

# CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, APRIL 15, 2025 – 6:00 PM



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*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.*

*Anyone wishing to address the City Council is requested to complete a card at the City Clerk's desk. Speakers are respectfully requested to abide by the following procedures:*

- |   |   |
|---|---|
| <i>*Limit your comments to three (3) minutes</i>              | <i>*No debating and rebuttals</i>               |
| <i>*Speak directly to the Mayor not staff or the audience</i> | <i>*Time cannot be allocated to others</i>      |
| <i>*No raising your hand and speaking from the audience</i>   | <i>*Only speak one (1) time per agenda item</i> |
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## AGENDA

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Invocation & Pledge of Allegiance to the Flag - **Pastor Jeth Looney, Doxa Church**

Roll Call

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

### AWARDS & RECOGNITION

1. Swearing-In Police Chief Hines **Mayor Kelley**

### PUBLIC HEARINGS

2. Second and Final Reading of Ordinance No. O-5-2025 regarding Affordable Housing Related Land Development Code Changes **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.

3. City Council approval of Minutes. **Erin West**  
Regular Session: 3/4/2025  
Special Session: 3/25/2025
4. City Council approval of the following proclamations: **Erin West**  
Public Service Recognition Week, Law Enforcement Memorial,  
Mental Health Awareness Month, National Police Week, and Municipal Clerks Week
5. City Council approval of the Elks National Youth Week Proclamation. **Erin West**

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- [6.](#) City Council approval of purchase order to Assurance Electric in the amount of \$50,625.20 to repair the City Pier electrical infrastructure. **Greg Bauer**
  - [7.](#) City Council approval of purchase order to A-1 Coastal Paving in the amount of \$74,300.00 to repair and overlay walking trails at Vera Francis Hall Park per FRDAP grant requirements. **Greg Bauer**
  - [8.](#) City Council review and approval of Resolution No. R-5-2025 regarding approval of Maintenance Bond, release of performance bond and acceptance of roads and utility improvements for phase 1 of the Rookery Subdivision. **Michael Daniels**
  - [9.](#) City Council acceptance of the Official Results of the April 8, 2025 Municipal Election. **Erin West**
  - [10.](#) City Council approval to surplus a 2008 Elgin Pelican Streetsweeper # 209 that has outlived its useful life. **Scott Schultz**
  - [11.](#) City Council approval of the Pool Management Agreement with Planet Swim for 2025. **Steve Kennedy**
  - [12.](#) City Council approval of Amendment #4 to contracts for each of NV5, CPH, Jones Edmunds, Toco Engineering, and WGI for engineering services under Bid LC 2021-02 covering the period from April 21, 2025 through April 20, 2026. **Mike Null**
  - [13.](#) City Council approval of Amendment #4 to contracts with Patterson & Dewar and Toco Engineering for engineering services under Bid LC 2021-04 covering the period from April 21, 2025 through April 20, 2026. **Mike Null**

### COUNCIL BUSINESS

- [14.](#) City Manager & City Attorney Reports / Correspondence
15. City Council Reports / Correspondence

Adjournment

**The City Council meets the first and third Tuesday of each month beginning at 6:00 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.**

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**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.**

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#### **ADA NOTICE**

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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.



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** City Council **MEETING DATE:** April 15, 2025  
**FROM:** Michael Daniels, AICP, Development Services Director  
**SUBJECT:** Second and Final Reading of Ordinance No. O-5-2025 regarding Affordable Housing Related Land Development Code Changes *Michael Daniels*

### BACKGROUND

Pursuant to the Mayor's direction at the December City Council meeting, staff has put together a list of potential code changes regarding incentivizing affordable housing. These proposed changes are consistent with Comprehensive Plan Policy 3.1.4:

**Policy 3.1.4.** Through amendments to the LDC, the City shall provide the following incentives for the development or redevelopment of affordable housing, as recommended in Florida Statutes Section 420.9076:

- a. Density bonuses.
- b. Modification of street requirements.
- c. Permitting affordable accessory dwelling units.
- d. Preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- e. Support of development near transportation hubs, major employment centers, and mixed-use developments.

### Proposed Ordinance Changes

- Allow Accessory Dwelling Units (Mother-in-law suites) for all zoning districts that approve single-family development subject to specific development criteria.
  - See attached requirements for accessory dwellings
- Exempt enclosed garage requirements (Sec. 117-5) for new or redevelopment of existing single-family homes for affordable housing project.
- Reduce minimum building size requirements in residential zoning districts to 900 square feet. Current code requires a minimum of a 1,250 square feet of living area with a 200 square foot garage, and R-2, requires a minimum of 1,000 square feet of living area with a 200 square foot garage.
- Modification of Street Requirements to allow for narrower right of ways to allow for a greater density of development.
- Currently, the City/County do provide waiver/deferral options for impact/mobility fees for affordable housing projects.

During the March 25<sup>th</sup> Planning and Zoning Board meeting, the board asked staff to review an increase of the allowable percentage for the Additional Dwelling Units (ADUs) related to the Primary Structure and to review the language for the affordable housing exemption for the enclosed garage requirement for new residential development. The Board then recommended to City Council the approval of Ordinance O-05-2025 with these additional comments. Staff has made the following changes based on these recommendations:

- Allowable percentage of the ADU related to the primary structure has been increased to 50%
- Lot area requirement of 7500SF has been added for ADUs
- Language for the affordable housing exemption for the enclosed garage requirement for new residential development has been revised to allow for confirmation of funding by governmental affordable housing programs for spec home development.

Attachments Include:

- Roadway Design Flexibility Technical Assistance from the Florida Housing Coalition
- Regulatory and Land Use issues affecting Affordable Housing presented by the Florida Housing Coalition
- Proposed Roadway Design for Green Cove Springs
- Orlando Alternative Housing Transportation Standards

Pursuant to individual discussions with City Council members, the following changes were proposed:

- Require accessory dwelling units to secure a special exception within all residential zoning districts
- Eliminate the requirement for enclosed garages for residential dwelling units
- Review the property tax implications for residential lots with ADU's versus residential lots without ADU's

## STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. O-5-2025, amending City Code Chapters 113 and 117.

**Motion:** To approve the second and final reading of Ordinance No. O-5-2025, amending City Code Chapter 113 Article II, Chapter 117 Article I, II, and establishing Chapter 117, Article XI, Section 117-798 Accessory Dwelling Units.

## Section 117-798. Accessory Dwelling Units

**Residential accessory dwelling units shall be a permitted use in all residential zoning districts subject to the following criteria:**

1. Accessory dwelling units may only be located on property that is subject to an existing homestead exemption or on property that meets the requirements for a homestead exemption which the property owner has applied for through the Clay County Property Appraiser's Office with the expectation that the exemption will be granted.
2. The unit shall be developed in conjunction with or after development of the principal dwelling unit and the owner of the property must reside within either the principal or the accessory dwelling unit.
3. Accessory dwelling units shall provide additional parking to the primary residence pursuant to the parking requirements for single family homes as set forth in Sec. 113-157 Off Street Parking requirements matrix in the City Land Development Code.
4. No accessory dwelling unit shall be sold separately from the principal dwelling unit.
5. The air-conditioned floor area of the accessory dwelling unit shall not exceed 25 percent of the air-conditioned floor area of the principal structure, The accessory dwelling unit shall be no less than 200 square feet of air-conditioned floor area.
6. The accessory dwelling unit can be attached or detached to the primary residence. Accessory dwelling units attached to the principal structure shall be physically separated from said structure so as to prevent direct, internal access between the primary structure and the accessory dwelling units. Detached accessory dwelling units shall be behind the primary structure adjacent to all roadway frontages and comply with the setback requirements for a primary residence in the underlying zoning district and shall not exceed the height of the primary structure.
7. The accessory dwelling unit combined with the primary residence and other structures shall meet the density requirements of the underlying zoning district.
8. The accessory dwelling unit shall be serviced by centralized water and wastewater.
9. An accessory dwelling unit shall be treated as a townhome unit for impact fees.
10. A certification in the permit application for requests to construct an accessory dwelling units shall be provided that requires the applicant to certify whether their property is part of a deed restricted community or subject to a homeowner's, neighborhood or master association and, if answered in the affirmative, that the applicant has confirmed an accessory dwelling units are allowed under the deed restrictions and/or rules of the homeowner's, neighborhood or master association, as applicable.



# Road Design Flexibility Technical Assistance

*Memorandum produced by the Florida Housing Coalition | October 23, 2023*

**Introduction:** The City of Green Cove Springs requested technical assistance on approaches to road design flexibility generally to promote affordable housing, as well as flexibility related to a specific case of a proposed shared driveway. The following provides resources and examples starting with general guidance and moving to more specific driveway examples that may be instructive.

This work is made possible by the Florida Housing Finance Corporation's Affordable Housing Catalyst Program.



FHC team dedicated to this effort:

- Ali Ankudowich, Technical Advisor, [ankudowich@flhousing.org](mailto:ankudowich@flhousing.org)
- Dayna Lazarus, Technical Advisor, [lazarus@flhousing.org](mailto:lazarus@flhousing.org)
- Kody Glazer, Chief Legal and Policy Officer, [glazer@flhousing.org](mailto:glazer@flhousing.org)

## General Street Design Guidance

The City may want to review its street design standards comprehensively to evaluate adjustments/reduced requirements that reduce costs or increase the amount of available land that can be dedicated to livable square footage, while still maintaining transportation safety, to promote housing in general or affordable housing developments specifically.

The City should evaluate constraints and opportunities in view of standards approval by FDOT (Sec. 113-69(a), Green Cove Springs Code of Ordinances). For roadways under the State's jurisdiction, there is an opportunity to establish a community design element in the Comprehensive Plan with a roadway design vision to facilitate coordination with FDOT, in accordance with Fla. Stat. 336.045(6).

The following resources include holistic street design, including in more urban contexts. Note that these will not necessarily have a specific lens for promoting affordable housing (e.g., maximizing number of units), and they may base guidance on additional priorities, such as transportation connectivity.

**SmartCode Version 9.2:** <https://transect.org/codes.html>

**Additional annotation for calibration available here:** <https://transect.org/modules.html>

This resource is an open-source form-based code that, from a transportation standpoint, aims to prioritize pedestrians in more urban contexts. It includes street design and connectivity standards such as block perimeter, curb and turning radii, road configurations and widths by design speed, parking configurations and lane widths by design speeds all by context (rural through urban core and special district contexts). It shows how these components might fit together in conjunction with the local land use context. Reviewing how the options align with the City's aspired land use context and existing roadway design standards may be a starting point for possible adjustments.

**NACTO Urban Street Design Guide:** <https://nacto.org/publication/urban-street-design-guide/>

This comprehensive guide for street design focuses on an urban context, without land use included.

**Robert Steuteville, Philip Langdon, and Special Contributors, *New Urbanism Best Practices Guide*, 4<sup>th</sup> Ed. (2009)**

The following are highlighted topics summarized from additional best practice guidance on street design specifications in Chapter 8 Streets, with additional comments on considerations for affordable housing development in view of the city's current standards. See the text for full details and roadway design examples by roadway type.

- **Travel lane width:**

- Research in this chapter suggests 10-foot to a maximum of 11-foot travel lanes enhances safety. "[Dan Burden of Glatting Jackson Kercher Anglin] says that research by Robert B. Noland, examining 24 years of data on all roadway types in all 50 states, 'concludes that 10-foot lanes for major roads (other than interstates) are safer than their wider-lane counterparts'" (p 136).
- Consider lane width with street hierarchy and connectivity to disperse traffic and create small blocks for more options and destinations for pedestrians.
- With regards to fire response, a street grid with ample connections and narrower streets in an urban context may support more timely response than in suburban areas presumably with wider roads. Grid connections may provide additional approaches to a site for fire response that may reduce the need for wider lanes for two trucks to pass each other (as needed on a cul-de-sac road).
- The City of Green Cove Spring's moving lane widths range from 11 to 12 feet; this is an opportunity to evaluate narrower moving lane widths and whether that will reduce costs or otherwise facilitate housing and affordable housing development.

- **Street parking:**

- Allowing street parking in addition to narrow lane widths supports "shared street mode" as opposed to free flow traffic, resulting in reduced travel speeds.
- The City's street standards appear to indicate no parking accommodated in the street classification standards in Sec. 113-66, Code of Ordinances. If this is enforced operationally with signs, etc., consider whether allowing street parking could not only enhance safety, but address parking needs currently met on-site or reduce costs of roadway provision by housing and affordable housing developments.

- **Connectivity:**

- Promoting connectivity does not require a uniform grid, and many places promoting connectivity still allow cul-de-sacs where there are topographical barriers, for example.
- Historic grid city patterns make use of 400-by-200-foot blocks, with some blocks ranging up to 200 feet longer.
- The City's block length and width regulations call for consistency with adjacent areas, with a maximum of 2,200 feet and a minimum of 400 feet in length. Consider connectivity needs in conjunction with narrowing street widths; evaluate potential cost and land availability impacts of these factors for housing and affordable housing development relative to current standards.
- **Curb return radii:**
  - See SmartCode range of curb return radii: 5 to 20 feet in urban contexts.
- **Pedestrian streetscape elements and planted medians:**
  - Pedestrian streetscape elements and planted medians can also slow speeds and increase safety. Walkability expert Dan Burden is quoted in this chapter: "As a general rule, the width of the right-of-way of any street should be split 50/50 between walking and driving. The 50 percent of the physical space that serves pedestrians includes on-street parking buffers, tree lawns, and walkways" (p 151).
  - Consider how pedestrian streetscape and planted median requirements add to the cost of development. In view of safety and walkability benefits, evaluate opportunities to share costs of these elements for affordable housing rather than reduce or remove requirements.

**Florida Housing Coalition SHIP Catalyst Training – Regulatory & Land Use Planning Issues Affecting Affordable Housing, Part II: Regulatory Reform for Affordable Housing (June 10, 2021):**

[https://www.flhousing.org/wp-content/uploads/2021/07/Land-Use-Planning-Workshop-2\\_Regulatory-Reform-for-Affordable-Housing.pdf](https://www.flhousing.org/wp-content/uploads/2021/07/Land-Use-Planning-Workshop-2_Regulatory-Reform-for-Affordable-Housing.pdf)

Habitat for Humanity of Pinellas and West Pasco Counties presented information on sidewalk costs in development. Evaluate opportunities to share these costs for affordable housing developments.

## Policy Examples of Transportation Design Flexibility for Affordable Housing

The following are excerpts of code language allowing street design or other technical flexibility for affordable housing projects, along with additional comments where available in correspondence with staff.

**Hillsborough County:** Sec. 6.02.08.C, Land Development Code: *Sidewalks shall be constructed on each side of internal subdivision streets, except as follows... 3. In Affordable Housing developments where sidewalks are required on only one side of internal subdivision streets.*

**Brevard County:**

- Sec. 62-6310(d), Code of Ordinances: *For developments providing a minimum 30 percent of affordable, or 15 percent workforce housing units, the following requirements may be reduced for private right-of-way widths, road widths, driveway widths, drive aisle widths, and turn radii*

*provided they are consistent with American Association of State Highway and Transportation Officials (ASHTTO) guidelines, or other similar guidelines or best practices for context sensitive design solutions, acceptable to the county for low volume traffic conditions and speeds.*

- Evaluate opportunity to reference a more urban-context street design standard such as NACTO (see previous section).
- Correspondence with planning and zoning staff did not result in examples of affordable housing projects that had used this flexibility.

#### **City of Tampa:**

- Sec. 27-153.2.25, Code of Ordinances: *Exceptions to the requirements of these procedures may be made for subdivisions which have been certified by the city as affordable housing subdivisions and have been underwritten through the Mayor's Challenge Fund or other bona fide housing programs administered through the community redevelopment agency as follows... (b) Affordable housing subdivisions may also be exempt from subdivision technical requirements if the project incorporates or is an innovative design.*
- Correspondence with planning staff at the City of Tampa indicated projects using flexibility in the realm of reduced parking requirements. Based on prior experience, staff also indicated limitations to street design flexibility due to FDOT standards informing local street design standards. For larger developments where streets will be eventually turned over to the City, there may possibly be sidewalk width and curb adjustments, but it is unlikely. Note that there will be cost sharing with those improvements.
- Cost sharing may be an approach to consider as opposed to modifying the design standards themselves, as noted in the previous section.

**City of Orlando:** The City provides alternative housing transportation standards, including roadway typical section, in its Code of Ordinances section on alternative development standards for low- and very low-income housing projects, including roadway typical sections. See Sec. 67.606. - Alternative Housing Transportation Standards, Code of Ordinances (provided in separate document).

## Shared Driveway Access

Regarding technical specifications of shared driveway access, townhomes may provide some useful parallels. The following are two examples from the City of Tampa (site construction plans are provided separately).

- 532 W. Plaza Place: rear-loaded townhomes with 15-foot alley access to driveways; note that this example has an access point on either end of the alley to local roads.
- 40 Bering Street: rear-loaded townhomes off a shared drive with only one access point to a local road; note that this drive is not an extension of a local road.

In deciding whether to permit a shared drive for residences as a dead end of a local street, considerations in addition to the technical specifications may include but are not limited to:

- The number of additional units that may be immediately gained if a design creates more buildable site area;
- The effect on connectivity and traffic dispersion if a road stub is not provided and a future connection is made more difficult or impossible to the adjacent parcel; this factor might also be



considered with effects on block sizes (i.e., is the block size still relatively small and connected even without the future road connection?);

- The effect on future redevelopment options to allow/add more density if a roadway connection is not made; and
- Options for accommodating parking on the street as opposed to on-site if on-street parking were to be allowed in the future, particularly if additional density were eventually allowed/added as part of redevelopment.

Regarding legal considerations in the private realm for shared access: ensure an agreement for use, maintenance, etc. of the shared asset.

# Regulatory & Land Use Planning Issues Affecting Affordable Housing

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## Part II: Regulatory Reform for Affordable Housing June 10, 2021





## AFFORDABLE HOUSING CATALYST PROGRAM

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Florida Housing Finance Corporation



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# Presenters

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# Webinar Logistics

- All participants are on mute
- Please type in your questions and comments into the question box on the side panel
- We will not identify who has asked a question
- Webinar is recorded
- PPT is provided as a handout
- For follow-up information or problems downloading handouts, please contact [glazer@flhousing.org](mailto:glazer@flhousing.org)



# Agenda

- I. Overview of Florida Housing Data
- II. Local Government's Role in Making Housing Affordable
- III. Basics of Land Use Planning & Affordable Housing
- IV. Best Practices for Regulatory Reform
- V. Utilizing the Affordable Housing Advisory Committee (AHAC)



# Before we get into the weeds...

- This is a high-level overview of each of these policies and concepts. Each of these ideas could be an hour-long training.
- These slides are intended to give you some ideas for how to engage with affordable housing best practices locally.
- The work will need to be done locally to understand existing planning policies, development patterns, and community needs.
- For any questions, contact Kody Glazer at [glazer@flhousing.org](mailto:glazer@flhousing.org)





# I. Overview of Florida Housing Data

# Regulatory reform starts with local data

- Understanding local housing needs data will help guide regulatory reform for affordable housing
- Look for the following data points to start:
  - Cost burden
  - Shimberg Center's data on surplus/deficits of affordable housing
  - Home sale prices (existing and new homes)
  - Building permits (type of unit, number of units, location)
  - Household demographics (race, income, size)
- For example, knowing that your community has a relatively small household size may encourage you to allow smaller housing types.
- Knowing that your community has the greatest shortage of affordable units at 50% AMI may help you craft incentive programs to this need.



Single Family  
Home Sales Way  
Up Since the  
Beginning of the  
Pandemic

Single Family Homes: Pre-Pandemic to Today					
	Total Sales	Paid in Cash	Median Sales Price	Days to Contract	Months of Supply of Inventory
<b>Apr-21</b>	33,264	9896	\$335,526	11	1.1
<b>Feb-20</b>	20,693	5703	\$270,000	49	3.3
<b>Percent Change</b>	61%	74%	24%	-78%	-67%
Florida Realtors April 2021 Single Family Home Sales					



Multi-Family  
Owner Sales and  
Prices Up Higher  
as a Percentage  
than Single Family,  
but Still Lower  
Overall

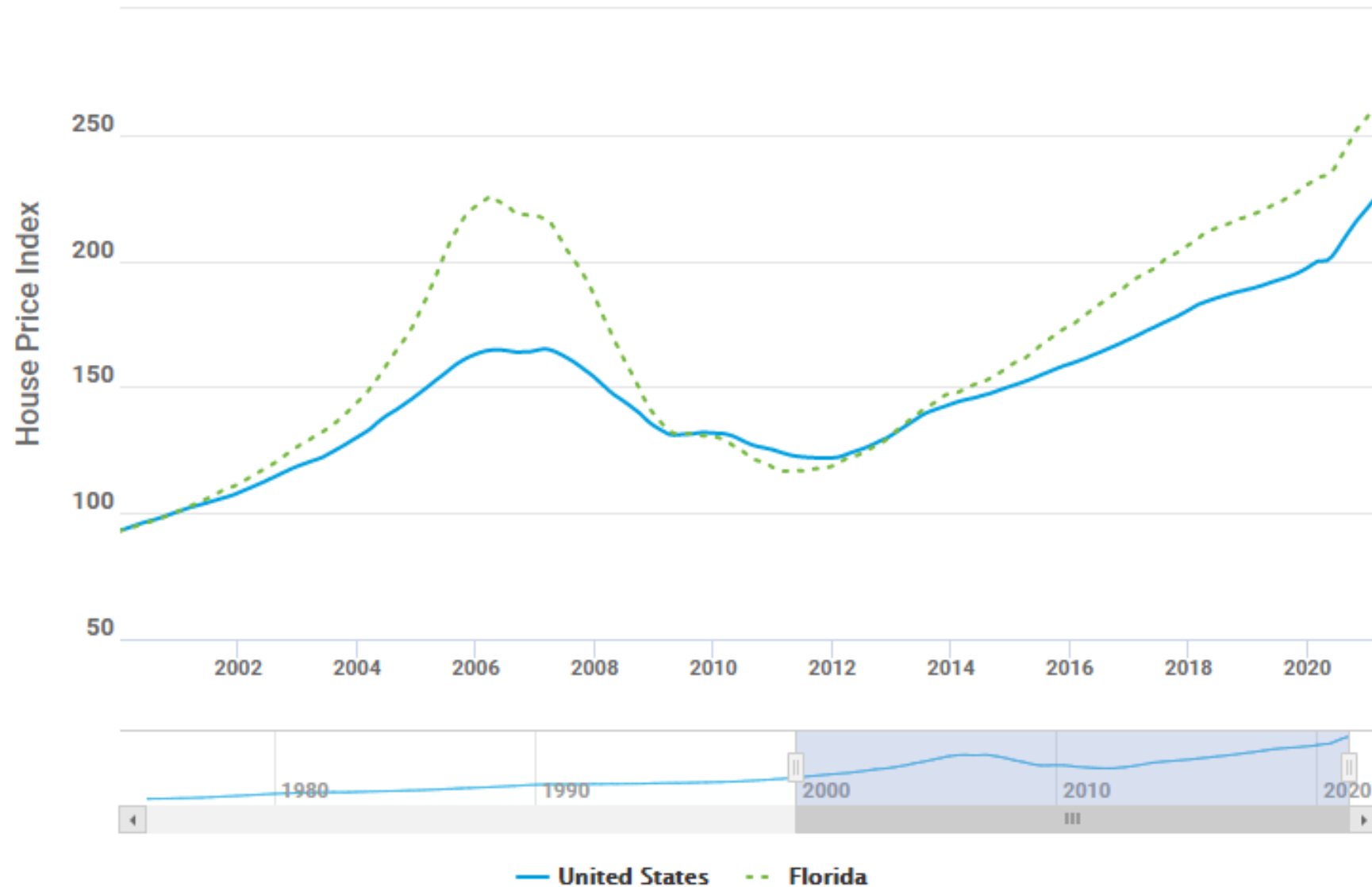
### Townhomes and Condo: Pre-Pandemic to Today

	Total Sales	Paid in Cash	Median Sales Price	Days to Contract	Months of Supply of Inventory
<b>Apr-21</b>	17,330	8770	\$250,000	24	2.3
<b>Feb-20</b>	8,842	4690	\$200,000	94	5.4
<b>Percent Change</b>	96%	87%	25%	-74%	-57%

Florida Realtors April 2021 Townhouses and Condo Sales



# Freddie Mac House Price Index



# Percentage of Cost Burdened Households by MSA (FL) - 2019 EST (Cost Burden Threshold - 30%)

Item #2.

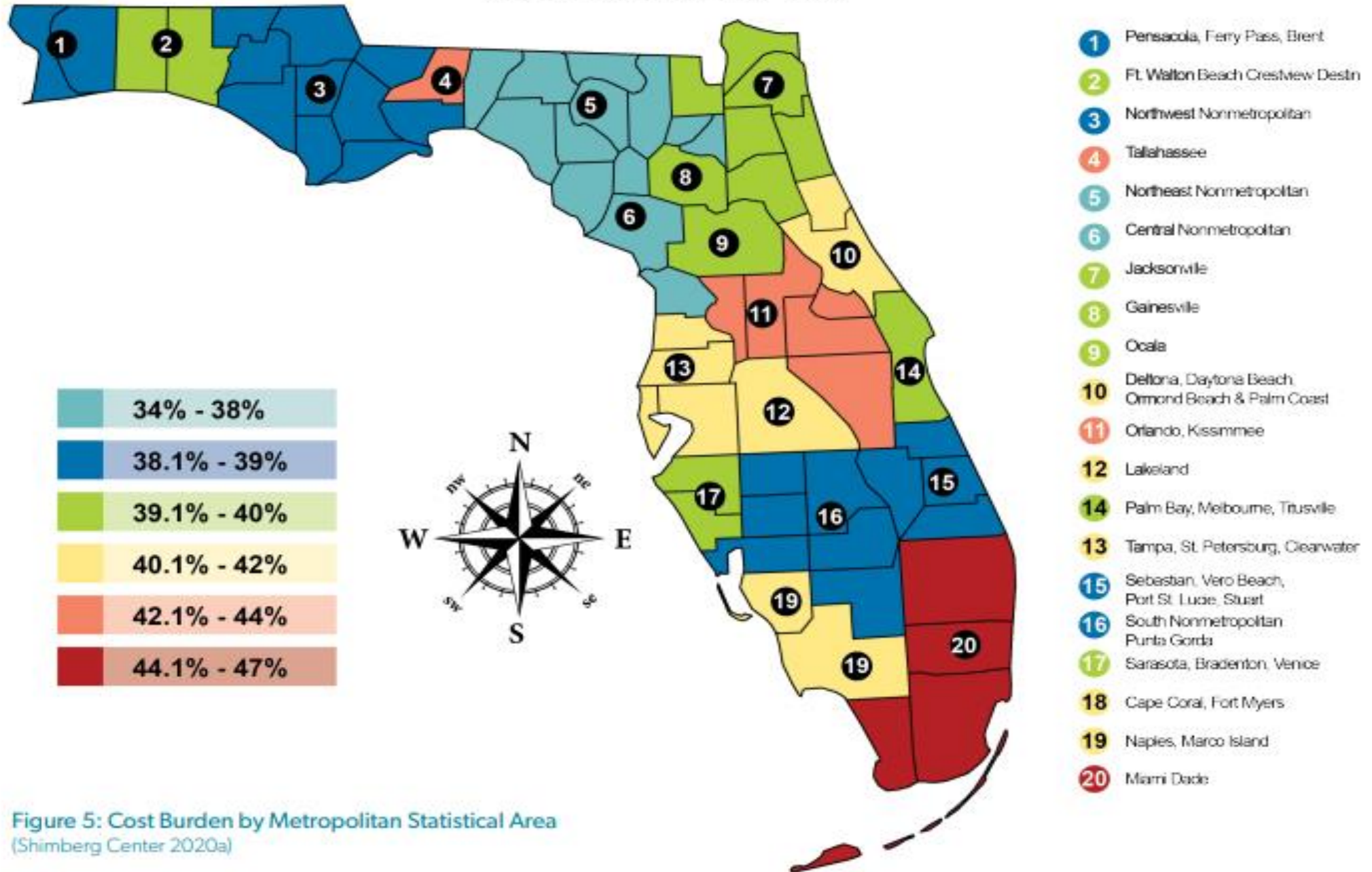


Figure 5: Cost Burden by Metropolitan Statistical Area  
(Shimberg Center 2020a)

Affordable  
housing supply  
shortages differ  
across the state

## Supply/Deficit of Affordable/Available Units by Income

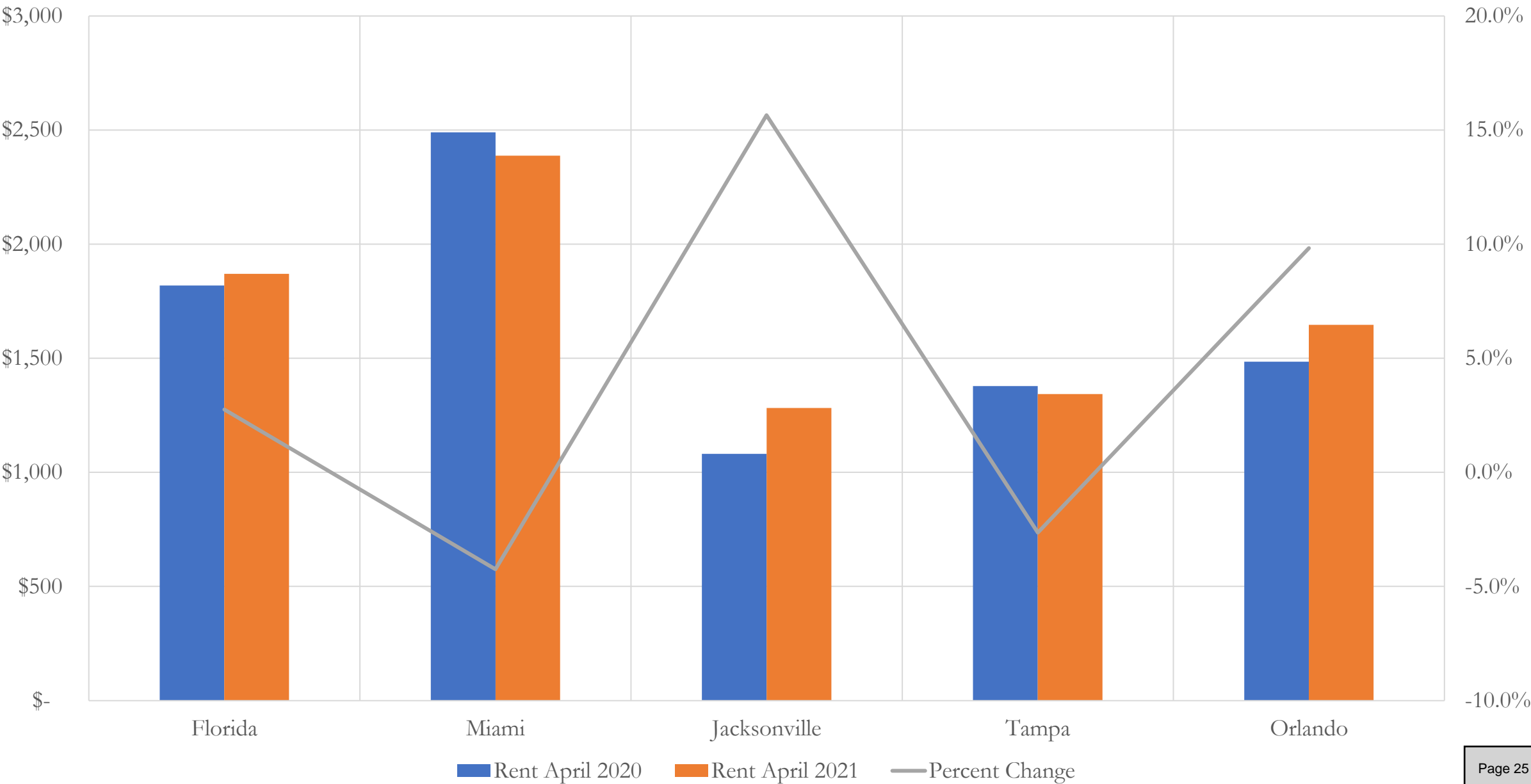
Item #2.

