any fiscal year shall not exceed the appropriation for said fiscal year.

CITY OF GREEN COVE SPRINGS CONTRACTOR : THOMAS MAY CONSTRUCTION COMPANY

By: _____
Mayor

By: 
(Printed Name and Title)
KEITH R. WARD, PRESIDENT

ATTEST:

By: _____
Erin West, City Clerk

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
THOMAS MAY CONSTRUCTION COMPANY

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:
 Individual/sole proprietor or single-member LLC
 C Corporation
 S Corporation
 Partnership
 Trust/estate
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____
 Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
 Other (see Instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see Instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____
 (Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
310 COLLEGE DRIVE

6 City, state, and ZIP code
ORANGE PARK, FLORIDA 32065

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number								
			-			-		

OR

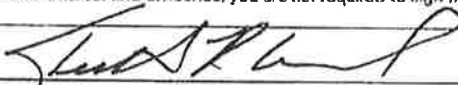
Employer identification number									
5	9	-	2	5	2	0	4	4	5

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶  Date ▶ **03/03/2022**

KEITH R. WARD

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.
 Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/ir9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.



THOMMAY-01

DC

Item #17.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/25/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insuramerica of Florida, Inc. 4348 Southpoint Blvd Ste 200 Jacksonville, FL 32216		CONTACT NAME: PHONE (A/C, No, Ext): (904) 332-8585 E-MAIL ADDRESS: info@insuramerica-fl.com		FAX (A/C, No): (904) 296-1888	
INSURED Thomas May Construction Company 310 College Drive Orange Park, FL 32065		INSURER(S) AFFORDING COVERAGE			NAIC #
		INSURER A: Upland Specialty Insurance Company			16988
		INSURER B: Auto-Owners Insurance Company			18988
		INSURER C: Southern-Owners Insurance Company			10190
		INSURER D: Builders Mutual Insurance Company			10844
		INSURER E: American Zurich Insurance Co			40142
		INSURER F:			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			USPCL8008422	3/1/2022	3/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			5219252800	3/1/2022	3/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			5219252801	3/1/2022	3/1/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
D	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N N/A	WCP106339103	3/1/2022	3/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Equipment Floater			EC13462660	3/1/2022	3/1/2023	Leased/Rented \$ 100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Proof of Coverage
XXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX, FL

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



MAY, THOMAS A

THOMAS MAY CONSTRUCTION CO
310 COLLEGE DR
ORANGE PARK FL 32065-7653

LICENSE NUMBER: CGC027983

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



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Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



KIERCE, GARY WENDLE SR

THOMAS MAY CONSTRUCTION COMPANY
310 COLLEGE DR
ORANGE PARK FL 32065

LICENSE NUMBER: CCC057770

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



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THOMAS MAY CONSTRUCTION COMPANY**AFFIRMATIVE ACTION PLAN****POLICY STATEMENT**

It is the policy of Thomas May Construction Company that disadvantaged businesses shall have the maximum opportunity to participate as subcontractors and suppliers on all contracts awarded by the City of Green Cove Springs.

All applicable federal, state and local laws and regulations, including but not limited to the Executive Order 11246 and its amendments including 11375 and 12086; the Rehabilitation Act of 1973; the Vietnam Era Veterans Readjustment Assistance Act of 1975; Title IX of the Education Amendments of 1972; Civil Rights Act of 1964; Equal Pay Act of 1963; Age Discrimination Act of 1975; Immigration Reform and Control Act of 1986; Public Law 95-507; the Americans with Disabilities Act; 41 CFR Part 60 and any additions or amendments, shall apply to all contracts entered into between the City of Green Cove Springs and Thomas May Construction Company. Subcontractors and/or suppliers to the Thomas May Construction Company will also be bound by these requirements.

Thomas May Construction Company, and its subcontractors shall take all necessary and reasonable steps in accordance with Executive Orders 11246 and 11375, to ensure that disadvantaged businesses have the maximum opportunity to compete and perform work contracted with the City of Green Cove Springs.

Thomas May Construction Company, and its subcontractors shall not discriminate on the basis of race, color, religion, national origin, handicap, or sex in the administration of the contracts with the City of Green Cove Springs. Such action will include, but will not be limited to the following:

employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff, or termination; rates of pay or other forms of compensation. Our company agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.

Implementing our Affirmative Action Plan will satisfy compliance with the above requirements.

Thomas May Construction Company has appointed an Equal Employment Opportunity (EEO) Officer to develop, implement, and monitor our Affirmative Action Plan. The EEO Officer will be responsible for disseminating this policy statement throughout our Construction Company and to disadvantaged controlled businesses. The EEO Officer shall report all data to a designated Liaison Officer. The Liaison Officer will submit all records, reports and documents required, and shall maintain such records for a period not less than three years, or as directed by any specific contractual requirement.

The following individuals have been assigned as the Equal Employment Opportunity Officer and Liaison Officer for our company, with the responsibility for implementing the Company's affirmative action program in accordance with all requirements

Equal Employment Opportunity Officer
Keith R. Ward
President
310 College Drive
Orange Park, Florida 32065

Liaison Officer
Brenda Rau
Office Administrator
310 College Drive
Orange Park, Florida 32065

I. DESIGNATION OF EQUAL EMPLOYMENT OPPORTUNITY OFFICER

Thomas May Construction Company will aggressively recruit disadvantaged businesses as subcontractors and suppliers for all contracts with the City of Green Cove Springs. The company has appointed an EEO Officer to develop and maintain this Affirmative Action Plan in accordance with the requirements of Executive Orders 11246 and 11375.

- A. The EEO Officer will have primary responsibility for developing, maintaining, and monitoring the company's utilization of disadvantaged subcontractors.
- B. The EEO Officer shall aggressively solicit bids from disadvantaged business subcontractors for all City of Green Cove Springs contracts.
- C. The EEO Officer shall abide by all applicable laws and regulations governing hiring practices. He shall comply with all requirements of Section Three of the Housing and Urban Development Act of 1968.
- D. The EEO Officer shall target the project area for the purpose of job training and employment.
- E. The EEO Officer shall solicit business concerns from the area including the entire Clay County region, for the purposes of awarding contracts.
- F. The EEO Officer shall secure the cooperation and compliance of contractors, subcontractors, and Unions in implementing this affirmative action plan.

II. DESIGNATION OF LIAISON OFFICER

- A. The Liaison Officer will submit all records, reports, and documents required by the department, and shall maintain such records for a period not less than three years, or as directed by any specific contractual requirement of the department.
- B. The Liaison Officer shall implement all approved recommendations given by the EEO Officer.

III. AFFIRMATIVE ACTION METHODS

In order to formulate a realistic Affirmative Action Plan, Thomas May Construction Company has identified the following known barriers for participation by disadvantaged subcontractors, before describing its proposed affirmative action methods.

- A. Lack of qualified disadvantaged subcontractors in our specific geographical areas of work.
- B. Lack of certified disadvantaged subcontractors who seek to perform Clay County work.
- C. Lack of interest in performing Clay County work.
- D. Lack of response when requested to bid.
- E. Limited knowledge of the City of Green Cove Springs plans and specifications to prepare a responsible bid.

In view of the barriers to disadvantaged businesses stated above, it shall be the policy of the Thomas May Construction Company to provide maximum opportunity by utilizing the following affirmative action methods to ensure participation on contracts with the City of Green Cove Springs. Thomas May Construction Company shall:

- A. Provide written notice including, but not limited to our Invitation to Bid form, to a reasonable number of specific DBE subcontractors in all areas of work to be subcontracted by the company.
- B. Advertise requirements in minority focused media including, but not limited to, community organizations, public and private institutions, YMCA, YWCA, Chamber of Commerce, and other associations, concerning subcontract and employment opportunities with the company.
- C. Select portions of the work to be performed by DBE's in order to increase the likelihood of meeting contract goals (including, where appropriate, breaking down contracts into economically feasible units to facilitate DBE participation).
- D. Provide adequate information about the plans, specifications, and requirements of the contract, not rejecting subcontractors without sound reasons based on a thorough investigation of their capabilities.
- E. Waive requirements of performance bonds where it is practical to do so.
- F. Attend pre-bid meetings to apprise disadvantaged subcontractors of opportunities with the company.
- G. Follow up on initial solicitations of interest to DBE contractors to determine with certainty whether the company is interested in the subcontract opportunity.

- H. Continue on-the-job training with new hires and/or participation in training programs for the area (NEFBA Apprenticeship Program), which include minorities and women.
- I. Encourage current minority and female employees to recruit other minority personnel.

Thomas May Construction Company understands that this list of affirmative action methods are not exhaustive and will include additional approaches after having established familiarity with the disadvantaged subcontracting community and/or determined the stated approaches to be ineffective.

IV. IMPLEMENTATION

On contracts with specific DBE goals, Thomas May Construction Company will make every effort to meet contract goals as stated by utilizing its affirmative action methods. On projects with no specific goals, the company will, as an expression of good faith, seek to utilize DBE subcontractors where work is to be subcontracted.

V. REPORTING

The Thomas May Construction Company shall keep and maintain such records as are necessary to determine the company's compliance with its Affirmative Action Plan.

The company will design and maintain its record keeping system to indicate:

- A. The number of DBE subcontractors and suppliers used by the company, identifying the items of work, materials and services provided.
- B. The efforts and progress being made in obtaining DBE subcontractors through local and community sources.
- C. Documentation of all contracts, to include correspondence, telephone calls, newspaper advertisements, etc., to obtain DBE participation on all City of Green Cove Springs Projects.

Thomas May Construction Company shall maintain its current Equal Employment Opportunity records including, but not limited to:

- A. Log of Applicants
- B. New Hire Listing
- C. New Hire Veterans Listing
- D. Minority Listing
- E. Workforce Roster
- F. Terminated Employee Listing



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session

MEETING DATE: June 7, 2022

FROM: Mike Null

SUBJECT: Approval of Amendment #1 to contract with Tocoï for engineering services under Bid LC 2021-04 covering the period from April 21, 2022 through April 20, 2023. *Mike Null*

BACKGROUND

At the April 20, 2021 City Council Meeting, Council authorized award of bid LC 2021-04 for Electrical Engineering Services for Overhead and Underground Facilities to two (2) firms: Patterson & Dewar and Tocoï. Per the bid, each firm entered into a one-year contract with the City which was eligible for four, one-year extensions. Attached please find Amendment #1 to the agreement with Tocoï for Council Approval.

FISCAL IMPACT

Task orders as assigned under these agreements.

RECOMMENDATION

Approve Amendment #1 to contract with Tocoï for engineering services under Bid LC 2021-04 covering the period from April 21, 2022 through April 20, 2023.

Name Electrical Engineering Services for Overhead and Underground Facilities

AMENDMENT NO. 1

THIS AMENDMENT made and entered into this __21st__ day of __April__, 2022 by and between THE CITY OF GREEN COVE SPRINGS, FLORIDA, a political subdivision of Florida, by and through its City Council, hereinafter referred to as OWNER, and TOCOI Engineering, whose address is 714 N. Orange Avenue, Green Cove Springs, FL 32043, hereinafter referred to as CONTRACTOR;

WHEREAS, both parties agreed to the Professional Services Agreement for Engineering Services entered into effective April 21, 2021;

NOW, THEREFORE, in consideration of the mutual promises contained in the Professional Services Agreement, both parties agree to Amendment No. 1 as set forth below:

TERM

The OWNER and CONTRACTOR have mutually agreed to renew the Professional Services Agreement for the following services:

Agreement term for an additional one (1) year period, through April 20, 2023.

Rates as shown in Exhibit "A" attached. (Known as Exhibit "D" in original agreement)

Agreement will be eligible for three additional one (1) year period extensions.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have signed this Amendment No. 1 in duplicate. One (1) counterpart has been delivered to OWNER, and CONTRACTOR.

Item #18.

OWNER: CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Edward R. Gaw, Mayor

By: _____
Steve Kennedy, City Manager

ATTEST:

APPROVED AS TO FORM:

By: _____
Erin West, City Clerk

By: _____
L.J. Arnold III, City Attorney

CONTRACTOR:

By:  _____

Name & Title: Laura Mahoney, President

ATTEST:

By:  _____

Printed Name: Terri Villalva



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session

MEETING DATE: June 7, 2022

FROM: Mike Null

SUBJECT: Approval of Amendment #1 to contracts for each of Mittauer and Tocoï for Engineering services under Bid LC 2021-02 covering the period from April 21, 2022 through April 20, 2023. *Mike Null*

BACKGROUND

At the April 20, 2021 City Council Meeting, Council authorized award of bid LC 2021-02 for Engineering Services for Water, Wastewater, Drainage, Stormwater, Roadway & Parks to six (6) firms: CHW, CPI, Jones Edmunds, Mittauer, Tocoï and WGI. Per the bid, each firm entered into a one-year contract with the City which was eligible for four, one-year extensions. Attached please find Amendment #1 to each of the agreements for Mittauer and Tocoï.

FISCAL IMPACT

Task orders as assigned under these agreements.

RECOMMENDATION

Approve Amendment #1 to contracts for each of Mittauer and Tocoï for engineering services under Bid LC 2021-02 covering the period from April 21, 2022 through April 20, 2023.

Name Engineering Services for Water, Wastewater, Drainage, Stormwater, Roadway & Parks AMENDMENT NO. 1

THIS AMENDMENT made and entered into this 21st day of April, 2022 by and between THE CITY OF GREEN COVE SPRINGS, FLORIDA, a political subdivision of Florida, by and through its City Council, hereinafter referred to as OWNER, and Mittauer & Associates, Inc., whose address is 580-1 Wells Road, Orange Park, FL 32073 hereinafter referred to as CONTRACTOR;

WHEREAS, both parties agreed to the Professional Services Agreement for Engineering Services entered into effective April 21, 2021;

NOW, THEREFORE, in consideration of the mutual promises contained in the Professional Services Agreement, both parties agree to Amendment No. 1 as set forth below:

TERM

The OWNER and CONTRACTOR have mutually agreed to renew the Professional Services Agreement for the following services:

Agreement term for an additional one (1) year period, through April 20, 2023.

Rates as shown in Exhibit "A" attached. (Known as Exhibit "D" in original agreement)

Agreement will be eligible for three additional one (1) year period extensions.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have signed this Amendment No. 1 in duplicate. One (1) counterpart e been delivered to OWNER, and CONTRACTOR.

OWNER: CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Edward R. Gaw, Mayor

By: _____
Steve Kennedy, City Manager

ATTEST:

APPROVED AS TO FORM:

By: _____
Erin West, City Clerk

By: _____
L.J. Arnold III, City Attorney

CONTRACTOR:

By:  _____

Name & Title: Joe Mitkewer, President

ATTEST:

By:  _____

Printed Name: Jason R. Shepler

Name Engineering Services for Water, Wastewater, Drainage, Stormwater, Roadway & Parks AMENDMENT NO. 1

THIS AMENDMENT made and entered into this __21st__ day of __April__, 2022 by and between THE CITY OF GREEN COVE SPRINGS, FLORIDA, a political subdivision of Florida, by and through its City Council, hereinafter referred to as OWNER, and TOCOI Engineering, whose address is 714 N. Orange Avenue, Green Cove Springs, FL 32043, hereinafter referred to as CONTRACTOR;

WHEREAS, both parties agreed to the Professional Services Agreement for Engineering Services entered into effective April 21, 2021;

NOW, THEREFORE, in consideration of the mutual promises contained in the Professional Services Agreement, both parties agree to Amendment No. 1 as set forth below:

TERM

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Agreement term for an additional one (1) year period, through April 20, 2023.

Rates as shown in Exhibit "A" attached. (Known as Exhibit "D" in original agreement)

Agreement will be eligible for three additional one (1) year period extensions.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have signed this Amendment No. 1 in duplicate. One (1) counterpart has been delivered to OWNER, and CONTRACTOR.

Item #19.

OWNER: CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Edward R. Gaw, Mayor

By: _____
Steve Kennedy, City Manager

ATTEST:

APPROVED AS TO FORM:

By: _____
Erin West, City Clerk

By: _____
L.J. Arnold III, City Attorney

CONTRACTOR:

By: Tocoi Engineering LLC

Name & Title: X *Laura Mahoney*, President
Laura MAHONEY

ATTEST:

By: *Terri Villalva*

Printed Name: Terri Villalva

FMPA Monthly Report

June 2022

Rate Call

The average price of natural gas for the month was \$5.48. Daily natural gas prices have fluctuated in the \$7.30 - 9.10 range over the last month. Natural gas could remain around the \$8.00 or higher level for the remainder of the year. This will push average ARP cost above \$110/MWh and possibly higher.