Geography	0-30% AMI	0-50% AMI	0-80% AMI	0-120% AMI
Gainesville MSA	-3,928	1,874	5,935	12,813
Ft. Lauderdale	-33,335	-65,565	-65,683	-8,852
Daytona Beach MSA	-9,237	-13,124	-6,389	2,357
Jacksonville MSA	-29,100	-36,869	-4,181	13,043
Miami-Dade MSA	-60,193	-109,305	-147,284	-69,818
Orlando MSA	-40,220	-76,534	-39,916	23,900
Tampa MSA	-60,227	-92,640	-31,583	11,499
Tallahassee MSA	-6,081	-3,685	4,503	5,561

Shimberg Center for Housing Studies

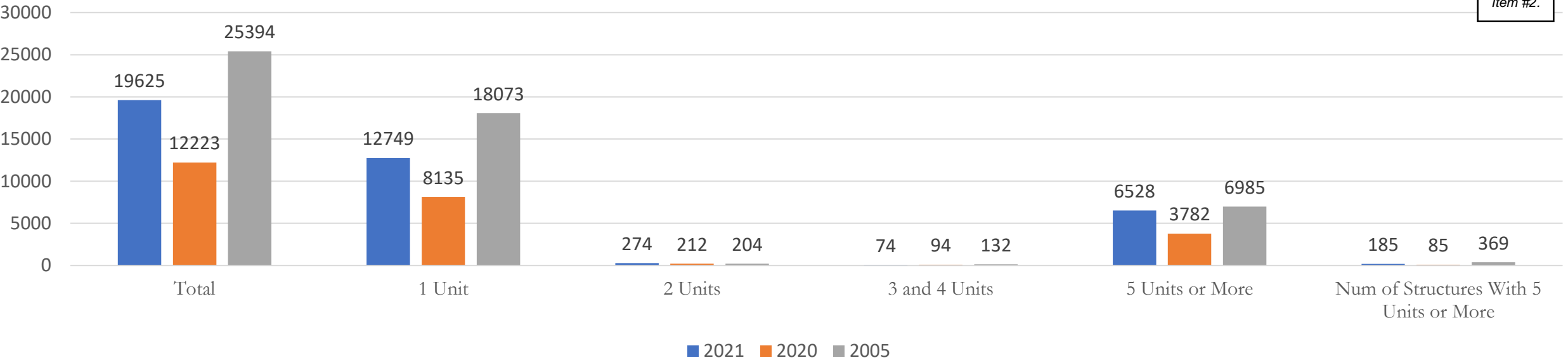
Page 24

Rental Price Change: Florida and Major Cities

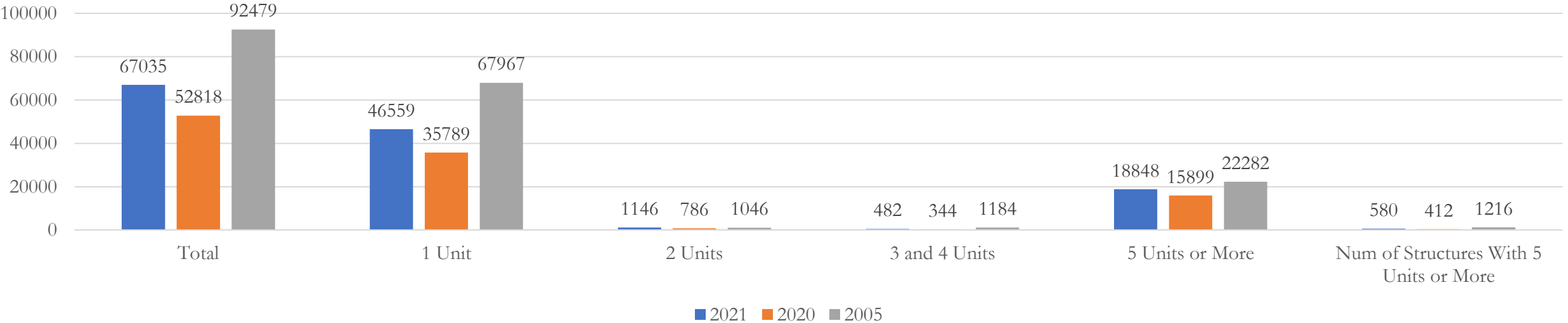


April Permits: 2021, 2020, 2005

Item #2.



Year to Date Permits: 2021, 2020, 2005



# Conclusions

- Understanding local housing data is key to shaping local housing policies. In most communities, there is lack of affordable housing for households making up to 80% AMI.
- Florida is currently in a dramatic home price build up and housing supply crunch. While this benefits existing homeowners, renters and new, younger households will have more difficulty become first-time homeowners.
- More housing supply needs to be built to keep up with demand and rising home prices.



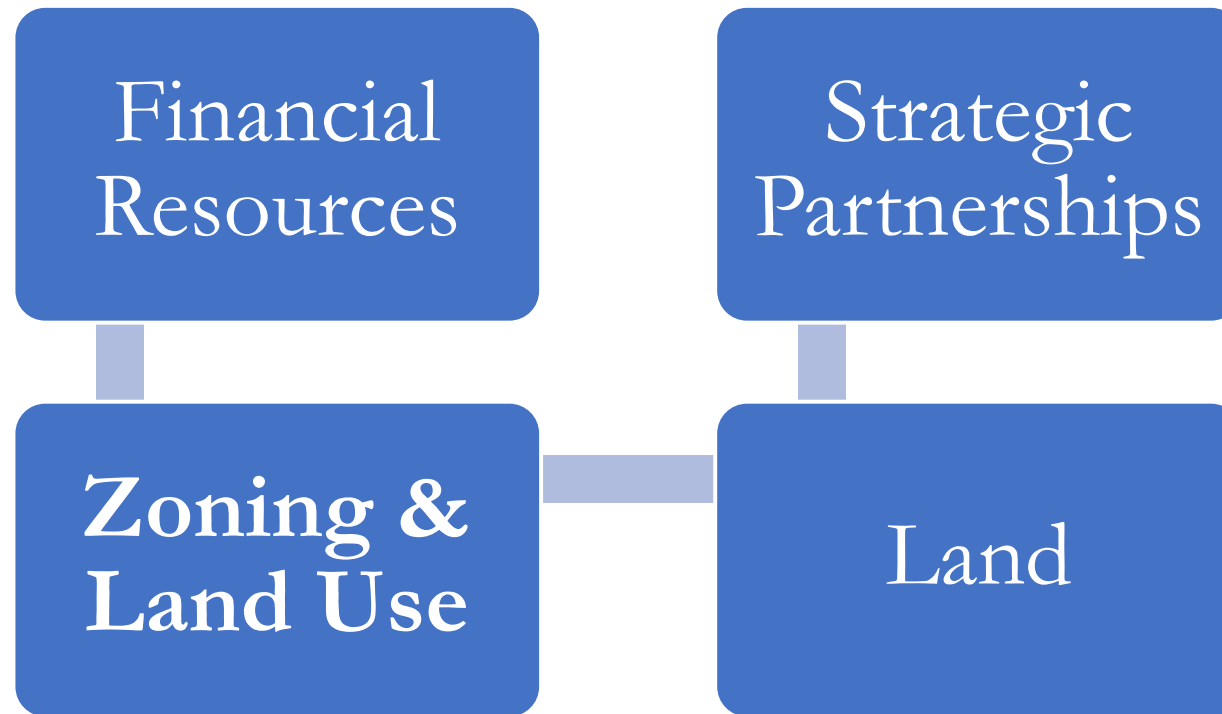
## II. Local Government's Role in Making Housing Affordable

# Housing Element of the Comprehensive Plan

- Required element of the local Comp Plan. Fla. Stat. § 163.3177(6)(f)(1).
- Requires local governments to plan for the “provision of housing for all current and anticipated future residents” and the “provision of adequate sites for . . . housing for [lower income] families.”
- Local government is not required to build *all* the affordable housing needed in a community, but it is required to create an environment **conducive** for the private sector to produce affordable housing.
- Public sector uses its land use planning and financing tools to ensure the private sector will produce housing that is affordable.
- **Task:** read your local government’s housing element, ask if it is being implemented, and use it as a catalyst for innovative policies



# Local Government role in affordable housing



# How should local government be involved?

- Local government cannot deed restrict or monitor *every* unit of affordable housing needed in a community long-term.
- Yet, local government can use the land use planning process to **require**, **facilitate**, and **encourage** the production of enough affordable housing units to make a measurable impact on the community.
- A successful comprehensive approach includes
  - Deed-restricted units
  - Preserving and encouraging naturally occurring affordable units (units without subsidy)
  - Boosting housing supply in general



# The Three Acts – Land Use Planning for Affordable Housing

## 1. “Require” – to claim or ask for by right and authority

- Local governments can use their zoning and land use authority to require the production of affordable housing.
- Examples: inclusionary zoning, negotiated development rights, financial resources

## 2. “Facilitate” – to make an action or process easy or easier

- Local governments can aid the production of affordable housing by facilitating partnerships, lowering development costs, and easing development standards.
- Examples: expedited permitting, zoning flexibility, fee waivers, government-owned lands

## 3. “Encourage” – to attempt to persuade

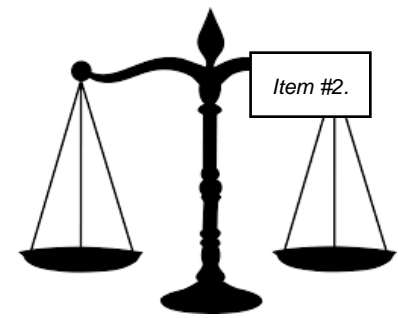
- Local governments can encourage market-rate developers to produce affordable units.
- Examples: density bonuses, zoning incentives





### III. Basics of Land Use Planning & Affordable Housing

# Deed-restrictions? Free market? Both?



- Housing prices are set at whatever the market will bear
- Increasing housing supply alone will not produce **all** the affordable units needed, particularly for ELI and VLI households (up to 50% AMI) and all households in more populated counties
- Consider population growth, housing demand, and housing supply.
- Greater need = more justification for deed restricted housing

# Impact of zoning & land use policies on housing

Zoning and land use policies impact the:

- 1) **cost** of development
- 2) **number** of housing units that can be legally produced in a jurisdiction
- 3) **types** of housing allowed
- 4) **location** of different uses
- 5) **infrastructure capacity** of new development
- 6) **willingness** of the private sector to produce affordable housing

**Goal:** structure land use policies to require, facilitate, and encourage affordable development & to increase housing supply generally



# Land use policies to start with for regulatory reform

1. Zoning & future land use maps
2. Allowable uses & densities
3. Parking, setback, & lot arrangement requirements
4. Permitting, inspection, & other fees
5. Permitting process
6. Financial incentives & land resources

# 1. Zoning & future land use maps

- Study zoning and future land use maps to understand community design
- Land use planning documents set a legal cap on the number of housing units that can be developed and the location for different types of housing
- Ask things like:
  - How much/what percentage of buildable land is zoned for low-density, single-family only housing?
  - What is the zoning around transportation corridors, employment centers, and other areas of opportunity?
  - Does our zoning code match community needs for housing?





# Idea: Direct staff to provide yearly analysis of “zone stats”

- Understanding the scope of buildable land dedicated to different uses can help shape affordable housing policy.
- Sample table to use. Include all zone districts and local stats.

Zone	Zone Description	# of Parcels	% of Parcels	Land Area	% of Land Area
R-1	Single-family residential				
R-2	Multi-family residential				
C-1	Low-intensity Commercial				
A-1	Agricultural				

## 2. Allowable uses & densities

- Understand the allowable housing types and densities in your community's zoning code and where certain housing types are allowed
- This analysis could lead your community to increase densities and allow more flexible housing types to match housing needs
- **Best practices:**
  - Allow ADUs and missing middle housing types (duplexes, triplexes, townhomes, etc.) by right in more areas of the community
  - Allow increased densities around transit and employment for affordable housing developments
  - Promote mixed-use opportunities



### 3. Parking, setback, and lot arrangement requirements

- Flexibility in these requirements can help lower development costs and ensure that more buildable land is available for housing development.
- **Parking:** Study existing parking requirements and identify areas where standards can be waived or amended for affordable housing units. For example, if on-street parking is available, requiring multiple off-street parking spaces can be burdensome.
- **Setbacks/lot arrangements:** Flexibility in setback and lot arrangement requirements can allow more smaller units to be developed on a single parcel or allow smaller lots to contain homes. Beneficial for “missing middle” and accessory dwelling units (ADUs). Includes standards such as:
  - Setbacks
  - Maximum lot coverage
  - Minimum lot size
  - Open space requirements
  - Zero-lot-line development



## 4. Permitting, inspection, & other fees

- Study local government fees and identify fees that can be waived or modified for projects certified as affordable
- Impact fees are the main type of fee that may be modified for affordable housing units.
- **Consider:** Charge by square footage rather than by unit type.
- Fla. Stat. § 163.31801(9): local governments may “provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a [local government] provides such an exception or waiver, it is not required to use any revenues to offset the impact.”



## 5. Permitting process

- Time is money! Assess how long it takes for an affordable development to be approved.
- Tools for facilitating and encouraging affordable housing :
  - Expedited permitting
  - Clearly defining the steps of the process (see House Bill 1059 from 2021 Session)
  - Designate a staff person(s) responsible for shepherding individual projects through the process
  - Whenever feasible, delegate approval authority from public hearing to administrative staff review



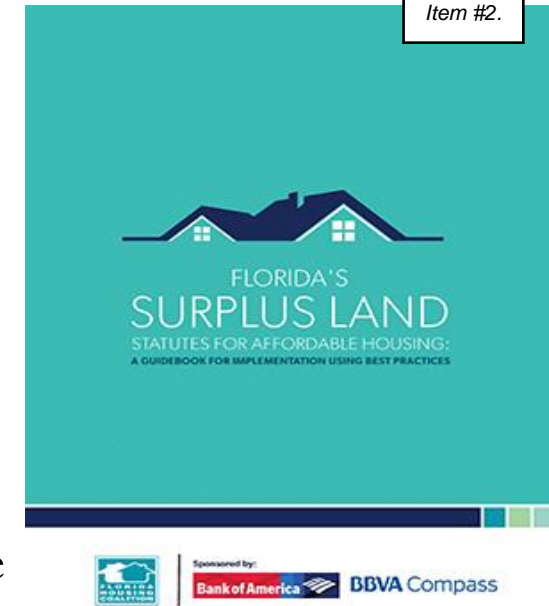
## 6. Financial incentives & land resources

- Study how your local government uses its federal, state, and local funds for affordable housing, including:
  - State Housing Initiatives Partnership (SHIP)
  - General Revenue
  - Community Development Block Grant (CDBG)
  - Community Redevelopment Agency (CRA)
  - Infrastructure Surtax
  - Bonds
  - Philanthropy



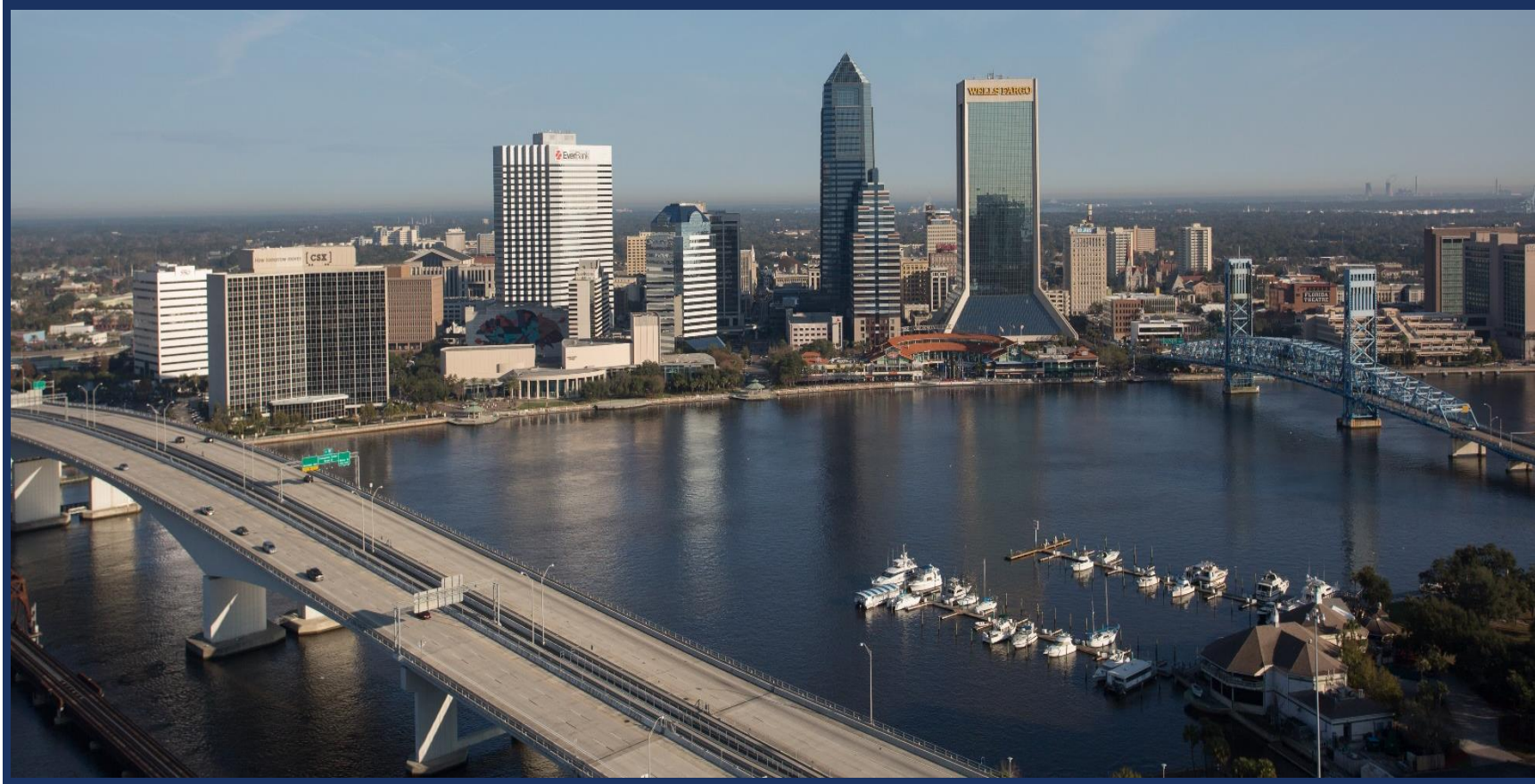
## 6. Financial incentives & land resources

- Leveraging government-owned land can be a great boon for affordable housing.
- Look at your surplus land policies
  - Fla. Stat. §§ 125.379 and 166.0451 require an inventory of government owned lands “appropriate for use as affordable housing”
  - If it is appropriate for market-rate housing, it is appropriate for affordable housing
- School board land (Fla. Stat. § 1001.43)
- Explore using available funds to purchase land for affordable housing
- Create an RFP for developers to build housing on government-owned land – local government can control outcomes on the land it owns through deed restrictions





# Jacksonville's Regulatory Reforms



June 10, 2021

# CHANGE

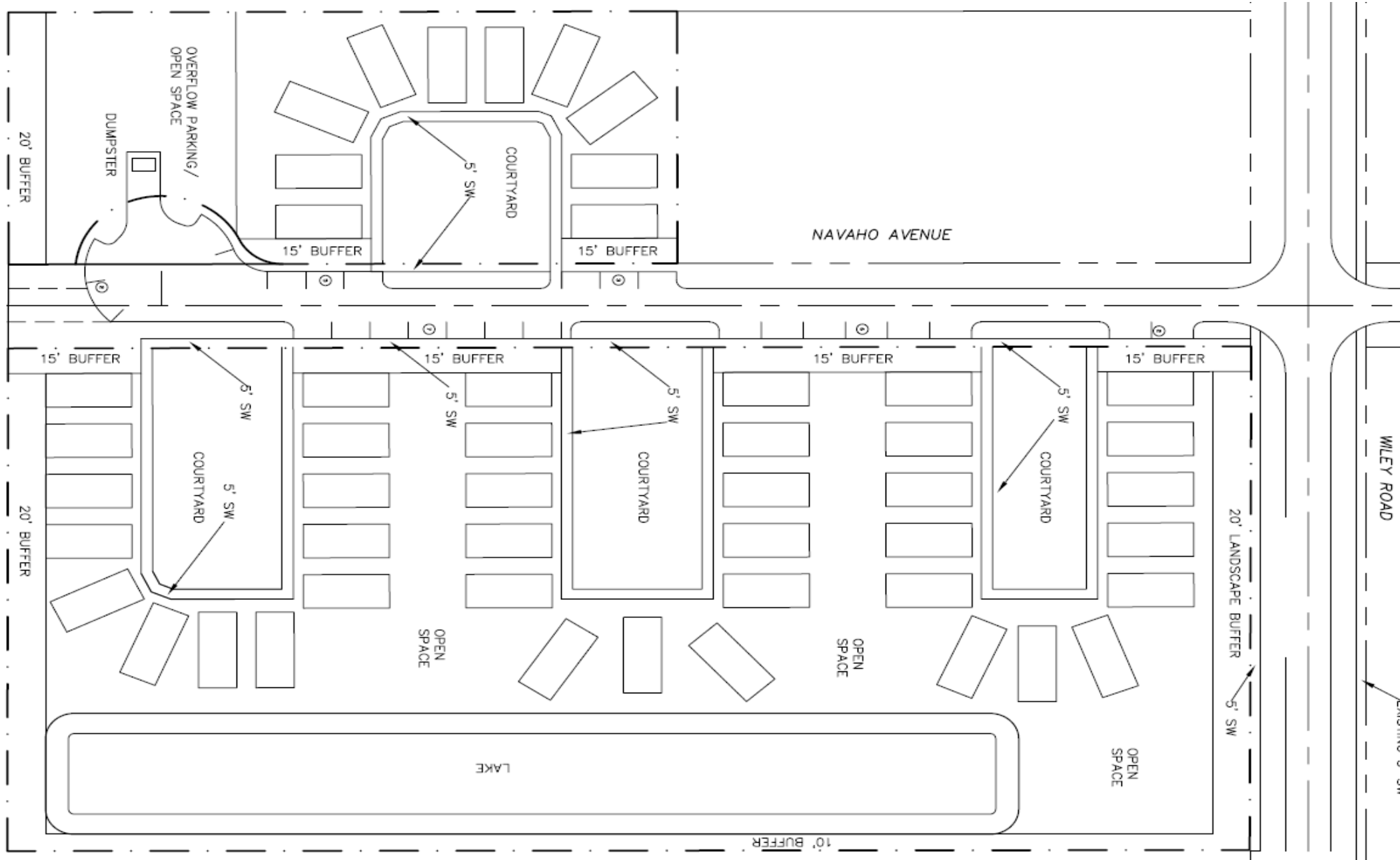
## Jacksonville changes:

- Pocket Neighborhoods
- Community Land Trusts
- Tiny Houses
- Small Lot Subdivisions
- Accessory Dwelling Units

# POCKET NEIGHBORHOODS

## Does the code allow for them?

- Is the land held in common ownership?
- Houses become condos or rental
- Tiny houses fee simple not allowed
- Enter the Planned Unit Development
- A path to fee simple pocket neighborhoods











# COMMUNITY LAND TRUSTS

## How to support them?

- Amend our property disposition ordinance to include non-profit community land trusts to be on the same level as a city agency.
- Work with local non-profits to establish CLT
- Nurture and financially support CLT start-up

# TINY HOUSES

## Does the code allow for them?

- Currently no; the code sets a minimum size of 850 sq ft
- Set to adopt State appendix for tiny houses
  - Allow by right as a principle structure in RMD-A
  - Allow by right as an accessory dwelling unit in RLD-X
- Require Planned Unit Development or;
- Small lot subdivisions
  - Similar to town home criteria
  - Similar to our test case pocket neighborhood

# ACCESSORY DWELLING UNITS

## Comprehensive Plan

- Permits accessory dwelling units by right in LDR
- Established that accessory dwelling units do not count against density caps

## City Ordinance

- Permits accessory dwelling units by right in RLD zoning district.
- Establish criteria based on historic districts.
  - Located behind principle structure
  - Visual relationship to principle structure
  - Limited to 25% of principle structure or 750 sq ft, whichever is less
  - Max height is limited to principle structure height



# Questions?



# Housing Goals

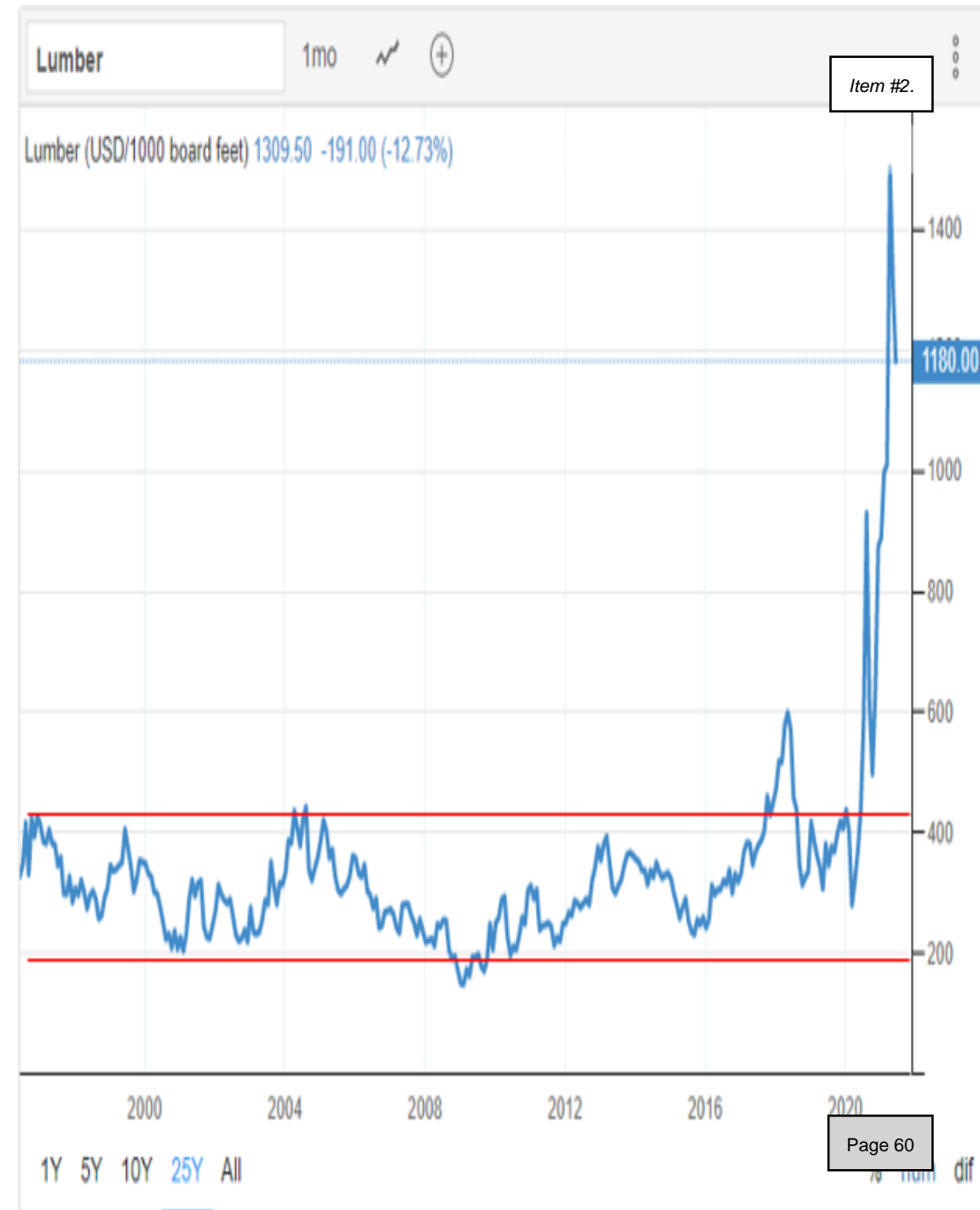
- ✓ Safe
- ✓ Decent
- ✓ Affordable



# Current Market Conditions

## Rising Costs

Data released in April from the National Association of Home Builders (NAHB) reports the cost to build a single-family home has surged by more than **\$36,000** per home and **\$13,000** per apartment since April of 2020



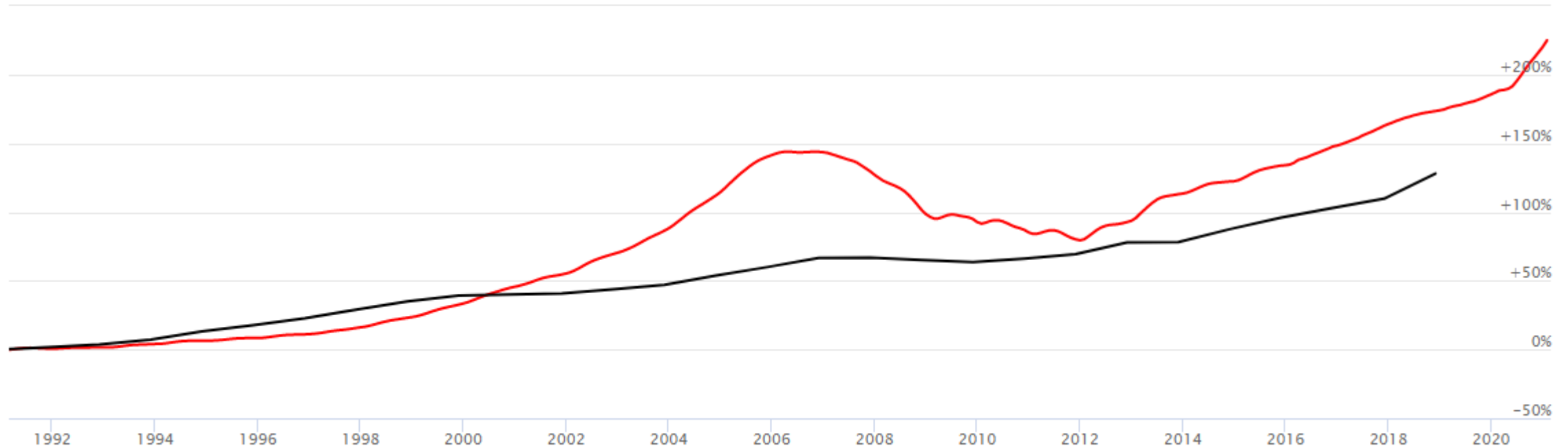
# Incomes Are Not Keeping Pace

## Home Price vs. Median Household Income (US)

Case-Shiller Home Price Index vs. US Median Annual Income

Zoom 10y 15y **30y** 50y 70y All

From Feb 28, 1991 To Feb 28, 2021



# Case Study: Impact of Design Standards on Cost to Construct Affordable SF Homes

# Elevated Front Entry

## Enhanced Design Requirement

The front porch must be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry.

## Effects of Enhanced Requirements

Monolithic Slab vs Stem Wall Foundation

The added cost for block, concrete, several yards of fill dirt and the tractor work for compaction

# Elevated Front Entry

Adds approximately \$4,000 to \$8,000 in cost per home



# Fenestration & Transparency

30% Fenestration / 50% Transparency

20% Fenestration / 50% Transparency



Front Elevation = 240sqft	
30% Fenestration / 50% Transparency	20% Fenestration / 50% Transparency
72sqft Fenestration / 48sqft Transparency	36sqft Fenestration / 24sqft Transparency
3 Windows @ \$600 per = \$1,800.00	2 Windows @ \$600 per = \$1,200.00
Potential Cost Savings (\$600 x 60) = \$36,000.00 Annually / Savings over 5 years = \$180,000.00	

# Wall Composition

## Design Requirement

Building materials shall be appropriate to the selected architectural style and **shall be consistent throughout the structure**

## Effects of Requirement

Allowing a stucco primary façade with struck block secondary façade allows for flexible options and a cost savings of approximately \$2,500 per home vs consistent stucco.

# Sidewalks to Nowhere!

Sidewalk costs can range between \$1,000 to upwards of \$3,000+ depending on the sqft needed. Often when redeveloping infill lots in established neighborhoods, requiring 50ft of sidewalk not only adds additional costs, it also creates a lability/hazard directly in front of the home



# Total Added Costs

Zoning Requirements	Addition Costs per Home
Elevated Front Entry	\$4,000 - \$8,000
Fenestration and Transparency	\$600 (per window)
Wall Composition	\$2,500
Sidewalk	\$1,000 to \$3,000
<b>TOTAL ADDITIONAL COSTS</b>	<b>\$6,000 to \$15,000 per home</b>

# What Does this Mean for a Nonprofit Developer

- Higher Costs for Homeowners
- Greater Subsidies Required
- Reduced Capacity to Build
- Increased Regulatory Hurdles



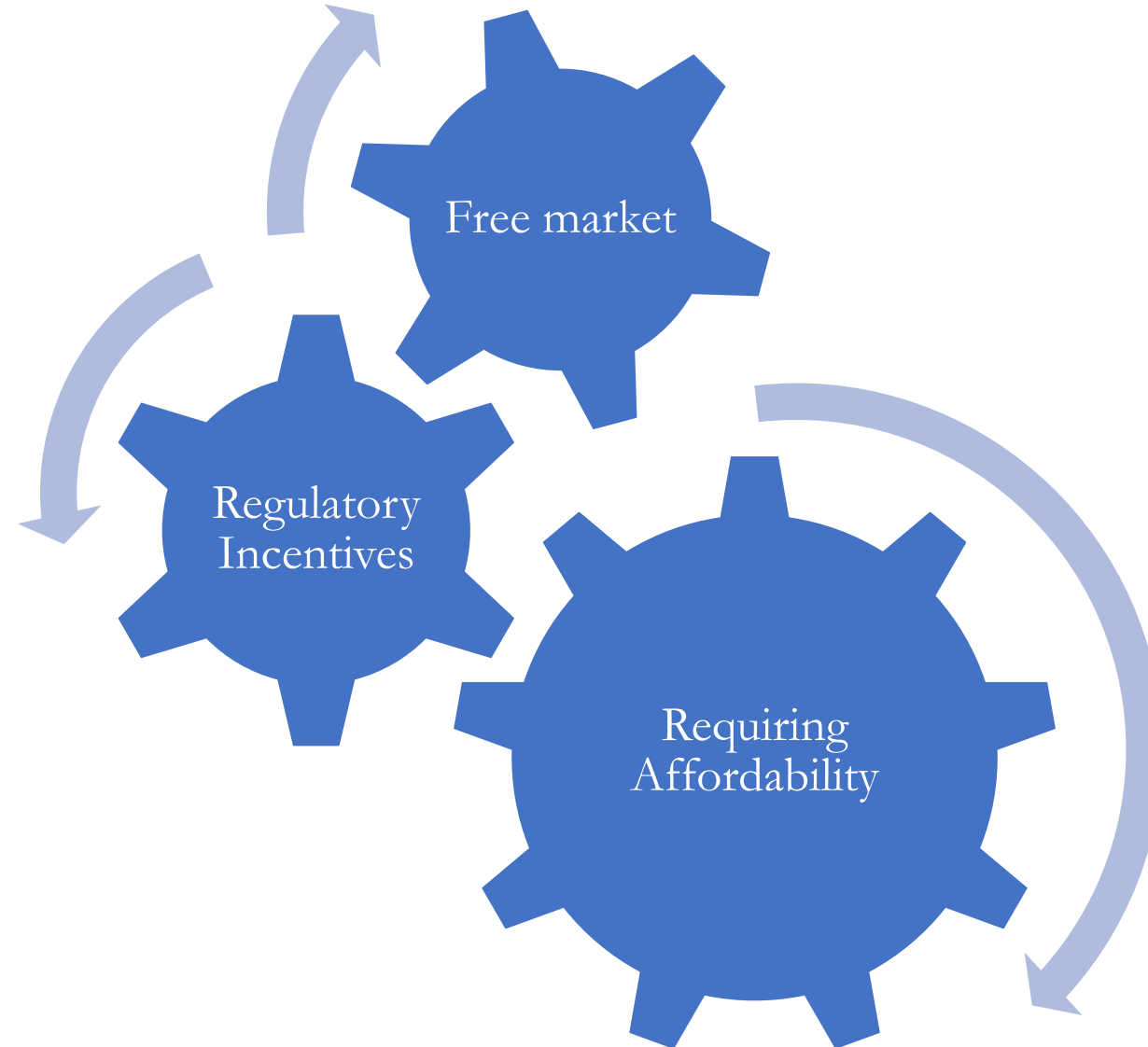
## IV. Best Practices for Regulatory Reform

# Study first, solutions second

- Explore local data and the land use policies explained in this training
- Then, using this knowledge, identify where policies need to be improved to require, facilitate, and encourage affordable housing development
- For example, if your community has a housing shortage of affordable units serving up to 80% AMI and you know your zoning code caps the number of legal units below the amount needed to meet this gap, start with a density bonus and incentive program for units serving up to 80% AMI
- Similarly, if you know your design standards unreasonably increase the cost of development by \$10k, amend your design standards



# The regulatory balancing act



# The Three Acts - Revisited

- You may only want to require affordability for developments seeking a substantial re-zoning or in prime opportunity areas. To encourage affordability, you may lower lot size requirements City-wide in hopes of encouraging smaller, more affordable units over time.

## Require

- Large-scale development (100+ units)
- Substantial re-zonings
- Near transit & employment centers
- Projects seeking public subsidy

## Facilitate

- Non-profit sector
- Expedited Permitting
- Administrative approvals > public hearings
- RFP for government-owned land

## Encourage

- Allowing smaller housing types by right
- Lowering minimum lot sizes
- Density bonus & incentive program

# Don't give away too much without affordability in return

- Just because local government makes it cheaper to build or allows more units to be built, **that does not mean that the new units will actually be affordable** (especially to households making up to 80% AMI)
- Again, housing prices are set at whatever the market will bear
- There have been examples of local governments that amended their zoning codes to make them more flexible, gave too much away as-of-right, and now cannot require affordability through the land development code

# Preserve the greatest incentives for deed-restricted housing

- Relaxing development standards to facilitate more market-rate housing supply will not produce all the affordable housing needed
- Preserve the greatest zoning benefits for deed-restricted housing; developments you **know** will be affordable long-term
  - Density bonuses
  - Substantial re-zonings
  - Impact fee waivers



## Incentive example: Impact fee waivers

- Florida law allows local governments to waive impact fees for affordable units
- However, local government will likely need a cap on how many impact fees in total can be waived
- Since an impact fee waiver is a limited resource, **preserve the waiver for units that will be affordable long-term** and require that the impact fee waiver actually results in lower housing prices
- **Consider:** provide impact fee waivers only to nonprofit developers with a track record of providing long-term affordable housing.

# Increasing density – as a bonus or by-right?

- Increasing density is one of the most valuable bargaining chips a local government has to offer
- Before increasing densities across the board as-of-right, **strongly consider** conditioning density increases on the provision of affordable housing
- Consider density minimums
- Don't give away too much!

# Allowing missing middle housing

- More communities are adopting ordinances to allow more accessory dwelling units, duplexes, triplexes, townhomes by-right. This is good!
- Keep in mind: just because a unit is smaller, that does not mean that it will be affordable to households up to 80% AMI
- **Consider:** Allow more housing types by-right and pair other land use tools to facilitate the affordable missing middle units
  - Expedited permitting for affordable duplexes
  - Fee waivers



# Inclusionary zoning (IZ)

- Land use policy that requires certain market-rate developers to set-aside a specified number of affordable units within a market-rate development
- Under state law, local government must “fully offset all costs” associated with required affordable units under an IZ ordinance
- Partner with a non-profit organization that can manage the affordable units; this takes the obligation off the market-rate developer



# Seeking public dollars? Require affordability

- If a developer seeks public dollars for things like infrastructure improvements, this is an opportunity to require affordable housing in return
- For example, if a large-scale developer (100+ units) seeks public dollars for wastewater infrastructure, roads, or other infrastructure needs, condition the public support on the developer setting aside x% of units as affordable housing
- This voluntary, negotiated development process can ensure that public dollars support public goods in the form of affordable housing



# Final thoughts

- There is not one way to go about regulatory reform for affordable housing – it requires knowing local data and local policy.
- Condition the most favorable zoning benefits on housing affordability.
- **The key is to be able to adapt.** If local reforms are producing more units, but those units are not affordable, be willing to make changes.





## V. Utilizing the Affordable Housing Advisory Committee (AHAC)

# Affordable Housing Advisory Committees (AHAC)

- Required for every SHIP jurisdiction that receives above \$350,000 in a fiscal year
- 8-11 members representing all aspects of the housing industry
- Each AHAC produces an **annual** report which includes recommendations on implementing a variety of affordable housing incentives
- Can engage in other affordable housing activities under City/County direction



# The AHAC can be a catalyst for regulatory reform

- Utilizing its collective expertise from all aspects of the local housing industry, the AHAC can produce actionable recommendations to increase the affordable housing stock
- Key considerations:
  - Recruit active members of the housing industry who will be engaged throughout the process
  - Engage key housing & planning staff to educate members on existing policies and local housing data
  - Take time to review existing policies and seek out new strategies
  - Encourage input from all AHAC members
  - Implement the recommendations in the AHAC report



# Local Perspective: How to use the AHAC as a tool for good

**Matthew Wyman,**  
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## AFFORDABLE HOUSING CATALYST PROGRAM

[Register Here](https://register.gotowebinar.com/register/6971231788987698702) or at  
<https://register.gotowebinar.com/register/6971231788987698702>

# Regulatory & Land Use Issues Affecting Affordable Housing Workshop #3

**When:** Wednesday, June 23 @ 2pm-3:30pm

**Topics Covered:**

- How to incorporate disaster resiliency in affordable housing planning
- 2021 Resiliency Legislation
- Mitigation housing strategies
- Creation of a Social Vulnerability Index

# FLORIDA HOUSING COALITION PUBLICATIONS

Access these valuable resources and more under the Publications tab at [Flhousing.org](http://Flhousing.org)

**Housing News Network Journal**

**Florida Home Matters Report**

**Accessory Dwelling Unit (ADU) Guidebook**

**Adaptive Reuse of Vacant Rentals**

**Affordable Housing Resource Guide**

**Affordable Housing Incentive Strategies**

**CLT (Community Land Trust) Primer**

**CLT Homebuyer Education – Teacher’s Guide**

**CLT Homebuyer Education – Buyer’s Guide**

**Community Allies Guide to Opportunity Zones**

**Community-Based Planning Guide**

**Creating a Local Housing Disaster Recovery**

**Creating Inclusive Communities in Florida**

**Credit Underwriting Guide for Multi-Family  
Affordable Housing in Florida**

**Developing & Operating Small Scale Rental  
Properties**

**Disaster Management Guide for Housing  
Landlord Collaboration Guidebook**

**PSH Property Management Guidebook**

**Residential Rehabilitation Guide**

**SHIP Administrators Guidebook**

**Surplus Lands Guidebook**

**Supporting Households Moving Out of  
Homelessness**

**Using SHIP For Rental Housing**



# Contact Us

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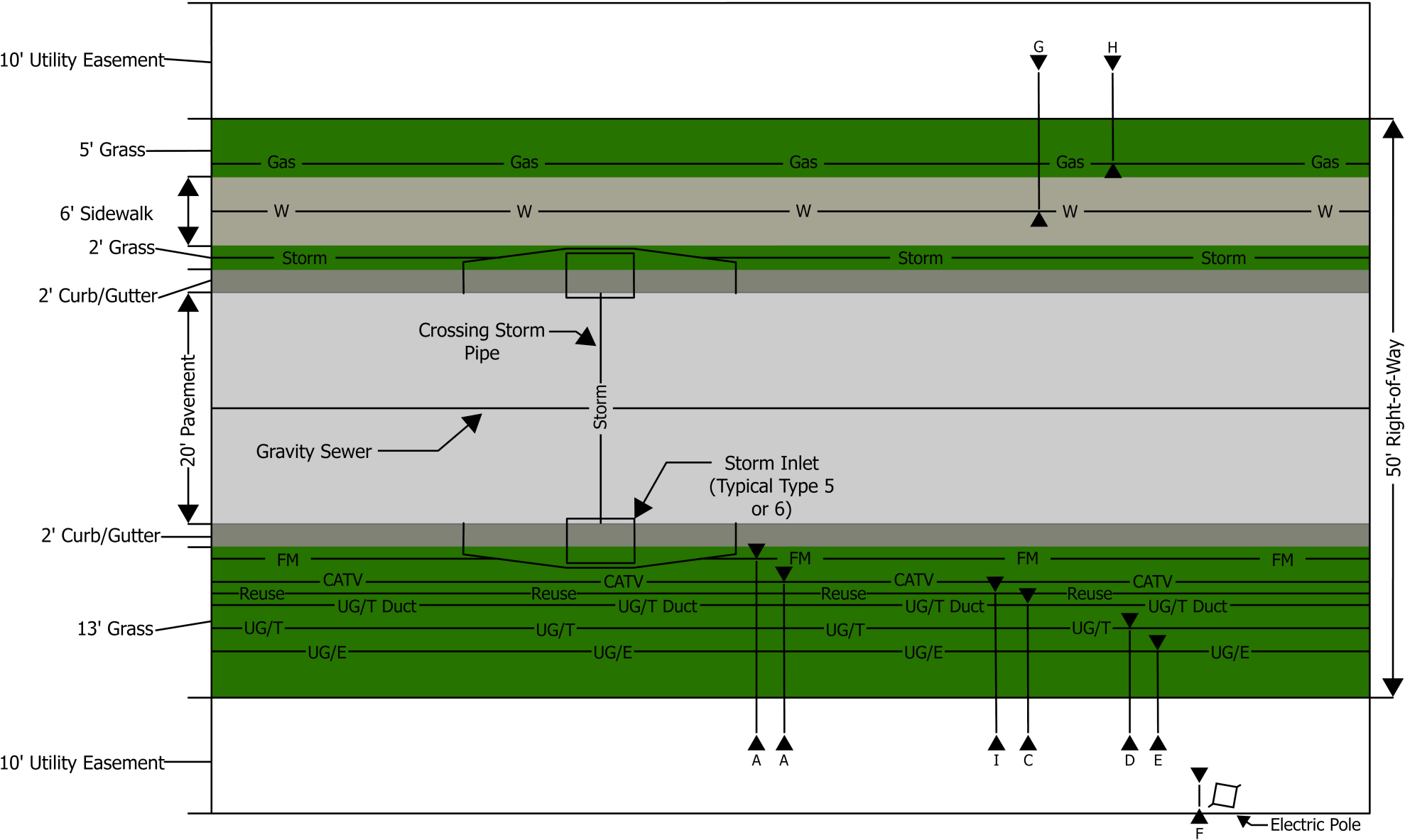


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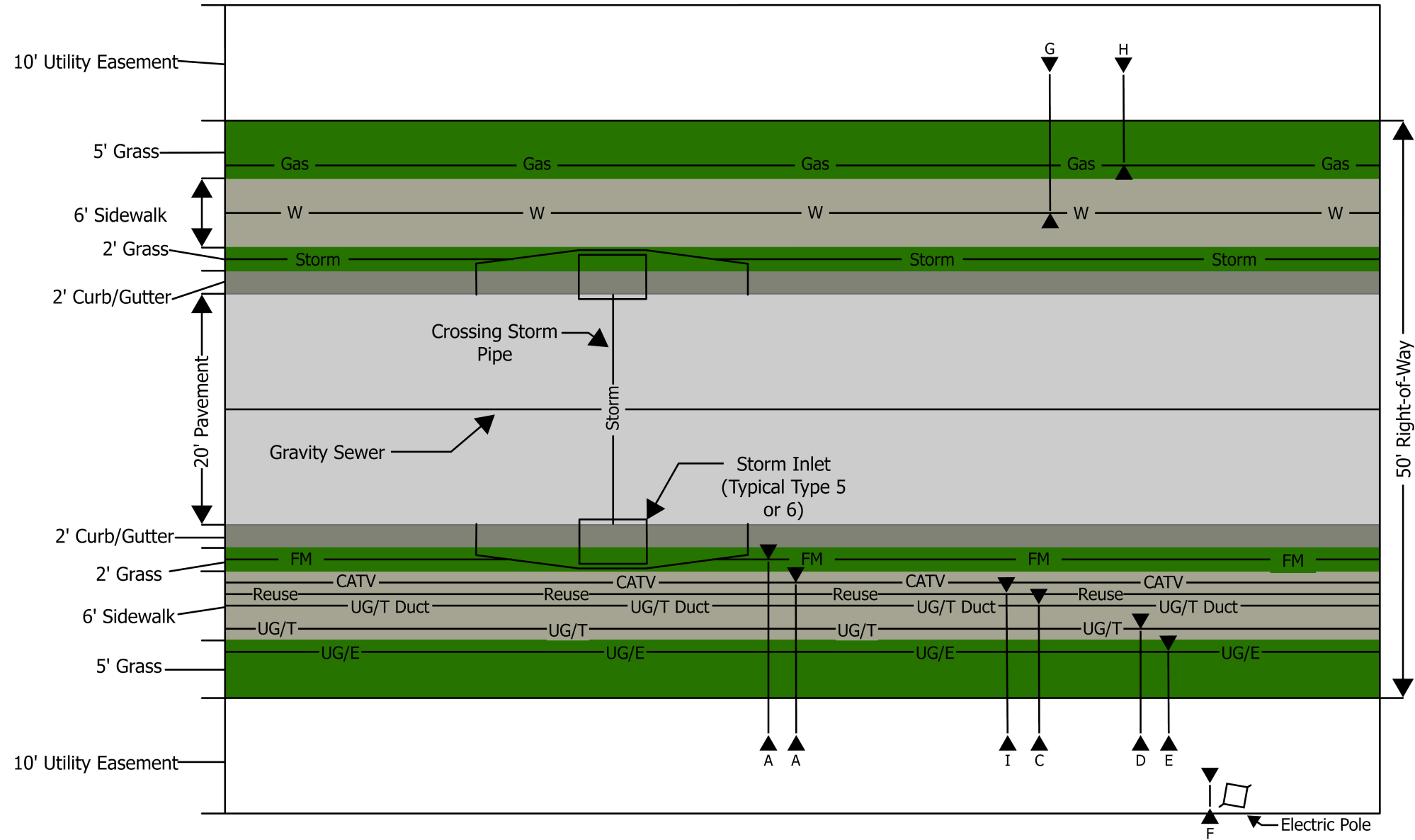
# Minor Roadway

UTILITY	DIMENSION SYMBOL	LOCATION	UNDERGROUND DEPTH
FORCE MAIN	A	11'	48"
CABLE TV	B	9'	24"
TELEPHONE CONDUIT	C	7'	30"
TELEPHONE CABLE	D	5'	30"
ELECTRIC CONDUIT	E	3'	36"
ELECTRIC POLE	F	1'	---
SANITARY SEWER	---	CENTER	VARIES
WATER	G	8'	36"
GAS	H	4'	36"
REUSE FORCE MAIN	I	---	---



# Collector Roadway

UTILITY	DIMENSION SYMBOL	LOCATION	UNDERGROUND DEPTH
FORCE MAIN	A	11'	48"
CABLE TV	B	9'	24"
TELEPHONE CONDUIT	C	7'	30"
TELEPHONE CABLE	D	5'	30"
ELECTRIC CONDUIT	E	3'	36"
ELECTRIC POLE	F	1'	---
SANITARY SEWER	---	CENTER	VARIES
WATER	G	8'	36"
GAS	H	4'	36"
REUSE FORCE MAIN	I	---	---



## Sec. 67.606. Alternative Housing Transportation Standards.

- (a) Alternative Housing streets shall be designed to function as local streets. It shall be the responsibility of the developer to ensure the proper function where vehicular noise, congestion and speeds are minimized through the use of a combination of landscape, hardscape and road surface treatment. The street right-of-way and optional city services easement shall support multi-modal transportation including autos, pedestrians, and bicycles.
- (b) The internal street system shall be designed so that at least ninety percent (90%) of the street segments interconnect.
- (c) Wherever an Alternative Housing development abuts unplatted land or a future development phase of the same development, street stubs shall provide access to abutting properties or to logically extend the street system into the surrounding area.
- (d) *Parking Standards/Residential Development.*
  - (1) Parking for single family and two family development shall be designed and constructed as a paved or acceptable alternative hard surface.
  - (2) All required parking spaces for single family and two family development shall be located outside the required front yard setback. For two family development, on-street parking directly abutting a lot may be counted toward fulfilling the off-street parking requirement except where lot width, driveway widths or location, street widths or other right-of-way design elements limits the number of available on-street parking spaces. One parking space credit shall be given for each full space abutting a lot on streets with a minimum 24' wide pavement width, not including curb and gutter. Where an on-street space abuts more than one lot, no parking space credit shall be given. Where on-street parking is credited, access drives shall be situated so that there is a minimum of one full parking space in front of each lot.
- (e) Those streets determined during Preliminary Plat or Short Form Plat review to function as residential collectors shall conform with the standards established in Chapter 61 or as modified by the City Transportation Engineer and City Engineer. Those streets determined to be classified higher than a residential collector shall conform to the Land Development Code Access Management Standards. Alleys and One way Local Streets shall be permitted only at the discretion of the Public Works Director and the Planning Official. The remaining streets shall conform with the following cross section standards:
  - (1) *AH Local Street #1:* Provides access for service vehicles and access to adjacent land use. Local Streets #1 should carry only traffic having either destination or origin on the street itself. Local Streets #1 may interconnect with streets outside the Alternative Housing development.

*Land Use:* Single family, two family.

*Max. Density:* 12 du/ac.

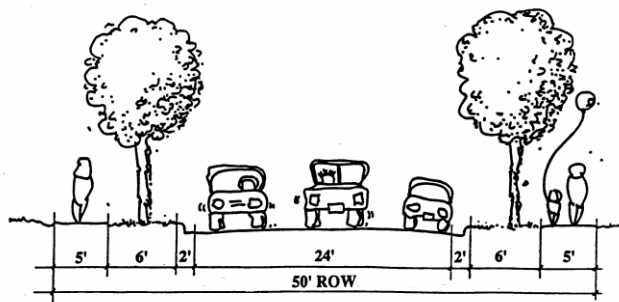
Specs	Alternative Specs
50' ROW	40' ROW (sidewalks located in easements outside of the right-of-way)
24', 20', or 18', total pavement widths*	24', 20', or 18' total pavement widths*
Two 5' wide sidewalks	Two 5' wide sidewalk easements
Two 6' wide parkways**	Two 6' wide parkways**
Two unmarked travel lanes	Two unmarked travel lanes
Parking lanes*	Parking lanes*
15' minimum curb radii	15' minimum curb radii

25 mph posted speed limit	25 mph posted speed limit
2' standard curb and gutter both sides	2' standard curb and gutter both sides

**\*Pavement Width and Parking Lane Alternatives:**

- a) As part of the 24' total pavement width, two unmarked parking lanes are permitted.
- b) As part of 20' total pavement width, one unmarked parking lane is permitted with "no parking" signs posted by the developer on one side of the street.
- c) As part of the 18' total pavement width, no on-street parking shall be permitted, and the developer shall be required to post "no-parking" signs on both sides of the street.

**\*\*The 6' wide parkway can be reduced to 3' wide with the approval of the City Engineer and City Transportation Engineer.**



- (2) *AH Local Street #2*: Provides access for service related vehicles and access to adjoining land use. The Local Street #2 may carry a small amount of residential through traffic generated from AH local streets.

*Land Use*: Single family, two family.

*Max. Density*: 21 du/ac.

Specs	Alternative Specs
62' ROW	50' ROW* (sidewalks located in easements outside of the right-of-way)
34', 24', 20', or 18' total pavement widths*	34', 24', 20', or 18' total pavement widths*
Two 5' wide sidewalks	Two 5' wide sidewalk easements
Two 7' wide parkways**	Two 6' wide parkways**
Two unmarked travel lanes	Two unmarked travel lanes
Parking lanes*	Parking lanes*
15' minimum curb radii	15' minimum curb radii
25 mph posted speed limit	25 mph posted speed limit
2' standard curb and gutter both sides	2' standard curb and gutter both sides

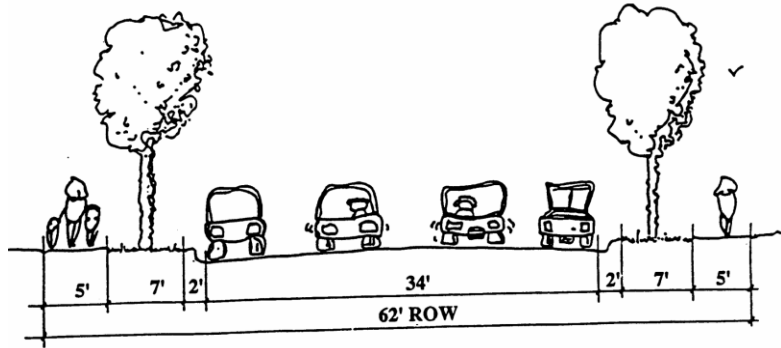
**\*Pavement Width and Parking Lane Alternatives:**

The parking lanes on AH Local Street #2 shall be unmarked unless striped parking is approved by the City Transportation Engineer.

- a) As part of the 34' total pavement width, two unmarked parking lanes are permitted.
- b) As part of the 24' total pavement width, two unmarked parking lanes are permitted.

- c) As part of the 20' total pavement width, one unmarked parking lane is permitted with "no parking" signs posted by the developer on one side of the street.
- d) As part of the 18' total pavement width, no on-street parking shall be permitted, and the developer shall be required to post "no-parking" signs on both sides of the street.

\*\*The parkway widths may be reduced to 6' to permit the 50' alternative right-of-way width. The parkways can be further reduced to 3' wide with the approval of the City Engineer and the City Transportation Engineer.