Natural gas accounted for 69% of the generation mix. Coal was 17% and nuclear was 6%. Solar generation was 2%. You can track the performance of the solar projects at FMPA.com/solar.

The peak for the month was 6 April at 5PM.

Board of directors

The Board of Directors approved the use of the Development Fund for the cost associated with the ARP Northern Star capacity acquisition, a budget amendment for the Stanton and Tri-Cities projects and appointment of a nominating committee for Board Officers.

Information items covered a summary of the Finance Committee's activity and a postponement of the Annual Disclosure training due to the availability of the trainer.

Executive Committee

The Executive Committee approved the rollover of the FGT gas transportation contract.

Information items were reports on the Stock Island fuel leak, an alternative to the North Star capacity acquisition (new build) and ARP cost projections.

At current natural gas pricing levels, summer usage costs will be 67% above last year's cost. The summer temperature forecast for North Florida is near normal.

Other Energy Resources

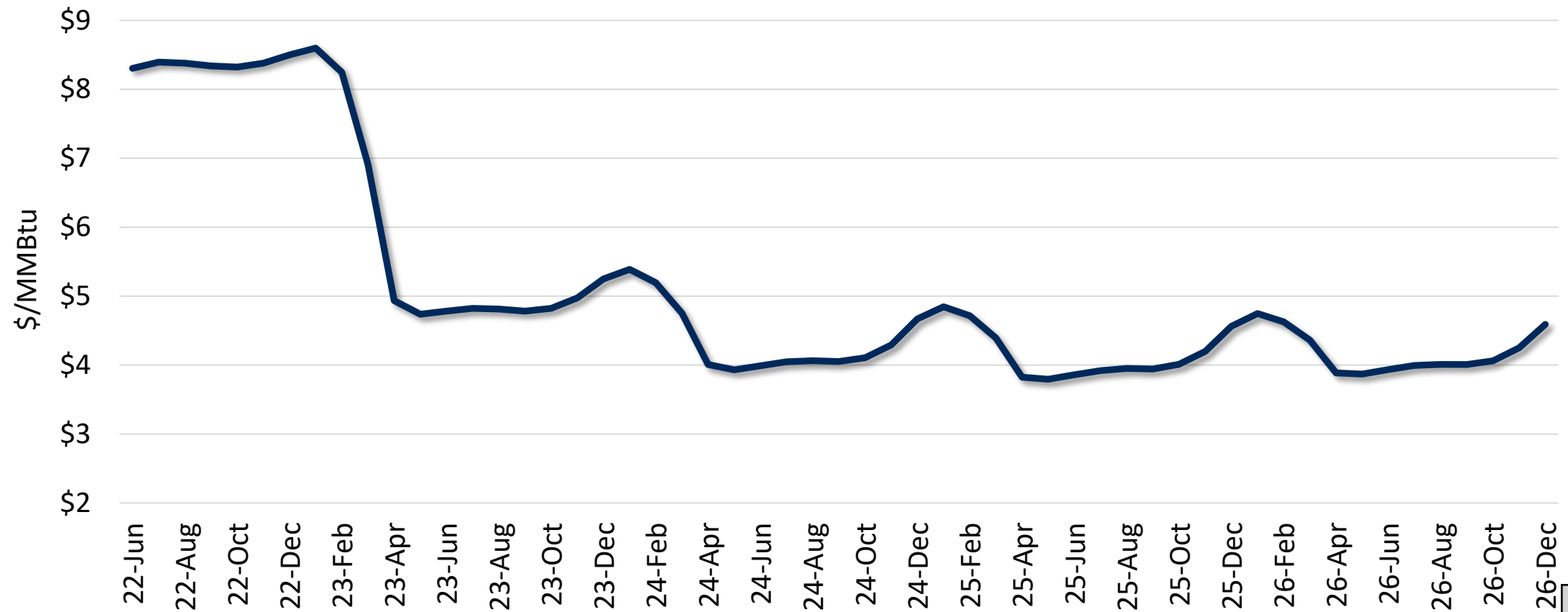
Goenring & Rozencwajg
<https://blog.gorozen.com/blog>

"Fossil Future" by Alex Epstein

Futures Pricing Drops Substantially After Winter 2023

Summer 2023 Averages \$4.80 vs. \$8.35 for Summer 2022

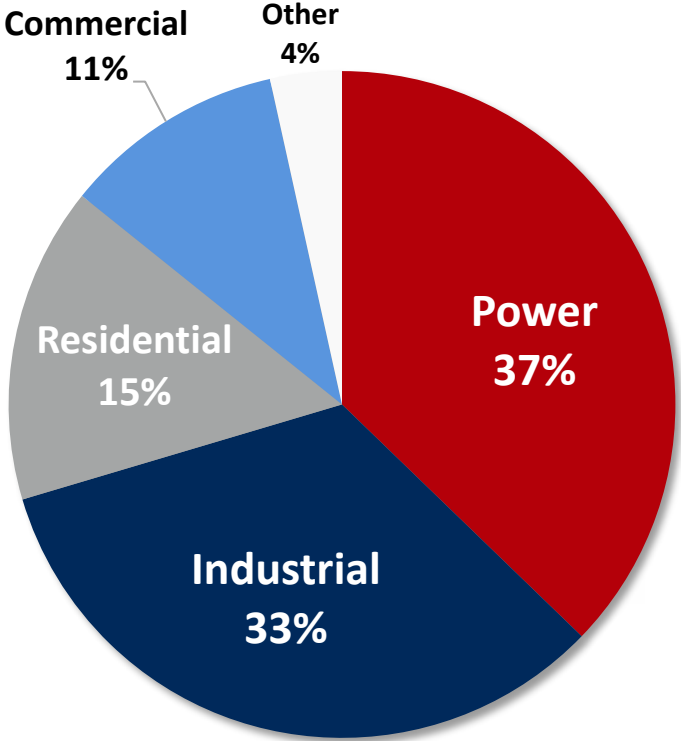
NYMEX Futures Pricing as of Close May 17, 2022



Most Natural Gas Use Immune to Price Increases

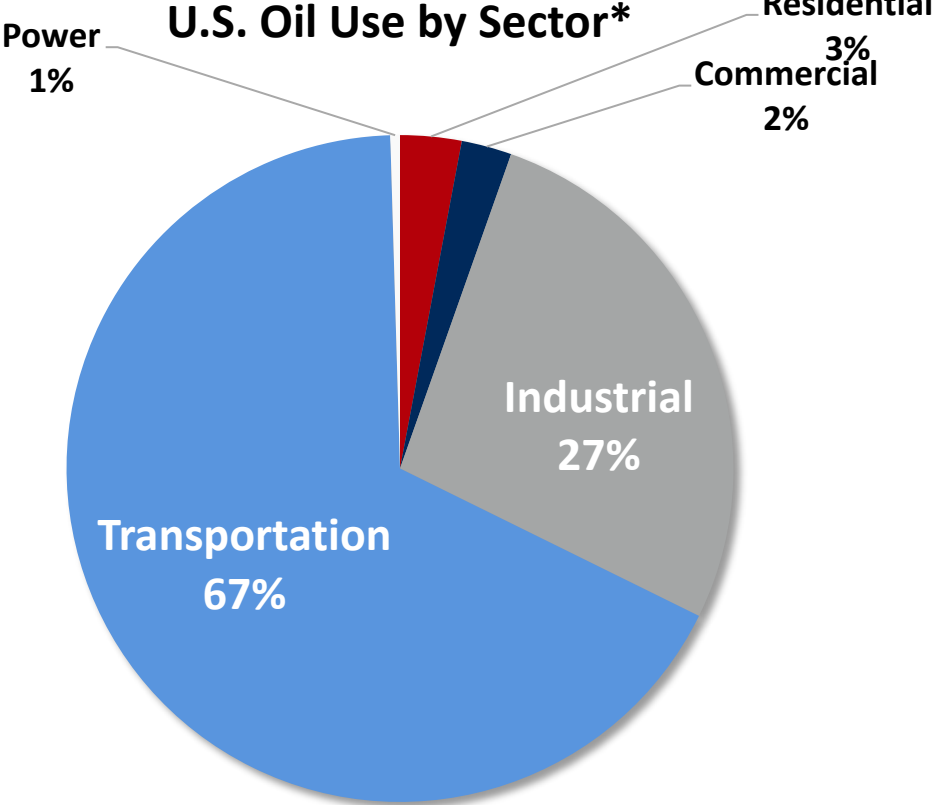
Transport Uses of Oil Will Decline on High Prices

U.S. Natural Gas Use by Sector*



*Source: US Energy Information Administration (2021)

U.S. Oil Use by Sector*



*Source: US Energy Information Administration (2021)

Goehring & Rozencwajg
Natural Resource Market Commentary

Managing Partners:

LEIGH R. GOEHRING
ADAM A. ROZENCWAJG



THE GAS CRISIS IS COMING TO AMERICA

Table of Contents

- The Gas Crisis is Coming to America
- The Commodity Bull Market has Just Begun
- Inflation and Magazine Covers Part III
- Market Commentary
- Out of Spare Capacity
- Catastrophic Agriculture Markets
- Russia and the Uranium Fuel Cycle
- The Time to Buy Gold is Getting Closer

"A German retiree facing sky-high energy bills is turning to a wood burning stove. The owner of a dry cleaning business in Spain adjusted her employees' work shift to cut electric bills, and a Mayor in France said he is ordering a hiring freeze because rising electrical bills threaten a financial 'catastrophe.' Europeans have long paid some of the world's highest prices for energy, but no one can remember a winter like this one." Bloomberg February 22, 2022

"The US has taken further steps to help send more LNG to Europe to replace Russian gas, but...it was not immediately clear where the additional 15 bcm of gas that the US has agreed to supply to Europe would come from." Bloomberg March 27, 2022

gripping huge swaths of the world, is about to engulf North America as well.

Asian and European natural gas prices stand at \$35 per mmbtu, versus \$8.20 per mmbtu here in the United States. Given the underlying fundamentals that have now developed in US gas markets, we believe prices are about to surge and converge with international prices within the next six months.

The natural gas market outside of North America has been in an extreme shortage since the end of last summer. Prices first broke \$35 per mmbtu last October, plateaued, and then surged again in December, surpassing \$50 per mmbtu – equivalent to \$300 per barrel oil. The problems started in Europe last spring. After a colder-than-normal end to winter across most of Europe and Russia, inventories reached dangerously low levels. By midsummer, European utilities and industrial consumers turned to global LNG markets seeking additional supplies after Russian pipeline imports failed to replenish stockpiles.

Conventional wisdom says that Russia withheld contracted gas throughout the summer; however, our analysis shows that Russia fulfilled all its volume requirements. What Russia did not do was ship additional gas over and above the contracted levels, preferring instead to refill first its own domestic inventories.

Strong Asian demand left little additional LNG for other buyers – a danger we warned about in our 4Q20 letter. European buyers panicked once they realized they would be unable to refill inventories ahead of the winter heating season. In response prices surged five-fold higher.

Although North American investors might not be aware, record gas prices have already impacted Europe's economy. Both fertilizer manufacturing and metal smelting facilities have been forced to close and governments have offered cash subsidies to help soften the blow. European coal demand has hit all-time highs, undoing a decade of CO2 reduction efforts in only a few months.

All this occurred before Russia invaded the Ukraine.

The upheaval impacting international gas markets has largely bypassed North America over the last 12 months. US natural gas briefly surpassed \$6 per mmbtu last September before falling back to \$4 by December. At the same time, European gas reached \$50 per mmbtu, twelve times higher than in the US. The natural gas crisis gripping huge swaths of the world has so far showed little inclination to move across either the Pacific or Atlantic ocean. "Gas crisis? What gas crisis?" might be something asked by North American investors today.

In this essay, we explain why North American investor apathy is foolish. Our models suggest the decades-long protection from international price swings, enjoyed by the North American gas market, is about to change. Slower-than-expected shale growth will push the US market into structural deficit for the first time in 15 years. Almost immediately following the shift, US prices will converge with global gas prices. Given today's \$35 per mmbtu international gas prices, prices could surge by almost four-fold.

The unique structure of the North American natural gas market has long protected it from foreign influences. Since its development, evolution, and massive expansion in the post WW2 period, the US market has been like an island. Gas was produced in the United States, and imported via pipeline from Canada or via LNG from any of its five import terminals.

THE NATURAL GAS CRISIS GRIPPING HUGE SWATHS OF THE WORLD HAS SO FAR SHOWED LITTLE INCLINATION TO MOVE ACROSS EITHER THE PACIFIC OR ATLANTIC OCEAN. "GAS CRISIS? WHAT GAS CRISIS?" MIGHT BE SOMETHING ASKED BY NORTH AMERICAN INVESTORS TODAY.

Once that gas arrived, however, it was trapped. Small amounts could be exported via to Mexico, but that was it -- no “Lower-48” facility existed to export LNG. Because of its island-like structure, international gas fundamentals only marginally impacted US prices, which often traded at a huge discount.

Prior to 2016, the US was only a tiny player in global LNG export markets -- a small amount was exported from the Kenai Peninsula in Alaska. In just six short years, the US has become the world's largest LNG exporter. Six export facilities currently operate and a seventh, Calcasieu Pass, will add an additional 1.7 bcf/d of capacity, bringing total US LNG export capacity to 13 bcf/d, surpassing both Qatar and Australia, formerly the world's two largest LNG exporters.

Even though it is now integrated into the global gas market via LNG, US prices remain disconnected from global prices. Why? Surging shale production has far exceeded LNG export demand. The US natural gas market has remained in structural surplus even with surging LNG exports. That is all about to change. Slowing shale production will cause the US to flip from structural surplus to structural deficit.

The impact of shale gas in the United States cannot be overstated. Prior to the unlocking of the Barnett Field in east Texas in the early 2000s, the US was running out of natural gas. In 2000, conventional production was 50 bcf/d. By 2005, this had fallen to 45 bcf/d and by 2010, conventional production was just 40 bcf/d. Even with the big shale ramp up from the Barnett, total US production fell from 52.6 bcf / d in 2000 to 49.5 bcf/d by 2005.

By the late 1990s, the US had become a significant LNG importer. In 2000, the US imported approximately 500 mmcf/d. By 2005, this had grown to almost 1.8 bcf/d and by 2007, LNG imports peaked at 2.1 bcf/d. The contrast between these two periods (2000 to 2007 and 2016 to 2021) are amazing. Between 2000 and 2007, natural gas production fell sharply and LNG imports into the US surged. Over the last seven years, production has exploded and the US has become the world's largest LNG exporter. Talk about a difference!

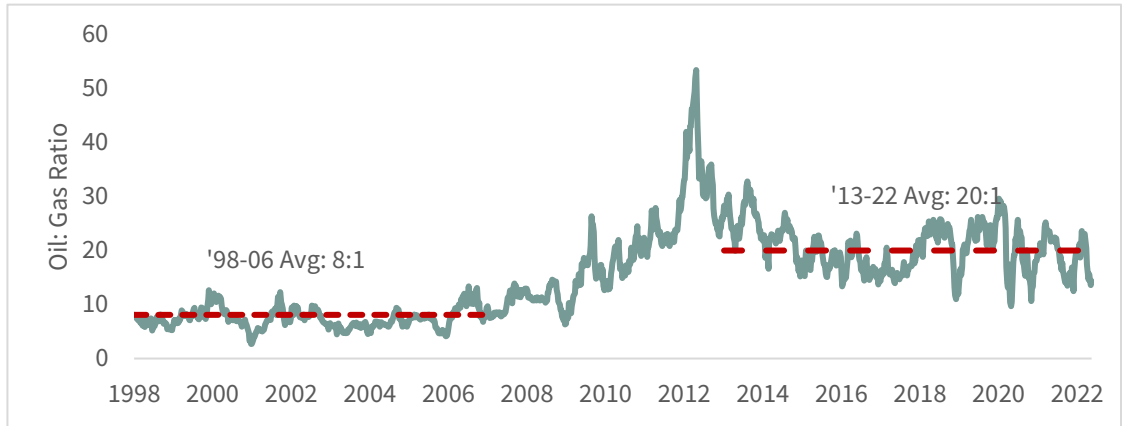
The Barnett started ramping up in 2002 and was soon followed by the Fayetteville in 2005. The Marcellus and Haynesville began their massive ramp ups in the late 2000s and were joined by associated gas from the Bakken, Eagle Ford, DJ, Permian, and Anadarko oil shales. Finally, the Utica began its production ramp up in the mid-2010s.