- (3) *AH Cul-de-Sac*: Purpose is to provide access for service vehicles and access to lower density land uses and to allow flexibility in the design of AH cross sections.

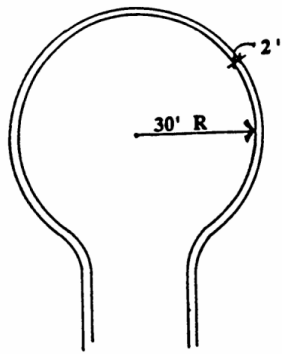
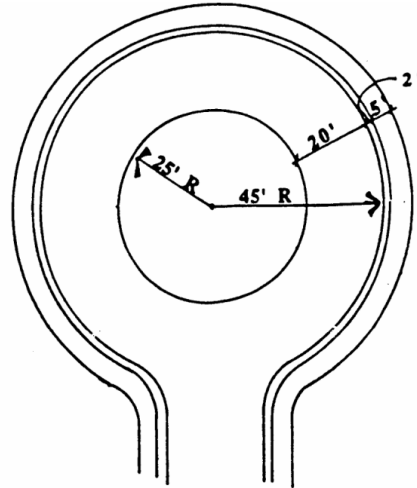
*Land Use*: Single family, two family.

*Specs*: (Both options align with Local Street #1):

Option A*	Option B*
39' radius ROW	52' radius ROW
	5' sidewalk
	25' radius center landscaped island with curbs or decorative pavers
7' wide parkway	7' wide parkway
30' radius paved area	20' paved travel lane
15 mph posted speed limit	15 mph posted speed limit
2' standard curb and gutter	2' standard curb and gutter

\*Culs-de-sac shall be on street segments no longer than 700'. 7' wide parkway is optional and can be reduced to 3' wide with approval of the City Engineer and City Transportation Engineer.

No street parking shall be permitted on circle. "No parking" signs shall be installed by the Developer per the MUTCD.

**AH CUL-DE-SAC OPTION A****AH CUL-DE-SAC OPTION B**

(Ord. of 2-22-1993, Doc. #26393; Ord. of 6-20-1994, Doc. #27637)

**ORDINANCE NO. O-05-2025**

**AN ORDINANCE AMENDING CHAPTER 113 & 117 OF THE CITY OF GREEN COVE SPRINGS CODE TO ADDRESS COMPATIBILITY WITH AFFORDABLE HOUSING DEVELOPMENT; AMENDING CHAPTER 113, SEC 113-66 TO REVISE STREET RIGHT OF WAY DESIGN STANDARDS; AMENDING CHAPTER 117-3 TO INCLUDE ACCESSORY DWELLING UNITS AS PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS; AMENDING CHAPTER 117-5, TO ADDRESS ENCLOSED GARAGE REQUIREMENTS IN CONJUNCTION WITH SINGLE FAMILY HOME DEVELOPMENT; AMENDING CHAPTER 117-6 TO ADD LOT REQUIREMENTS FOR ACCESSORY DWELLING UNITS; AMENDING ARTICLE II, DIVISION 2,2.5, 3, 4 &5 TO ADD ACCESSORY DWELLING UNITS AS AN ACCESSORY USE AND REDUCE RESIDENTIAL SINGLE FAMILY BUILDING SIZE REQUIREMENTS IN ALL RESIDENTIAL ZONING DISTRICTS; AMENDING SECTION 117-515 IN THE GATEWAY CORRIDOR RESIDENTIAL DISTRICT TO MEET THE REQUIREMENTS OF THE RESIDENTIAL SINGLE FAMILY, R-1A ZONING DISTRICT; CREATE CHAPTER 117, ARTICLE XI, CREATE SECTION 117-798 TO INCLUDE CRITERIA FOR ACCESSORY DWELLING UNITS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the city is undergoing an update to our Affordable Housing Requirements as set forth in the Comprehensive Plan Goal 3, Objective 3.1 Policy 3.1.4 and Florida Statutes Section 420.9076; and

**WHEREAS**, as part of the amendments of the Comprehensive Plan, the city has promoted the development of all housing types for all income ranges, including low- and moderate-income households; and

**WHEREAS**, it is necessary to amend the land development regulations to ensure compatibility with the Comprehensive Plan policies; and

**WHEREAS**, the City Code was adopted to promote the health, safety, morals and general welfare of the community; and

**WHEREAS**, the Green Cove Springs City Council has determined that this amendment is consistent with the Comprehensive Plan, is in the best interest of the public, and will promote the public health, safety and welfare of the city.

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

**SECTION 1. That Chapter 113-66 be amended as follows:**  
**Sec. 113-66. - Street classification standards.**

The following table specifies the number of lanes, pavement and right-of-way widths for residential, collector, and arterial streets. These requirements should be read in conjunction with the foregoing street type descriptions.

Street Type	Number of Lanes	Pavement Widths	Right-of-Way Widths
Local streets	2—10' moving	22'	50'
Collector streets	2—10' moving	22'	50'
Minor arterial streets	Normal road configuration	26'	100'
Principal arterial streets	Normal road configuration	50'	200'

- Pavement widths include 1' of curb & gutter on each side
- On street parking shall only be allowed subject to an agreement between the City and the subdivision homeowner's association (or similar) addressing on-street parking management.

**SECTION 2. That Chapter 117 Section 117-3(a) shall be amended as follows:**

Use Category	Use Type	R-1	R-1A	R-2	R-3	RRF <sup>5</sup>	RPO <sup>6</sup>	C-1 <sup>8</sup>	C-2	RC <sup>29</sup>	GCR (RLD)	GCR (RMD)	GCN <sup>20</sup>	GCC	INS <sup>26</sup>	M-1	M-2	FBC Downtown Core	FBC Primary Corridor	FBC Secondary Corridor	FBC Transition
Residential Uses																					
Residential Operation	Home Occupation <sup>1</sup>	SE	SE	SE	SE		P	P	P		SE	SE	P	P					P	P	P
Residential Type	Mobile Home Park				SE <sup>3</sup>																
	Multifamily Dwelling			SE <sup>2</sup>	P <sup>4</sup> /SE <sup>32</sup>	P						SE <sup>2</sup>	P <sup>2</sup>	P <sup>23</sup>				P	P	P	P
	Single-family Dwelling, Detached	P	P	P	P	P	P	P	P		P	P	P	P				P	P	P	P
	Single-family Dwelling, Attached			SE <sup>2</sup>	SE <sup>2</sup>	P	P	P	P			SE <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>				P	P	P	P
	Two-family dwelling			SE <sup>2</sup>	P	P														P	P
	Accessory Dwelling Unit	P <sup>34</sup>	P <sup>34</sup>	P <sup>34</sup>	P <sup>34</sup>	P <sup>34</sup>	P <sup>34</sup>	P <sup>34</sup>	P <sup>34</sup>		P <sup>34</sup>	P <sup>34</sup>	P <sup>34</sup>	P <sup>34</sup>							

**SECTION 3. That Chapter 117 Section 117-3(c) shall be amended as follows:**

(c) *Permitted use table footnotes.*

P - Permitted. SE—Allowed by Special Exception.

1. Subject to the conditions set forth in section 117-789.
2. Single-family attached dwellings, up to four units.
3. Subject to the conditions in section 117-122(4)(a)–(j).
4. Multifamily dwelling units may omit garages through a special exception.
5. Subject to development criteria in section 117-148. Each RRF parcel requires a PUD rezoning in compliance with section 117-421 in order to be developed.
6. All permitted uses are subject to the conditions set forth in section 117-199.
7. Subject to the limitations in section 117-200(7).
8. Subject to the limitations in section 117-226.
9. No kennels. Subject to the limitations in section 117-200(7).
10. Musical instruments. Subject to the limitations in section 117-200(7).
11. Including repair incidental to sales. Subject to the limitations in section 117-200(7).
12. Not wholesale bakeries. Subject to the limitations in section 117-200(7).
13. Subject to the limitations of section 117-226.
14. Provided no manufacturing or storage for distribution is permitted on-premises.
15. Subject to the limitations outlined in section 117-228(10).
16. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
17. Bulk storage yards, not including bulk storage of flammable liquids.
18. Race tracks for animals or vehicles.
19. Plumbing, electrical, mechanical, and sheet metal.
20. All uses must be in a totally enclosed building and no more than 20 percent of floor space to be devoted to storage. The permitted uses per section 117-540 are subject to the limitations in section 117-541(5)(b).
21. Automobile rental not included as a use permitted by special exception.
22. Establishments or facilities for automobile parts, sales, and service without use of an outdoor intercom or public address system or speakers, and no vehicle display racks that tilt vehicles in any way to show underside, unless they are located inside a show room.
23. Through special exception, multifamily dwelling units can be built without garages.
24. Rentals, excluding heavy equipment.
25. Veterinarian clinics within enclosed buildings.
26. The following are permitted uses in the institutional land use category, institutional zoning category: Any lawful civic, governmental, religious, public utility, and other public necessity uses or activities.
27. Subject to the limitations of section 117-297(5).
28. Golf courses and pro shop allowed by special exception.
29. Pursuant to section 117-355: Allowable uses are public recreation uses that are compatible with the environmental characteristics of the property and, if purchased with grant funds, are consistent with grant conditions. No development potential is associated with these lands; however, recreation facilities may be constructed as a part of recreation uses that are consistent with the land use category.
30. Subject to the conditions in section 117-796.
31. Beer and wine sales only.
32. Multifamily dwellings greater than 35 feet in building height.
33. Drive-through facility in conjunction with this use is not allowed.
34. Subject to the requirements of Section 117-798

**SECTION 4. That Chapter 117 Section 117-5 be amended as follows:**

**Sec. 117-5. Enclosed garages required for all residential dwelling units.**

All residential dwelling units within the city in any land use district or zoning category shall have an attached or detached enclosed garage of at least ten feet by 20 feet unless otherwise provided in this Code. Additional conditions and exceptions are as follows:

- (1) The requirement for garages may be eliminated in multifamily dwelling units with a special exception or by rezoning the property to a PUD. This requirement shall apply to all new construction.
- (2) All existing carports as of the date of adoption of the ordinance from which this chapter is derived in any residential zoning district shall be allowed. This shall not require construction of a garage at these properties. The size of a carport cannot be increased or another carport constructed on the site. A carport of the same size can be rebuilt on the site if it is destroyed by a calamity, such as fire or wind.
- (3) Remodeling of an existing dwelling unit, including enclosing a carport to living space, without a garage would not trigger constructing a garage. This would also include remodeling of an existing dwelling unit without a garage that increases the square footage.
- (4) Converting an existing garage into living space is not permitted, unless a garage is added to site.
- (5) Adding a carport to an existing residential site that has a garage is not permitted.
- (6) New carports except as set forth in subsection (2) of this section, cannot be constructed in the city.
- (7) Existing carports are permitted to be converted to a garage or living space.
- (8) New and redevelopment of a residential dwelling for Affordable Housing for Low and Very Low Income persons as defined in Section 105-7 shall be exempt from this requirement. In order to apply for this exemption, an applicant shall submit an application meeting the requirements set forth in Section 105-17 (b) or confirmation that the residential new construction shall be funded pursuant to a governmental affordable housing program for low and very low income persons.

**SECTION 5. That Chapter 117 Section 117-6(a) LIVING AREA (Minimum square feet) be amended as follows:**

**Sec. 117-6. - Lot requirements table.**

*(a) Lot requirements table.*

	R-1	R-1A	R-2	R-3	RPO	C-1	C-2	REC	GCR <sup>2</sup> RLD	GCR <sup>2</sup> RMD	GCN	GCC	INS	M-1	M-2	FBC <sup>1</sup>				
																	Downtown	Primary	Secondary	Transition
LIVING AREA (Minimum square feet):																				
Single-family dwelling unit, detached	900	900	900	900	900	900	900		900	900	900	900					900	900	900	
Single-family dwelling unit, attached			900	900	900	900	900			900	900	750								
Multi-family dwelling unit				900								900								
Mobile Home Park/Subdivision				NMR																
Nonresidential uses					NMR	NMR	NMR	NMR			NMR	NMR	NMR	NMR	NMR					

**SECTION 6. That Chapter 117 Section 117-61 be amended as follows:****Sec. 117-61. - Permitted uses.**

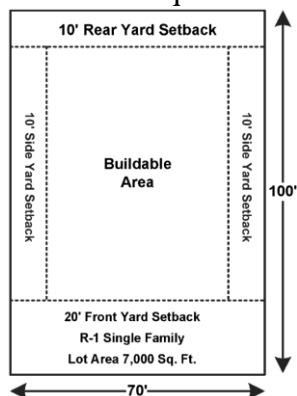
The following are permitted uses in the residential low density land use, R-1 zoning category:

- (1) Single-family detached dwellings;
- (2) Golf courses and country clubs, with customary accessory uses;
- (3) Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;
- (4) Customary accessory buildings and structures, including portable or temporary buildings, private garages and noncommercial greenhouses and workshops, provided they are located in the rear yard and are not closer than three feet to the rear property line, and meet the side yard requirements of the district;
- (5) Portable storage units for onsite storage meeting the requirements and conditions referenced in section 117-794;
- (6) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

**SECTION 7. That Chapter 117 Section 117-63 be amended as follows:****Sec. 117-63. - Density controls.**

Density controls in the residential low density land use, R-1 zoning category shall be as follows:

- (1) Minimum required lot area: 7,000 square feet;



- (2) Minimum required lot width: 70 feet;
- (3) Minimum required front yard: 20 feet;
- (4) Minimum required rear yard: Ten feet;
- (5) Minimum required side yard: Ten feet;
- (6) Minimum living area: 900 square feet, together with an attached or detached enclosed garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
- (7) Maximum lot coverage: 35 percent;
- (8) Maximum structure heights: 35 feet.

**SECTION 8. That Chapter 117 Section 117-71 be amended as follows:****Sec. 117-71. - Permitted uses.**

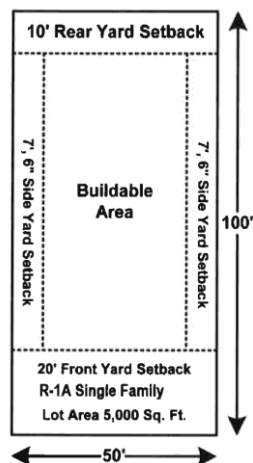
The following are permitted uses in the residential low density land use, R-1A zoning category:

- (1) Single-family detached dwellings;
- (2) Golf courses and country clubs, with customary accessory uses;
- (3) Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;
- (4) Customary accessory buildings and structures, including portable or temporary buildings, private garages and noncommercial greenhouses and workshops, provided they are located in the rear yard and are not closer than three feet to the rear property line, and meet the side yard requirements of the district;
- (5) Portable storage units for onsite storage meeting the requirements and conditions referenced in section 117-794;
- (6) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

**SECTION 9. That Chapter 117 Section 117-73 be amended as follows:****Sec. 117-73. - Density controls.**

Density controls in the residential low density land use, R-1A zoning category shall be as follows:

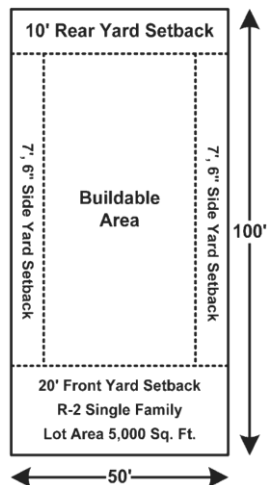
- (1) Minimum required lot area: 5,000 square feet;



- (2) Minimum required lot width: 50 feet;
- (3) Minimum required front yard: 20 feet;
- (4) Minimum required rear yard: Ten feet;
- (5) Minimum required side yard: Seven feet, six inches;
- (6) Minimum living area: 900 square feet, together with an attached or detached enclosed garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
- (7) Maximum lot coverage: 35 percent;
- (8) Maximum structure heights: 35 feet.

**SECTION 10. That Chapter 117 Section 117-88 be amended as follows:****Sec. 117-88. - Density controls.**

- (a) *Detached dwellings.* The density controls for detached dwellings in the residential medium density land use, R-2 zoning category shall be as follows:



- (1) Minimum required lot area: 5,000 square feet;
  - (2) Minimum required lot width: 50 feet;
  - (3) Minimum required front yard: 20 feet;
  - (4) Minimum required rear yard: Ten feet;
  - (5) Minimum required side yard: Seven feet, six inches;
  - (6) Minimum required living area: 900 square feet together with an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
  - (7) Maximum lot coverage: 35 percent;
  - (8) Maximum structure height: 35 feet.
- (b) *Attached dwellings.* The density controls for attached dwellings in the residential medium density land use, R-2 zoning category shall be as follows:
- (1) Minimum required lot area:
    - a. Two-family: 8,500 square feet;
    - b. Three-family: 12,500 square feet;
    - c. Four-family: 16,500 square feet;
  - (2) Minimum required lot width:
    - a. Two-family: 75 feet;
    - b. Three-family: 100 feet;
    - c. Four-family: 150 feet;
  - (3) Minimum required front yard: 20 feet;
  - (4) Minimum required side yard: Ten feet or ten percent of lot width, whichever is greater;
  - (5) Minimum required rear yard: Ten feet;
  - (6) Minimum required living area: 900 square feet;
  - (7) Maximum lot coverage: 35 percent;

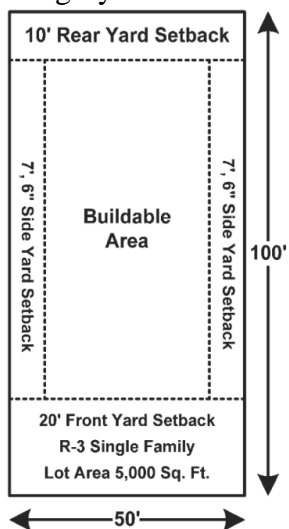
(8) Maximum structure height: 35 feet.

**SECTION 11. That Chapter 117 Section 117-123 be amended as follows:**

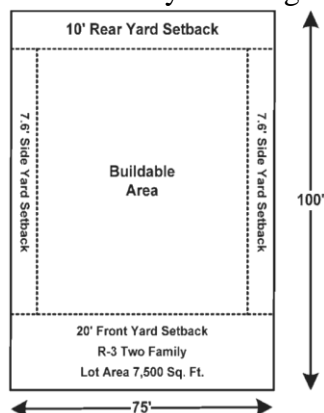
**Sec. 117-123. - Density controls.**

Density controls in the residential high density, R-3 zoning category shall be as follows:

- (1) For single-family dwellings in the residential medium density, R-2 zoning category:



- a. Minimum required lot area: 5,000 square feet;
  - b. Minimum required lot width: 50 feet;
  - c. Minimum required front yard: 20 feet;
  - d. Minimum required rear yard: Ten feet;
  - e. Minimum required side yard: Seven feet, six inches;
  - f. Minimum required living area: 900 square feet together with an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
  - g. Maximum lot coverage: 35 percent;
  - h. Maximum structure height: 35 feet.
- (2) For two-family dwellings:



- a. Minimum required lot area: 7,500 square feet;
  - b. Minimum required lot width: 70 feet;
  - c. Minimum required front yard: 20 feet;
  - d. Minimum required rear yard: Ten feet;
  - e. Minimum required side yard: Seven feet, six inches; or ten percent of the lot width, whichever is greater;
  - f. Minimum required living area: 700 square feet per family;
  - g. Maximum lot coverage: 35 percent;
  - h. Maximum structure height: 35 feet.
- (3) For multiple-family dwellings:
- a. Minimum required lot area: 7,500 square feet for the first two dwelling units and 2,700 square feet for each additional unit that is added;
  - b. Minimum required lot width: 100 feet;
  - c. Minimum required front yard: 30 feet;
  - d. Minimum required rear yard: 20 feet for the first two stories. For each story in excess of two, the required rear yards shall be increased by five feet for each story so added;
  - e. Minimum required side yard on each side of the structure: Not less than ten feet for the first two stories. For each story in excess of two, the required side yards shall be increased by five feet for each story so added;
  - f. Minimum required living areas:
    - 1. Efficiency apartment: 800 square feet;
    - 2. One bedroom apartment: 800 square feet;
    - 3. Two bedroom apartment: 900 square feet;
    - 4. Three or more bedroom apartment: 900 square feet plus an additional 100 square feet for each bedroom over two bedrooms;
  - g. Maximum lot coverage: 40 percent;
  - h. Maximum structure height: 35 feet.
- (4) For mobile home parks and mobile home subdivisions:
- a. Minimum site area: Ten acres;
  - b. Maximum gross density: Six units per acre;
  - c. Minimum required site width: 100 feet on a public street;
  - d. Minimum yard requirements: Front, 15 feet; side, 7.5 feet; rear, ten feet;
  - e. Maximum site coverage: 40 percent;
  - f. Maximum structure height: 35 feet.
- (5) All residential dwelling units shall have an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected.

## **SECTION 12. That Chapter 117 Section 117-146 be amended as follows:**

### **Sec. 117-146. - Permitted uses.**

The following are permitted uses in the residential riverfront, RRF land use category:

- (1) Single-family attached and detached dwelling units;
- (2) Duplexes;
- (3) Multifamily dwelling units with or without garages;

- (4) Churches;
- (5) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

**SECTION 13. That Chapter 117 Section 117-540 be amended as follows:**

**Sec. 117-540. - Permitted uses.**

The following and any determined similarly like or type uses not specifically described below are permitted uses in the gateway corridor neighborhood zoning category. All uses must be in a totally enclosed building:

- (1) Professional and storage offices;
- (2) Retail and repair establishments limited to the following: antique shops, art galleries or studios, art supplies, barbershops and beauty shops, book and stationery shops, cameras and photographic supplies, cigar or smoke shops, lock shops, convenience stores (not including gas pumps), drapery shops, financial institutions without drive-through facilities, florist shops, funeral homes, gift shops, gun sales and repair, hobby and craft shops, interior decorating, jewelry stores, leather shops, locksmiths, luggage shops, museums, office and/or business machines, office and/or business supplies, newsstands, opticians, paint and wallpaper stores, professional offices, shoe repair stores, tailor and/or dressmaker shops, watch repair and pawn shops;
- (3) Restaurants without drive-through facilities;
- (4) Retail outlets for the sale of food, drugs, including medical marijuana treatment center dispensing facilities, sundries and notions;
- (5) Single-family detached dwelling units;
- (6) Single-family attached dwellings, up to four units;
- (7) Churches;
- (8) Pre-school and child care centers; and
- (9) Home occupations.
- (10) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

**SECTION 13. That Chapter 117 Section 117-542 be amended as follows:**

**Sec. 117-542. - Density controls.**

Density controls in the gateway corridor neighborhood zoning category shall be as follows:

- (1) *Detached dwellings.* The density controls for detached dwellings in the gateway corridor neighborhood zoning category shall be as follows:
  - a. Minimum required lot area: 5,000 square feet;
  - b. Minimum required lot width: 50 feet;
  - c. Minimum required front yard: Ten feet;
  - d. Minimum required rear yard: Ten feet;
  - e. Minimum required side yard: Five feet;

- f. Minimum required living area: 900 square feet with an enclosed garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected; detached garages in the rear of the property are permitted;
  - g. Minimum pervious surface: 40 percent;
  - h. Maximum structure height: 35 feet;
  - i. Maximum number of stories: Three.
- (2) *Attached dwellings.* The density controls for attached dwellings in the gateway corridor neighborhood zoning category shall be as follows:
- a. Minimum required lot area:
    - 1. Two-family: 8,500 square feet;
    - 2. Three-family: 12,500 square feet;
    - 3. Four-family: 16,500 square feet;
  - b. Minimum required lot width:
    - 1. Two-family: 75 feet;
    - 2. Three-family: 100 feet;
    - 3. Four-family: 150 feet;
  - c. Minimum required front yard: Ten feet;
  - d. Minimum required side yard: Ten feet;
  - e. Minimum required rear yard: Ten feet;
  - f. Minimum required living area: 900 square feet;
  - g. Minimum pervious surface: 30 percent;
  - h. Maximum structure height: 35 feet;
  - i. Maximum number of stories: Three.
- (3) *Commercial and professional offices.* The density controls for commercial and professional offices in the gateway corridor neighborhood zoning category shall be as follows:
- a. Minimum required lot area: None;
  - b. Minimum required lot width: None;
  - c. Minimum required front yard: Ten feet;
  - d. Minimum required rear yard: Ten feet;
  - e. Minimum required side yard: Ten feet;
  - f. Minimum pervious surface: 30 percent;
  - g. Maximum structure height: 35 feet. The maximum height may be increased to 50 feet. The building must be tiered back one foot for every foot over 35 feet;
  - h. Maximum number of stories: Three.

**SECTION 15. That Chapter 117 Section 117-798 be created as follows:**

**Section 117-798. Accessory Dwelling Units**

- (a) Residential accessory dwelling units shall be a permitted use in all residential zoning districts subject to the following criteria:
  - 1. Accessory dwelling units may only be located on property that is subject to an existing homestead exemption or on property that meets the requirements for a homestead exemption which the property owner has applied for through the Clay County Property Appraiser's Office with the expectation that the

exemption will be granted.

2. The unit shall be developed in conjunction with or after development of the principal dwelling unit and the owner of the property must reside within either the principal or the accessory dwelling unit.
3. Accessory dwelling units shall provide additional parking to the primary residence pursuant to the parking requirements for single family homes as set forth in Sec. 113-157 Off Street Parking requirements matrix in the City Land Development Code.
4. No accessory dwelling unit shall be sold separately from the principal dwelling unit.
5. The gross floor area of the accessory dwelling unit shall not exceed 50 percent of the gross floor area of the principal structure, The accessory dwelling unit shall be no less than 200 square feet of air-conditioned floor area.
6. The accessory dwelling unit can be attached or detached to the primary residence. Accessory dwelling units attached to the principal structure shall be physically separated from said structure so as to prevent direct, internal access between the primary structure and the accessory dwelling units. Detached accessory dwelling units shall be behind the primary structure adjacent to all roadway frontages and comply with the setback requirements for a primary residence in the underlying zoning district and shall not exceed the height of the primary structure.
7. The accessory dwelling unit combined with the primary residence and other structures shall meet the density requirements of the underlying zoning district with the exception that the minimum lot area must be 7,500 square feet.
8. The accessory dwelling unit shall have independent utility meters from the primary dwelling.
9. An accessory dwelling unit shall be treated as a townhome unit for impact fees.
10. A certification in the permit application for requests to construct an accessory dwelling units shall be provided that requires the applicant to certify whether their property is part of a deed restricted community or subject to a homeowner's, neighborhood or master association and, if answered in the affirmative, that the applicant has confirmed an accessory dwelling units are allowed under the deed restrictions and/or rules of the homeowner's, neighborhood or master association, as applicable.

**SECTION 10. EFFECTIVE DATE.** Upon its adoption by the City Council, this ordinance shall become effective immediately.

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST  
READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE  
SPRINGS, FLORIDA, IN REGULAR SESSION THIS 1st DAY OF APRIL,  
2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

\_\_\_\_\_  
Steven R. Kelley, Mayor

**ATTEST:**

\_\_\_\_\_  
Erin West, City Clerk

**APPROVED AS TO FORM ONLY:**

\_\_\_\_\_  
L. J. Arnold, III, City Attorney

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF  
THE CITY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION  
THIS 15th DAY OF APRIL, 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

\_\_\_\_\_  
Steven R. Kelley, Mayor

**ATTEST:**

\_\_\_\_\_  
Erin West, City Clerk

**APPROVED AS TO FORM ONLY:**

\_\_\_\_\_  
L. J. Arnold, III, City Attorney

# Affordable Housing Related Land Development Proposed Revisions

# Proposed Changes to Encourage Affordable Housing

- ▶ Accessory Dwelling Units
- ▶ Revising Enclosed Garage Requirements
- ▶ Reduce Minimum Building Size Requirements
- ▶ Modification of Street Design Requirements

# Planning & Zoning Commission

- ▶ Recommended approval subject to addressing the following changes:
  - Revise allowable gross floor square footage maximum of the Accessory Dwelling Unit (ADU) related to the primary structure
  - Lot area requirements for ADU's
  - Language for the affordable housing exemption for the enclosed garage requirement for new residential development has been revised to allow for confirmation of funding by governmental affordable housing programs for spec home development.

# Accessory Dwelling Units

## What Is An ADU?



Commonly known as an in-law suite, garage apartment, or granny flat, an Accessory Dwelling Unit (ADU) is a separate living unit on the same lot as a single family home.

ADUs can be built attached or detached to your home and have independent access to give an aging relative the chance to continue living independently while remaining close to family members who can offer assistance within seconds when needed.