In 2000, US dry gas production was 52.6 bcf/d and the shales produced little. Today, production is 94 bcf/d with nearly 73 bcf/d, or 80%, coming from the shales.

Since 2016, US shale gas production has grown by an incredible 27 bcf/d, more than offsetting a 7 bcf/d decline in conventional supply. The 20 bcf/d net increase in supply far outstripped the 10 bcf/d of new LNG export demand. Reflecting the surplus over the last 10 years, US natural gas continues to trade at a material discount to crude oil. A barrel of oil has six times the energy content of an mmbtu of natural gas, so the “normal” ratio of oil to gas should be 6:1. Instead, the oil to gas ratio averaged 20:1 between 2016 and 2021, even as crude prices fell.

The following chart illustrates the impact of the shales. Between 1998 and 2006, before the shales were developed, the ratio of oil to gas averaged 8:1 – close to its energy equivalent value. The shales ramped up production in 2013 and ever since, the ratio has averaged 20:1.

FIGURE 1 Gold: Oil Ratio



Source: Bloomberg.

IN EUROPE AND ASIA, A NATURAL GAS MMBTU COSTS \$35. IN OTHER WORDS, US GAS IS PRICED AT AN ENERGY-EQUIVALENT DISCOUNT OF 56% TO WORLD OIL AND A 77% DISCOUNT TO WORLD GAS. IN OUR 35 YEARS INVESTING IN GLOBAL ENERGY MARKETS, WE HAVE NEVER SEEN SUCH A WIDE DISPARITY.

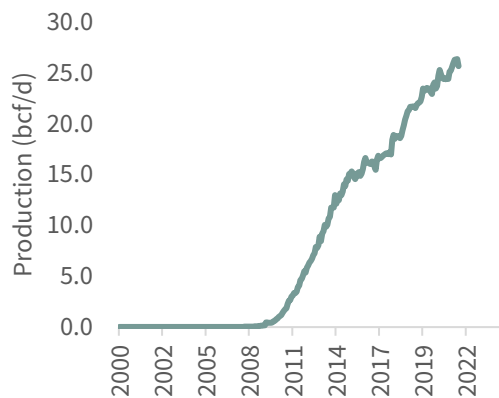
Now compare that to outside of North America, where natural gas trades at an oil-to-gas ratio of 3:1. An mmbtu in a barrel of oil today costs approximately \$18 outside of North America. That same mmbtu in US natural gas costs \$8.00. In Europe and Asia, a natural gas mmbtu costs \$35. In other words, US gas is priced at an energy-equivalent discount of 56% to world oil and a 77% discount to world gas.

In our 35 years investing in global energy markets, we have never seen such a wide disparity.

Almost everyone takes it for granted that US gas production will continue to grow strongly as we progress through this decade. With production having nearly doubled in the last 10 years, few analysts bother to even consider underlying shale gas supply issues. But something else has happened that receives no comment -- never before has production been concentrated in so few fields. Over half of production comes from just three fields. The Marcellus and Hayneville produced almost 40% of US gas while associated gas from the Permian oil shale takes this to 52%.

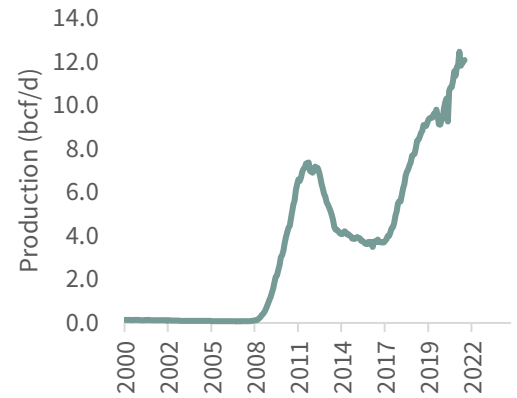
The production profiles of the Marcellus and Haynesville look like this:

FIGURE 2 Marcellus

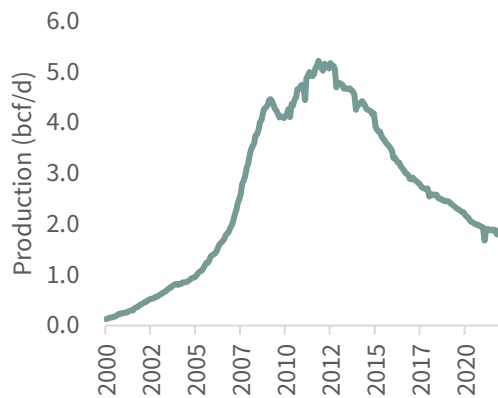


Source: EIA.

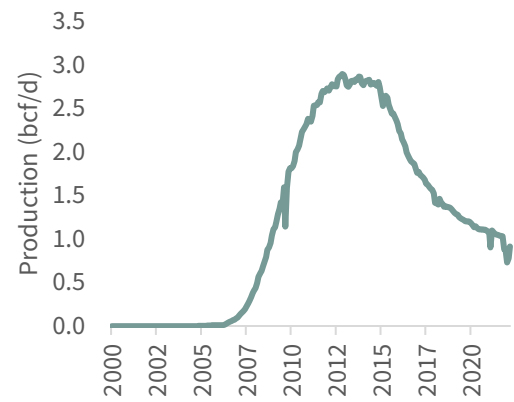
FIGURE 3 Haynesville



Source: EIA.

FIGURE 4 Barnett

Source: EIA.

FIGURE 5 Fayetteville

Source: EIA.

The answer will be critical in trying to ascertain the future of US gas prices. The US reached 13 bcf/d of functional LNG export capacity this year and is now fully integrated into the global market where prices are \$35 per mmbtu. The moment the US gas market swings from even marginal surplus to marginal deficit (i.e., when US demand plus LNG exports exceeds production and imported supply), something shocking will take place: almost immediately, US prices will converge with global prices.

Everything comes down to whether the US shales will continue to grow. Given the importance of the question -- and the fact that the Biden administration pledged another 5 bcf/d of LNG to Europe by 2030 -- you would think there would be endless analysis of the three shales upon which so much production depends. But if you thought that, you would be incorrect. As far as we can tell, while most analysts spend their time debating the international geopolitics of gas, they continue to take shale production completely for granted. We have not read any recent discussion of the geological or technical challenges facing the Marcellus, Haynesville, or Permian, or what their future production capabilities might be. These three fields represent over 50% of US production and their growth is critical.

We believe it's imperative to understand the future production profiles of these fields. Many analysts seem to believe shale growth is almost unlimited. Our analysis tells us something quite different. We believe all the fields -- especially the Marcellus and Haynesville -- will soon begin to exhibit the first signs of exhaustion, very similar to what happened with the Barnett and Fayetteville.

The Barnett and Fayetteville were the first gas shales to be developed and, despite being "unconventional," exhibited every classic sign of conventional field exhaustion. They ramped up, plateaued, peaked, and declined in an orderly fashion. Using this framework, we can attempt to understand what the future production profiles of the Marcellus and Haynesville might look like. When will they peak, plateau, and begin to decline?

The Barnett started producing in the early 2000s and peaked 12 years later at 5.2 bcf/d. The field plateaued for two years and then started a sustained, steep decline. Today the Barnett produces 1.6 bcf/d, 70% below its peak. Drilling peaked in 2011 at over 80 rigs. Today, only

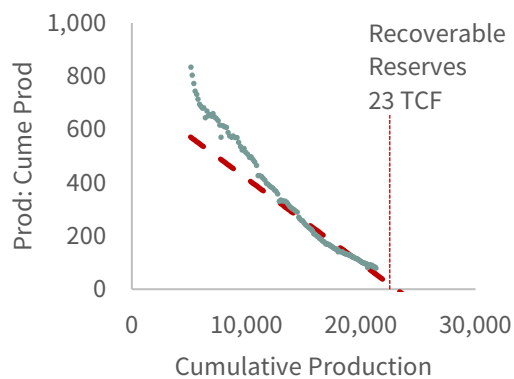
three rigs operate in the Barnett.

The Fayetteville ramped up in 2007 and by 2012 production peaked at 3 bcf/d before also entering a steep decline. Fayetteville production has fallen 65% from its 2012 peak and today is just 1 bcf/d. Drilling peaked in 2011 at 35 rigs and since March 2020 not a single rig has operated in the Fayetteville.

Both fields exhibited well-defined “Hubbert Curve” profiles: production resembles a bell-shaped curve. (For those unfamiliar with King Hubbert’s work and what a “Hubbert Linearization” is, we have attached brief descriptions in the appendix.)

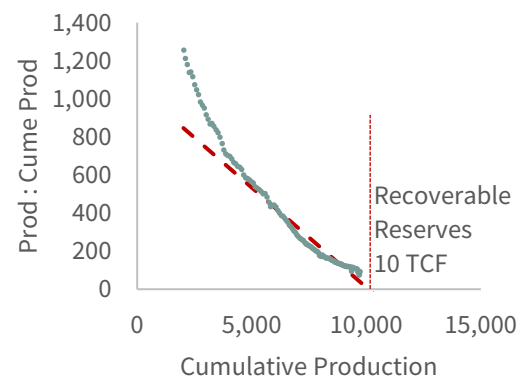
Hubbert believed that oil and gas reservoirs that were developed in an unconstrained manner would peak in production once half of their recoverable reserves were produced. By plotting a “Hubbert Linearization” of cumulative production to the ratio of production to cumulative production, we can indirectly estimate total recoverable reserves and by extension, peak production. The “Hubbert Linearization” for the Barnett and Fayetteville strongly suggest total recoverable reserves of 23 tcf and 10 tcf respectively.

FIGURE 6 Barnett Linearization



Source: EIA.

FIGURE 7 Fayetteville Linearization



Source: EIA.

If these estimates are correct, then half of the Barnett’s reserves were produced in 2013 while the Fayetteville produced half of its reserves in 2014. Looking at the production profile above, both fields began to decline just as half of their reserves had been produced. Given the limited drilling in both fields, it is safe to assume that the estimates of recoverable reserves from the Hubbert Linearization are now fairly accurate.

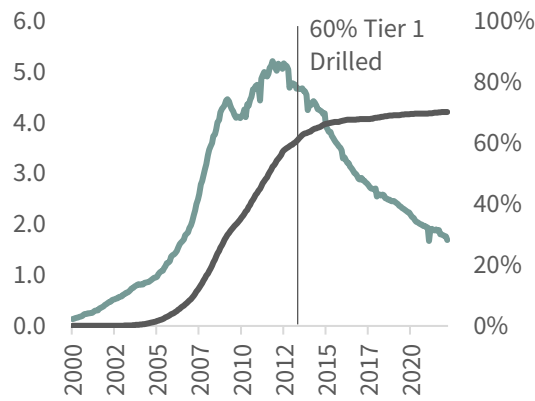
Several years ago, we developed an artificial intelligence neural network to study the shale basins. We have constantly refined this model and used it to estimate the total number of wells that will ultimately be drilled and to calculate our own expected recoverable reserve figure. In the Barnett, we identified 18,000 potential drilling locations of which 15,800 have already been drilled, leaving 2,200 remaining locations. Our neural network estimated the Barnett would ultimately recover 25 tcf from its 18,000 locations. Furthermore, production from the Barnett peaked once exactly half of the neural network’s expected recoverable reserves had been produced. Today, with production down 70% we estimate that 21 of the 25 tcf of recoverable reserves have already been produced, leaving only 15% remaining. Our “bottoms up” analysis was within 10% of the Hubbert Linearization “top down” estimate.

In the Fayetteville, we identified 7,000 locations of which 5,600 have been drilled leaving

1,300 remaining wells. Our neural network estimates these 7,000 locations would 11 tcf of total recoverable gas, of which 9.7 tcf or 88% has already been produced. Again, our neural network was within 10% of the more indirect Hubbert Linearization methodology, and just like the Barnett, production peaked and plateaued within months of half the field's reserves having been produced.

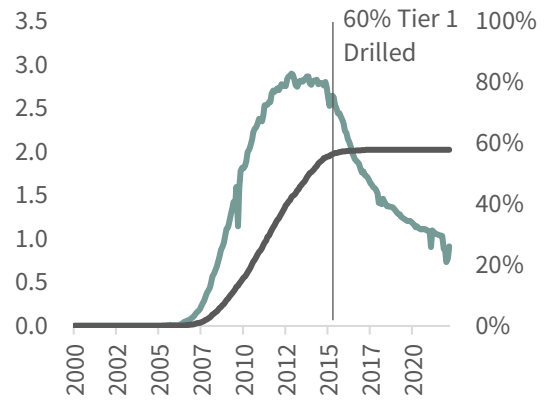
Next, we focused on only the best wells and we noticed another very interesting trend. We used our neural network to analyze every acre and to distinguish the best "Tier 1" areas from the lower-quality "Tier 2" locations. Both the Barnett and Fayetteville rolled over once 60% of their best wells were developed. It is interesting to note that drilling activity peaked in both fields approximately two years before production declines. Operators likely found it harder and harder to source top-quality Tier 1 locations and this showed up in drilling behavior well before it showed up in the production numbers.

FIGURE 8 Barnett Tier 1



Source: EIA, G&R Models.

FIGURE 9 Fayetteville Tier 1



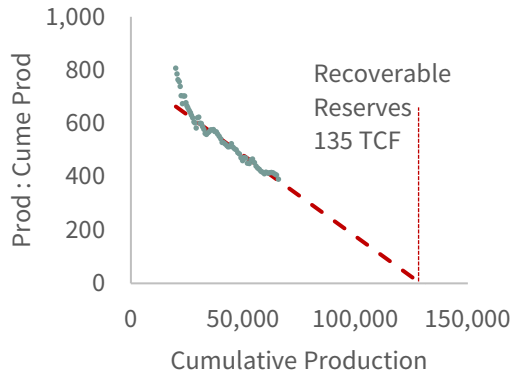
Source: EIA, G&R Models.

We applied this analysis to both the Marcellus and Haynesville to estimate where both fields stand regarding their production and when they might start to decline. According to the Hubbert Linearization, the Marcellus will eventually recover 130 tcf of natural gas, making it by far the largest shale basin. Our neural network identified 16,500 drilling locations of which 12,300 have been drilled, leaving 4,200 remaining. The neural network estimates these 16,500 locations will ultimately recover 135 tcf – within 5% of the Hubbert Linearization. Looking at the production profile, the Marcellus has clearly not plateaued; however, that day is likely closer than anyone expects. To date, the Marcellus has produced 65 tcf of our estimated 135 tcf of total recoverable reserves – or 48%. The Barnett and Fayetteville both plateaued once they hit 50% of total reserves, and according to our models, this would occur as we speak. Using the Hubbert Linearization, we can predict that Marcellus might peak as soon as June, at only 100 mmcf/d higher than today.

After plateauing, when could the Marcellus actually roll over? So far, it has completed 45% of its Tier 1 wells and, according to our models, has 1,500 remaining locations left before it will have completed 60% of its best wells – the point at which both the Barnett and Fayetteville went from plateau to steep decline. Using what we learned from the Barnett and Fayetteville, the Marcellus will likely stop growing within the next 12 months and given today's completion activity will likely begin its period of steep decline in 2025. Also of interest to

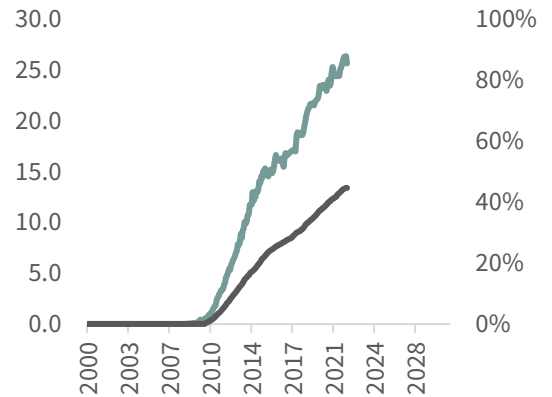
note is that the Marcellus's rig count peaked out in the summer of 2019 at 68 rigs. The rig count sits at only 39 rigs. Is the declining rig count tipping us off that production declines are rapidly approaching, just like what happened in the Barnett and Fayetteville?

FIG 10 Marcellus Linearization



Source: EIA.

FIGURE 11 Marcellus Tier 1



Source: EIA, G&R Models.

The Haynesville is more complicated because its production ramped up and rolled over before surging again. A Hubbert Linearization is visually impossible given the “noise” over the past several years. However, our neural network is able to handle this production and drilling variability easily. We estimate there are 11,500 drilling locations of which 6,800 have been completed, leaving 4,600 remaining locations. Our neural network estimates total recoverable reserves at 73 tcf of which 30 tcf have been produced – or 41%. Based upon our models, the Haynesville will have produced 50% of its recoverable reserves by October 2023 at a rate only 500 mmcf/d higher than today. Nearly 47% of Tier 1 wells have been drilled in the Haynesville, suggesting a degree of high-grading is underway. At today’s rate of Tier 1 completion, we believe the Haynesville will reach 60% Tier 1 development by late 2024. In other words, the Haynesville will take somewhat longer to plateau but will then begin its steep decline more quickly thereafter – more like the Barnett than the Fayetteville.

Even if we are off by 20% in our recoverable reserve estimates (which we do not think we are), the Marcellus and Haynesville peak will only be pushed out by one year. Given the declines in the rest of the shale basins and in conventional production, this will still not be enough to avoid swinging the US natural gas market from structural surplus to structural deficit.

Most investors can only extrapolate a trend. In this case, the trend has been near endless growth from the shale gas basins. The idea that gas supply could falter and as a result that US gas prices could nearly instantly rise four-fold is completely off any investors’ radar. And yet, this is exactly what our models are telling us could happen within the next six months.

The world has enjoyed a decade of cheap, abundant energy and nowhere has that been truer than in US natural gas. We consume nearly as much energy via natural gas as we do via crude oil, although it is usually an afterthought. The rest of the world is in the midst of an acute gas shortage that has grabbed everyone’s attention. We believe the same is about to happen in the US -- much faster than anyone realizes.

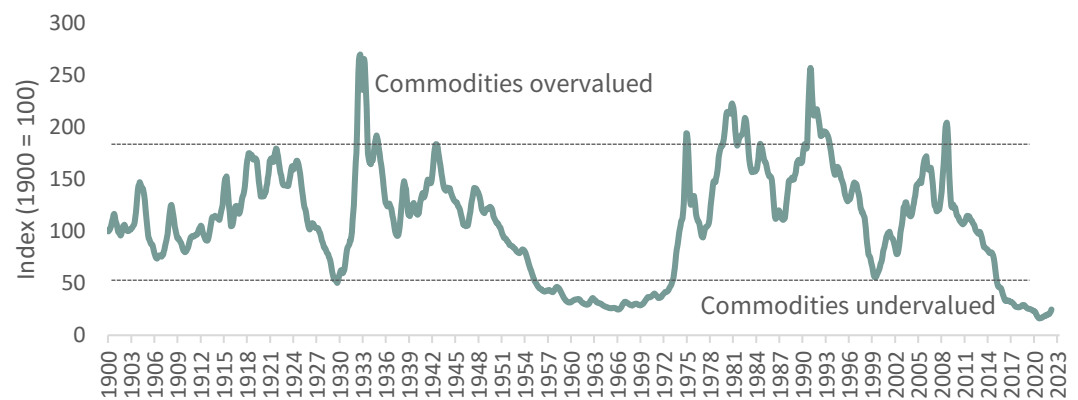
The Commodity Bull Market Has Only Just Begun

One of the most frequent questions we get asked regarding this commodity bull market is: “Have I missed it? Is it too late to make an investment in natural resources?”

From our base of younger investors, we frequently get questions such as this: “I have been reading your material for the last two years and I started getting heavily involved in the commodity markets and I have made a lot of money. Is the top near? Should I sell out? Is this commodity bull market over?”

Given the big moves in various commodity markets since the summer of 2020, it is logical to ask these questions. But our response to all these questions is going to be a real shocker. Not only is the commodity bull market not over, it has hardly begun. Look carefully at the chart below.

FIGURE 12 Commodities vs. Dow Jones Industrial Avg.



Source: Bloomberg, G&R Models.

We first ran this chart on the front page of our 2Q2017 letter. This chart shows the returns of the Goldman Sachs commodity index versus the level of the US stock market, as measured by the Dow Jones Industrial Average. Although the Goldman Sachs commodity index was only constructed in 1971, we reconstructed it going all the way back to 1900. As you can see, commodities and financial equities have both traded in long cycles that are usually inversely related. Over the last 130 years, there have been four times when commodity markets became radically undervalued versus the stock market: 1929, the late 1960s, the late 1990s, and today. After each period of radical undervaluation, commodities entered into large bull markets and then proceeded to become radically overvalued. If you had invested in commodities or commodity related equities in any of these three previous periods, the returns on both an absolute and related returns basis were huge -- even in the 1930s. Constructing a natural resources equity portfolio that consisted of 25% energy, 25% metals and mining, 25% precious metals, and 25% agriculture would have significantly beaten the stock market in each of these cycles.

For example, had you invested in such a natural resource portfolio in 1929, your return would have been 122% by 1940, which doesn't sound like much, but compared to the Depression ravaged stock market, the returns were almost spectacularly good. Between 1929 and 1940, the stock market fell 50%. Also, the 1930's was a period of chronic deflation and

consumer prices fell over 20% between 1930 and 1940. In real terms, commodities (and related equities) offered real returns of almost 180% -- not bad in a period that included one of the greatest bear markets in history and a full-blown banking crisis that required the temporary suspension of the world financial system.

In 1970, a similarly constructed natural resource equities portfolio would have returned 400% by 1980, a return that handily beat the stock market which returned only 80% for the decade. Inflation was a huge problem in the 1970s and consumer prices advanced almost 130% for those 10 years. Natural resources not only provided excellent relative returns versus the stock market, but they provided investors with nominal returns far above the inflation rate as well.

And finally in 2000, a similarly constructed natural resources equity portfolio would have returned 360% between 1999 and 2010, significantly outperforming both the stock market, which returned nothing during that time period, and the inflation rate, which advanced 35% over those 10 years. Even though the 1999-2010 time period saw both the breaking of the "Dot-Com" stock market bubble, the Lehman Brothers financial collapse, and a global banking crisis, commodities again provided excellent returns relative to financial assets, as well as excellent returns relative to inflation.

These three periods couldn't have been more different: the 1930s were a period of deflation and global depression; the 1970s were a period of severe inflation and worries over currency debasement; and the 2000s were a little bit of everything including a stock market collapse, a global financial panic, and an oil price spike not seen since the 1970s. For those interested in the links joining these three periods together, please read "On the Verge of a Commodity Cycle" that appeared in our 3Q20 letter. That essay is a reprint of a presentation we made at the August 19, 2020 Finanz and Wirtschaft conference in Zurich, Switzerland. These three great commodity buying opportunities were all characterized not only by cheap commodity prices, but by the recurrence of four other events.

First, prior to each commodity buying opportunity was a decades-long commodity bear market that produced price declines so severe that capital spending in many extractive industries was impaired. Second, each period was characterized by excessive monetary creation. Third, all three periods saw intense financial speculation. And fourth, each period saw a major shift in global monetary regimes. All four conditions are once again present today and, in many instances, they are far greater in magnitude than in any of the previous three cycles.

It is no coincidence that commodity related investments have begun to radically outperform general equity markets. Since January 1, 2021, the natural resource equity portfolio construction above has returned 70%, far outstripping the S&P 500's 14% return over the same period. Commodity prices remain radically undervalued relative to financial assets and we have great confidence that we will swing from commodities being radically undervalued to commodities being radically overvalued relative to financial assets at some point in this decade. What will that radically overvalued level be? If the stock market stays at present levels, commodity prices would have to surge 600% to become overvalued relative to the stock market. If the stock market falls 50%, commodity prices would still have to rise 250% for our chart to enter "radially overvalued" territory.

The biggest risk for investors is selling too soon. From the bottom in 2020, the ratio of

IF THE STOCK MARKET STAYS AT PRESENT LEVELS, COMMODITY PRICES WOULD HAVE TO SURGE 600% TO BECOME OVERVALUED RELATIVE TO THE STOCK MARKET. IF THE STOCK MARKET FALLS 50%, COMMODITY PRICES WOULD STILL HAVE TO RISE 250% FOR OUR CHART TO ENTER "RADIALLY OVERVALUED" TERRITORY. THE BIGGEST RISK FOR INVESTORS IS SELLING TOO SOON.

commodities to the Dow Jones Industrial Average has rallied by 40%. Using history to compare this move to past cycles. The ratio bottomed in December 1968 and by November 1970 had advanced by 40% -- commodities by 10% while the market fell by 16%. Many investors may have wanted to sell at that point; however the rally was just beginning. Over the next nine years, commodities rallied another 156% and commodity stocks rallied another 400%. Had you sold in 1970 after the index advanced 40%, you would have missed 90% of the rally. In 1999, the index bottomed in June and advanced 40% over the next 12 months – commodities advanced by 33% and the market fell by 4%. At that point, oil was \$32 on its way to \$145, gold was \$289 on its way to over \$1,000. Over the next 10 years, commodities rallied 150% and resource stocks rallied by 325%. Again, if you had sold in 2000 once the ratio advanced 40%, you would have missed 95% of the rally.

As you can see, commodities still have to surge multiple times in price from here before they become overvalued. Given the huge amount of monetary creation that has taken place over the last 14 years and, given that inflation psychology is about to grip both consumers and investors alike, we have great confidence that we are about to transverse from one side of this chart to the other. The great commodity bull market has only started, and investors should use any resource market pullback as an opportunity to increase their exposure.

Inflation and Magazine Covers Part III

On April 20th, 2019, Bloomberg/BusinessWeek magazine published an issue entitled “Is Inflation Dead?” with a dead dinosaur prominently displayed on the cover. The thrust of the cover story was that inflation had become extinct and investors should position themselves accordingly.

The cover story in our 1Q2019 letter was titled: “The Bell Has Been Run: The Contrarian Power of Magazine Covers.” We discussed why the April 2019 article was the perfect “bookend” to the infamous BusinessWeek cover story, “The Death of Equities: How Inflation is Destroying the Stock Market,” published back in August 1979. Just as the 1979 cover predicted that inflationary problems would never go away, the 2019 cover told investors that inflation

FIGURE 13 Magazine Covers



would never return. The message in our cover story was simple: after declining for inflation was about to return with a vengeance.

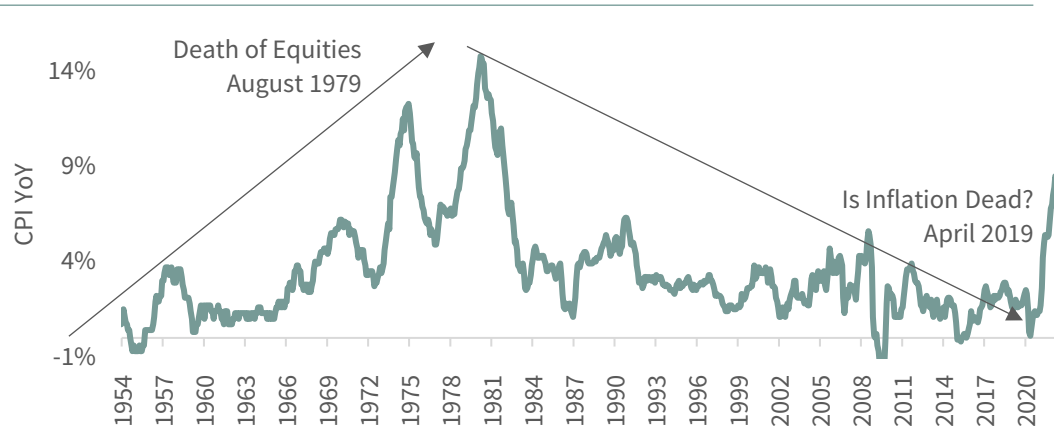
In our essay, we discussed the relevance of business magazine cover stories and the strong contrarian investment signal they often send. The 1979 BusinessWeek cover story was in a league of its own. If investors had done the opposite of what that cover story recommended, they would have become wealthy. Every investment projection made in that 1979 BusinessWeek issue proved to be incorrect. Instead of betting that inflation was about to worsen, investors should have bet that inflation was about to peak and then spend the next 40 years declining. Instead of buying inflationary hard assets, investors should have unloaded them as quickly as possible. Instead of selling stocks and bonds, investors should have taken the 1979 BusinessWeek cover story as a golden opportunity to literally “backup the truck” and buy as many financial assets as their margin accounts allowed.

We speculated in our essay that the 2019 Bloomberg/BusinessWeek cover story would be as important (and wrong) as the 1979 cover story and that investors should use its strong contrarian signal to significantly increase their exposure to hard, inflationary-sensitive assets -- an asset class that had become as unpopular as stocks and bonds were when the first BusinessWeek cover story was published over 40 years ago.

In our 1Q2020 letter, we reminded our readers about the magazine cover and how the massive explosion in government spending and the Federal Reserve’s balance sheet, all in response to the deepening COVID-19 crisis, practically guaranteed an upcoming inflationary surge.

One of the funny things about business magazine covers is that in the short term their predictions are often perceived as correct. Three years passed between the publication of the 1979 BusinessWeek cover story and the beginning of the great bull market in stocks. The Financial Times ran its very famous “The Death of Gold” cover story on November 1998 and again three years passed before the great gold bull market commenced. If the same time-lag materialized again, we predicted that three years might pass before accelerating inflation become a recognized problem. Global inflation began to unexpectedly accelerate last May and by March 2022 the US consumer price index hit 8.5% -- a rate not seen in 40 years -- exactly three years after the publication of the 2019 cover story. Everyone now understands the severity of our inflation problems. Even the US Federal Reserve, which spent all

FIGURE 14 Extrapolating a Trend



Source: Bloomberg.

of last year predicting that inflationary pressures were “transitory”, now admits the is real.

We believe today’s inflationary pressures are neither transitory nor moderate. We believe inflation will intensify as we progress through the decade. The 1979 BusinessWeek cover story declared that inflation and poor financial returns would extend far into the future. Why did they predict that? The reason is simple. As the chart shows below, inflation and interest rates had been rising for the previous 40 years. All the BusinessWeek editors did was express confidence in a trend that had been in place for two generations.

Not only did the 1979 cover story tip investors off that a huge trend reversal was fast approaching, but also that a powerful new trend, lasting far longer than anyone thought, was about to start. The decline of inflation, the fall of interest rates, and the surge in the prices of financial assets have been happening for 40 years. And just the like in August 1979, the April 2019 Bloomberg/BusinessWeek cover story sent investors an incredibly strong contrarian signal that not only was a huge trend reversal about to take place, but that inflation was about to return as a serious problem that could last for decades.

THE DEFLATIONARY TREND OF THE LAST 40 YEARS IS NOW OVER. A NEW INFLATIONARY TREND IS IN PLACE AND WILL LAST LONGER AND CARRY ON FARTHER THAN ANYONE EXPECTS. HUGE CHANGES IN INVESTMENT FLOWS ARE ABOUT TO TAKE PLACE WITH LARGE IMPLICATIONS.

The deflationary trend of the last 40 years is now over. A new inflationary trend is in place and will last longer and carry on farther than anyone expects. Huge changes in investment flows are about to take place with large implications. Although inflation-sensitive assets have already begun to radically outperform bonds and the general stock market, investors’ interests in these assets remains subdued. Pundits, market analysts, and investors remain in a state of confusion and hope that the trends of the previous cycle will return. Very few market commentators or investors have taken serious steps to protect themselves from the massive trend change that has now taken place.

Given the significant amount of money printed and the huge amount of debt now accumulated throughout the world, we believe the trend change in inflation as telegraphed by the 2019 BusinessWeek cover story will last decades. We also believe the recent outperformance of inflation-sensitive assets will last for years as well. There is still plenty of opportunity to not only protect yourself from the ravages of inflation, but to profit by it as well.

Natural Resource Market Commentary

Following the February 24th Russian invasion of Ukraine, commodity prices staged their strongest advance in over 30 years. Throughout 2021, commodity prices had moved up as strong demand was met with a limited supply response, but investors paid little attention. Invasion related supply disruptions and resulting price jolts forced investors, for the first time, to confront and recognize these severe underlying tightening forces.