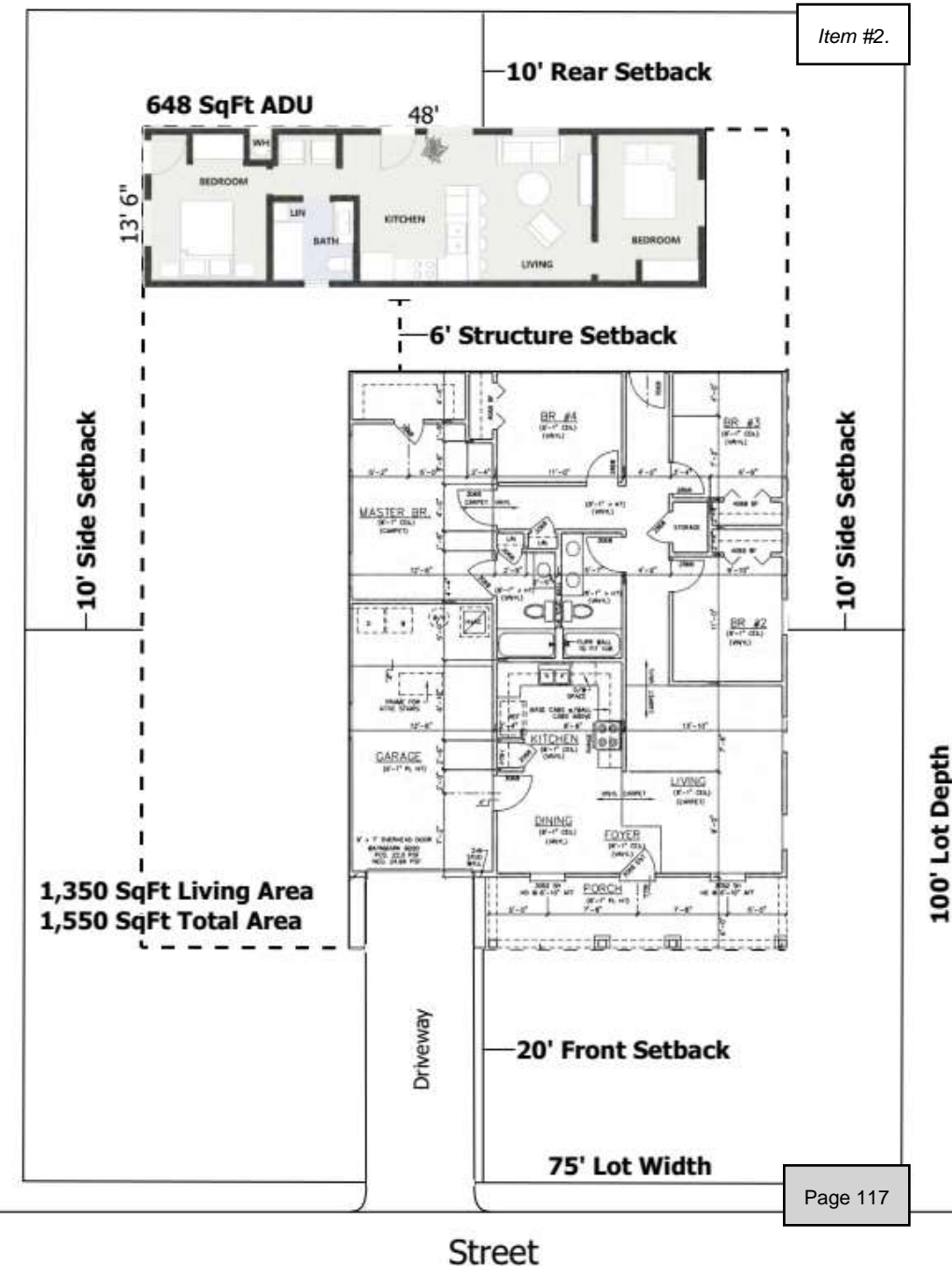
# ADU Criteria

1. Accessory dwelling units may only be located on property that is subject to an existing homestead exemption or on property that meets the requirements for a homestead exemption which the property owner has applied for through the Clay County Property Appraiser's Office with the expectation that the exemption will be granted.
2. The unit shall be developed in conjunction with or after development of the principal dwelling unit and the owner of the property must reside within either the principal or the accessory dwelling unit.
3. Accessory dwelling units shall provide additional parking to the primary residence pursuant to the parking requirements for single family homes as set forth in Sec. 113-157 Off Street Parking requirements matrix in the City Land Development Code.
4. No accessory dwelling unit shall be sold separately from the principal dwelling unit.
5. The living area of the accessory dwelling unit shall not exceed 50 percent of the living area of the principal structure, The accessory dwelling unit shall be no less than 200 square feet of air-conditioned floor area.

## ADU Criteria (cont)

6. The accessory dwelling unit can be attached or detached to the primary residence. Accessory dwelling units attached to the principal structure shall be physically separated from said structure so as to prevent direct, internal access between the primary structure and the accessory dwelling units. Detached accessory dwelling units shall be behind the primary structure adjacent to all roadway frontages and comply with the setback requirements for a primary residence in the underlying zoning district and shall not exceed the height of the primary structure.
7. The accessory dwelling unit combined with the primary residence and other structures shall meet the density requirements of the underlying zoning district with the exception that the minimum lot area must be 7,500 square feet.
8. Utility meters shall be provided to the ADU.
9. An accessory dwelling unit shall be treated as a townhome unit for impact fees.
10. A certification in the permit application for requests to construct an accessory dwelling units shall be provided that requires the applicant to certify whether their property is part of a deed restricted community or subject to a homeowner's, neighborhood or master association and, if answered in the affirmative, that the applicant has confirmed an accessory dwelling units are allowed under the deed restrictions and/or rules of the homeowner's, neighborhood or master association, as applicable.

# ADU Example



# Garage Requirements

## ► Sec. 117-5- Enclosed Garages

All residential dwelling units within the city in any land use district or zoning category shall have an attached or detached enclosed garage of at least ten feet by 20 feet.

### Proposed Language:

(8) New and redevelopment of a residential dwelling for Affordable Housing for Low and Very Low Income persons as defined in Section 105-7 shall be exempt from this requirement. In order to apply for this exemption, an applicant shall submit an application meeting the requirements set forth in Section 105-17 (b) or provide confirmation that the residential new construction shall be funded pursuant to a governmental affordable housing program for low and very low income persons.

# Building Size Requirements

## Building Size R-1/R-1A:

Minimum living area: 1,250 square feet, together with an attached or detached enclosed garage of at least ten feet by 20 feet.

R-2: Minimum living area is 1,000 square, together with an attached or detached enclosed garage of at least ten feet by 20 feet.

## Proposed Language:

Residential Building Size will be a minimum of 900 square feet, together with an attached or detached enclosed garage of at least ten feet by 20 feet.

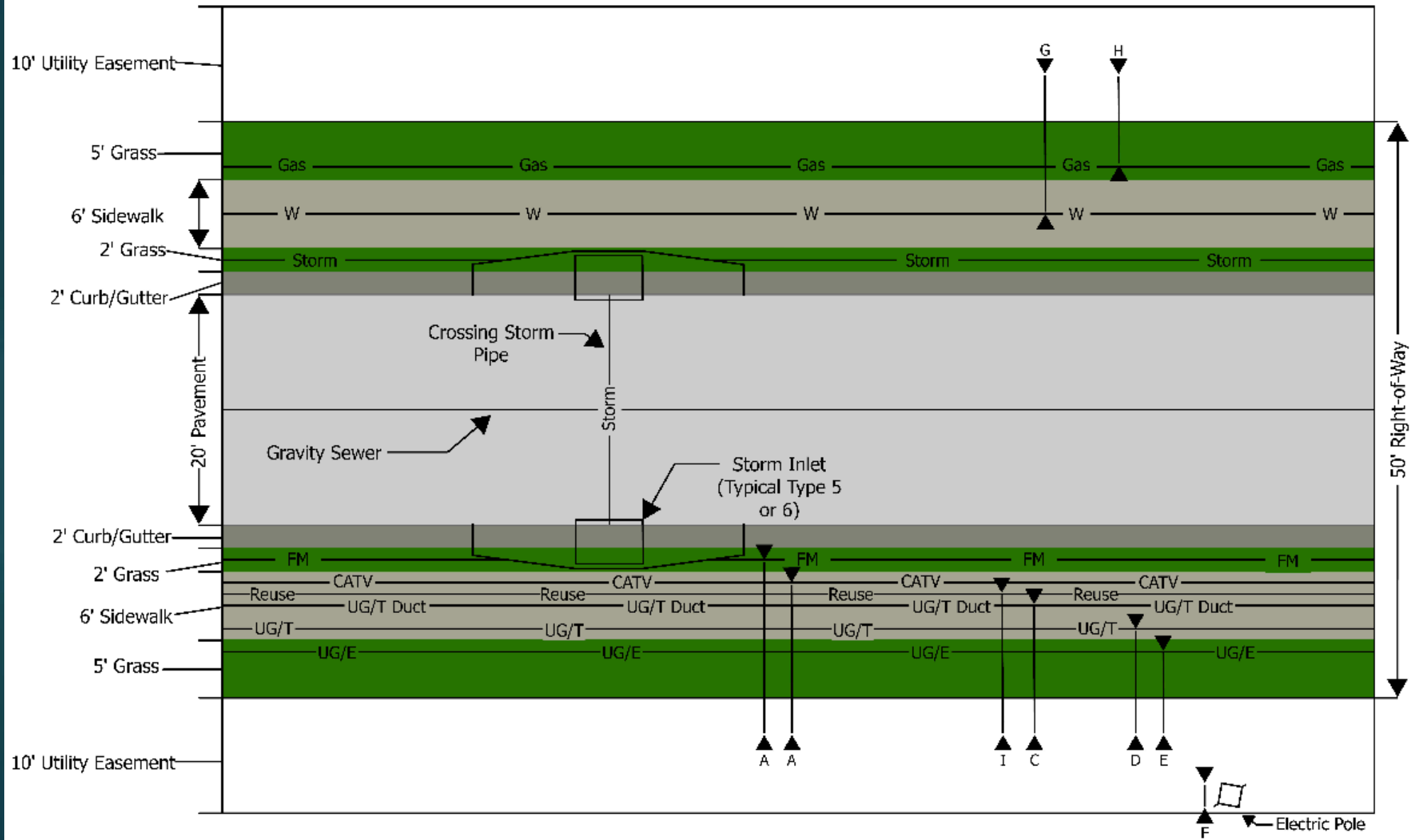
# Street Design Standards

Street Type	Number of Lanes	Pavement Widths	Right-of-Way Widths
Local streets	2—10' moving	22'	50'
Collector streets	2—10' moving	22'	50'
Minor arterial streets	Normal road configuration	26'	100'
Principal arterial streets	Normal road configuration	50'	200'

- Pavement widths include 1' of curb & gutter on each side
- On street parking shall only be allowed subject to an agreement between the City and the subdivision homeowner's association (or similar) addressing on-street parking management.

# Roadway Design-Collector

Item #2.



# Questions/Discussions from first reading

- ▶ ADU Permitted Use or Special Exception
- ▶ Garage Requirement

# Special Exception Requirements

When deciding requests for special exceptions, the planning and zoning board shall make written findings that the special exception satisfied the following criteria:

- (1) Compliance with all elements of the comprehensive plan.
- (2) The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety or general welfare, and is not contrary to established standards, regulations or ordinances of other governmental agencies.
- (3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.
- (4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.
- (5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.
- (6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.

# Special Exception Requirements (cont)

- (7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.
- (8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.
- (9) Adequate screening and buffering of the special exception will be provided, if needed.
- (10) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.
- (11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.
- (12) Appeal to city council per sections 101-247 and 101-250.

## Residential Enclosed Residential Garage Requirements Elimination Option

Item #2.

Sec. 117-5. Enclosed garages required for all residential dwelling units.

All residential dwelling units within the city in any land use district or zoning category shall have an attached or detached enclosed garage of at least ten feet by 20 feet unless otherwise provided in this Code. Additional conditions and exceptions are as follows:

- (1) The requirement for garages may be eliminated in multifamily dwelling units with a special exception or by rezoning the property to a PUD. This requirement shall apply to all new construction.
- (2) All existing carports as of the date of adoption of the ordinance from which this chapter is derived in any residential zoning district shall be allowed. This shall not require construction of a garage at these properties. The size of a carport cannot be increased or another carport constructed on the site. A carport of the same size can be rebuilt on the site if it is destroyed by a calamity, such as fire or wind.
- (3) Remodeling of an existing dwelling unit, including enclosing a carport to living space, without a garage would not trigger constructing a garage. This would also include remodeling of an existing dwelling unit without a garage that increases the square footage.
- (4) Converting an existing garage into living space is not permitted, unless a garage is added to site.
- (5) Adding a carport to an existing residential site that has a garage is not permitted.
- (6) New carports except as set forth in subsection (2) of this section, cannot be constructed in the city.
- (7) Existing carports are permitted to be converted to a garage or living space.
- (8) New and redevelopment of a residential dwelling for Affordable Housing for Low and Very Low Income persons as defined in Section 105-7 shall be exempt from this requirement. In order to apply for this exemption, an applicant shall submit an application meeting the requirements set forth in Section 105-17 (b) or confirmation that the residential new construction shall be funded pursuant to a governmental affordable housing program for low and very low income persons.

# Staff Recommendation

- ▶ Recommend approval of the final reading of Ordinance No. O-5-2025, amending City Code Chapter 113 Article II, Chapter 117 Article I, II, and establishing Chapter 117, Article XI, Section 117-798 Accessory Dwelling Units.

**ORDINANCE NO. O-05-2025**

**AN ORDINANCE AMENDING CHAPTER 113 & 117 OF THE CITY OF GREEN COVE SPRINGS CODE TO ADDRESS COMPATIBILITY WITH AFFORDABLE HOUSING DEVELOPMENT; AMENDING CHAPTER 113, SEC 113-66 TO REVISE STREET RIGHT OF WAY DESIGN STANDARDS; AMENDING CHAPTER 117-3 TO INCLUDE ACCESSORY DWELLING UNITS AS PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS; AMENDING CHAPTER 117-5, TO ADDRESS ENCLOSED GARAGE REQUIREMENTS IN CONJUNCTION WITH SINGLE FAMILY HOME DEVELOPMENT; AMENDING CHAPTER 117-6 TO ADD LOT REQUIREMENTS FOR ACCESSORY DWELLING UNITS; AMENDING ARTICLE II, DIVISION 2,2.5, 3, 4 &5 TO ADD ACCESSORY DWELLING UNITS AS AN ACCESSORY USE AND REDUCE RESIDENTIAL SINGLE FAMILY BUILDING SIZE REQUIREMENTS IN ALL RESIDENTIAL ZONING DISTRICTS; AMENDING SECTION 117-515 IN THE GATEWAY CORRIDOR RESIDENTIAL DISTRICT TO MEET THE REQUIREMENTS OF THE RESIDENTIAL SINGLE FAMILY, R-1A ZONING DISTRICT; CREATE CHAPTER 117, ARTICLE XI, CREATE SECTION 117-798 TO INCLUDE CRITERIA FOR ACCESSORY DWELLING UNITS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the city is undergoing an update to our Affordable Housing Requirements as set forth in the Comprehensive Plan Goal 3, Objective 3.1 Policy 3.1.4 and Florida Statutes Section 420.9076; and

**WHEREAS**, as part of the amendments of the Comprehensive Plan, the city has promoted the development of all housing types for all income ranges, including low- and moderate-income households; and

**WHEREAS**, it is necessary to amend the land development regulations to ensure compatibility with the Comprehensive Plan policies; and

**WHEREAS**, the City Code was adopted to promote the health, safety, morals and general welfare of the community; and

**WHEREAS**, the Green Cove Springs City Council has determined that this amendment is consistent with the Comprehensive Plan, is in the best interest of the public, and will promote the public health, safety and welfare of the city.

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

**SECTION 1. That Chapter 113-66 be amended as follows:**  
**Sec. 113-66. - Street classification standards.**

The following table specifies the number of lanes, pavement and right-of-way widths for residential, collector, and arterial streets. These requirements should be read in conjunction with the foregoing street type descriptions.

Street Type	Number of Lanes	Pavement Widths	Right-of-Way Widths
Local streets	2—10' moving	22'	50'
Collector streets	2—10' moving	22'	50'
Minor arterial streets	Normal road configuration	26'	100'
Principal arterial streets	Normal road configuration	50'	200'

- Pavement widths include 1' of curb & gutter on each side
- On street parking shall only be allowed subject to an agreement between the City and the subdivision homeowner's association (or similar) addressing on-street parking management.

**SECTION 2. That Chapter 117 Section 117-3(a) shall be amended as follows:**

Use Category	Use Type	R-1	R-1A	R-2	R-3	RRF <sup>5</sup>	RPO <sup>6</sup>	C-1 <sup>8</sup>	C-2	RC <sup>29</sup>	GCR (RLD)	GCR (RMD)	GCN <sup>20</sup>	GCC	INS <sup>26</sup>	M-1	M-2	FBC Downtown Core	FBC Primary Corridor	FBC Secondary Corridor	FBC Transition
Residential Uses																					
Residential Operation	Home Occupation <sup>1</sup>	SE	SE	SE	SE		P	P	P		SE	SE	P	P					P	P	P
Residential Type	Mobile Home Park				SE <sup>3</sup>																
	Multifamily Dwelling			SE <sup>2</sup>	P <sup>4</sup> /SE <sup>32</sup>	P						SE <sup>2</sup>	p <sup>2</sup>	p <sup>23</sup>				P	P	P	P
	Single-family Dwelling, Detached	P	P	P	P	P	P	P	P		P	P	P	P				P	P	P	P
	Single-family Dwelling, Attached			SE <sup>2</sup>	SE <sup>2</sup>	P	P	P	P			SE <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>				P	P	P	P
	Two-family dwelling			SE <sup>2</sup>	P	P														P	P
	Accessory Dwelling Unit	p <sup>34</sup>	p <sup>34</sup>	p <sup>34</sup>	p <sup>34</sup>	p <sup>34</sup>	p <sup>34</sup>	p <sup>34</sup>	p <sup>34</sup>		p <sup>34</sup>	p <sup>34</sup>	p <sup>34</sup>	p <sup>34</sup>							

**SECTION 3. That Chapter 117 Section 117-3(c) shall be amended as follows:**

(c) *Permitted use table footnotes.*

P - Permitted. SE—Allowed by Special Exception.

1. Subject to the conditions set forth in section 117-789.
2. Single-family attached dwellings, up to four units.
3. Subject to the conditions in section 117-122(4)(a)—(j).
4. Multifamily dwelling units may omit garages through a special exception.
5. Subject to development criteria in section 117-148. Each RRF parcel requires a PUD rezoning in compliance with section 117-421 in order to be developed.
6. All permitted uses are subject to the conditions set forth in section 117-199.
7. Subject to the limitations in section 117-200(7).
8. Subject to the limitations in section 117-226.
9. No kennels. Subject to the limitations in section 117-200(7).
10. Musical instruments. Subject to the limitations in section 117-200(7).
11. Including repair incidental to sales. Subject to the limitations in section 117-200(7).
12. Not wholesale bakeries. Subject to the limitations in section 117-200(7).
13. Subject to the limitations of section 117-226.
14. Provided no manufacturing or storage for distribution is permitted on-premises.
15. Subject to the limitations outlined in section 117-228(10).
16. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
17. Bulk storage yards, not including bulk storage of flammable liquids.
18. Race tracks for animals or vehicles.
19. Plumbing, electrical, mechanical, and sheet metal.
20. All uses must be in a totally enclosed building and no more than 20 percent of floor space to be devoted to storage. The permitted uses per section 117-540 are subject to the limitations in section 117-541(5)(b).
21. Automobile rental not included as a use permitted by special exception.
22. Establishments or facilities for automobile parts, sales, and service without use of an outdoor intercom or public address system or speakers, and no vehicle display racks that tilt vehicles in any way to show underside, unless they are located inside a show room.
23. Through special exception, multifamily dwelling units can be built without garages.
24. Rentals, excluding heavy equipment.
25. Veterinarian clinics within enclosed buildings.
26. The following are permitted uses in the institutional land use category, institutional zoning category: Any lawful civic, governmental, religious, public utility, and other public necessity uses or activities.
27. Subject to the limitations of section 117-297(5).
28. Golf courses and pro shop allowed by special exception.
29. Pursuant to section 117-355: Allowable uses are public recreation uses that are compatible with the environmental characteristics of the property and, if purchased with grant funds, are consistent with grant conditions. No development potential is associated with these lands; however, recreation facilities may be constructed as a part of recreation uses that are consistent with the land use category.
30. Subject to the conditions in section 117-796.
31. Beer and wine sales only.
32. Multifamily dwellings greater than 35 feet in building height.
33. Drive-through facility in conjunction with this use is not allowed.
34. Subject to the requirements of Section 117-798

**SECTION 4. That Chapter 117 Section 117-5 be amended as follows:**

**Sec. 117-5. Enclosed garages required for all residential dwelling units.**

All residential dwelling units within the city in any land use district or zoning category shall have an attached or detached enclosed garage of at least ten feet by 20 feet unless otherwise provided in this Code. Additional conditions and exceptions are as follows:

- (1) The requirement for garages may be eliminated in multifamily dwelling units with a special exception or by rezoning the property to a PUD. This requirement shall apply to all new construction.
- (2) All existing carports as of the date of adoption of the ordinance from which this chapter is derived in any residential zoning district shall be allowed. This shall not require construction of a garage at these properties. The size of a carport cannot be increased or another carport constructed on the site. A carport of the same size can be rebuilt on the site if it is destroyed by a calamity, such as fire or wind.
- (3) Remodeling of an existing dwelling unit, including enclosing a carport to living space, without a garage would not trigger constructing a garage. This would also include remodeling of an existing dwelling unit without a garage that increases the square footage.
- (4) Converting an existing garage into living space is not permitted, unless a garage is added to site.
- (5) Adding a carport to an existing residential site that has a garage is not permitted.
- (6) New carports except as set forth in subsection (2) of this section, cannot be constructed in the city.
- (7) Existing carports are permitted to be converted to a garage or living space.
- (8) New and redevelopment of a residential dwelling for Affordable Housing for Low and Very Low Income persons as defined in Section 105-7 shall be exempt from this requirement. In order to apply for this exemption, an applicant shall submit an application meeting the requirements set forth in Section 105-17 (b) or confirmation that the residential new construction shall be funded pursuant to a governmental affordable housing program for low and very low income persons.

**SECTION 5. That Chapter 117 Section 117-6(a) LIVING AREA (Minimum square feet) be amended as follows:**

**Sec. 117-6. - Lot requirements table.**

*(a) Lot requirements table.*

	R-1	R-1A	R-2	R-3	RPO	C-1	C-2	REC	GCR <sup>2</sup> RLD	GCR <sup>2</sup> RMD	GCN	GCC	INS	M-1	M-2	FBC <sup>1</sup>				
																	Downtown	Primary	Secondary	Transition
LIVING AREA (Minimum square feet):																				
Single-family dwelling unit, detached	900	900	900	900	900	900	900		900	900	900	900					900	900	900	
Single-family dwelling unit, attached			900	900	900	900	900			900	900	750								
Multi-family dwelling unit				900								900								
Mobile Home Park/Subdivision				NMR																
Nonresidential uses					NMR	NMR	NMR	NMR			NMR	NMR	NMR	NMR	NMR					

**SECTION 6. That Chapter 117 Section 117-61 be amended as follows:****Sec. 117-61. - Permitted uses.**

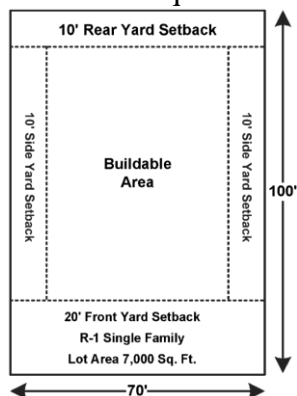
The following are permitted uses in the residential low density land use, R-1 zoning category:

- (1) Single-family detached dwellings;
- (2) Golf courses and country clubs, with customary accessory uses;
- (3) Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;
- (4) Customary accessory buildings and structures, including portable or temporary buildings, private garages and noncommercial greenhouses and workshops, provided they are located in the rear yard and are not closer than three feet to the rear property line, and meet the side yard requirements of the district;
- (5) Portable storage units for onsite storage meeting the requirements and conditions referenced in section 117-794;
- (6) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

**SECTION 7. That Chapter 117 Section 117-63 be amended as follows:****Sec. 117-63. - Density controls.**

Density controls in the residential low density land use, R-1 zoning category shall be as follows:

- (1) Minimum required lot area: 7,000 square feet;



- (2) Minimum required lot width: 70 feet;
- (3) Minimum required front yard: 20 feet;
- (4) Minimum required rear yard: Ten feet;
- (5) Minimum required side yard: Ten feet;
- (6) Minimum living area: 900 square feet, together with an attached or detached enclosed garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
- (7) Maximum lot coverage: 35 percent;
- (8) Maximum structure heights: 35 feet.

**SECTION 8. That Chapter 117 Section 117-71 be amended as follows:****Sec. 117-71. - Permitted uses.**

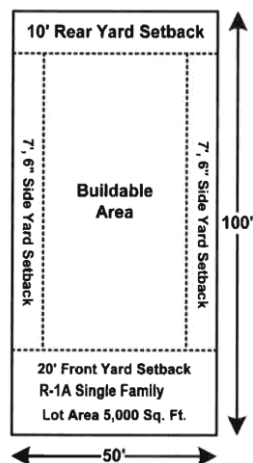
The following are permitted uses in the residential low density land use, R-1A zoning category:

- (1) Single-family detached dwellings;
- (2) Golf courses and country clubs, with customary accessory uses;
- (3) Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;
- (4) Customary accessory buildings and structures, including portable or temporary buildings, private garages and noncommercial greenhouses and workshops, provided they are located in the rear yard and are not closer than three feet to the rear property line, and meet the side yard requirements of the district;
- (5) Portable storage units for onsite storage meeting the requirements and conditions referenced in section 117-794;
- (6) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

**SECTION 9. That Chapter 117 Section 117-73 be amended as follows:****Sec. 117-73. - Density controls.**

Density controls in the residential low density land use, R-1A zoning category shall be as follows:

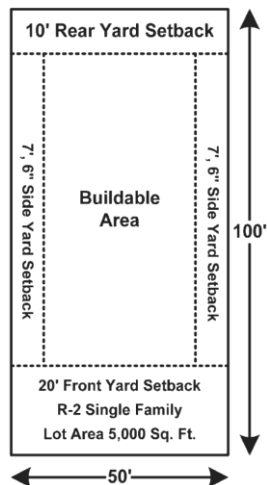
- (1) Minimum required lot area: 5,000 square feet;



- (2) Minimum required lot width: 50 feet;
- (3) Minimum required front yard: 20 feet;
- (4) Minimum required rear yard: Ten feet;
- (5) Minimum required side yard: Seven feet, six inches;
- (6) Minimum living area: 900 square feet, together with an attached or detached enclosed garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
- (7) Maximum lot coverage: 35 percent;
- (8) Maximum structure heights: 35 feet.

**SECTION 10. That Chapter 117 Section 117-88 be amended as follows:****Sec. 117-88. - Density controls.**

- (a) *Detached dwellings.* The density controls for detached dwellings in the residential medium density land use, R-2 zoning category shall be as follows:



- (1) Minimum required lot area: 5,000 square feet;
  - (2) Minimum required lot width: 50 feet;
  - (3) Minimum required front yard: 20 feet;
  - (4) Minimum required rear yard: Ten feet;
  - (5) Minimum required side yard: Seven feet, six inches;
  - (6) Minimum required living area: 900 square feet together with an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
  - (7) Maximum lot coverage: 35 percent;
  - (8) Maximum structure height: 35 feet.
- (b) *Attached dwellings.* The density controls for attached dwellings in the residential medium density land use, R-2 zoning category shall be as follows:
- (1) Minimum required lot area:
    - a. Two-family: 8,500 square feet;
    - b. Three-family: 12,500 square feet;
    - c. Four-family: 16,500 square feet;
  - (2) Minimum required lot width:
    - a. Two-family: 75 feet;
    - b. Three-family: 100 feet;
    - c. Four-family: 150 feet;
  - (3) Minimum required front yard: 20 feet;
  - (4) Minimum required side yard: Ten feet or ten percent of lot width, whichever is greater;
  - (5) Minimum required rear yard: Ten feet;
  - (6) Minimum required living area: 900 square feet;
  - (7) Maximum lot coverage: 35 percent;

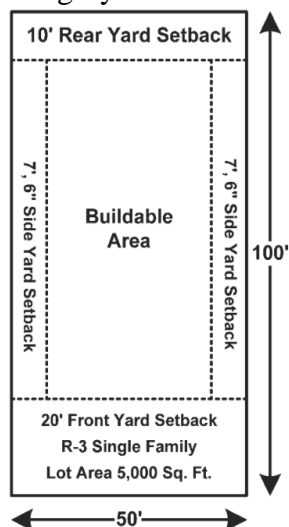
(8) Maximum structure height: 35 feet.

**SECTION 11. That Chapter 117 Section 117-123 be amended as follows:**

**Sec. 117-123. - Density controls.**

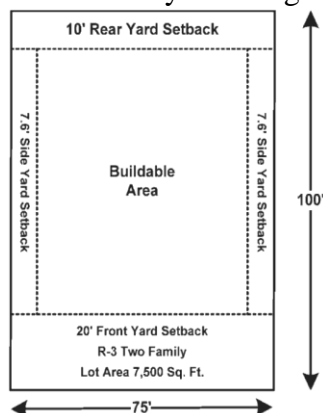
Density controls in the residential high density, R-3 zoning category shall be as follows:

(1) For single-family dwellings in the residential medium density, R-2 zoning category:



- a. Minimum required lot area: 5,000 square feet;
- b. Minimum required lot width: 50 feet;
- c. Minimum required front yard: 20 feet;
- d. Minimum required rear yard: Ten feet;
- e. Minimum required side yard: Seven feet, six inches;
- f. Minimum required living area: 900 square feet together with an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
- g. Maximum lot coverage: 35 percent;
- h. Maximum structure height: 35 feet.

(2) For two-family dwellings:



- a. Minimum required lot area: 7,500 square feet;
  - b. Minimum required lot width: 70 feet;
  - c. Minimum required front yard: 20 feet;
  - d. Minimum required rear yard: Ten feet;
  - e. Minimum required side yard: Seven feet, six inches; or ten percent of the lot width, whichever is greater;
  - f. Minimum required living area: 700 square feet per family;
  - g. Maximum lot coverage: 35 percent;
  - h. Maximum structure height: 35 feet.
- (3) For multiple-family dwellings:
- a. Minimum required lot area: 7,500 square feet for the first two dwelling units and 2,700 square feet for each additional unit that is added;
  - b. Minimum required lot width: 100 feet;
  - c. Minimum required front yard: 30 feet;
  - d. Minimum required rear yard: 20 feet for the first two stories. For each story in excess of two, the required rear yards shall be increased by five feet for each story so added;
  - e. Minimum required side yard on each side of the structure: Not less than ten feet for the first two stories. For each story in excess of two, the required side yards shall be increased by five feet for each story so added;
  - f. Minimum required living areas:
    - 1. Efficiency apartment: 800 square feet;
    - 2. One bedroom apartment: 800 square feet;
    - 3. Two bedroom apartment: 900 square feet;
    - 4. Three or more bedroom apartment: 900 square feet plus an additional 100 square feet for each bedroom over two bedrooms;
  - g. Maximum lot coverage: 40 percent;
  - h. Maximum structure height: 35 feet.
- (4) For mobile home parks and mobile home subdivisions:
- a. Minimum site area: Ten acres;
  - b. Maximum gross density: Six units per acre;
  - c. Minimum required site width: 100 feet on a public street;
  - d. Minimum yard requirements: Front, 15 feet; side, 7.5 feet; rear, ten feet;
  - e. Maximum site coverage: 40 percent;
  - f. Maximum structure height: 35 feet.
- (5) All residential dwelling units shall have an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected.

## **SECTION 12. That Chapter 117 Section 117-146 be amended as follows:**

### **Sec. 117-146. - Permitted uses.**

The following are permitted uses in the residential riverfront, RRF land use category:

- (1) Single-family attached and detached dwelling units;
- (2) Duplexes;
- (3) Multifamily dwelling units with or without garages;

- (4) Churches;
- (5) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

**SECTION 13. That Chapter 117 Section 117-540 be amended as follows:**

**Sec. 117-540. - Permitted uses.**

The following and any determined similarly like or type uses not specifically described below are permitted uses in the gateway corridor neighborhood zoning category. All uses must be in a totally enclosed building:

- (1) Professional and storage offices;
- (2) Retail and repair establishments limited to the following: antique shops, art galleries or studios, art supplies, barbershops and beauty shops, book and stationery shops, cameras and photographic supplies, cigar or smoke shops, lock shops, convenience stores (not including gas pumps), drapery shops, financial institutions without drive-through facilities, florist shops, funeral homes, gift shops, gun sales and repair, hobby and craft shops, interior decorating, jewelry stores, leather shops, locksmiths, luggage shops, museums, office and/or business machines, office and/or business supplies, newsstands, opticians, paint and wallpaper stores, professional offices, shoe repair stores, tailor and/or dressmaker shops, watch repair and pawn shops;
- (3) Restaurants without drive-through facilities;
- (4) Retail outlets for the sale of food, drugs, including medical marijuana treatment center dispensing facilities, sundries and notions;
- (5) Single-family detached dwelling units;
- (6) Single-family attached dwellings, up to four units;
- (7) Churches;
- (8) Pre-school and child care centers; and
- (9) Home occupations.
- (10) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

**SECTION 13. That Chapter 117 Section 117-542 be amended as follows:**

**Sec. 117-542. - Density controls.**

Density controls in the gateway corridor neighborhood zoning category shall be as follows:

- (1) *Detached dwellings.* The density controls for detached dwellings in the gateway corridor neighborhood zoning category shall be as follows:
  - a. Minimum required lot area: 5,000 square feet;
  - b. Minimum required lot width: 50 feet;
  - c. Minimum required front yard: Ten feet;
  - d. Minimum required rear yard: Ten feet;
  - e. Minimum required side yard: Five feet;

- f. Minimum required living area: 900 square feet with an enclosed garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected; detached garages in the rear of the property are permitted;
  - g. Minimum pervious surface: 40 percent;
  - h. Maximum structure height: 35 feet;
  - i. Maximum number of stories: Three.
- (2) *Attached dwellings.* The density controls for attached dwellings in the gateway corridor neighborhood zoning category shall be as follows:
- a. Minimum required lot area:
    - 1. Two-family: 8,500 square feet;
    - 2. Three-family: 12,500 square feet;
    - 3. Four-family: 16,500 square feet;
  - b. Minimum required lot width:
    - 1. Two-family: 75 feet;
    - 2. Three-family: 100 feet;
    - 3. Four-family: 150 feet;
  - c. Minimum required front yard: Ten feet;
  - d. Minimum required side yard: Ten feet;
  - e. Minimum required rear yard: Ten feet;
  - f. Minimum required living area: 900 square feet;
  - g. Minimum pervious surface: 30 percent;
  - h. Maximum structure height: 35 feet;
  - i. Maximum number of stories: Three.
- (3) *Commercial and professional offices.* The density controls for commercial and professional offices in the gateway corridor neighborhood zoning category shall be as follows:
- a. Minimum required lot area: None;
  - b. Minimum required lot width: None;
  - c. Minimum required front yard: Ten feet;
  - d. Minimum required rear yard: Ten feet;
  - e. Minimum required side yard: Ten feet;
  - f. Minimum pervious surface: 30 percent;
  - g. Maximum structure height: 35 feet. The maximum height may be increased to 50 feet. The building must be tiered back one foot for every foot over 35 feet;
  - h. Maximum number of stories: Three.

**SECTION 15. That Chapter 117 Section 117-798 be created as follows:**

**Section 117-798. Accessory Dwelling Units**

- (a) Residential accessory dwelling units shall be a permitted use in all residential zoning districts subject to the following criteria:
  - 1. Accessory dwelling units may only be located on property that is subject to an existing homestead exemption or on property that meets the requirements for a homestead exemption which the property owner has applied for through the Clay County Property Appraiser's Office with the expectation that the

exemption will be granted.

2. The unit shall be developed in conjunction with or after development of the principal dwelling unit and the owner of the property must reside within either the principal or the accessory dwelling unit.
3. Accessory dwelling units shall provide additional parking to the primary residence pursuant to the parking requirements for single family homes as set forth in Sec. 113-157 Off Street Parking requirements matrix in the City Land Development Code.
4. No accessory dwelling unit shall be sold separately from the principal dwelling unit.
5. The living area of the accessory dwelling unit shall not exceed 50 percent of the living area of the principal structure, The accessory dwelling unit shall be no less than 200 square feet of living area.
6. The accessory dwelling unit can be attached or detached to the primary residence. Accessory dwelling units attached to the principal structure shall be physically separated from said structure so as to prevent direct, internal access between the primary structure and the accessory dwelling units. Detached accessory dwelling units shall be behind the primary structure adjacent to all roadway frontages and comply with the setback requirements for a primary residence in the underlying zoning district and shall not exceed the height of the primary structure.
7. The accessory dwelling unit combined with the primary residence and other structures shall meet the density requirements of the underlying zoning district with the exception that the minimum lot area must be 7,500 square feet.
8. The accessory dwelling unit shall have independent utility meters from the primary dwelling.
9. An accessory dwelling unit shall be treated as a townhome unit for impact fees.
10. A certification in the permit application for requests to construct an accessory dwelling units shall be provided that requires the applicant to certify whether their property is part of a deed restricted community or subject to a homeowner's, neighborhood or master association and, if answered in the affirmative, that the applicant has confirmed an accessory dwelling units are allowed under the deed restrictions and/or rules of the homeowner's, neighborhood or master association, as applicable.

**SECTION 10. EFFECTIVE DATE.** Upon its adoption by the City Council, this ordinance shall become effective immediately.

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST  
READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE  
SPRINGS, FLORIDA, IN REGULAR SESSION THIS 1st DAY OF APRIL,  
2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

\_\_\_\_\_  
Steven R. Kelley, Mayor

**ATTEST:**

\_\_\_\_\_  
Erin West, City Clerk

**APPROVED AS TO FORM ONLY:**

\_\_\_\_\_  
L. J. Arnold, III, City Attorney

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF  
THE CITY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION  
THIS 15th DAY OF APRIL, 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

\_\_\_\_\_  
Steven R. Kelley, Mayor

**ATTEST:**

\_\_\_\_\_  
Erin West, City Clerk

**APPROVED AS TO FORM ONLY:**

\_\_\_\_\_  
L. J. Arnold, III, City Attorney



FLORIDA HOUSING  
COALITION

## ESTIMATING THE IMPACT OF SB 184 & HB 247

Legalizing Accessory Dwelling Units Statewide

### Contact Us

Kody Glazer  
Chief Legal and Policy Officer  
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Phone: (954) 804-1320

Published: 4/14/25



### LEGISLATIVE BACKGROUND: ADU Policy Reform

As Florida grapples with the twin pressures of housing scarcity and affordability, accessory dwelling units (ADUs) offer a powerful, yet incremental solution. ADUs, also known as garage apartments, granny flats, mother-in-law suites, and carriage houses, create affordable housing options for Floridians. ADUs are a valuable tool to increase the supply of affordable rental housing, to support multigenerational living and family resilience, and to unlock buildable land close to jobs, transit, and community amenities.

**Senate Bill 184 and House Bill 247** reform state laws to support Accessory Dwelling Unit (ADU) growth across Florida. These bills require all cities and counties in Florida to allow ADUs in all areas zoned for single-family residential use. This is a departure from current state law which only encourages localities to allow ADUs. This state housing policy also prevents localities from prohibiting ADUs as rental housing (except as short-term rentals), certain owner-occupancy requirements, and limits additional parking requirements to construct an ADU.

### ESTIMATING IMPACT

To better understand the impact of SB 184 and HB 247, the Florida Housing Coalition analyzed a sample of over 2.4 million single-family parcels in the state to estimate how many new ADUs could be built as a result of this state housing policy. **Based on this analysis, we found that approximately 81% of the single-family lots we analyzed could contain an ADU.** We arrived at this estimate by looking at how many lots, due to their size, shape, existing building footprint, and with a conservative 15-foot setback requirement could contain a 450 square foot ADU.

Next, we modeled how the policy might affect ADU production. **We estimate that these bills could create between 32,000 and 58,000 new ADUs over the next decade and nearly 16,000 new homes within five years.** To do this we applied a conservative "permit rate" derived from available permitting data from Florida jurisdictions with existing ADU allowances to estimate how many homeowners would take advantage of building an ADU if the zoning allowed for it. For the full methodology, contact Wis Benoit, the Coalition's Research Analyst, at [benoit@flhousing.org](mailto:benoit@flhousing.org)

### BENEFITS OF ADUs

As Florida faces growing housing challenges, ADUs represent a flexible, low-impact solution to expand the housing supply while preserving neighborhood character. They offer a "triple win" in addressing affordability, family resilience, and sustainability:

- 1. Affordability Without Subsidy:** ADUs are often built by homeowners without government funding. They create naturally affordable housing options for seniors, young adults, and essential workers.
- 2. Aging in Place and Family Resilience:** ADUs allow aging parents to live near loved ones and adult children to return home while maintaining independence. They support multigenerational families with dignity and privacy.
- 3. Climate-Friendly and Community-Preserving:** ADUs use existing infrastructure and land more efficiently than greenfield development. They add more homes gently, supporting walkability and reducing sprawl.



1131 N Paul Russell Road, B-201  
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Web: [www.flhousing.org](http://www.flhousing.org)

# CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, MARCH 04, 2025 – 6:00 PM



## MINUTES

Invocation & Pledge of Allegiance to the Flag - **Pastor Phil Jacobs, Praise in the Park**

Roll Call

**COUNCIL MEMBERS PRESENT:** Mayor Steven Kelley, Vice Mayor Thomas Smith, Council Member Connie Butler, Council Member Ed Gaw, Council Member Matt Johnson

**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.

1. Felicia Hampshire 508 Franklin St. speaks to the Council about the upcoming Women's History Month event being held at the VIA that will recognize 32 ladies from Green Cove Springs.

## AWARDS & RECOGNITION

1. Police Department Awards - **Interim Chief Hines**  
Blue Knight Award – Det. Barbara Luedtke, Ofc. Nicholas Rulon  
Dispatcher of the Year 2020-Carri Rulon  
Chief's Commendation- Ofc. Neal Newton, Dispatcher Brandi Acres  
Medal of Merit- Sgt. Chris Hess  
Interim Chief Hines speaks and presents the awards.
2. Proclamation - Florida Government Finance Professionals Week  
Mayor Kelley reads the proclamation and presents it to the Finance Director Sue Wang.  
Ms. Wang speaks about the department and introduces the staff.

## PRESENTATIONS

3. FMPA - March 2025 **Bob Page**  
Mr. Page presents the March report.  
Council Member Gaw asks Mr. Page about peak pricing.  
Mr. Page advises peak pricing is used more when utilities are looking for shift loads for capacity reasons.  
Discussion followed concerning peak pricing and electrical costs.

## 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.

Council Member Butler pulled items 7 and 8

**Motion to approve Consent Agenda items 4 through 13 minus 7 and 8.**

Motion made by Council Member Johnson, Seconded by Vice Mayor Smith.

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

4. City Council approval of pay application #7 to Kirby Development, Inc. In the amount of \$231,803.85, for the Julia Street Stormwater Improvement Project. **Greg Bauer**
5. City Council approval of Pay Application #11 for the West Street CDBG Stormwater Improvements and Highland Sidewalk Improvements to Besch and Smith in the amount of \$2,670.98. **Greg Bauer**
6. City Council approval of Final Retainage Pay Application #12 for the West Street CDBG Stormwater Improvements and Highland Sidewalk Improvements to Besch and Smith in the amount of \$236,618.31. **Greg Bauer**
7. City Council ratification of funding in the amount of \$100,000.00 to General Underground for an emergency replacement of a 12" water main under County Road 209 North (Russell Road) at the intersection of US17, and authorization for an exemption to the normal procurement process (formal bid). **Scott Schultz**

Council Member Butler requests more information for this item.

Assistant Utilities Director Scott Schultz advises initially, it appeared that the utilities, located south of the road, did not need to be moved as the expansion was heading north. However, as the project progressed, storm pipes interfered with existing utility pipes, necessitating adjustments at three locations, funded by the county since the utilities were within their easement. This oversight should have been identified earlier by the engineer. Further complications arose near Highway 17, where a stormwater pipe invert was found resting on a recently relocated utility pipe, revealing that the utility pipe was only 22 inches below the asphalt—insufficient clearance for a pipe over 20 years old. Typically, such pipes under major roads are sleeved for protection, but this one was not. Faced with the pipe's proximity to the surface and the road widening project's scale, a decision was made to drill under and relocate the utility entirely, despite uncertainty over responsibility. This became urgent to avoid delaying the contractor and potential damage claims, compounded by questions about why a 12-inch water main was installed in such a manner originally.

**Motion to approve Consent Agenda items 7 and 8.**

Motion made by Council Member Butler, Seconded by Council Member Johnson.

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

8. City Council approval to declare items removed from the vacant / unfinished office area upstairs in City Hall as surplus to be disposed of in the best interest of the City, and authorize donation of two (2) glass display cases to the Clay County Historical Society. **Scott Schultz**  
Council Member Butler asks if these are the display cases that were being held for the archive room.  
Assistant Utilities Director Scott Schultz advises these are from the upstairs storage room cleanout.  
  
**Motion to approve Consent Agenda items 7 and 8.**  
Motion made by Council Member Butler, Seconded by Council Member Johnson.  
Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson
9. City Council approval of Sawcross (Tender Contractor) Change Order #2 in the amount of \$30,578.23 for sludge processing improvements for the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), Harbor Road Water Reclamation Facility (WRF) Expansion, Phase 2, SRF Agreement No. WW1000420. **Scott Schultz**
10. City Council review and approval of street closure requests and fee waiver requests for a Major Event, CalaVida Festival. **Michael Daniels**
11. City Council approval of the Law Enforcement Mutual Aid Agreement with the Clay County Sheriff's Department **Interim Chief Hines**
12. City Council approval of the Communicating with the Public Guidelines. **Heather Fincher**
13. City Council authorization to submit a Florida Boating Improvement Program (FBIP) grant application to the FWC to fund completion of the City Pier extension and approval of Resolution R-03-2025, authorizing the City Manager or Assistant City Manager to sign and submit same. **Mike Null**

### COUNCIL BUSINESS

14. City Council update on the construction of the Harbor Road Advanced Wastewater Treatment Facility (HRAWWTF). **Scott Schultz**  
City Attorney Arnold updates on the litigation. The takeover agreement was made where the contractor and insurance company paid a new contractor to finish a job, which included provisions for liquidated damages, latent defects, and a pre-suit mediation. Mr. Arnold advises in a previous lawsuit, mediation failed, but the city prevailed. Mr. Arnold expects the city to win against the insurance company for damages estimated at \$400,000-\$600,000. Despite months of effort with the insurance company's unresponsive lawyers from New Jersey, a mediator has been chosen, and a pre-suit mediation date is being set for about two months from now. If resolved, the city council must approve the settlement; if not, litigation could take 1-2 years and cost hundreds of thousands. Florida law requires mediation before a judge or jury trial, and sometimes multiple mediations occur, though in a recent big case, additional mediations were futile as the other side was intent on litigating fully.  
Council Member Gaw advises he recently attended the First Coast Expressway Summit, where towards the end a question was raised about the testing frequency for PFOS, a type of "forever

chemical," and the current status of these chemicals in the area. The question referenced Merle's Inlet, a location involved in an ongoing lawsuit related to chemical testing or contamination. Mr. Gaw asks Assistant Utilities Director Scott Schultz, where Green Cove Springs stands? Assistant Utilities Director Scott Schultz speaks to the Council about PFOS and advises it is a type of "forever chemical" originating from firefighting foam, water-resistant materials, and Teflon. Utilities can expose customers to PFOS through reclaimed water used for irrigation or by applying wastewater treatment sludge containing these chemicals to land, as the sludge has nutrients like nitrogen and phosphorus that are valuable as fertilizer. Mr. Schultz advises the city pulls water from the Florida aquifer, which is protected by a deep, live rock surface. They partnered with the EPA to test water samples from two treatment plants (Reynolds and Harbor Road), and all results were below detection limits. Mr. Schultz advises reclaimed water is currently only used to irrigate a golf course at Magnolia Point.

Mayor Kelley asks Mr. Schultz for an update on the new Wastewater Treatment Plant.

Mr. Schultz advises the wastewater treatment plant that is two years behind schedule. They are currently circulating reclaimed water and calibrating instruments to analyze factors such as pH, chlorine, and dissolved oxygen. The plant is nearly ready to be put into service, but they want to ensure everything runs smoothly first. The last piece is integrating the instruments' data onto a computer screen in the control room and setting up alarms for remote monitoring. Mr. Schultz advised that he expects the plant to be online within a month, although additional work like landscaping, paving, and fencing will still need to be completed. The plant must be finished by June to secure funding for phase three, which involves bringing the south plant to Harbor Road. The project also included constructing a large metal building for the line crew, with offices and garage doors. However, there were issues with the construction companies involved. Williams, the initial contractor, filed for bankruptcy, and Cardinal took over. After completion, heavy rains caused water to enter the offices due to roof problems. Cardinal assessed the situation and recommended replacing the entire roof. To save money, staff decided to handle the roof replacement themselves, purchasing materials from Nucor. However, Cardinal delayed the installation by two months, prompting the speaker to find another certified contractor through Nucor. This new contractor assessed the roof and offered to fix the issues for \$2,500 without replacing the entire roof.

Vice Mayor Smith expressed his gratitude to Mr. Schultz for his hard work and dedication in the new treatment plant while also managing multiple responsibilities.

Mayor Kelley reflected on his first major decision as a council member nine years ago regarded the Wastewater Treatment Plan. He praised Mr. Schultz for doing an incredible job under unforeseen circumstances.

Mr. Schultz advised over the past three and a half years, the cost of a wastewater treatment plant project has risen significantly from \$15 million to \$45 million. With an additional \$9 million in grants, it's expected to be a highly successful "slam dunk" project when completed.

#### 15. Affordable Housing Incentives *Michael Daniels*

Development Services Director Michael Daniels presents on affordable housing.

Mayor Kelley discusses various urban planning and development issues in Green Cove, the densest area in Clay County. He emphasized the need to improve the city's efficiency and structure as it grows, with new employers arriving and the necessity for affordable housing options. Mayor Kelley asks for thoughtful consideration of these issues to make Green Cove more functional, walkable, and equitable as it develops.

Clay County Habitat Director Carolina Morrow discusses the importance of affordable housing, not just in Clay County, but across the country. Ms. Morrow advises that increasing housing density will allow more homes to be built, accommodating the local workforce who currently cannot afford to live where they work. This commuting adds to their expenses and inconvenience, prompting a desire to live closer to their jobs. Affordable housing initiatives would help retain community members and their economic contributions locally. Ms. Morrow praises the cooperative and friendly nature of the Planning and Zoning Department in Green Cove compared to her experience in other places. She speaks about innovative housing solutions, like converting garage spaces into additional living units (e.g., backyard cottages or "granny flats") to increase housing options and suggested building small clusters of 10-12 homes to foster community, managed by a homeowners' association (HOA). Unlike typical HOAs, these would focus on supporting homeowners in maintaining their properties rather than imposing strict rules. Ms. Morrow suggests ideas that include replacing garages with carports or larger driveways that can accommodate two cars more than a standard garage.

Mayor Kelley discusses the benefits of creative urban planning in fostering a sense of community while improving functionality and quality of life, rather than maximizing profit through high-density development. He highlighted reimagining parking solutions. He emphasized the goal isn't to build edge-to-edge, multi-story developments with large, expensive units (e.g., 2,500 square feet), but to focus on approachability and functionality.

Council Member Gaw questions are we talking hundreds of units? Are we talking thousands of units? Realistically, a city with the density of Green Cove and, you know, few vacant lots remain, where are we?

Mr. Daniels advises with all the property that's owned for commercial or industrial, with the Live Local Act. All of those properties can develop with affordable housing, and they can go to the maximum density within the city. So essentially, you'd be looking at Reynolds Park, which is really significantly high density.

Mayor Kelley discusses the potential for redevelopment and improvement of existing infrastructure in Green Cove Springs, particularly in low-income areas with older, inefficient homes.

Council Member Butler discussed if a home is being repaired then the requirement to have a closed-in garage should be waived. She also discusses additional units like mother-in-law suites, expressing concern about the compact nature of their community.

Mayor Kelley discusses the benefits and challenges of a form-based code that governs development in the city's dense center. He appreciates how the code provides clarity on how certain uses, like drive-throughs, storage facilities, and banks, will function within the city limits, making them more comfortable with these developments rather than outright rejecting them.

Ms. Morrow discusses the benefits of garages for homeowners, particularly in relation to rising insurance costs in Florida due to risks like flooding and hurricanes. She emphasized that garages are functional, finding creative solutions to reduce expenses is crucial for affordability, especially since insurance rates and taxes—factors beyond homeowners' control—keep increasing.

Council Member Gaw asks if the mortgages are commercial or there is special financing available for Habitat?

Ms. Morrow advised the program, similar to Habitat International, partners with the USDA (specifically the 502 USDA section) to help homeowners secure affordable mortgages. It also utilizes SHIP (State Housing Initiatives Partnership) funding. If USDA funding isn't available or the individual doesn't qualify, the program can carry the mortgage itself, setting payments at

30% of the homeowner's income, similar to USDA terms. This approach ensures attainable housing, particularly for groups like the elderly, without relying on commercial mortgages. Mayor Kelley discussed the need to revisit and potentially modify regulations regarding home improvements, specifically mentioning carports versus garages. He requests staff to explore and propose language from other communities that could inform these updates, particularly on the carport-garage issue, and is open to researching how other cities handle similar regulations. Mr. Daniels acknowledges that the requirement being discussed is quite unique but suggests it's feasible to implement—such as limiting closed garages to R1 zoning. He discussed the implications of property improvements, noting that significant changes (affecting over 50% of the property's value) might trigger the need to meet all current standards.

Mayor Kelley

Mr. Daniels

Helena Cormier discussed concerns around the property at 200 North Vermont Street, where there is ongoing discussion about the best development options. She highlight issues with current zoning (R2) and lot size requirements—specifically, the mismatch between 850-square-foot homes and the standard 50-foot wide, 5,000-square-foot lots. Ms. Cormier suggested this setup isn't practical, especially for elderly residents who may struggle to maintain large yards.

16. City Manager & City Attorney Reports / Correspondence

The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.

17. 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 8:53 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

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Steven R. Kelley, Mayor

Attest:

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Erin West, City Clerk

# CITY OF GREEN COVE SPRINGS CITY COUNCIL SPECIAL SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, MARCH 25, 2025 – 6:00 PM




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## MINUTES

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Invocation & Pledge of Allegiance to the Flag

Roll Call

**COUNCIL MEMBERS PRESENT:** Mayor Steven Kelley, Council Member Connie Butler, Council Member Ed Gaw, Council Member Matt Johnson

**COUNCIL MEMBERS ABSENT:** Vice Mayor Thomas Smith

**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.

## COUNCIL BUSINESS

1. Presentation and discussion of updated Electric Rate Study. ***Mike Null and Navid Nowakhtar, FMPA***

Assistant City Manager Mike Null speaks about the electric study and introduces Navid Nowakhtar with FMPA.

Navid Nowakhtar speaks and presents the updated electric rate study numbers to the Council.

Council Member Gaw asks Mr. Nowakhtar with the timing of the increase, would it seem come easier at a time of reduced natural gas prices?

Mr. Nowakhtar advises it is at an advantage to do in a time where there is low prices because it is better optics for the customers.

Council Member Gaw asks for the best measures of showing the customers the increase information and if it should be in the next bills with charts and graphs.

Mr. Nowakhtar advises the best customer outreach is before and to communicate it actively and advises once the rate takes effect to reinforce by showing the responsible process is in place and investing in the future.

Council Member Butler asks Mr. Nowakhtar to explain how the increase will be 14% in 2025 but then reducing to 6% in 2026.

Mr. Nowakhtar advises it is a larger increase in that early period, which then allows you to manage more to an inflationary or semi-inflationary increase thereafter.

Council Member Johnson advises he does not see any way around the \$1.96 million deficit and the information needs to be communicated with the citizens.

City Attorney Arnold suggests condensing down the presentation and making it a 5-minute presentation with some answers to questions that could be asked.

Mr. Nowakhtar advises that can be done and the PR team will help staff pursue communication platforms and mechanisms to get the word out.

Mayor Kelley speaks about communicating the increase to the public, the other fees and services we provide, and asks about the background of the base rate increases.

Assistant City Manager Mike Null advises rates were increased in January 2024 by approximately 7% and then in October 2024 increased by 10%.

Mayor Kelley speaks about the increase before 2024 was back in 2015 or 2016 and speaks about ways to try and ease the frequency of increases and ease the impact of the increase.

Council Member Butler suggests a concern with the residents will be over the new developments.

Mr. Nowakhtar advises that as those developments come into the system, they are paying impact fees. Long term, that provides the city economies of scale. As the system grows, the city can spread those distribution investments over a larger customer base.

Discussion followed concerning impact fees and how it will help with the infrastructure.

Mayor Kelley asks if staff has investigated averaging of the bills and charging so that citizens can essentially pay a yearly average every month.

City Manager Steve Kennedy advises the electric system has been used as a budget-balancing mechanism, relying on reserves and fund balances rather than covering all costs. This approach has led to a declining fund balance and increasing transfers, indicating a core problem. With recent efforts by individuals like Finance Director Ms. Wang and others have focused on stabilizing costs through strategic contract purchases and pricing adjustments. This emphasizes the need for a stronger financial strategy, including setting aside funds for renewal and replacement to avoid borrowing or issuing bonds for future needs. This would stabilize rates and strengthen the system over time. Recent rate increases and planning aim to address longstanding vulnerabilities and move toward a sustainable solution rather than postponing issues.

Council Member Gaw asks what a 14% increase will mean to the average bill for the average customer.

Mr. Nowakhtar advises that a good approximation for that is 1,000-kilowatt hours. With the 14% increase it will be approximately \$14 for every 1,000-kilowatt hour.

Council discussion followed concerning the next steps.

Mr. Null advises the Council to receive the report and then based on the direction staff will come back to the next meeting with a resolution to define what is done with the over collection and then an ordinance would be brought to the Council for the rate increase.

Mayor Kelley asks for an explanation on repaying the half a million to repay Interfund Transfer.

Finance Director Sue Wang advises in the fiscal year 2003 audit the General Fund took out a loan from the electric fund of \$1.2 million due to General Fund balance having a deficit of \$1.5 million. This was done for the auditors not to write the city up for using restricted funds to pay for operating expenses.

**Motion to accept the plans for the overage with two million dollars and direct staff to come back with a rate ordinance.**

Motion made by Council Member Johnson, Seconded by Council Member Butler.

Voting Yea: Mayor Kelley, Council Member Butler, Council Member Gaw, Council Member Johnson

City Attorney Arnold updates the Council on the lawsuit with Pegasus and advises they are requesting a 10% reduction in the amount owed to the city for reimbursement.

City Manager Steve Kennedy speaks and suggests in lieu of having another meeting Council approve the 10% and then allow the attorney and himself to negotiate anything further. Mr.

Kennedy advises this will keep it from having to come back at another meeting and Mr. Arnold or himself, will report back to the Council.

**Emergency motion to accept the 10%.**

Motion made by Council Member Butler.

Council Member Gaw advises he would like to speak.

Mr. Arnold advises there needs to be a second of the motion will need withdrawn.

Council Member Butler withdraws her motion.

Council Member Gaw speaks against allowing the 10% reduction and prefers to get the full amount owed.

Mr. Arnold advises that pursuing a case further in front of a Judge would require significant effort—live witnesses, attorneys, affidavits, and hearings. While he understands Council Member Gaw’s perspective, he disagrees and believes it’s time to move on, as the small financial difference doesn’t justify the additional cost and effort.

Mayor Kelley advises he agrees with Mr. Arnold although he shares the same sentiments as Council Member Gaw.

**An amended emergency motion to allow the staff to negotiate on behalf of the city of at least 10%.**

Motion made by Council Member Butler, Seconded by Council Member Johnson.

Voting Yea: Mayor Kelley, Council Member Butler, Council Member Johnson

Voting Nay: Council Member Gaw

**Adjournment**

There being no further business to come before the City Council, the meeting was adjourned at 7:30 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

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Steven R. Kelley, Mayor

Attest:

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Erin West, City Clerk

# Proclamation

**WHEREAS**, Americans are served every single day by public servants at the federal, state, county and city levels. These unsung heroes do the work that keeps our nation going, and without these public servants at every level, stability would be impossible in a democracy that regularly changes its leaders and elected officials; and

**WHEREAS**, the City of Green Cove Springs recognizes that public servants are the backbone of our community, providing essential services that enhance the quality of life for all residents; and

**WHEREAS**, Public Service Recognition Week, observed annually during the first full week of May, offers an opportunity to honor the dedication, professionalism, and tireless efforts of our city employees who serve with integrity and commitment; and

**WHEREAS**, these individuals demonstrate resilience and compassion, often going above and beyond the call of duty to meet the needs of our growing community, reflecting the spirit of service that defines Green Cove Springs; and

**WHEREAS**, the dedicated employees of the City of Green Cove Springs provide an important public service to our community on a daily basis, working hard to ensure our city is clean and safe, and makes "Cove Life" a shining example in Clay County.