The advance was broad-based across most commodity and natural resource equity markets. The Goldman Sachs commodity index, which is heavily weighted toward energy, advanced an extremely strong 29%. The Rodger’s International Commodity Index, which has much higher exposure to agriculture and metals, rose 27%. The S&P North American Natural Resource stock index, which is very heavily weighted towards large capitalization energy names, rose 29%, and the S&P Global Natural Resource Index, which has much higher

metal and agricultural equity exposure, rose 16%. In comparison, the general stock index as measured by the S&P 500 stock index fell 4.6% for the quarter.

The global energy crisis continued to gather strength during the quarter as prices continued their advance from last year. Oil prices surged 38%, reaching a peak of almost \$125 per barrel just after the Russian invasion. After pulling back at the end of 2021, natural gas prices both here in the US and abroad resumed leadership positions. Led by colder than normal weather forecasts, US gas prices surged over 50%. European natural gas prices, driven by fears of interruptions in Russian supply, surged by well over 200% during the quarter, hitting almost \$70 per mmbtu (or \$400 per barrel in oil terms) before pulling back in the second half of March. By the end of the quarter, both European and Asian prices pulled back to \$40 and \$35 per mmbtu respectively, or \$240 and \$200 per barrel of oil equivalent.

Driven by the continued strength in global natural gas prices, international coal prices surged. Australian and South African seaborne thermal coal prices spiked to almost \$450 per tonne during the quarter, vastly exceeding their old record-breaking cycle highs of \$150 per tonne set back during the last coal bull market, which ended in 2011.

We continue to believe this energy crisis has many years left to run, and profits remain immense for investors establishing positions today. The US natural gas market will be the next energy market to fall into full-blown crisis. We remain wildly bullish on North American natural gas and we continue to recommend large exposure to natural gas focused E&P companies. Even after their big runs in 2021 and into the first quarter of 2022, natural gas related equities are priced extremely cheap. In no way do these stocks incorporate \$4.00 per mmbtu gas, let alone today's \$8 price. As the natural gas bull market unfolds, these stocks still offer tremendous upside profit potential.

Global oil inventories continue their highly unusual counter-cyclical draw, and demand, even with the Russian invasion of the Ukraine and the Chinese COVID lockdown, remains incredibly strong. In the January "Oil Market Report," the IEA revised up its 2021 demand estimate by almost 1 mm b/d, their largest single demand revision ever. Missing barrels still exist in the latest IEA supply-demand numbers, suggesting the IEA's demand figures will be revised higher again.

The United States has resorted to releasing a massive 180 mm barrels of oil from its strategic petroleum reserves (drawing it down another 30%) and this will be joined by another 60 additional barrels by other OECD countries over the next six months. Although the news of these releases has caused oil to pull back by \$10 per barrel over the last several weeks, we believe the release does little to change the underlying supply trends now embedded in global oil markets.

Grain prices surged in Q1 on threats of supply disruptions from both Ukraine and Russia. Although Ukraine and Russia combined produce only 15% of world wheat and 5% of world corn, their presence in global export markets is much higher. Russia and Ukraine make up 30% of global wheat exports and 15% of global corn exports.

Wheat prices surged the most during the quarter, rising by over 30% and setting a new all-time high. Corn advanced 26%, narrowly missing an all-time high while soybeans rose 22%. As our readers know, we have warned repeatedly that a substantial global agricultural crisis loomed in the not too distant future. It has emerged with a vengeance. Extremely

strong global grain demand has collided with a myriad of supply problems. In the natural section of this letter we discuss the supply problems, and focus on the rapidly intensifying global fertilizer crisis and the impact on 2022-2023 crop yields.

Precious metals continue to lag overall natural resource markets. Gold advanced 6%, silver advanced 12%, and platinum advanced 3%. Gold stocks rose 20%, but silver stocks actually fell 1% during the quarter. Palladium was the strongest performer, advancing 20% -- not surprising given Russia produces almost 40% of world supply. We turned neutral on the precious metals complex back in the summer of 2020 after silver's furious catch up rally and since then we have been sitting on the sidelines with minimal exposure. The Precious Metals section of the letter discusses the various underlying trends that signal to us why the next great precious metals bull market is rapidly approaching.

Base metals were also strong during the quarter. Nickel led the base metal complex with a 58% gain. Supply disruptions in Russia, combined with projected strong battery demand, pushed prices higher. Potential Russian aluminum supply disruptions pushed prices up almost 25% during the quarter. Russia produces 6% of primary aluminum supply. Zinc prices rose 18% while copper lagged the base metal complex, rising only 7%. Copper continues to be our favorite metal. Copper mine problems, a subject that we discussed at length in previous letters, have become a critical issue. Chile, by far the world's largest producer with over 25% of world mine supply, saw a large unanticipated drop in the first quarter. According to the World Bureau of Metal Statistics (WBMS), Chile's copper production fell over 7% in the first two months of 2022 versus 2021. Water problems, labor shortages, social unrest, and ongoing falling ore grades, all contributed to the shortfall. Chile's mine supply could contract by almost 300 tonnes this year, falling back to levels not seen since 2012.

On a global basis, copper mine supply will barely grow in 2022, despite an impressive number of new projects scheduled to come on line this year. Kamoakamo Phase 2 and Quebrada Blanca Phase 2 will each add 100,000 tonnes of new production. Anglo American's large Quellaveco mine in Peru will commence operation and could ultimately produce 150,000 tonnes of mine supply. Finally, the expansion of the huge Spence mine in Chile could add 75,000 tonnes. However, all this new mine supply will be offset by depletion issues now firmly embedded in legacy global copper mine supply. On balance we believe 2022 will show little in the way of net mine supply growth.

Copper demand remains very strong. For the first two months of 2022 -- the latest data we have available -- copper demand grew by 5% year-over-year. China, the world's largest copper consumer, grew 6% year-over-year while India (which we believe is now following China's footsteps regarding copper consumption) registered an 8% jump. Russia saw a huge increase in copper consumption in the first two months of 2022, almost doubling year-over-year according to WBMS data.

Copper inventories have rebounded slightly but remain near their 2021 historic lows. In our last letter we wrote that combined copper inventories on the Shanghai, London Metal Exchange (LME), and COMEX, when adjusted for days of consumption, had fallen to levels not seen since 2005, just before copper staged its huge three-fold increase in price. Since then, combined copper inventories on these three exchanges rose by approximately 100,000 tonnes to 280,000 tonnes, but remain extremely low compared with historical levels. In 2005, exchange inventories covered only two days of global demand. By the end of 2021,

this had reached three days – nearly as low as in 2005. Currently, inventories cover of demand – still extremely low. To put these numbers in perspective, in 2018 exchange inventories covered daily consumption by 15 days. We remain extremely bullish towards copper and believe prices are heading much higher. Investors should maintain significant exposure to copper related equities.

Uranium prices rose by nearly 30% over the quarter and are now at the highest levels in eight years. Please read our Uranium section where we explain the potential implications of Russia's invasion of Ukraine on uranium markets.

Out of Spare Capacity

WHILE RUSSIA'S INVASION HAS MADE THE ENERGY SHORTAGE MUCH WORSE IN THE SHORT TERM, THE UNDERLYING PROBLEMS HAVE BEEN BUILDING FOR MANY YEARS AND CANNOT BE EASILY REMEDIED.

Between 2010 and 2020 the world grew accustomed to cheap, abundant conventional energy. Global energy markets were so well supplied for so long that neither investors nor consumers gave energy markets much thought. We were one of the few warning that an impending energy shortage and crisis would emerge in the next several years. The calm of the past decade has been turned upside down seemingly overnight. Conventional wisdom holds that today's energy shortage is the result of Russia's invasion of Ukraine; however, we strongly believe this is incorrect. While Russia's invasion has made the energy shortage much worse in the short term, the underlying problems have been building for many years and cannot be easily remedied.

Our biggest short term problem is that we are now running out of spare oil pumping capacity. In every prior energy shortage, including the dual oil crises of the 1970s and the rally of 2008, OPEC maintained ample spare capacity that could quickly be brought online. In past letters, we explained why the second half of 2022 would mark the first time in history that global demand bumped up against total pumping capacity.

As we begin to run out of spare capacity, we are only starting to see what that world looks like and, unfortunately, investors still do not appreciate the huge impact this will have. Energy related equities have now significantly outperformed the general stock market over the last two years and yet, investor interest remains extremely low. As far as we can tell, few investors have repositioned their portfolios at all.

Internally, we have discussed what we should expect to see as the world runs out of spare pumping capacity. Although extremely challenging and uncertain, we find it valuable to lay out a roadmap with mile makers that we should expect to pass if our premise is correct. We agreed that if we are in fact running out of spare capacity, we should see a series of large releases from strategic petroleum reserves. On March 31st 2022, President Biden announced he would release a record 1 m b/d for six months from the SPR. Other countries followed suit and agreed to release another 1 m b/d for at least two months.

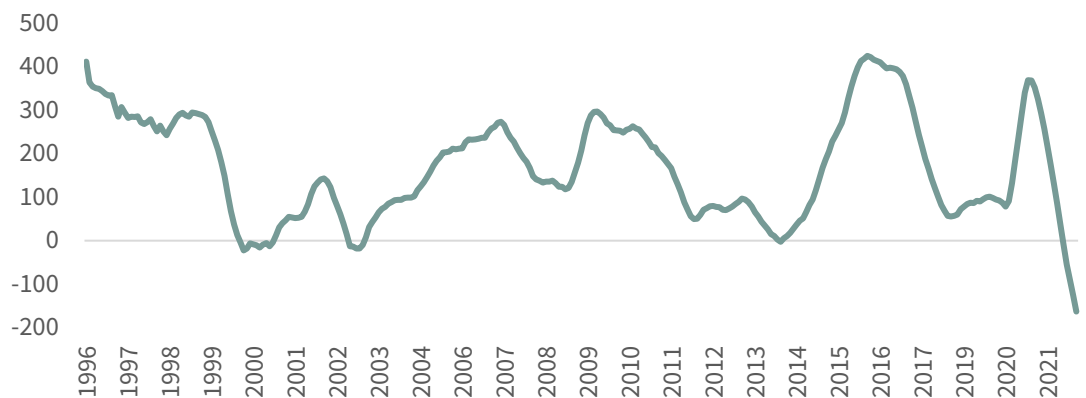
Historically, SPR releases have been unsuccessful in reducing oil prices and instead are an indication that the physical crude market is exceptionally tight. The larger the release, the tighter the market. The recent announcement from the US and the rest of the International Energy Agency (IEA) member countries is by far the largest coordinated SPR release in history and we believe confirms our thesis that the oil market has fundamentally changed.

On the surface, the releases were blamed on the war in Ukraine; however, the true reason is something much more fundamental: if we are running out of spare capacity at some point, oil must be released from the SPRs.

There is no doubt the conflict in Ukraine is making energy matters worse; however, it's not the complete story. The war in Ukraine is only eight weeks old while the crude market has been in sustained (albeit not widely appreciated) deficit for nearly two years. If we want to ultimately fix today's energy crisis, we must acknowledge its underlying causes. The record deficit we are now experiencing is the result of a decade of chronic underinvestment combined with relentlessly strong demand. Unfortunately, reversing these factors will take years—an easy and quick fix to the energy crisis is nearly impossible.

OECD inventories (a good proxy for global inventories) peaked at the height of COVID-19 related restrictions in July 2020 at 4.8 bn bbl – 380 mm bbl above the 10-year seasonal average. Just as global inventories peaked -- along with bearish investor sentiment -- we wrote that we were on the verge of an energy crisis. Demand was likely to rebound much faster than supply, pushing oil markets into severe deficit and resulting in strong inventory drawdowns. Since then, inventories collapsed by 1.2 m b/d, the fastest sustained rate in history. In their latest release, the IEA estimates that OECD inventories ended February at less than 4.1 bn bbl, the lowest absolute level since 2007 and the lowest level relative to 10-year seasonal averages since our dataset begins in 1980. This all took place before Russia invaded Ukraine on February 24th.

FIGURE 15 OECD Petroleum Inventory vs. 10-Year Average



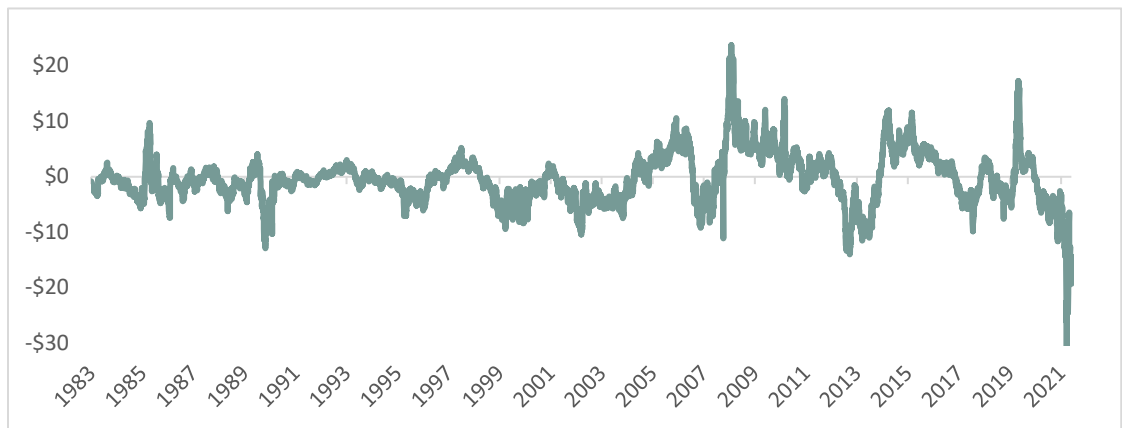
Source: IEA, Bloomberg.

More recent data from the Energy Information Agency (EIA) shows US inventories drew counter seasonally again in March and April and that in recent weeks these draws accelerated from 1 m b/d to 1.8 m b/d. Given that the US makes up nearly 50% of total OECD inventories, we expect upcoming data releases will confirm global deficits are quickly getting much worse.

The term structure of WTI and Brent are both signaling extreme physical market tightness. Under normal circumstances a commodity contract for delivery in the future will trade at a premium to the prompt month contract, reflecting the costs of capital and storage. In periods of acute shortage, physical traders are willing to pay a premium for prompt delivery, pulling the near-term contract above the later-month contract – a situation known as backwardation. Currently, physical markets are so tight that traders are willing to pay a

record \$17 premium (or nearly 15%) for oil delivered promptly compared to a year ago now. We have never seen this level of anxiety or market tightness.

FIGURE 16 12 Month WTI Backwardation



Source: Bloomberg.

YEARS OF UNDERINVESTMENT IN UPSTREAM OIL AND GAS PROJECTS HAS PRODUCED THE PRESENT DEFICIT. TRYING TO REVERSE THIS SHORTFALL WILL TAKE YEARS OF UPSTREAM CAPITAL SPENDING AT RATES DOUBLE AND TRIPLE OF WHAT WE ARE SPENDING TODAY. UNTIL WE REVERSE THIS SHORTFALL IN UPSTREAM CAPITAL SPENDING, WE WILL NOT FIX THE UNDERLYING PROBLEM.

Years of underinvestment in upstream oil and gas projects has produced the present deficit. Trying to reverse this shortfall will take years of upstream capital spending at rates double and triple of what we are spending today. Until we reverse this shortfall in upstream capital spending, we will not fix the underlying problem.

The oil industry is inherently cyclical: high prices lead to strong profitability which attracts investment and ultimately leads to surplus production. Prices then fall, hurting profitability and pushing capital out of the industry. Ultimately shortages arise once depletion takes hold. At the end of the last energy bull market in 2010, investors worried that “peak supply” would lead to persistent shortages. Crude averaged almost \$100 per barrel between 2010 and 2014 and capital poured into an E&P industry that was busy developing the nascent US shale oil fields. Between 2010 and 2019 production grew from nothing to over 9 mm b/d. If the shales were a country, they would have gone from no production to being the world’s third largest producer in just 10 years, behind only Saudi Arabia and Russia. The shales produced more oil than all of Europe, Central and South America combined. It is not an exaggeration to say the shales were the most important oil development since the Saudi super major fields, led by Ghawar, in the early 1950s.