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

**Section 1.** Recognizes May 4-10, 2025 is proclaimed as "**PUBLIC SERVICE RECOGNITION WEEK**" and the City Council calls upon all citizens to join in expressing gratitude to our public servants for their unwavering dedication and to celebrate their contributions to making our city a wonderful place to live, work, and thrive.

**Section 2.** A true copy of this Proclamation shall be spread upon the Official Minutes of the City Council of the City of Green Cove Springs.

**DONE AND PROCLAIMED BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 6TH DAY OF MAY, 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**



\_\_\_\_\_  
Steven R. Kelley, Mayor

ATTEST:

\_\_\_\_\_  
Erin West, City Clerk

# Proclamation

**Whereas**, the City Council of the City of Green Cove Springs would like to recognize the 2025 Police Memorial Ceremony held in memory of the Sheriffs and Deputies who lost their lives in the line of duty serving the citizens of Clay County; and

**Whereas**, it is important that all of our citizens know and understand the responsibilities, hazards and sacrifices, made by our local law enforcement professionals on a daily basis, and that we honor those law enforcement officers that protect our communities, enforce our laws, and keep our communities safe by standing between the peace that we so often take for granted and the individuals who tirelessly seek to take that from us; and

**Whereas**, law enforcement officers represent an outward symbol of characteristics like honor, integrity, and courage that helped to form the foundation of this this great nation and this county; and

**Whereas**, these brave men and women serve the residents of Clay County and sustain peace and order in all areas of our community. They act as role models to our children, mentors to our teens, and protectors to those who are most vulnerable; and

**Whereas**, on this day we remember the twelve men who made the ultimate sacrifice and gave their life to ensure our peace and safety; and

**Whereas**, we also recognize and honor the families of those that were lost. We as a community are forever changed and eternally grateful for the sacrifices made by their loved ones; and

**Whereas**, The City Council of the City of Green Cove Springs officially proclaim May 8, 2025 Law Enforcement Memorial Day, and May 11<sup>th</sup> through May 17<sup>th</sup> Law Enforcement Appreciation Week in Green Cove Springs and encourage all citizens to recognize the sacrifices our local law enforcement professionals and their families make, while remembering those whose lives were lost while protecting our community.

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

**Section 1.** The City Council hereby proclaims May 8, 2025 as Law Enforcement Memorial Day in the City of Green Cove Springs and encourages its residents, businesses, and institutions to join in the activities designed to commemorate this celebration.

**Section 2.** A true copy of this Proclamation shall be spread upon the Official Minutes of the City Council of the City of Green Cove Springs.

**DONE AND PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 15TH DAY OF APRIL 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**



\_\_\_\_\_  
Steven R. Kelley, Mayor

ATTEST:

\_\_\_\_\_  
Erin West, City Clerk

# Proclamation

**WHEREAS**, mental health is vital component of overall well-being, affecting individuals, families, and communities; and

**WHEREAS**, everyone experiences times of stress and struggles in their lives; and

**WHEREAS**, 1 in 5 adults experience mental illness and 1 in 20 adults experience serious mental illness each year; and

**WHEREAS**, 1 in 6 youth aged 6-17 experience a mental health disorder each year, 50% of all lifetime mental illness begins by age 14; and

**WHEREAS**, 60 percent of adults and 50 percent of youth do not receive the treatment necessary for their mental health needs due to limited or no knowledge of the need, barriers to care, or fear and shame, and;

**WHEREAS**, community understanding and available support and services can greatly impact a person's ability to handle their stress and struggle and move forward; and

**WHEREAS**, promoting mental health and wellness leads to higher overall productivity, better educational outcomes, lower crime rates, stronger economies, lower health care costs, improved family life, improved quality of life and increased lifespan; and

**WHEREAS**, each business, school, government agency, healthcare provider, faith-based organization, non-profit agency and citizen shares accountability for the community's mental health needs and has a responsibility to promote mental wellness and support prevention efforts; and

**WHEREAS**, the City Council of the City of Green Cove Springs recognizes the impact of awareness and education, access to services and acceptance of the importance of mental health and well-being to a person's overall success.

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

**Section 1.** The month of May is proclaimed as **"MENTAL HEALTH AWARENESS MONTH"**.

**Section 2.** A true copy of this Proclamation shall be spread upon the Official Minutes of the City Council of the City of Green Cove Springs.

**DONE AND PROCLAIMED BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 6TH DAY OF MAY, 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**



\_\_\_\_\_  
Steven R. Kelley, Mayor

ATTEST:

\_\_\_\_\_  
Erin West, City Clerk

# Proclamation



**WHEREAS**, in 1962, President Kennedy proclaimed May 15 as National Peace Officers Memorial Day and the calendar week in which May 15 falls, as National Police Week; and

**WHEREAS**, the dedicated men and women of the Green Cove Springs Police Department dedicate themselves to protecting the lives, property, and rights of our residents, upholding the law with courage, integrity, and professionalism; and

**WHEREAS**, these officers serve as guardians of our community, responding to emergencies, fostering public safety, and building trust through their commitment to justice and compassion; and

**WHEREAS**, it is important that all citizens know and understand the duties and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, defending them against violence or disorder, and guarding the innocent against deception and the weak against oppression, and

**WHEREAS**, our police department has grown to be a modern and well-respected law enforcement agency which unceasingly provides a vital public service; and

**WHEREAS**, U.S. flags should be flown at half-staff on May 15<sup>th</sup> for Peace Officers Memorial Day, in honor of all fallen officers and their families.

**NOW, THEREFORE**, be it proclaimed that the City Council of Green Cove Springs, Florida, hereby proclaims May 11-17, 2025, as National Police Week in the City of Green Cove Springs, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

**DONE AND PROCLAIMED BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 6TH DAY OF MAY, 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**



\_\_\_\_\_  
Steven R. Kelley, Mayor

**ATTEST:**

\_\_\_\_\_  
Erin West, City Clerk

# Proclamation

**WHEREAS**, the Office of the Municipal Clerk, is one of the oldest positions in local government, serving as a cornerstone of democracy by ensuring transparency, accountability, and accessibility in municipal operations; and

**WHEREAS**, the Municipal Clerk provides the professional link between the citizens, and their government, providing exceptional service while upholding the highest standards of integrity; and

**WHEREAS**, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

**WHEREAS**, the Municipal Clerk plays a vital role in fostering civic engagement, maintaining accurate records, and supporting the City Council and residents with dedication and professionalism; and

**WHEREAS**, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, province, county and international professional organizations; and

**WHEREAS**, it is most appropriate that we recognize the accomplishments of the Municipal Clerk whose expertise and commitment enhance the quality of life for all residents.

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

**Section 1.** Recognizes the week of May 4-10, 2025 as **“MUNICIPAL CLERKS WEEK”** and extend our heartfelt gratitude to our City Clerk, Erin West, and to all Municipal Clerks for their unwavering service and encourage all residents to join in recognizing their invaluable contributions to the communities they represent.

**Section 2.** A true copy of this Proclamation shall be spread upon the Official Minutes of the City Council of the City of Green Cove Springs.

**DONE AND PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 6TH DAY OF MAY, 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**



\_\_\_\_\_  
Steven R. Kelley, Mayor

ATTEST:

\_\_\_\_\_  
Erin West, City Clerk



**CITY OF GREEN COVE SPRINGS  
PROCLAMATION, LETTER OF HONOR,  
AND KEY TO THE CITY  
APPLICATION FORM**

Return completed form to the City Clerk's Office  
City of Green Cove Springs, 321 Walnut Street, Green Cove Springs, FL 32043

**Requestor's Name:** Green Cove Springs Elks Lodge #1892: Jennifer Parker, ER

**Requestor's Address:** 702 S. Orange Avenue, Green Cove Springs, FL. 32043

**Requestor's Telephone and Email:** (904) 891-7092; ms.jenniferparker@gmail.com

**Person/Organization to be Honored:** Junior Citizens of Our Community

**Event Title:** Elks National Youth Week

**Event Date, Time & Location:** May 2, 2025 at 6:30 PM (following dinner at 6 PM) at the  
Green Cove Springs Elks Lodge #1892 at 702 S. Orange Ave., GCS, FL 32043

**Type of Honor Requested:**

Proclamation ☒ Letter of Honor ☐ Key to the City ☐

Provide a detailed reason for the request including a list of accomplishments and how the individual/organization benefits the quality of life in the City of Green Cove Springs. For Proclamations, provide a sample Proclamation or text for the "WHEREAS" clauses (attach additional sheets, if necessary):

See attached documents with detailed reason for the request and a sample

Proclamation with the "Whereas". (Under "For Lodge Use.")

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The Offices of the Mayor and City Clerk reserve the right to use submitted facts as deemed appropriate and may request additional information when necessary.

Green Cove Springs Elks Lodge #1892  
702 S. Orange Avenue  
P.O. Box 127  
Green Cove Springs, FL 32043  
March 16, 2025

Erin West, CMC, City Clerk  
City of Green Cove Springs  
321 Walnut Street  
Green Cove Springs, FL 32043

Hello—

Please find attached a request for a Proclamation to recognize Elks National Youth Week which will be observed May 1st through May 7, 2025. Accompanying the request is the suggested wording for the Proclamation from the Elks Grand Lodge.

Our Lodge wishes to receive the Proclamation at our National Youth Week Observance on Friday, May 2 at our facility located at 702 S. Orange Avenue in Green Cove Springs. We would be honored if the Mayor could attend and read the Proclamation at the start of the event. We would also like to invite the Mayor to be our guest at dinner which starts at 6 PM and will precede the reading of the Proclamation at 6:30 PM. (We have limited parking and recommend that the Mayor arrive by 5:30 PM.)

Following the Proclamation, the Elks will be presenting the Elks JROTC Youth Award to a local NJROTC student who will be selected by their instructor for having proven themselves to be a true leader in Academic Achievement as well as Community Service Projects, and one who maintains the highest standards of performance in all fields of endeavor.

Thank you for your consideration in this matter. Please let me know if you have any questions or concerns.

Sincerely,  
Jennifer Parker

Exalted Ruler Elect 2025-2026  
Cell (904) 891-7092  
Ms.jenniferparker@gmail.com

### Reason for the Proclamation Request:

The Benevolent and Protective Order of Elks have designated the first week of May (May 1st-7th) as Elks National Youth Week to celebrate America's Junior Citizens for their accomplishments and to give recognition of their services to the community.

The BPOE believes that young people of all ages need guidance, inspiration, and encouragement to help them develop those qualities of character essential for future leadership. BPOE programs offered throughout our nation enrich the lives of our young people and help prepare them for the duties and opportunities of citizenship.

Throughout the year, the Green Cove Springs Elks Lodge #1892 works to encourage and support our young people. Some of the programs, services, and events offered by the GCS Lodge include:

- Scholarships for local High School Students;
- Scholarships for students 9-13 to attend Summer Camp at the Florida Elks Youth Camp in Umatilla;
- Annual Hoop Shoot competition;
- Santa's Workshop in support of the City's mission to give our children a Merry Christmas;
- Annual Community Baby Shower every January to benefit new mothers in our community;
- Drug Awareness Program and Red Ribbon Week Campaign;
- Graduation and Award Luncheon for 6th grade Charles E. Bennet students each May;
- Arts & Music Day at the Lodge for ages 10-14;
- Annual Comfort Campaign to provide stuffed animals to the GCS Police Department to provide comfort to children in distress;
- Elks Read, a literacy initiative where Elk volunteers visit the local Head Start twice a month to read to our youngest citizens and provide books to them and their families;
- Summer Story time in the Park for children ages 4-9 in cooperation with the Green Cove Springs Police;
- And much more!

The Elks also donate funds in support of local Youth Programs like Clay High's NJROTC Unit, Special Olympics, Challenge Enterprises, and the Clay High Cares Boutique.

At our Elks National Youth Week observance on Friday, May 2, we would be honored and thrilled if the Mayor would be able to attend and read this Proclamation. It is our hope that this proclamation will spotlight the need in our community to help prepare our youth in every way for the responsibilities and opportunities of citizenship.

GRAND LODGE  
ACTIVITIES COMMITTEE

**MICHAEL B. BRYANT**  
Chairman



P. O. Box 9426  
HICKORY, NC 28603-9426  
C (828) 381-0621  
mbryant1964@gmail.com

**GRAND LODGE**  
*Benevolent and Protective*  
**ORDER OF ELKS**  
UNITED STATES OF AMERICA

# Suggested Youth Week Proclamation

## FOR LODGE USE

*Whereas*, The Benevolent and Protective Order of Elks has designated May 1-7, as Youth Week to honor America's Junior Citizens for their accomplishments, and to give fitting recognition of their services to Community, State and Nation; and,

*Whereas*, Green Cove Springs Elks Lodge #1892 will sponsor an observance during that week in tribute to the Junior Citizens of this Community; and,

*Whereas*, no event could be more deserving of our support and participation than one dedicated to these young people who represent the nation's greatest resource, and who in the years ahead will assume the responsibility for the advancement of our free society; and,

*Whereas*, our Youth need the guidance, inspiration and encouragement which we alone can give in order to help develop those qualities of character essential for future leadership; and go forth to serve America; and,

*Whereas*, to achieve this worthy objective we should demonstrate our partnership with Youth, our understanding of their hopes and aspirations and a sincere willingness to help prepare them in every way for the responsibilities and opportunities of citizenship:

*Now Therefore*, I \_\_\_\_\_, Mayor of \_\_\_\_\_, do hereby proclaim the first week in May as Youth Week, and urge all departments of government, civic, fraternal and patriotic groups, and our citizens generally, to participate wholeheartedly in its observance.

\_\_\_\_\_  
Mayor of \_\_\_\_\_

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## FOR STATE USE

Following is a suggested copy of a Governor's Elks National Youth Week Proclamation:

*Whereas*, The Elks Lodges of the State of \_\_\_\_\_, will observe May 1-7 as Elks National Youth Week in tribute to our Junior Citizens, honoring them for their achievements and contributions to the life of the Community, State and Nation.

*Whereas*, it is our responsibility to guide, inspire and encourage our youth, to go forth to serve America, our privilege to manifest a lively interest in all their activities and ambitions, and help prepare them for the duties and opportunities of citizenship, which is the objective of Elks National Youth Week.

*Now Therefore*, I \_\_\_\_\_, Governor, do hereby proclaim the first week in May as Elks National Youth Week, and I call upon all citizens and all departments of state and local governments to cooperate in the observance, that we may attain these worthy objectives.

\_\_\_\_\_  
Governor

*Elks Care — Elks Share*

# Proclamation

**WHEREAS**, the Benevolent and Protective Order of Elks has designated May 1-7, as Youth Week to honor America's Junior Citizens for their accomplishments, and to give fitting recognition of their services to the Community, State and Nation; and

**WHEREAS**, the Green Cove Springs Elks Lodge #1892 will sponsor an observance during that week in tribute to the Junior Citizens of this Community; and

**WHEREAS**, no event could be more deserving of our support and participation than one dedicated to these young people who represent the nation's greatest resource, and who in the years ahead will assume the responsibility for the advancement of our free society; and

**WHEREAS**, our Youth need the guidance, inspiration and encouragement which we alone can give in order to help develop those qualities of character essential for future leadership; and go forth to serve America; and

**WHEREAS**, to achieve this worthy objective we should demonstrate our partnership with Youth, our understanding of their hopes and aspirations and a sincere willingness to help prepare them in every way for the responsibilities and opportunities of citizenship; and

**WHEREAS**, the Green Cove Springs Elks Lodge offers programs, services, and events to help encourage and support our young people including: scholarships for local high school students, scholarships for students to attend summer camp at the Florida Elks Youth Camp, Santa's Workshop, Annual Hoop Shoot competition, Drug Awareness program, Graduation and Award lunch for 6<sup>th</sup> grade students, provide stuffed animals to the GCS Police Department to be given to children in time of distress, and much more.

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

**Section 1.** The City Council of Green Cove Springs hereby recognizes the first week of May as Youth Week and urges all departments of government, civic, fraternal and patriotic groups, and our citizens generally, to participate wholeheartedly in its observance.

**Section 2.** A true copy of this Proclamation shall be spread upon the Official Minutes of the City Council of the City of Green Cove Springs.

**DONE AND PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 2ND DAY OF MAY, 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**



\_\_\_\_\_  
Steven R. Kelley, Mayor

ATTEST:

\_\_\_\_\_  
Erin West, City Clerk



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** City Council, Regular Session **MEETING DATE:** April 15th, 2025  
**FROM:** Greg Bauer, Assistant Public Works Director  
**SUBJECT:** Approval of purchase order to Assurance Electric in the amount of \$50,625.20 to repair the City Pier electrical infrastructure.

### BACKGROUND

Hurricanes Helene and Milton impacted Florida in October of 2024. The City pier was significantly damaged by a derelict vessel and storm surge. The railing was repaired, and the lights were made usable for safety and to make the pier usable for the public. The proposed repair will harden the current conditions and provide reliable electrical service for the pier. The proposed repair will complete the electrical repairs for the City pier, as well. Staff has had the pier assessed by FEMA in order to recoup some money for the damage. To ensure the City will obtain the required repairs and the contractors were all quoting the same requirement, staff solicited quotes. This included site visits with staff for question and answers sessions. Staff has conducted proper due diligence and have found the best and most cost-efficient solution. The repairs were not budgeted.

The low quote is \$50,625.20 from Assurance Electric. Staff is requesting Council authorize this purchase without going through the formal purchasing process. The Council has this authority as allowed in Chapter 5 of the City Purchasing Policies as follows:

“Unless otherwise required by general law or ordinance, the City Council is not required to comply with Chapter 4 and Chapter 5 and may authorize any purchase or enter into any contract for construction of any facility when the circumstances are such as to render notice and bidding impractical or unlikely to produce valid or cost effective bids, as judged by the City Council and approved by separate action thereof based upon the best interest of the City.”

It is staff’s opinion that a formal bid process is likely to result in a higher low quote, satisfying the “impractical...to produce...cost effective bids” stipulation in this exception. Staff has received three written quotes on this project and is comfortable that accepting the low quote of \$50,625.20 is in the best interest of the City. All three quotes are attached for your reference.

### FISCAL IMPACT

\$50,625.20 -001-3072-5006300

### RECOMMENDATION

Approval of purchase order to Assurance Electric in the amount of \$50,625.20 to repair the City Pier electrical infrastructure.

Assurance Electrical LLC

Boathouse/ Dock	\$50,425.20
1 X \$50,425.20	
Permit Fee	\$200.00
1 X \$200.00	
Exclusions	\$0.00
1 X \$0.00	
Gear	\$0.00
1 X \$0.00	
Purchase Order	\$0.00
1 X \$0.00	

Total \$50,625.20

or starting at /month with financing (36 mo)\*

Assurance Electrical LLC

[khunter@assuranceelectrical.com](mailto:khunter@assuranceelectrical.com)

\* Personal loans made through Upgrade feature Annual Percentage Rates (APRs) of 8.49%-35.99%. All personal loans have a 1.85% to 9.99% origination fee, which is deducted from the loan proceeds. Lowest rates require Autopay and paying off a portion of existing debt directly. Loans feature repayment terms of 24 to 84 months. For example, if you receive a \$10,000 loan with a 36-month term and a 17.59% APR (which includes a 13.94% yearly interest rate and a 5% one-time origination fee), you would receive \$9,500 in your account and would have a required monthly payment of \$341.48. Over the life of the loan, your payments would total \$12,293.46. The APR on your loan may be higher or lower and your loan offers may not have multiple term lengths available. Actual rate depends on credit score, credit usage history, loan term, and other factors. Late payments or subsequent charges and fees may increase the cost of your fixed rate loan. There is no fee or penalty for repaying a loan early. \*Approval not guaranteed. Your loan terms will be determined based on your credit, income, and certain other information provided in your loan application. Not all applicants will qualify for the full amount.

# PROPOSAL

Page # \_\_\_\_\_ of \_\_\_\_\_ pages

Item #6.

1322

## Parks Electric Service inc

Po Box 326  
Middleburg Florida 32050  
904-237-0165

Proposal Submitted To: <u>CITY OF GCS FL.</u>		Job Name	Job #
Address <u>CAROL BAWER</u>		Job Location <u>CITY PIER</u>	
		Date <u>3-13-25</u>	Date of Plans
Phone #	Fax #	Architect	

We hereby submit specifications and estimates for: RESTORE POWER TO PEDESTALS AND SECURITY LIGHTING. RESTORE POWER TO GAZEBO AREA, + SECURITY CAMERAS. REPLACE ALL EXISTING CONDUITS. REPLACE WIRE IN ALL CONDUITS.

\$53,600.00

We propose hereby to furnish material and labor complete in accordance with the above specification's for the sum of:

\$ FIFTY THREE THOUSAND SIX HUNDRED Dollars

with payments to be made as follows: PER INVOICE! NET 30 DAYS

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully  
Submitted



Note - this proposal may be withdrawn by us if not accepted within 30 days.

## ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

Page 165

Stewart Electrical  
545 Palmetto Ave  
Green Cove Springs FL 32043

ESTIMATE

Item #6.

Greg Bauer  
321 Walnut street  
Green Cove Springs FL 32043

Estimate # 2001  
Estimate Date 03/17/2025

Item	Description	Unit Price	Quantity	Amount
Service	Rewire All pedestals at end of 645' pier. changing and replacing conduit. Adding boxes for termination and pulling. rewiring all pedestal lights. Asper Greg's specs and conversations.	61860.50	1.00	61,860.50
Service	All plans and permits to be handled by city			
		Subtotal		61,860.50
		Total		61,860.50
		Amount Paid		0.00
		Estimate		\$61,860.50



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** City Council, Regular Session **MEETING DATE:** April 15th, 2025  
**FROM:** Greg Bauer, Assistant Public Works Director  
**SUBJECT:** Approval of purchase order to A-1 Coastal Paving in the amount of \$74,300.00 to repair and overlay walking trails at Vera Francis Hall Park per FRDAP grant requirements.

### BACKGROUND

At Council direction, staff successfully applied for a 75% Florida Recreation Development Assistance Program (FRDAP) matching grant. The Florida Department of Environmental Protection (FDEP) will provide \$112,500.00 in funds with the City's portion being the remaining \$37,500.00. The grant project's two primary elements are the ball field lighting and trail pavement. The lighting portion is complete. The grant will also allow for new trash receptacles, benches and grills. The paving portion will consist of overlay and resurfacing the trails. The contractor will also repair any root damage from the trees along the trail. In total, the proposed repaving will revitalize 40,110 square feet of trail with a pavement thickness of 2.0".

The low quote is \$74,300.00 from A-1 Coastal Paving. Staff is requesting Council authorize this purchase without going through the formal purchasing process. The Council has this authority as allowed in Chapter 5 of the City Purchasing Policies as follows:

"Unless otherwise required by general law or ordinance, the City Council is not required to comply with Chapter 4 and Chapter 5 and may authorize any purchase or enter into any contract for construction of any facility when the circumstances are such as to render notice and bidding impractical or unlikely to produce valid or cost effective bids, as judged by the City Council and approved by separate action thereof based upon the best interest of the City."

It is staff's opinion that a formal bid process is likely to result in a higher low quote, satisfying the "impractical...to produce...cost effective bids" stipulation in this exception. Staff solicited three written quotes on this project. Staff received one quote and two no quotes. Staff is comfortable that accepting the low quote of \$74,300.00 is in the best interest of the City. All three quotes are attached for your reference.

### FISCAL IMPACT

\$74,300.00 -001-3072-5006300

### RECOMMENDATION

Approve purchase order to A-1 Coastal Paving in the amount of \$74,300.00 to repair and resurface walking trails at Vera Francis Hall Park.

A-1 Coastal Paving LLC

113 Wamsley Road  
Jacksonville, FL 32254



Item #7.

# Estimate

Date	Estimate #
3/10/2025	357

Name / Address
City of Green Cove Springs 900 Gum Street Green Cove Springs, FL 32043

Project
Vera Park Trail overlay

Description	Total
1.5" overlay on existing trail prep root damaged areas apply tack coat pave at 1.5" 40,110 square foot	74,300.00
<b>Total</b>	
\$74,300.00	



---

**Fw: Vera Park Walking Trail**

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**From** a1coastalpaving@yahoo.com <a1coastalpaving@yahoo.com>

**Date** Mon 2025-03-17 10:42 AM

**To** Greg Bauer <gbauer@greencovesprings.com>; Mike Hanson <redmike24@gmail.com>

**CAUTION:** This email originated from outside of the organization. . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you ,  
Lisa Hanson  
Office Administrator  
904-502-0271 Lisa  
Operations Manager  
904-314-5076 Mike

----- Forwarded Message -----

**From:** SIEGEL Matt <matt.siegel@hubbard.com>

**To:** a1coastalpaving@yahoo.com <a1coastalpaving@yahoo.com>

**Sent:** Monday, March 17, 2025 at 09:03:26 AM EDT

**Subject:** Vera Park Walking Trail

To whom it may concern, Atlantic Coast Asphalt DBA Hubbard Construction will not be pursuing Vera Park Walking trail in Green Cove Springs.

Sincerely,

Matt Siegel  
Area Manager  
Atlantic Coast Asphalt  
11231 Philips Industrial Blvd. Suite 200  
Jacksonville, FL 32256-3040  
(P) 904-786-1020 (F) 904-695-0433  
[Matt.siegel@hubbard.com](mailto:Matt.siegel@hubbard.com)  
Please visit our new website: [www.hubbard.com](http://www.hubbard.com)



*No Quote*



---

**Re: New Quote Request**

---

From Greg Bauer <gbauer@greencovesprings.com>

Date Mon 2025-04-07 10:57 AM

To Nick Schaber <NSchaber@duvalasphalt.com>

Good morning,

I tried your cell this morning and left a message.

Thank you,

Greg Bauer

Assistant Public Works Director

Office: 904-297-7500 Ext.2232

Fax: 904-284-8609



*No Quote*

---

**From:** Nick Schaber <NSchaber@duvalasphalt.com>

**Sent:** Thursday, March 13, 2025 1:09 PM

**To:** Greg Bauer <gbauer@greencovesprings.com>

**Subject:** Fw: New Quote Request

**CAUTION: This email originated from outside of the organization. . Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Greg

Please give me a call at your earliest convenience to discuss your online inquiry. I can be reached on my cell, (904) 534.1484.

Thanks again,

Nick



Nick Schaber

Project Manager | Duval Asphalt

Office: 904.296.2020 ext. 250

Direct Line: 904.673.1158

Cell: 904.534.1484

[nschaber@duvalasphalt.com](mailto:nschaber@duvalasphalt.com)

**From:** TJ Harden <tharden@duvalasphalt.com>  
**Sent:** Wednesday, March 12, 2025 10:29 AM  
**To:** Nick Schaber <NSchaber@duvalasphalt.com>  
**Subject:** FW: New Quote Request

**From:** Duval Asphalt <wordpress@elykinnovation.com>  
**Sent:** Wednesday, March 12, 2025 10:28 AM  
**To:** Jennifer Garrett <jgarrett@duvalasphalt.com>; TJ Harden <tharden@duvalasphalt.com>; Mitchell Gant <mg@duvalasphalt.com>; jbetbeze@elykinnovation.com  
**Subject:** New Quote Request

**First Name:** Greg  
**Last Name:** Bauer  
**Email:** [gbauer@greencovesprings.com](mailto:gbauer@greencovesprings.com)  
**Phone:** 9042977500  
**Company:** City of Green Cove Springs  
**Address:** 900 Gum Street  
**City:** Green Cove Springs  
**State:** FL  
**Zip:** 32043  
**Job Type:** Commercial Paving

**Briefly describe your project:** 1- 40,110 sf or 1.5" overlay for trails at Vera Francis Hall Park. Repair root damaged area.

2- 40x36 9.5mm hot asphalt 2" thick basketball court. Augusta Savage Friendship Park

**Any additional information or feedback:**

Caution This message may have come from someone outside your organization.



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** City Council **MEETING DATE:** April 15, 2025  
**FROM:** Michael Daniels, AICP, Development Services Director  
**SUBJECT:** Review and approval of Resolution No. R-5-2025 regarding approval of Maintenance Bond, release of performance bond and acceptance of roads and utility improvements for phase 1 of the Rookery Subdivision. *Michael Daniels*

### PROPERTY DESCRIPTION

**APPLICANT:** DR Horton, INC - Jacksonville **OWNER:** DR Horton, INC - Jacksonville  
**PROPERTY LOCATION:** CR 15 A  
**PARCEL NUMBER:** 016515-008-00  
**FILE NUMBER:** FLUS-22-001, ZON-22-001, FLUS-22-002, PUD-22-001, CDA-22-001, PLF-23-001  
**CURRENT ZONING:** PUD  
**FUTURE LAND USE DESIGNATION:** NEIGHBORHOOD

### SURROUNDING LAND USE

<b>NORTH:</b> FLU: Recreation Z: Recreation Use: Undeveloped	<b>SOUTH:</b> FLU: RLD Z: PUD Use: Undeveloped
<b>EAST:</b> FLU: Neighborhood/Industrial (County) Z: PUD / Heavy Industrial (County) Use: Undeveloped / Industrial	<b>WEST:</b> FLU: Industrial (County) / Recreation Z: Heavy Industrial (County) / Recreation Use: Commercial / Undeveloped

### BACKGROUND

#### DEVELOPMENT DESCRIPTION:

The first phase of the Rookery Development is proposed for 231 units on 73.57 acres. The entire Rookery property, consisting of 560 acres was annexed into the City in 2021 and was approved for a Zoning designation of Planned Unit Development and a corresponding Development Agreement for the development of 2,100 residential dwelling units. On September 3, 2024, the Rookery Phase 1 Subdivision and Performance Bond approved by City Council. The applicant subsequently constructed the roads, water, sewer, storm sewer and electrical services. Pursuant to the approved plat and development agreement, the City is responsible for the maintenance of the roadways and electrical services. The developer shall be

responsible for maintenance of stormwater and Clay County Utility Authority is responsible for maintenance for water and sewer. As part of the close out documents, the applicant has provided paving and drainage build out plans and material testing. The City contracted with Toco Engineering to review the construction drawings and material testing on the City's behalf and have found the plans to be in compliance. As a result, staff is recommending approval of Resolution No. R-05-2025 to release the performance bond and accept the roadway and utility improvements with the three-year maintenance bond.