Oil began to collapse at the end of 2014 and capital began flowing out of the sector. Oil and gas capital spending fell by over 60% between 2010 and 2020. Investment in the US shales fell by over 70%. Over that entire period, the cumulative reduction in capital spending compared to trend was more than \$1 tr.

Over the same period, ESG concerns came to grip the global investor community. We believe much of the capital needed to build renewable projects was diverted away from upstream oil and gas investment. Unfortunately, wind and solar are intermittent sources of power that suffer from very poor energy efficiency. Lithium-ion batteries, necessary for both buffering intermittent renewables and powering electric vehicles, are also extremely energy intensive to mine and manufacture. Our research tells us that neither wind, solar nor electric vehicles, because of their poor energy efficiency, will live up to their promise of replacing oil and gas. Please see our 4Q2021 letter where we discuss the limitations of wind and solar. We now know the incredible growth of shale oil (and shale gas), and the resultant downward

pressure it put on oil and gas prices, fooled investors into thinking they could divest large amounts of capital into unproductive renewable projects without any consequences. What are those consequences and how painful are they going to be? We are only now beginning to find out.

In a normal cycle, falling inventory levels, rising prices, and improved profitability would have attracted capital back into the industry by now. Instead, ESG commitments made over the past several years are keeping capital from reentering the oil and gas industry, making the production problems much worse. Oil prices are at 15-year highs and natural gas in Europe and Asia are setting new records and yet E&P capital spending is still down 50% from the peak with shale spending down 60%. Despite record free cash flow, companies prefer to return capital through dividends and share buybacks rather than drill new wells. Several E&P executives were brought before Congress last fall and criticized for not doing more to curtail their fossil fuel production. These same companies were called to Washington again in April and asked why they were not producing more. Unfortunately, the impact of many years of anti-fossil fuel rhetoric cannot be undone overnight.

Another major issue facing the energy industry is that, although the shale resource is extremely large, it is ultimately finite just like any other conventional field. Like a conventional resource, a shale basin ramps up early in its life then plateaus and ultimately declines. We were among the first to intensely study the concept of shale depletion as early as 2019 and we concluded their best days were likely past. This was an incredibly important conclusion given the US shale basins represented nearly 90% of all non-OPEC+ growth between 2010 and 2019. In our 4Q2019 letter, we laid out our research and predicted that shale growth would begin to falter, causing the global crude market to slip into deficit. So far this is exactly what has happened.

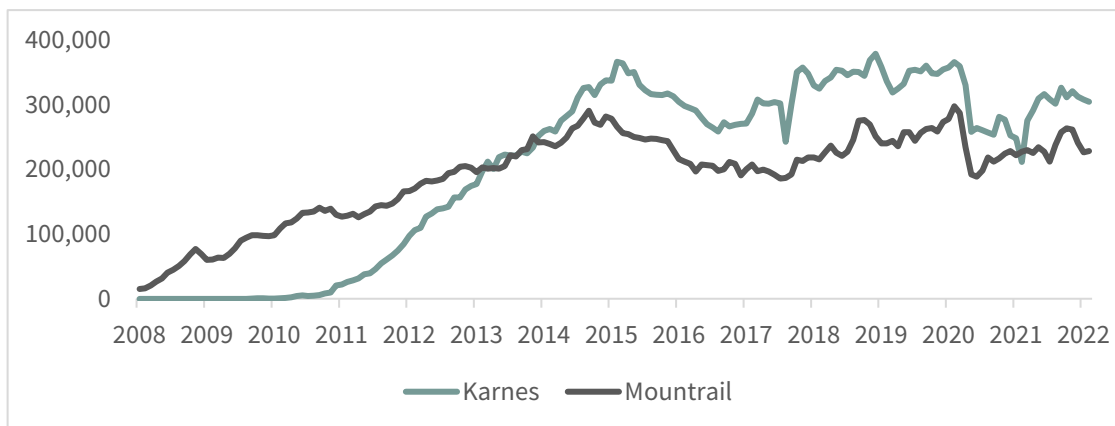
We built an artificial neural network to understand the factors driving shale productivity growth. Immediately, we realized the industry was preferentially drilling its best wells – a process known as high-grading. Instead of improving their drilling techniques (a common industry story at the time) and turning Tier 2 areas into Tier 1 wells, the E&P industry was drilling out the cores of the shale basins at ever-faster rates. We argued that as companies drilled out their Tier 1 inventory, well productivity would soon begin falling, making it far more difficult for the shale basins to grow.

To understand the importance of drilling productivity, we put forth these real-life examples. Consider the best county in each of the Big 3 shale basins: Karnes County in the Eagle Ford, Mountrail County in the Bakken, and Midland County in the Permian. Each of these counties are prime Tier 1 acreage with wells that enjoy production rates nearly twice the average Tier 2 well. Karnes County is 750 square miles. Assuming 6,000 foot laterals and 800 foot lateral spacing, there are at most 3,800 drilling locations representing 23 mm lateral feet of wellbore. To date, we estimate 18 mm of the 23 mm lateral feet have been drilled – or nearly 85%. Out of 3,800 top tier Karnes drilling locations, only 400 remain undrilled today.

Mountrail County, home to the best wells in the Bakken, is larger at 1,900 square miles. Assuming 9,000 foot laterals and 1,300 feet between wells, there is room for at most 3,200 wells in the county totaling 27 mm lateral feet of well bore. So far 19 mm lateral feet have been drilled or 70% of the total. Of 3,200 locations only 700 remain today.

Production from both counties peaked all the way back in 2015, and despite big in oil prices between 2016 and 2018, and again today, neither Karnes nor Mountrail counties have been able to grow production.

FIGURE 19 Karnes and Mountrail County Production



Source: ShaleProfile.

Both counties saw production ramp, plateau, ultimately make a second peak, and then roll over. Today both counties remain 50,000 b/d below their pre-Covid level. As these basins run out of undrilled locations, operators have been forced to look to lower quality parts of the basin, hurting productivity. In the Bakken, per well productivity peaked in December 2019 and has since fallen by 6%. In the Eagle Ford, productivity has held in better but only because total completions remain down by over 40% compared with 2019. Eagle Ford companies have been able to keep their well productivity high by reducing completion activity by nearly half and focusing only on their remaining high-grade inventory. Clearly this trend cannot last. If companies lack high-quality Tier 1 drilling locations, production will continue to disappoint.

DESPITE BEING BOTH THE YOUNGEST FIELD AND HAVING THE MOST DRILLING LOCATIONS, EVEN THE PERMIAN IS NOT IMMUNE FROM THE EARLY STAGES OF RESOURCE DEPLETION.

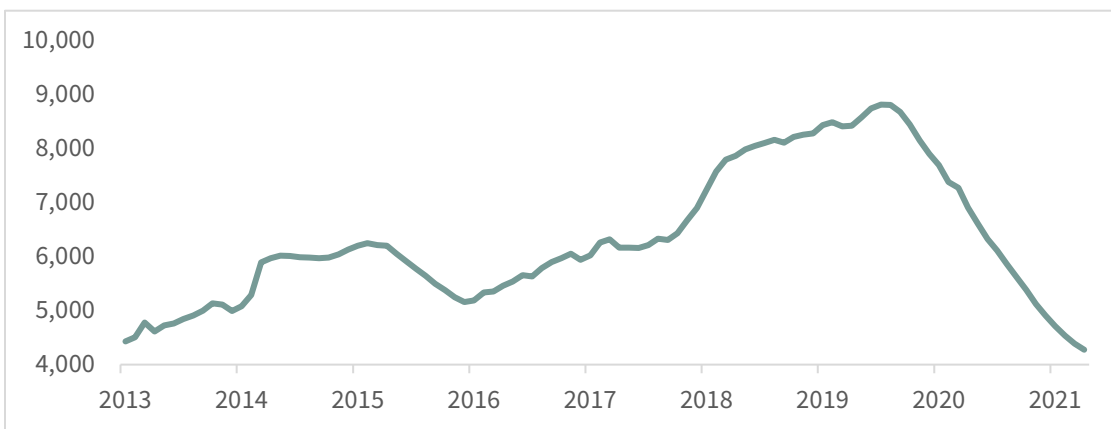
Despite being both the youngest field and having the most drilling locations, even the Permian is not immune from the early stages of resource depletion. Midland County is 900 square miles of the best acreage in the entire Permian basin. Assuming 10,000 foot laterals, 1,300 feet between wells, and three productive zones of stacked Wolfcamp pay (very generous), we believe there are at most 3,900 drilling locations in Midland county representing 39 mm lateral feet of wellbore. Thus far, 24 mm feet have been drilled implying Midland County is over 60% developed. Although Midland production is still growing, our models believe this will likely soon begin to plateau as well.

Permian Tier 1 exhaustion might be happening already. Between late 2019 and March 2022, Permian per well productivity has fallen by a very large 14% even though completions remain down 7%. The only source of non-OPEC+ growth over the past decade is now suffering resource exhaustion, just like any other conventional resource. We predicted this trend in late 2019 and if our models continue to be correct, then production will soon begin to disappoint materially.

In aggregate, productivity in the Big 3 shale basins is down 6% compared with 2019 and production remains 550,000 b/d below the peak. In other smaller shale basins, the declines have been more dramatic with production now 450,000 b/d below the peak (on a smaller

base). Moreover, we estimate that nearly 1 mm b/d of incremental production can be achieved upon the completion of drilled but uncompleted wells (DUCs). These wells were drilled in the lead-up to COVID-19 but ultimately not completed when oil prices collapsed. In 2021, energy companies completed 50% more wells than they drilled as they drew down their DUC inventory, leading to a one-time boost in production. Today, there are fewer than 4,300 DUCs – the lowest level since our dataset began in 2013. Clearly the industry needs some DUC inventory to properly function, and we believe we have now reached that level. The past four months saw sequential shale growth in excess of 100,000 b/d but, if our models are correct regarding DUC liquidation, this will slow dramatically as we progress into the summer.

FIGURE 21 Drilled but Uncompleted Wells



Source: EIA.

Conventional US production continues to fall precipitously, having declined by 16% since its peak while Gulf of Mexico production is off 20%. Higher oil prices have not helped either source of supply: conventional US production is off 7% year-to-date while the Gulf of Mexico is down 6%.

Non-OPEC+ production outside of the US was supposed to have been a bright spot in 2022 (something we never agreed with) but is now severely disappointing as well. In the first four months of the year, the IEA has revised 4Q21 and 1Q22 estimates lower by a material 300,000 b/d. In a pattern that has repeated itself many times, the IEA revised down the actual data while revising higher the second half estimates, leaving the full-year figures unchanged. The IEA now expects non-OPEC+ production outside of the US to reverse course and grow by a staggering 1.2 m b/d over the next two quarters – something we believe to be impossible. To put this in proper context, production from this group is now down 500,000 b/d over the past six months versus original estimates calling for growth of 500,000 b/d.

At the same time as production is disappointing, demand is running far ahead of expectations. In our past letters, we explained how the IEA has embedded a chronic demand underestimation into its forecasts, largely driven by flaws in its emerging market methodology.

In 10 of the last 12 years, the IEA has ultimately been forced to revise its demand estimates higher by 1 m b/d on average and this problem is getting worse. In their February 2022

report, the IEA undertook the largest series of demand revisions in their history back to 2018, the IEA revised global demand higher by nearly 1 mm b/d each year on average with nearly all the revisions focused on the emerging markets. This was followed up with a smaller set of upward demand revisions in March of nearly 200,000 b/d on average going back to 2019.

Even after these historic revisions, we believe the IEA is still underestimating demand. In the first quarter of 2022, the IEA claims that global supply averaged 98.7 m b/d while demand averaged 98.5 m b/d, suggesting inventories should have built by 200,000 b/d. Instead, preliminary data points to inventory draws between 500,000 and 600,000 b/d. In other words, the “missing barrels” are back: that is oil that was produced but neither consumed nor added to inventory. Our readers know that the “missing barrels” are usually under-reported non-OECD demand and we believe this time will be no different. In the first quarter, we estimate that even after the historic revisions, the IEA continues to underestimate demand by as much as 800,000 b/d. If this demand continues – and we have every reason to believe it will – the crude market is even tighter than most people currently realize.

One question we are often asked is whether high prices will curtail demand and potentially push the world into recession. The topic of demand destruction is extremely interesting and in a future letter we will likely dedicate a whole essay to the subject. Using the relationship of oil expenditures to GDP helps us put the current situation in proper context. The last two major oil tops occurred in 1980 when oil rallied from \$3 to \$36 per barrel and in 2008 when oil rallied from \$11 to \$145 per barrel. In 1980, the US consumed 17 m b/d which amounted to \$225 bn per year on GDP of \$2.9 trillion. In other words, nearly 8% of US GDP was spent on oil. On a global basis, oil demand averaged 61 m b/d, amounting to \$800 bn on GDP of \$11 trillion, or 7.2%. In 2007, the US consumed 19 m b/d, amounting to \$1 tr on GDP of \$14.5 tr, or 6.9%. Globally, we consumed 86 m b/d, amounting to \$4.5 tr or 7.8% of \$58 tr in global GDP.

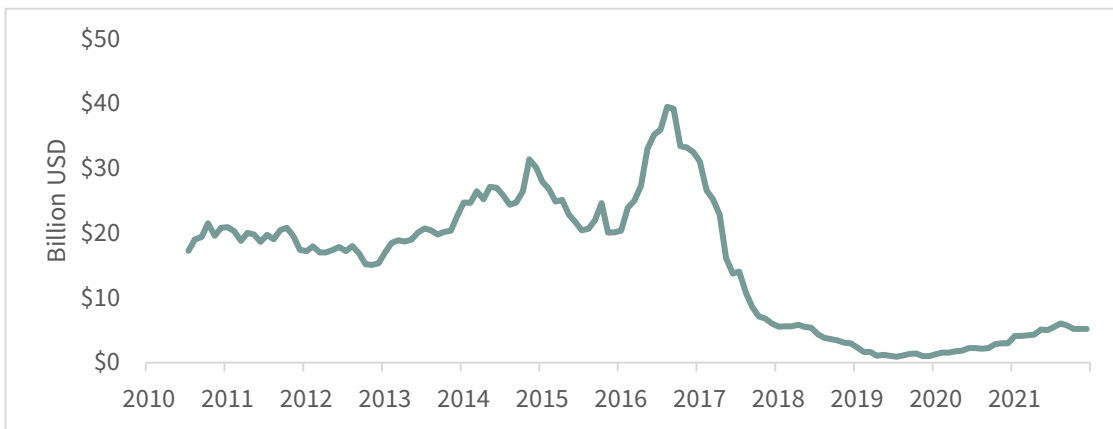
At present, the US consumes 20 m b/d, amounting to \$730 bn at \$100 per barrel crude. With GDP running at \$21 tr, oil expenditures amount to 3.5% -- less than half the prior two peaks. Globally, demand ran at 97.5 m b/d last year (although we believe this is higher), amounting to \$3.4 tr or only 4% of global GDP – again only slightly more than half the prior two peaks. Oil prices likely contributed to slowing economic growth in 1980 and 2008, however we are not yet at the same levels of expenditures. Were oil to reach \$170 per barrel, expenditures as a percentage of GDP would reach 6-7%, more consistent with previous market tops. We actually believe, for a variety of reasons, that a figure closer to \$150 per barrel would put undue pressure on the economy, and in our upcoming letter we will discuss our rationale.

With demand running higher than expectations and non-OPEC+ supply disappointing, all eyes are on OPEC+. President Biden asked the cartel to produce more oil in November 2021 and again in February 2022 and both requests were ignored. Most analysts we speak with believe that OPEC+ (led by Saudi Arabia) chose not to increase production; however we believe they tried but were ultimately unable to. In our past letters we have detailed extensively why we believe OPEC+ spare capacity is much lower than anyone realizes. As of March 2022, nearly every OPEC+ country was producing below their allotted quota – something we never recall seeing. The core OPEC-10 countries produced nearly 1 m b/d less than allowed, effectively leaving \$3 bn in revenue on the table in March alone while the remaining

member countries missed their quota by 700,000 b/d. There is no logical explanation why this should happen consistently, as it has, other than the member countries have been unable to increase production. The argument that OPEC+ is somehow aiding Russia by keeping prices high also seems unlikely. Saudi Arabia serves as the de facto leader of OPEC+ and is very skeptical of Russia. As recently as March 2020, Russia and Saudi Arabia were engaged in an outright price war within OPEC+ that was partially responsible for taking prices negative. Furthermore, Russia's support of Iran in various proxy fights is fundamentally opposed to Saudi Arabia's interests. Instead of cooperating to the detriment of NATO and the West, we believe OPEC+ in general (and Saudi Arabia in particular) found they were unable to boost production in March – another sign we are now running out of global spare pumping capacity.

The current energy crisis will not be solved until capital comes back into the industry in significant quantities. Normally high commodity prices and improved profitability help attract capital, but ESG pressures are keeping that from happening. E&P capital budgets are indeed up 25% compared with the 2021 lows, however they remain 60% below trend-line. Moreover, we are hearing that most of the increase is not the result of increased activity but rather represents cost inflation as bottlenecks have now developed in key equipment, steel, and labor. Energy related IPOs and secondary offerings totaled a mere \$1.8 bn over the past six months, 80% below the \$10 bn average between 2010 and 2017 and 90% below the \$22 bn peak in 2016.

FIGURE 22 E&P IPO and Secondary Fundraising (12 month MVA)



Source: Bloomberg.

Capital remains unavailable even though oil and gas prices are high and even energy hostile politicians are now calling for more upstream investment. Investor interest in the energy sectors also continues to be extremely low. Between January 2021 and today, the XOP (the largest ETF of E&P stocks) has advanced by 120% and yet, over that period, the shares outstanding have actually decreased--investors have actually redeemed shares on balance.

We are now beginning to understand what a world looks like as it runs out of spare oil pumping capacity. Even with the huge releases of oil from Strategic Petroleum Reserve, oil prices have hardly pulled back. Global inventories, now at record lows, continue to draw counter-seasonally and are reaching dangerously low levels. Even with all the dislocations caused by the Ukrainian conflict and COVID problems in China, global oil demand in Q4

will approach global pumping capability according to our modelling. Strong declining production, record low inventories, and now no spare pumping capacity—all these factors will push oil prices higher in the second half of 2022. Even in the face of all these factors, investor interest in energy markets remains incredibly subdued. The advances we have seen to date have basically been short covering and active managers buying on the margin. Once investors and institutions realize the energy market has fundamentally changed and the decade of cheap, abundant energy is over, the amount of capital that rushes into this sector could be huge. The global energy crisis has just started, and it will take many years to fix. For those that make investments today, the rewards could be immense.

Catastrophic Agriculture Markets

“World Bank warns of ‘human catastrophe’ food crisis.” BBC News, April 20, 2022

“Farmers are seeing prices for fertilizers skyrocket. Some may choose to rotate crops or use less nutrients, which could reduce crop yields” CNBC April 6, 2022

“Fears of a fertilizer shortage are slowing soybean expansion in Brazil, the world’s top exporter, nearly to a halt. Bloomberg March 29th, 2022

“The global shortage of fertilizer is a huge problem. We are facing a problem of catastrophic proportions here.” Tony Will, CEO of CF Industries, one of the world’s largest nitrogen fertilizer producers. April 6, 2022 CNBC.

GLOBAL AGRICULTURAL MARKETS ARE BEING BUFFETED BY SEVERAL ALMOST UNPRECEDENTED FORCES. SURGING NATURAL GAS AND COAL PRICES LAST FALL SEVERELY DISRUPTED NITROGEN AND PHOSPHATE FERTILIZER PRODUCTION, PRIMARILY IN EUROPE AND CHINA.

Global agricultural markets are being buffeted by several almost unprecedented forces. Surging natural gas and coal prices last fall severely disrupted nitrogen and phosphate fertilizer production, primarily in Europe and China. Reflecting cut-backs in domestic production, China and Russia banned the export of urea (the solid form on nitrogen fertilizer) and phosphate last fall, which in turn created fertilizer shortages in both Australia and South Korea.

Next came Russia’s invasion of Ukraine. Russia and Ukraine combined represent almost 30% of the world’s exported wheat. Ukraine exports 30 mm tonnes of corn or 10% of global exports. Almost all of Ukraine’s corn and wheat is exported via the Black Sea which is now entirely controlled by the Russian Navy. As of today, Russia continues to block any grain export trying to leave Ukraine’s Black Sea Ports.

Russia’s actions have enormous impacts on global fertilizer markets as well. Russia and Belarus (a Russian ally) supply almost 40% of the world’s potash. All of Belarus’s potash supply (representing 20% of world supply) is shipped by rail through Lithuania and current European sanctions block this supply form leaving the country.

Over the previous 20 years, huge attention has been paid to improved crop genetics and the positive impacts on grain yields. US corn and soybean yields over the last 20 years have grown by 35%. While increases in global grain harvests have been positively impacted by improved genetics and excellent global growing conditions, investors have underappreciated the impact of big increases in fertilizer application that have occurred over the last decade on growing the size of the global grain harvest.

Between 2000 and 2020, global coarse grain production surged by 42%. Over the same period, fertilizer application also grew by 40%. On a shorter term basis, the same relationship holds. Global grain production grew 18% between 2010 and 2020, while fertilizer application increased 17%.

Fertilizer prices have surged over the last two years. Ammonia prices (nitrogen fertilizer in gaseous form) have gone from under \$200 per tonne at the end of 2020 to \$1450 today. Phosphate fertilizer prices have risen from \$350 per tonne to over \$1000, and potash price has grown from below \$200 per tonne at the end of 2020 to almost \$900 today. In Brazil, where soils are extremely potash deficient, and imported Russian and Belarus supply dominates, potash is priced at \$1250 per tonne.

Given the high prices of grain today, farmers in industrialized countries can pay this high price and still earn a margin on their plantings. However, the problem for many farmers is not the price, but the availability. Nitrogen production, driven by production cuts in Europe, is down 5%. Russia is also a large nitrogen fertilizer exporter -- 7 mm tonnes or 30% of the total export market -- and it is unclear how much will be blocked by Western sanctions.

Crop yields are extremely difficult to model given the non-linearity and correlation between variables, including fertilizer application. We tried applying machine learning last year to predict US crop yield with only mediocre results. Despite the difficulty in modeling the exact impacts, it is clear that fertilizer application is critically important. Most investors are underestimating the impact nitrogen availability will have on yields. We trained a machine learning algorithm to attribute changes in crop yields over the last sixty years to various inputs such as fertilizer application, weather, genetics, and other trends. The results were unequivocal: using a technique known as support vector machines, and “Shaply values,” we estimate that as much as 40% of coarse grain yield increase since 1961 can be attributed to increased nitrogen application. We believe that a 5% reduction in nitrogen application could result in an immediate 1 to 2% reduction in global grain supply. Given the existing tightness, such a drop will have an outsized impact on supply-demand balances going into the 2022-2023 planting season. For example, the International Rice Research Institute predicts rice yields could drop as much as 10% this season, causing a loss of 36 million tonnes or 7% drop of world rice supply. The lost rice production would be enough to feed 500 mm people.

As opposed to farmers in industrialized countries, emerging market farmers do not have the available cash to purchase fertilizers that now cost 100% more than last year. Also, outright shortages are reducing fertilizer applications in areas such as West Africa, while in countries such as Peru, Costa Rica, the Philippines, and Brazil, potash shortages are forcing farmers to slow the expansion of soybean plantings.

Since 2000, Brazilian farmers have increased dedicated soybean acreage by approximately 4% per year. Brazilian farmers this year will increase soybean planting by only 0.5% -- the smallest growth rate since 2006. Stories abound of Brazilian soybean farmers cutting back on sky-high potash for the upcoming planting season as well.

A 20% cut in potash application could decrease the size of the upcoming Brazilian soybean crop by 14%, according to industry consultant MB Agro. In 2000, Brazil produced 30 mm tonnes of soybeans. By 2010 this had grown to 57 mm tonnes and today it is estimated that Brazil's 2022 soybean crop (just now being harvested) will be 125 mm tonnes – or 40% of world supply.

Brazil's ability to grow soybean production -- a function of both increasing acreage and amounts of potash application -- has been a huge input to world grain growth. That source of growth has now come to a short term end.

The 2022 northern hemisphere planting season is only just beginning and, at this point, it is difficult to make an accurate prediction regarding yield and crop size. However, we should point out that weather conditions have already proved challenging. Drought conditions emerged in Brazil at the end of 2021 and continued into 2022, severely impacting the 2022 soybean harvest. The USDA originally estimated Brazil's 2022 harvest would reach a record 144 mm tonnes, but estimates have been reduced to only 125 mm tonnes -- a drop of 13% in only a few months.

China enters the 2022 planting season with very difficult growing conditions, especially for the winter wheat harvest, now underway in the southern provinces. At the end of March, China's agricultural minister made the following comments according to Bloomberg: "China faces big difficulties in food production because of unusual floods last autumn. Many farming experts and technicians told us that crop conditions this year could be the worst in history."

Record breaking rains in Henan province last fall damaged 2.1 mm acres of winter wheat and delayed the planting of an additional 18 mm acres -- about 35% of China's total crop.

A scorching spring heat wave is also threatening India's winter wheat crop. The crop could be negatively impacted by 10 to 15% as excessive heat has damaged the plant in its seed formation phase. India is the world's second largest wheat producer and has become a significant exporter over the last decade. Original estimates had India exporting 15 mm tonnes of wheat in 2022 -- or about 7% of global exports. Depending on how much damage has been done, India might export little wheat at all this year, further tightening the global wheat market.

North American weather conditions will also have to be watched closely. The western half of the United States and almost all of western Canada are under severe drought conditions. Two very late snowstorms hit the upper Midwest and the southern Canadian plains posing problems as well. Southern Manitoba and western Ontario remain covered in deep snow which could delay the 2022 planting season and impact overall grain yields.

How these weather events will ultimately affect the planting and harvest will have to be carefully monitored, especially given all the other global agricultural problems existing today.

As if the world's agricultural markets don't have enough stress placed on them, two additional items will have to be watched.

The first is the emergence of food protectionism, something we haven't seen since the 1970s. As fears of scarcity and resulting high prices increase, we should expect countries to severely restrict agricultural exports to lessen the threat of shortages. The potential disruption and closing of agricultural trade will drive prices up even further, create shortages, and ultimately lead to empty store shelves in countries dependent on imports.

On April 28th, Indonesia announced that it banned the export of palm oil, one of the world's most popular cooking oils. The ban follows the sharp rise in global cooking oil prices due in large part to the disruptions caused by Russia's invasion of Ukraine. Ukraine produces

almost 50% of the world's sunflowers and shortages of sunflower oil have driven up the price of all other cooking oils, including palm oil.

This export ban is already causing huge problems for other emerging markets. India imports 45% of its palm oil from Indonesia, and the ban has already produced a shortage of cooking oil across the country.

The second is the Biden administration's announcement allowing the year-round selling of gasoline with 15% ethanol content. Although it is unclear how much the new E-15 mandate will stimulate corn demand, adding any additional demand pressure to corn is the last thing grain markets need right now. Almost 35% of the US's 15 bn bushel corn crop goes into the making of ethanol, almost all of which is then blended into gasoline.

Making matters worse, we believe weather patterns are becoming more challenging for crop yields. Although highly controversial, we believe we have entered into a long term cooling trend that will be driven by declining sun-spot activity — a subject we have discussed in past letters, and will again address in our next letter. Cooling trends often produce adverse crop growing conditions which could severely hinder global grain harvest. Although we have had plenty of isolated adverse weather over the last three years (primarily dry conditions here in the US and Canada and a full blown drought in Brazil and India), overall global growing conditions were actually quite favorable. However, we still believe much more adverse weather conditions may still be in our future.

We continue to recommend investors have significant exposure to agricultural related equities, including the fertilizer stocks. Although these stocks have had large upward moves over the last 12 months, they remain extremely cheap based upon their earning power.

Russia and the Uranium Fuel Cycle

Uranium prices surged during Q1. Spot uranium advanced 26% from \$42 to \$53 per pound while the quoted term price rose 19% from \$42 to \$50 per pound. Anecdotally we heard of several unreported transactions as high as \$60 per pound. The term price is now the highest since 2014 and the spot price is the highest since 2013. In February, Cameco announced that it would seek to restart its MacArthur River mine in the Athabasca basin of Saskatchewan. Before deciding to suspend operations at the mine due to low prices in 2018, MacArthur River produced 19 mm pounds of U3O8 on a 100% basis (Cameco owns 70% in a joint venture with Orano). We hoped that Cameco would hold off on restarting MacArthur River until it was able to secure long-term production contracts that would effectively tie up MacArthur River's incremental production and this is exactly what happened. We believe this removes a key overhang from the uranium spot market.

Russia's invasion of Ukraine has serious implications for the global uranium and nuclear fuel cycle markets as well. Uranium and nuclear power can be more complex than other commodities, so we would like to provide some background. First, uranium is mined, either from dedicated uranium hard rock mines (i.e., Cigar Lake and MacArthur River in Canada), from in-situ leach operations (i.e., Kazatomprom's operations), or as a by-product in a larger mine (i.e., Olympic Dam in Australia). Uranium is concentrated and shipped to a conver-

sion facility in the form of U₃O₈ – a yellow powder. Before uranium can be fabricated into fuel rods, it must first be turned into a gas – uranium hexafluoride or UF₆ – at a conversion facility. The uranium gas is next sent to an enrichment facility. All uranium is made up of two distinct isotopes, U-238 and U-235. The former makes up 99.3% of all uranium, and the latter is only 0.7% by mass. In order to sustain a chain reaction in a nuclear reactor, the fuel rods must contain between 3-5% U-235. Centrifuges are able to carefully separate the two isotopes and effectively “enrich” the uranium hexafluoride from 0.7% to 3-5% U-235. The low enriched uranium (LEU) is then fabricated into fuel rods and shipped to nuclear power plants.

Russia is a key direct and indirect player at several points along the fuel supply chain and the impacts could be material. First, Kazatomprom is the world’s largest uranium producer from its in-situ leach mines in Kazakhstan. Although not involved with the conflict in Ukraine, Russia’s presence looms large. Earlier this year, civil unrest broke out in Kazakhstan and Russia sent troops into the country to quell the uprising. Given how critical Kazakhstan is to upstream global uranium production, the proximity with Russia is likely putting pressure on some US utilities to enter into long-term contracts with other producers and diversify the upstream source of their fuel.

While Russia’s impacts on uranium mining might be indirect, it is critical in the conversion and enrichment segments of the fuel cycle. Russia converts 35% of world uranium production from U₃O₈ concentrate to UF₆ gas and any disruption would be impossible to overcome. This has led some officials to consider fast-tracking the reopening of US conversion capacity. The US presently maintains no conversion capability of its own. Similarly, Russia is crucial in the global enrichment business, controlling nearly 50% of the world’s capacity. It remains unclear how the industry would manage if Russian conversion and enrichment capacity was made unavailable. This will likely all lead to increased pressure to acquire and potentially stockpile material. Unfortunately, given the deficit in mined uranium over the past several years, it is not clear this will be possible.

On the demand side, there have been several bullish developments. As we discussed in our last letter, the European Union officially added nuclear power in its “taxonomy” of green technologies. The designation now allows institutions to invest in uranium and nuclear power without running afoul of any ESG commitments. The implications are huge. Immediately following the announcement, France declared they were embarking on an ambitious nuclear reactor new build program and extending the life of several existing reactors. The UK has committed to a nuclear new build program as well. No analyst had any European new build reactor demand as recently as a year ago and so these announcements serve to further tighten the market going forward.

Since China, India, Saudi Arabia, Canada, and now Europe have all embraced nuclear power, we’ve been arguing the US should follow suit. No matter how unfortunate, the US seemed to be going in the wrong direction. But an extremely interesting and positive development has just taken place, suggesting a turn in fortune for the US nuclear power industry might be at hand. Having firmly committed to closing the large Diablo Canyon reactor in California, on April 29th, Governor Newsome abruptly changed course and suggested he would seek to keep Diablo Canyon open with \$6 bn in potential federal funding for several capital projects at the reactor. We cannot overstate what a change this represents. Diablo Canyon was the most politically charged and significant energy decision since cancelling of the

WHILE RUSSIA’S IMPACTS ON URANIUM MINING MIGHT BE INDIRECT, IT IS CRITICAL IN THE CONVERSION AND ENRICHMENT SEGMENTS OF THE FUEL CYCLE. RUSSIA CONVERTS 35% OF WORLD URANIUM PRODUCTION FROM U₃O₈ CONCENTRATE TO UF₆ GAS AND ANY DISRUPTION WOULD BE IMPOSSIBLE TO OVERCOME.

Keystone XL pipeline. As recently as eight weeks ago, it seemed impossible that C Newsome could walk back his commitment to shut down the facility. We are hopeful this is a signal that US can now be added to the list of countries that are once again embracing nuclear power. As we have discussed in our past letters, nuclear power is the key to our energy future. For every unit of energy expended in mining, converting, enriching, and reacting uranium, 100 units of electricity are generated. This EROEI is at least three times better than oil and gas and 20-30 times better than renewables. Furthermore, nuclear power emits no carbon.

Even before all this renewed interest in nuclear power, the uranium market was in severe long-term structural deficit—a deficit that could only be solved by much higher uranium prices. When we made our uranium investments in 2018, we did not count on any nuclear renaissance from the OECD world. Given all the renewed interest in building new plants and extending the life of present generating facilities, the long term structural deficit in uranium is set to become even larger. Uranium prices are poised to move dramatically higher as we progress through the 2020s.

Time to Buy Gold is Getting Closer

We turned neutral on gold and silver in the summer of 2020. Over the last 50 years, silver has shown strong tendencies to lag an advancing gold market and then stage furious catch-up rallies. After silver catches up with the gold price, either a lengthy correction phase ensues or an outright bear market unfolds. Furious silver catch-up rallies experienced at the end of 1973 into the first quarter of 1974, produced a two-year corrective phase in which both gold and silver prices pulled back 45%. The huge catch-up rally silver experienced at the end of 1979 produced the great precious metals bear market that lasted 20 years. Finally the massive silver catch-up rally at the end of 2010 when silver advanced 175% in just six months produced the four-year bear market that saw gold and silver prices pull back 45% and 70%, respectively. After lagging the advancing gold price for two years, silver surged in March of 2020 by over 150% in just 5 months -- a catch up rally similar in magnitude to what happened back in 1974, 1979, and 2010. Since then gold prices have entered a lengthy period of consolidation. After peaking in August 2020, gold and silver prices still sit 10% and 20%, respectively, below their highs.

Avoiding precious metals has been the correct thing to do over the last 18 months on both an absolute and relative basis. For example, since the summer of 2020, gold mining stocks (as measured by the GDX ETF) fell 15%, whereas oil stocks, as measured by the XOP ETF, rallied by 150%, and copper stocks, as measured by the COPX ETF, advanced over 75%.

The gold bull market started in December of 2015 when gold bottomed at \$1,050 per ounce, and we strongly believe it will peak out around \$15,000 per ounce by decade's end—a price target we will address in our next letter. We have great confidence the corrective phase will be resolved to the upside.

The most important question for investors is when this corrective phase will end.

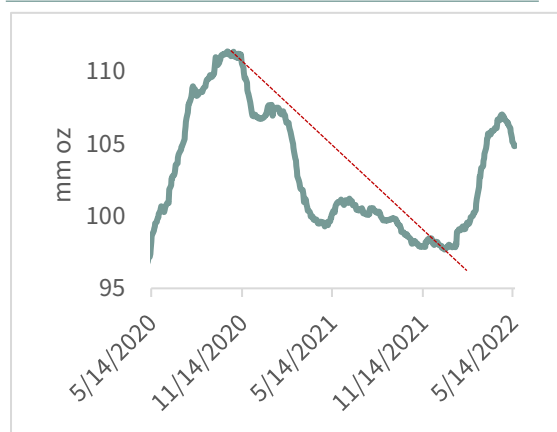
Although we can't say for sure, we are confident that we are getting closer to a resolution to

the upside and that investors should begin to increase their precious metals exposure. Here at Goehring & Rozenchwajg Associates we have begun to increase our weightings in precious metals related equities in the funds we manage.

In trying to time the arrival of the upcoming bull market, we are monitoring the following trends.

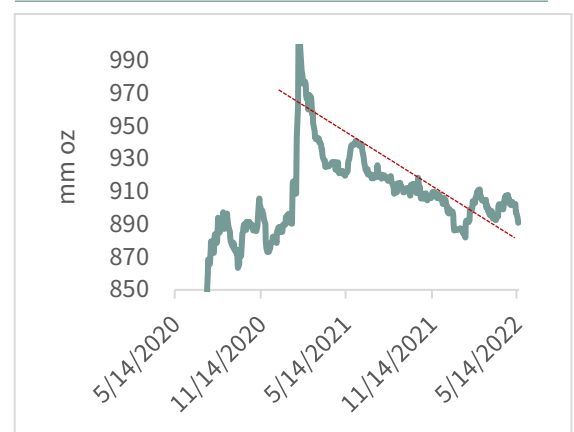
First, as mentioned in our last letter, western investors have begun a new phase of precious metals accumulation. Since gold prices peaked in the summer of 2020, the 16 physical gold ETFs we track have consistently shed gold, but, as you can see in the chart below, the downtrend line in gold selling by these ETFs has been broken. Since the beginning of 2022, these 16 ETFs have accumulated 300 tonnes of gold, only 100 tonnes below their October peak. The 10 physical silver ETFs we track are also exhibiting similar behavior. The physical silver holdings in these ETFs peaked in February 2021, just after the Reddit crowd tried to corner the silver market and since then these ETFs have liquidated 3,000 tonnes of silver. Starting at January's end, these ETFs stopped their shedding and began accumulating. As the chart shows, the silver shedding downtrend line looks to have broken.

FIG 23 ETF Gold Holdings



Source: Bloomberg.

FIGURE 24 ETF Silver Holdings



Source: Bloomberg.

We believe this precious metals bull market has been and will continue to be driven by western investors, very much as it was in the 1970s. Back then, the western investor, driven by inflation and currency debasement, drove the 25-fold advance in the gold price. We believe those same inflationary and currency debasement forces will drive the western investor to become the most important participant in this precious metals bull market. A lengthy period of physical accumulation by western investors will be a necessary driving force in the gold market's next bull market leg. Recent accumulation behaviors in both the gold and silver physical ETFs strongly suggest this investment interest has picked up.

Second: the decline in the gold-oil ratio also strongly suggests the gold bull market's next leg is getting closer. When gold gets expensive relative to oil (an ounce of gold buys 30 barrels or more of oil) then oil related investments have historically strongly outperformed gold investments. Conversely, when gold gets cheap relative to oil (an ounce of gold buys only 15 barrels or less of oil) then gold related investments have strongly outperformed oil related investments. The last time the gold-oil ratio hit 15 was back in September 2018 when gold

traded down to \$1,175 per ounce and oil prices hit \$80. For the next two years, gold equities radically outperformed oil and oil related investments. After bottoming in September 2018, gold rose 75% and gold stocks rose 125%. Over the same two year period, oil fell over 60% (actually going negative in April 2020) and oil related equities fell over 60%.

In the summer of 2020, the gold-oil ratio peaked at over 50 (gold radically overvalued relative to oil). Since then oil and oil related investments have outperformed gold and gold equities. Oil and oil related stocks, as measured by the XOP ETF, are up 150% and 175%, respectively, whereas the gold and the average gold stock is down 5% and 15%, respectively.

With oil prices rising and gold prices falling, the gold-oil ratio has now contracted significantly, and on March 8th, with oil spiking to \$130 per barrel and gold trading down to \$1,980 per ounce, the gold-oil ratio touched 15 intraday, the same level we saw back in September 2018.

Third: we are carefully monitoring central bank gold activity. Central banks finally stopped selling gold back in 2008 and have since become aggressive buyers. However, as you would have expected given all the COVID economic dislocations, 2020 saw a big pullback in central bank buying. Central banks bought only 270 tonnes of gold for all of 2020, down from the 600 and 650 tonnes they bought in 2018 and 2019, respectively. In 2021, they bought 460 tonnes, up 70% from 2020 depressed levels. If central bank buying had remained weak in 2021, this would have suggested that the gold corrective phase could last longer and pull back farther than we originally thought. Their resurgent interest in gold last year removed that fear.

So far we don't enough data to confirm whether central bank's gold buying interest will stay strong in 2022. The World Gold Council announced that central bank purchases were down 30% from the Q1 2021. It's too early in the year to extrapolate the first quarter trend, but we will continue to monitor central bank activity. If central bank gold purchasing continues to weaken, then this would suggest that the gold market's corrective phase could stretch out further.

Fourth: In last quarter's letter, we mentioned we are monitoring the position of precious metals traders on the COMEX exchange. Back in September of 2018, commercial traders (the smart money) had gone net long in both gold and silver future markets and speculators (the dumb money) had positioned themselves net short in both markets for the first time in almost 20 years. Although not always perfect, the positioning of the smart money being long and the dumb money being short often indicates that a tradable market bottom has been put in place. As of today, we are getting no such buy signals from the futures trader. Commercials remain stubbornly net short and speculators remain net long in both gold and silver markets.

Fifth, we remain concerned that rising interest rates will have an effect on the gold price. In the 1970s bull market, rising interest rates in response to the Arab-oil embargo broke the back of the gold market's first upward advance. From 1971 to 1974, gold prices surged four-fold, however, aggressive Fed tightening forced gold to undergo a huge correction. From its peak in Q1 1974, gold eventually fell 45%. The Fed is again talking about aggressively raising rates, possibly by 50 basis points this month and an additional 75 basis points in both June and July. How this will impact the gold price is unclear, but it is one of the

major reasons why we don't have a full position in precious metals presently.

Summing all this up: we are now getting continued positive data that western investment demand is strongly returning to both gold and silver markets. Gold has now become cheap relative to oil. Central bank buying, may have turned slightly negative on a short term basis, but we only have one quarter of data and we will have to monitor their activity closely as we progress through the next several months. And finally, the positioning of traders is giving us little insight into whether the low we saw in gold prices this quarter was the definite low for this cycle. A pull back in gold prices related to the expected Fed tightening might produce much more bullish sentiments from gold futures traders. However, as of today, this data point is neutral, as opposed to the last bottom in gold back in September 2018 when it was strongly positive. Given the return of the western investor, the cheapness of gold relative to oil, the surge in inflation, and Russia's invasion of Ukraine, we believe the next leg of the gold bull market may have already started and we have begun to increase our exposure in the accounts we manage. The only thing that continues to nag us is how gold prices might react to the Fed's tightening of monetary conditions.

Appendix

Back in the late 1960's, my father, a chemical engineer who started his career working in the refineries of Chevron and Exxon during World War 2, used to lecture my brother and me on how oil was formed, produced and ultimately refined into product. In those "dinner table talks" going back well over 50 years ago, I vividly remember my father mentioning that oil was a finite resource, and that it was only a matter of time before all the great oil reservoirs were discovered and that eventually the world's oil supply of oil would decline. Oil being a finite resource is something I remember him bringing up multiple times.

My father never mentioned where he was getting all this information from back then; however, over time, I came to the conclusion that my father must have been a keen follower of King Hubbert, the famous Shell Oil geologist.

King Hubbert was a well-known controversial geologist who worked for most of his career at Shell Oil. Hubbert's theories centered on the belief that the future production profile of a hydrocarbon basin could be fairly accurately predicted, given several assumptions. In its most simple form, Hubbert believed that following the discovery of a new oil or gas field, its production would follow the shape of a bell-curve.

Production would ramp up before ultimately reaching a "peak," which would occur when one half of the field's recoverable reserves had been produced. Following this peak, production from the field would begin to decline in a manner that mirrored the ramp-up phase, thereby creating a bell-shaped curve. Therefore, the most important data-point in determining a field's peak level of production, according to Hubbert's theories, is to accurately estimate the field's total recoverable reserves. Hubbert became famous in 1956 when, as the key-note speaker at the annual meeting of the American Petroleum Institute, he predicted that US oil production would "peak" between 1965 and 1970. He later refined his prediction, stating that US oil production would reach its peak in 1970.

While his original prediction was met with wide-spread skepticism, he was largely vindicated when US oil production did in fact peak in 1970 at approximately 12 million barrels per day, just as he had predicted nearly 14 years earlier. Both Hubbert and his theories regarding the estimation of oilfield production peaks, remain surrounded in controversy and skepticism even to this day. For example, many prominent followers of Hubbert's theories have been calling for a peak in global oil production for the last twenty-five years, only to be discredited as global oil production has continued to grow.

As non-academic followers of King Hubbert, we believe that that the largest drawback to his theories has been the relentless advancement of technology that has pushed recovery factors (and by extension total recoverable reserves) constantly higher across most oil fields. Also, technological advancements have opened up new fields that no one ever expected thirty years ago. For example, no one thought that we would be drilling in 10,000 feet of water to reach oil reservoirs that are another 15,000 feet below the seabed floor, and yet, this is exactly what the oil industry has achieved in the Brazilian "pre-salt" oil fields. Similarly, twenty-five years ago no one expected that we would produce both oil and gas from rock that had virtually no permeability, and yet this is what we are doing in today's shale basins.

Hubbert's theories are currently undergoing yet another round of intense criticism, however we ultimately believe there are real benefits to studying his work, even today. Many elements of his theories do manage to keep showing up again and again over time. In particular, "Hubbert-style" production profiles show up in enough places to make his theories a necessary tool in understanding the supply dynamics of many global oil basins -- including shale.

The introductory natural gas essay in this letter references "Hubbert Linearizations" multiple times. A Hubbert Linearization is simply a plot of cumulative production vs. the ratio of current production to cumulative production. Hubbert noticed that after an initial "noisy" period, this trend settled into a very predictable straight line which could then be used to estimate a field's recoverable reserves. Recoverable reserves are calculated by extrapolating this straight line to see where it crosses the x-axis.



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session **MEETING DATE:** June 7, 2022
FROM: Erin West
SUBJECT: City Council discussion of Resolution information for the Annual Florida League Conference in Hollywood, Florida on August 11 -13, 2022. *Erin West*

BACKGROUND

I have attached Resolution No. R-13-2019 (St. Johns River – Maritime Highway) that was submitted for the Florida League of Cities’ consideration at the Annual Conference in 2019.

FISCAL IMPACT

NA

RECOMMENDATION

City Staff requests direction from the City Council regarding submitting Resolutions for consideration by the Florida League. These will be presented for approval at the June 21, 2022 City Council meeting.

RESOLUTION NO. R-13-2019

**A RESOLUTION OF THE CITY OF GREEN COVE SPRINGS, FLORIDA
URGING THE FLORIDA LEGISLATURE TO SUPPORT THE
DESIGNATION OF THE ST. JOHNS RIVER AS A MARINE HIGHWAY
AND THE CREATION OF AN INLAND NAVIGATION DISTRICT; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Green Cove Springs, Florida finds that America's Marine Highway System consists of over 29,000 nautical miles of navigable waterways including rivers, bays, channels, the Great Lakes, the Saint Lawrence Seaway System, coastal, and open-ocean routes; and

WHEREAS, the Marine Highway Program works to further incorporate these waterways into the greater U.S. transportation system, especially where marine transportation services are the most efficient, effective, and sustainable transportation option; and

WHEREAS, the City Council finds further that the America's Marine Highway Program is a Department of Transportation-led program to expand the use of our Nation's navigable waterways to relieve landside congestion, reduce air emissions, and generate other public benefits by increasing the efficiency of the surface transportation system; and

WHEREAS, the City Council finds further that the America's Marine Highway Program was established by Section 1121 of the Energy Independence and Security Act of 2007 to reduce landside congestion through the designation of Marine Highway Routes; and

WHEREAS, Section 405 of the Coast Guard and Maritime Transportation Act of 2012 further expanded the scope of the program beyond reducing landside congestion to efforts that generate public benefits by increasing the utilization or efficiency of domestic freight or passenger transportation on Marine Highway Routes between U.S. ports; and

WHEREAS, the St. Johns River, named as one of 14 American Heritage Rivers in 1998, is the longest river in the State of Florida and is most significant for commercial and recreational use; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA THAT:

Section 1. The City Council of the City of Green Cove Springs, Florida hereby recommends the Florida Legislature's consideration of legislation supporting designation of the St. Johns River as a Marine Highway and creation of an Inland Navigation District.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Resolution No. R-13-2019
Page 2 of 2

**DONE AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREEN
COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 23rd DAY OF JULY, 2019.**

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