### STAFF RECOMMENDATION

Staff recommends approval of Resolution No. R-05-2025 to release the performance bond and accept the roadway and utility improvements with the three-year maintenance bond.

### RECOMMENDED MOTION:

Recommend approval of Resolution R-05-2025 regarding Rookery Phase 1 Improvement Bond Release, Acceptance of Roadway and Utility Improvements subject to a three-year maintenance bond.

**RESOLUTION NO. R-05-2025****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ACCEPTING OWNERSHIP OF CERTAIN UTILITY IMPROVEMENTS IN THE ROOKERY PHASE 1 SUBDIVISION, FROM D.R. HORTON, INC - JACKSONVILLE; AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the undeveloped land of the Rookery Phase 1 Subdivision, a Planned Unit Development (“PUD”) is owned by D.R. Horton, Inc. - Jacksonville (“Owner”) and a portion of said PUD is properly platted under local law; and

**WHEREAS**, Owner has completed certain roadway improvements attached hereto (“Improvements”) which are ready to be conveyed to the City for ownership and maintenance; and

**WHEREAS**, the City is willing to accept ownership and maintenance of said Improvements; and

**WHEREAS**, Owner has submitted the City Location Maps for the Specified Area, As- Built Drawings of the Roads for the Specified Area, and Cost Analysis of the Improvements; and

**WHEREAS**, the City has inspected the road improvements in the Specified Area and examined the above listed items submitted by Owner and found them acceptable.

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

**SECTION 1.** That the City hereby accepts ownership and maintenance of Owner’s road and electric utility improvements in the Rookery Phase 1 Subdivision As-built plans set forth in Exhibit A; and.

**SECTION 2.** That the City hereby releases the performance bond set forth in Exhibit B; and

**SECTION 3.** That the City hereby accepts a 3-year maintenance bond by the Owner pursuant to the specifications set forth in Exhibit C; and

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DONE AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 15TH  
DAY OF APRIL, 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Steven R. Kelley, Mayor

**ATTEST:**

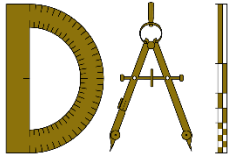
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Erin West, City Clerk

**APPROVED AS TO FORM ONLY:**

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L. J. Arnold, III, City Attorney



## Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS  
8647 Baypine Road, Suite 200 Jacksonville, Florida 32256  
Phone: (904) 363-8916 Fax: (904) 363-8917  
(A Live Oak Engineering, Inc. Company)



Item #8.

March 25, 2025

Mike Null  
Assistant City Manager  
City of Green Cove Springs  
321 Walnut Street  
Green Cove Springs, FL 32043

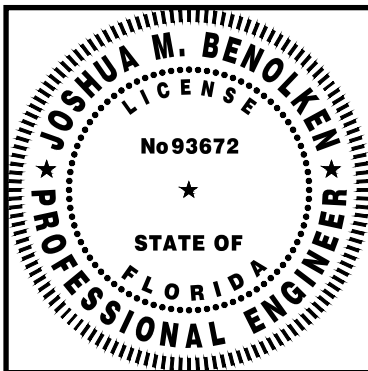
Re: Rookery Phase 1  
Maintenance Bond Cost Estimate  
Engineer's Job No. 2008-499

Dear Mr. Null,

Based on the approved Performance Bond Cost Estimate and Electrical SOV, it is our understanding that the required 3-year maintenance bond is based on 15 % of the following items:

	Total
Roadway	\$ 2,640,842.43
Electrical	\$ 216,552.00
Subtotal	\$ 2,857,394.43

Maintenance Bond (15% of roadway and electrical cost)	\$ 428,609.16
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Sincerely,  
Dunn & Associates, Inc.

Joshua Benolken, P.E.  
Project Engineer  
FL PE #93672

cc Anand Jobalia

**MERCHANTS**  
**BONDING COMPANY**  
2100 FLEUR DRIVE • DES MOINES, IOWA 50321-1158  
(515) 243-8171 • (515) 243-3854 FAX

**MAINTENANCE BOND**

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 101179100

That ADJ Rookery, LLC,

of 444 Seabreeze Ave, Palm Beach, FL 33480--4107

as Principal, and the MERCHANTS BONDING COMPANY (MUTUAL) of Des Moines, Iowa as Surety are held and firmly bound unto the City of Green Cove Springs, Florida

321 Walnut Street, Green Cove Springs, FL 32043 in the penal sum of

Four Hundred Twenty-Eight Thousand Six Hundred Nine and 16/100 (\$428,609.16)

DOLLARS, lawful money of the United States of America, for the payment of which, well and truly to be made, the Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed and delivered this 7th day of April, 2025

WHEREAS, the Principal entered into a certain contract, dated the 21st day of June, 2023, with the City of Green Cove Springs, Florida

to furnish all the material and labor necessary for the construction of

Rookery Phase 1

in conformity with certain specifications; and

WHEREAS, a further condition of said contract is that the Principal should furnish a bond of indemnity, guaranteeing to remedy any defects in workmanship or materials that may develop in said work within a period of three years from the date of acceptance of the work under said contract; and

WHEREAS, the above work has been completed and accepted and If not accepted will be automatically accepted upon the filing of this maintenance bond; and

WHEREAS, the MERCHANTS BONDING COMPANY (MUTUAL) of Des Moines, Iowa for valuable consideration, has agreed to join with said Principal in such bond or guarantee, indemnifying said ADJ Rookery, LLC, as aforesaid;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal does and shall, at the Principal's own cost and expense, remedy any and all defects that may develop in said work, within the period of three years from the date of acceptance of the work under said contract, by reason of bad workmanship or poor material used in the construction of said work, and shall keep all work in continuous good repair during said period, and shall in all other respects, comply with all the terms and conditions of said contract with respect to maintenance and repair of said work, then this obligation to be null and void; otherwise to be and remain in full force and virtue in law.

It is agreed that while the Principal shall be and remain liable for failure to adhere to the specifications which form the basis for the work, the Surety, inasmuch as the original work was not bonded, shall be obligated only to assure the maintenance of the work in the condition in which it existed at the time the work was accepted. Any obligation beyond this shall be that of only the Principal.

ADJ Rookery, LLC,

Principal

By [Signature]

Approved \_\_\_\_\_

By \_\_\_\_\_

MERCHANTS BONDING COMPANY (MUTUAL)

By [Signature]

Sonia Amanda Floree Harris, Attorney-in-Fact  
(407) 478-9839

CON 0304 (7/10)

**MERCHANTS**  
**BONDING COMPANY™**  
**POWER OF ATTORNEY**

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Cheryl A Foley; Emily J Golecki; Jeffrey W Reich; Kim E Niv; Lisa A Roseland; Nathan K Reich; Olga L Iglesias; Robert P Olinn; Sarah K Olinn; Sonja Amanda Floree Harris; Susan L Reich; Teresa L Durham

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 11th day of February, 2025.



MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

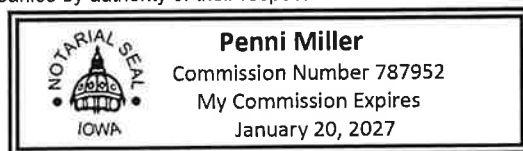
By

*Larry Taylor*

President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 11th day of February, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

*Penni Miller*

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 7th day of April, 2025.



*Elisabeth Sandersfeld*

Secretary

The performance bond has two sections that need to be quantified; Roadway and Drainage. From the most recent SOV received the following labelled sections were used to come up with the submitted numbers

Roadway

Roadway Phase 1	\$1,536,006.73
Roadway Pearce	\$431,546.94
Roadway Oakridge	\$673,288.76

**Roadway Total                      \$2,640,842.43**

Drainage

Storm Ph 1	\$2,048,789.61
Storm Pearce	\$135,206.53
Storm Offsite	\$194,749.55

**Drainage Total                      \$2,378,745.69**

**Total                                      \$5,019,588.12**

**Plat Bond (110% of Total)   \$5,521,546.93**

The SOV is included with the referenced sections above highlighted.

**BID PROPOSAL**

Item #8.

Biditem	Description	Quantity	Units	Unit Price	Bid Total
110	MOBILIZATION	1.000	LS	16125	16,125.00
120	SURVEY LAYOUT (PERIMETER)	19,600.000	LF	2.07	40,572.00
130	CONSTRUCTION ENTRANCE	1.000	LS	13942.67	13,942.67
140	CLEARING & GRUBBING	71.000	AC	9128	648,088.00
	<b>** C&amp;G PHASE 1 **</b>				<b>\$718,727.67</b>
160	CLEARING & GRUBBING - PEARCE	3.400	AC	9128	31,035.20
	<b>** C&amp;G PEARCE **</b>				<b>\$31,035.20</b>
180	CLEARING & GRUBBING - OFFSITE	1.000	LS	15480	15,480.00
	<b>** C&amp;G OFFSITE **</b>				<b>\$15,480.00</b>
200	DEMOLITION - BUILDING	1.000	LS	547500	547,500.00
210	REMOVE FENCE	1,300.000	LF	6.45	8,385.00
220	DEMO HEADWALL	2.000	EA	543.43	1,086.86
230	DEMO 18" RCP	53.000	LF	10.9	577.70
240	DEMO 15" CMP	200.000	LF	8.16	1,632.00
250	DEMO 15" MES	6.000	EA	407.98	2,447.88
260	DEMO 18" MES	2.000	EA	407.98	815.96
270	DEMO INLET	6.000	EA	543.98	3,263.88
280	DEMO 24" PVC	710.000	LF	13.06	9,272.60
290	DEMO 12" CMP	550.000	LF	8.16	4,488.00
300	DEMO 16" CMP	140.000	LF	8.16	1,142.40
310	DEMO 24" CMP	400.000	LF	8.16	3,264.00
315	DUMPSTER	12.000	EA	838.5	10,062.00
320	CAP WELL	15.000	EA	645	9,675.00
	<b>** DEMOLITION **</b>				<b>\$603,613.28</b>
340	LOT AS-BUILTS	232.000	EA	129	29,928.00
350	DENSITY TESTING	696.000	EA	45.15	31,424.40
360	PROCTOR	3.000	EA	387	1,161.00
370	STRIP SITE (6")	54,000.000	CY	1.92	103,680.00
380	STRIP/BURY/MOVE TO SITE FILL	54,000.000	CY	2.95	159,300.00
390	POND CUT TO SITE FILL	205,000.000	CY	2.95	604,750.00
420	STATION BALANCE	10,000.000	CY	3.78	37,800.00
430	DEWATERING	396,000.000	CY	0.37	146,520.00
440	DEWATER FOR CUT OFF WALL	3,150.000	LF	1.51	4,756.50
450	EXCAVATE FOR CUT-OFF WALL	3,150.000	LF	5.38	16,947.00

460	INSTALL CUT-OFF WALL	3,150.000	LF	11.34	35,721.00
470	BACKFILL CUT-OFF WALL	3,150.000	LF	2.15	6,772.50
475	REMOVE SURCHARGE	45,000.000	CY	2.1	94,500.00
490	SPREAD & COMP DIRT ON SITE	215,000.000	CY	0.65	139,750.00
500	SPREAD & COMP IMPORT	152,000.000	CY	1	152,000.00
510	REGRADE AFTER UGE	38,852.000	CY	0.64	24,865.28
520	MACHINE DRESS LOTS	227,429.000	SY	0.62	141,005.98
530	MACHINE DRESS PONDS	22,880.000	SY	0.62	14,185.60
	<b>** EARTHWORK PH 1 **</b>				<b>\$1,745,067.26</b>
550	STRIP SITE (6")	3,200.000	CY	1.92	6,144.00
560	STRIP/BURY/MOVE TO SITE FILL	3,200.000	CY	2.94	9,408.00
570	POND CUT TO SITE FILL	12,000.000	CY	2.95	35,400.00
580	SPREAD & COMP DIRT ON SITE	12,000.000	CY	0.65	7,800.00
590	MACHINE DRESS RW	7,070.000	SY	0.62	4,383.40
	<b>** EARTHWORK PEARCE **</b>				<b>\$63,135.40</b>
610	STRIP SITE (6")	4,300.000	CY	1.92	8,256.00
620	STRIP/BURY/MOVE TO SITE FILL	4,300.000	CY	2.95	12,685.00
630	POND CUT TO SITE FILL	3,000.000	CY	2.94	8,820.00
640	STATION BALANCE	481.000	CY	3.78	1,818.18
650	SPREAD & COMP DIRT ON SITE	3,481.000	CY	0.65	2,262.65
660	MACHINE DRESS SITE	11,521.000	SY	0.62	7,143.02
	<b>** EARTHWORK OAKRIDGE **</b>				<b>\$40,984.85</b>
680	POND CUT TO SITE FILL ( P2A SWMF 21)	152,000.000	CY	2.95	448,400.00
690	MAINTAIN HAUL ROAD	42.000	DAYS	2023.16	84,972.72
	<b>** EARTHWORK P2A **</b>				<b>\$533,372.72</b>
710	SURVEY LAYOUT (ROADWAY)	15,779.000	LF	2.07	32,662.53
720	AS-BUILTS (ROADWAY)	15,779.000	LF	2.06	32,504.74
730	DENSITY TESTING	136.000	EA	32.25	4,386.00
740	PROCTOR	3.000	EA	322.5	967.50
750	LBR TESTING	64.000	EA	258	16,512.00
760	12" STAB. S/G ( TN)	30,526.000	SY	5.81	177,356.06
765	4" PVC SLEEVES	1,440.000	LF	16.53	23,803.20
770	GRADE CURB PAD	15,779.000	LF	1.04	16,410.16
780	18" MIAMI CURB	13,092.000	LF	13.2	172,814.40
790	18" CITY STANDARD CURB	2,687.000	LF	20.14	54,116.18
800	VALLEY GUTTER	81.000	LF	49.59	4,016.79
810	SIDEWALKS	1,107.000	SY	52.94	58,604.58

Item #8.

820	H/C RAMPS	24.000	EA	322.5	7,740.0	Item #8.
830	ADA MATS	360.000	SF	49.02	17,647.20	
840	MAIL KIOSK	1.000	LS	16239.72	16,239.72	
850	CONCRETE CYLINDER TESTING	21.000	EA	129	2,709.00	
860	FINE GRADE SUBGRADE (ON-SITE)	28,030.000	SY	2.01	56,340.30	
870	6" CRUSHCRETE BASE/ FIRE LANE	1,100.000	SY	30.02	33,022.00	
880	6" LIMEROCK BASE ( TN)	28,732.000	SY	14.61	419,774.52	
882	CREDIT - USE CRUSHCRETE IN LIEU OF LIMEROCK	9,481.000	TN	-10.5	-99,550.50	
884	HAUL CRUSHCRETE ON SITE	9,481.000	TN	2.25	21,332.25	
890	PRIME	27,722.000	SY	0.84	23,286.48	
900	1.5" ASPHALT PAVING ROADWAY	23,540.000	SY	14.1	331,914.00	
910	1.5" ASPHALT AMENITY AREA	4,182.000	SY	14.59	61,015.38	
920	ASPHALT CORES	65.000	EA	206.4	13,416.00	
930	STRIPING & SIGNAGE	1.000	LS	36966.24	36,966.24	
	<b>** ROADWAY PHASE 1 **</b>				<b>\$1,536,006.73</b>	
950	SURVEY LAYOUT (ROADWAY)	2,684.000	LF	2.07	5,555.88	
960	AS-BUILTS (ROADWAY)	2,684.000	LF	2.06	5,529.04	
970	DENSITY TESTING	29.000	EA	32.25	935.25	
980	PROCTOR	1.000	EA	322.5	322.50	
990	LBR TESTING	13.000	EA	258	3,354.00	
1000	12" STAB. S/G ( TN)	6,582.000	SY	5.81	38,241.42	
1010	GRADE CURB PAD	2,684.000	SY	1.04	2,791.36	
1020	18" CITY STANDARD CURB	2,684.000	SY	20.14	54,055.76	
1030	SIDEWALKS	1,266.000	SY	52.94	67,022.04	
1040	H/C RAMPS	8.000	EA	322.5	2,580.00	
1050	ADA MATS	120.000	SF	49.02	5,882.40	
1060	FINE GRADE SUBGRADE (ON-SITE)	5,986.000	SY	2.01	12,031.86	
1070	8" LIMEROCK BASE ( TN)	5,986.000	SY	20.55	123,012.30	
1072	CREDIT - USE CRUSHCRETE IN LIEU OF LIMEROCK	2,633.000	TN	-10.5	-27,646.50	
1074	HAUL CRUSHCRETE ON SITE	2,633.000	TN	2.25	5,924.25	
1080	PRIME	5,986.000	SY	0.84	5,028.24	
1090	2" ASPHALT PAVING	5,986.000	SY	17.84	106,790.24	
1100	ASPHALT CORES	14.000	EA	206.4	2,889.60	
1110	STRIPING & SIGNAGE	1.000	LS	17247.3	17,247.30	
	<b>** ROADWAY PEARCE **</b>				<b>\$431,546.94</b>	
1130	SURVEY LAYOUT (ROADWAY)	11,300.000	LF	2.07	23,391.00	
1140	AS-BUILTS (ROADWAY)	11,300.000	LF	2.06	23,278.00	

						Item #8.
1150	MOT	1.000	LS	19350	19,350.0	
1160	DENSITY TESTING	10.000	EA	32.25	322.50	
1170	PROCTOR	1.000	EA	322.5	322.50	
1180	LBR TESTING	5.000	EA	258	1,290.00	
1190	12" STAB. S/G ( TN)	2,361.000	SY	5.81	13,717.41	
1200	GRADE CURB PAD	332.000	LF	1.05	348.60	
1210	18" MIAMI CURB	28.000	LF	38.7	1,083.60	
1220	18" CITY STANDARD CURB	152.000	LF	39.13	5,947.76	
1230	HEADER CURB	107.000	LF	34.61	3,703.27	
1240	RIBBON CURB	45.000	LF	39.13	1,760.85	
1250	SIDEWALKS	3,483.000	SY	52.94	184,390.02	
1260	6" SIDEWALKS	90.000	SY	63.27	5,694.30	
1270	H/C RAMPS	18.000	EA	322.5	5,805.00	
1280	ADA MATS	270.000	SF	49.02	13,235.40	
1290	6" CONCRETE DRIVE	536.000	SY	63.27	33,912.72	
1300	SUBGRADE FOR SIDEWALK	4,109.000	SY	3.13	12,861.17	
1310	DRESS RIGHT OF WAY	9,300.000	SY	1.24	11,532.00	
1320	CONCRETE CYLINDER TESTING	12.000	EA	129	1,548.00	
1330	FINE GRADE SUBGRADE (OFF-SITE)	2,117.000	SY	2.01	4,255.17	
1340	10" LIMEROCK BASE ( TN)	2,072.000	SY	31.31	64,874.32	
1342	CREDIT - USE CRUSHCRETE IN LIEU OF LIMEROCK	1,140.000	TN	-10.5	-11,970.00	
1344	HAUL CRUSHCRETE ON SITE	1,140.000	TN	2.25	2,565.00	
1350	WIDEN - 2" ASPHALT	1,928.000	SY	20.65	39,813.20	
1360	MILLING	3,290.000	SY	5.15	16,943.50	
1370	OVERLAY - 1.25" ASPHALT	3,290.000	SY	17.17	56,489.30	
1375	1" FRICTION COURSE	5,218.000	SY	17.67	92,202.06	
1380	OBG FULL DEPTH ASPHALT	331.000	SY	53.54	17,721.74	
1390	ASPHALT CORES	12.000	EA	206.4	2,476.80	
1400	STRIPING & SIGNAGE	1.000	LS	24423.57	24,423.57	
	<b>** ROADWAY OAKRIDGE **</b>				<b>\$673,288.76</b>	
1420	SEED-N-MULCH ROW	25,901.000	SY	0.77	19,943.77	
1430	SEED-N-MULCH LOTS	214,000.000	SY	0.77	164,780.00	
1440	4.5' SOD STRIP @ B.O.C.	7,890.000	SY	4.84	38,187.60	
1450	SOD SWALES	3,850.000	SY	4.19	16,131.50	
1455	SOD COMMON AREA	11,000.000	SY	4.19	46,090.00	
1460	SOD BACKSLOPES	3,100.000	SY	4.19	12,989.00	
1470	SOD PONDS	31,060.000	SY	4.19	130,141.40	

	<b>** GRASS PH 1 **</b>				<del>\$428,263.2</del>	Item #8.
1490	SOD R/W	12,900.000	SY	4.19	54,051.00	
1500	4.5' SOD STRIP @ BOC	1,350.000	SY	4.84	6,534.00	
	<b>** GRASSING PEARCE **</b>				<b>\$60,585.00</b>	
1520	SOD OFF-SITE ROW	14,600.000	SY	4.19	61,174.00	
1530	SOD UTILITY EASEMENT	4,912.000	SY	4.19	20,581.28	
	<b>** GRASSING OFFSITE **</b>				<del>\$81,755.28</del>	
1550	SURVEY LAYOUT (STORM DRAIN)	7,533.000	LF	2.07	15,593.31	
1560	AS-BUILTS (STORM DRAIN)	7,533.000	LF	2.06	15,517.98	
1570	T.V. STORM DRAIN	7,533.000	LF	5.81	43,766.73	
1580	DEWATER (6' OR DEEPER)	7,533.000	LF	13.23	99,661.59	
1590	15" HP (4-6)	1,271.000	LF	47.21	60,003.91	
1600	15" HP (6-8)	264.000	LF	48.53	12,811.92	
1610	18" HP (4-6)	384.000	LF	52.66	20,221.44	
1620	18" HP (6-8)	322.000	LF	52.66	16,956.52	
1630	24" HP (4-6)	595.000	LF	75.15	44,714.25	
1640	24" HP (6-8)	322.000	LF	75.16	24,201.52	
1650	30" HP (4-6)	228.000	LF	108.24	24,678.72	
1660	30" HP (6-8)	155.000	LF	112.39	17,420.45	
1670	36" HP (4-6)	180.000	LF	123.82	22,287.60	
1680	36" HP (6-8)	1,437.000	LF	123.82	177,929.34	
1690	36" HP (8-10)	1,331.000	LF	130.34	173,482.54	
1700	36" HP (10-12)	399.000	LF	142.07	56,685.93	
1710	36" HP (12-14)	31.000	LF	152.39	4,724.09	
1720	48" HP (6-8)	75.000	LF	209.32	15,699.00	
1730	48" HP (8-10)	342.000	LF	219.58	75,096.36	
1740	48" HP (10-12)	156.000	LF	226.51	35,335.56	
1750	12"X18" ERCP	42.000	LF	83.45	3,504.90	
1760	6" UNDERDRAIN (ON PLANS)	4,360.000	LF	45.28	197,420.80	
1770	6" UNDERDRAIN C/O	30.000	EA	671.77	20,153.10	
1780	YARD DRAIN (4-6)	6.000	EA	4789.18	28,735.08	
1790	TYPE (C) INLET (4-6)	5.000	EA	3508.15	17,540.75	
1800	SINGLE CURB INLET (4-6)	17.000	EA	5188.13	88,198.21	
1810	SINGLE CURB INLET (6-8)	10.000	EA	8210.19	82,101.90	
1820	SINGLE CURB INLET (8-10)	7.000	EA	10510.91	73,576.37	
1830	SINGLE CURB INLET (10-12)	2.000	EA	13248.45	26,496.90	
1840	DOUBLE CURB INLET (4-6)	6.000	EA	6975.22	41,851.33	

1850	DOUBLE CURB INLET (6-8)	1.000	EA	10144.79	10,144.79
1860	DOUBLE CURB INLET (8-10)	1.000	EA	11978.42	11,978.42
1870	DOUBLE CURB INLET (10-12)	2.000	EA	12663.42	25,326.84
1880	STORM MANHOLE (6-8)	9.000	EA	6418.56	57,767.04
1890	STORM MANHOLE (8-10)	3.000	EA	12003.54	36,010.62
1900	STORM MANHOLE (10-12)	1.000	EA	13101.37	13,101.37
1910	STORM MANHOLE (12-14)	1.000	EA	13647.57	13,647.57
1920	RAISE STRUCTURES	70.000	EA	928.15	64,970.50
1930	INVERTS	65.000	EA	619.36	40,258.40
1940	15" PRECAST MES	2.000	EA	2176.14	4,352.28
1950	18" PRECAST MES	5.000	EA	2176.13	10,880.65
1960	24" PRECAST MES	1.000	EA	2700.66	2,700.66
1970	30" PRECAST MES	2.000	EA	3337.86	6,675.72
1980	36" PRECAST MES	11.000	EA	4788.02	52,668.22
1990	48" PIPE MES	3.000	EA	4292.31	12,876.93
2000	48" CIP APRON	3.000	EA	3870	11,610.00
2010	48" HEADWALL	2.000	EA	3284.27	6,568.54
2020	RIP RAP PADS	144.000	SF	76.19	10,971.36
2030	MISCELLANEOUS MATERIALS	1.000	LS	17253.75	17,253.75
2040	UNDERDRAIN STUBS	1,840.000	LF	49.16	90,454.40
2050	PUNCH OUT STORM DRAIN	7,533.000	LF	1.62	12,203.46
	<b>** STORM PH 1 **</b>				<b>\$2,048,789.61</b>
2070	SURVEY LAYOUT (STORM DRAIN)	630.000	LF	2.07	1,304.10
2080	AS-BUILTS (STORM DRAIN)	630.000	LF	2.06	1,297.80
2090	T.V. STORM DRAIN	630.000	LF	5.81	3,660.30
2100	DEWATER (6' OR DEEPER)	325.000	LF	13.23	4,299.75
2110	15" HP (4-6)	80.000	LF	47.23	3,778.40
2120	18" HP (4-6)	184.000	LF	52.67	9,691.28
2130	18" HP (6-8)	200.000	LF	52.66	10,532.00
2140	24" HP (4-6)	41.000	LF	75.17	3,081.97
2150	36" HP (6-8)	125.000	LF	123.81	15,476.25
2160	SINGLE CURB INLET (4-6)	6.000	EA	5186.75	31,120.50
2170	SINGLE CURB INLET (6-8)	2.000	EA	8210.19	16,420.38
2180	STORM MANHOLE (6-8)	2.000	EA	6418.56	12,837.12
2190	INVERTS	8.000	EA	619.36	4,954.88
2200	UNDERDRAIN STUBS	320.000	LF	49.16	15,731.20
2210	PUNCH OUT STORM DRAIN	630.000	LF	1.62	1,020.60

Item #8.

	** STORM PEARCE **				\$135,206.5	Item #8.
2230	SURVEY LAYOUT (STORM DRAIN)	594.000	LF	2.07	1,229.58	
2240	AS-BUILTS (STORM DRAIN)	594.000	LF	2.06	1,223.64	
2250	T.V. STORM DRAIN	594.000	LF	5.81	3,451.14	
2260	DEWATER (6' OR DEEPER)	594.000	LF	13.23	7,858.62	
2270	18" RCP (4-6)	95.000	LF	71.03	6,747.85	
2280	24" RCP (4-6)	390.000	LF	100.22	39,085.80	
2290	30" RCP (4-6)	20.000	LF	141.21	2,824.20	
2300	12"X18" ERCP	57.000	LF	83.44	4,756.08	
2310	14"X23" ERCP	32.000	LF	100.22	3,207.04	
2320	TYPE (C) INLET (0-4)	2.000	EA	4190.75	8,381.50	
2330	TYPE (E) INLET (0-4)	1.000	EA	5499.29	5,499.29	
2340	INVERTS	3.000	EA	619.37	1,858.11	
2350	12X18" HEADWALL	2.000	EA	2977.09	5,954.18	
2360	30" HEADWALL	1.000	EA	6598.01	6,598.01	
2370	18" PRECAST MES	3.000	EA	2176.13	6,528.39	
2380	24" PRECAST MES	6.000	EA	2708.92	16,253.52	
2390	12 X 18" MES	1.000	EA	2449.62	2,449.62	
2400	14 X 23" MES	2.000	EA	2573.85	5,147.70	
2410	RIP RAP PADS	950.000	SF	68.14	64,733.00	
2420	PUNCH OUT STORM DRAIN	594.000	LF	1.62	962.28	
	<b>** STORM OFFSITE **</b>				<b>\$194,749.55</b>	
<del>2440</del>	<del>SURVEY LAYOUT (SEWER)</del>	<del>7,284.000</del>	<del>LF</del>	<del>2.02</del>	<del>14,713.68</del>	
<del>2450</del>	<del>AS-BUILTS (SEWER)</del>	<del>7,284.000</del>	<del>LF</del>	<del>1.81</del>	<del>13,184.04</del>	
<del>2460</del>	<del>T.V. SEWER MAIN</del>	<del>7,284.000</del>	<del>LF</del>	<del>5.16</del>	<del>37,585.44</del>	
<del>2470</del>	<del>DEWATER (6' OR DEEPER)</del>	<del>5,710.000</del>	<del>LF</del>	<del>15.81</del>	<del>90,275.10</del>	
<del>2480</del>	<del>8" SDR-26 PVC (4-6)</del>	<del>1,574.000</del>	<del>LF</del>	<del>39.37</del>	<del>61,968.38</del>	
<del>2490</del>	<del>8" SDR-26 PVC (6-8)</del>	<del>2,420.000</del>	<del>LF</del>	<del>40.6</del>	<del>98,252.00</del>	
<del>2500</del>	<del>8" SDR-26 PVC (8-10)</del>	<del>1,055.000</del>	<del>LF</del>	<del>42</del>	<del>44,310.00</del>	
<del>2510</del>	<del>8" SDR-26 PVC (10-12)</del>	<del>456.000</del>	<del>LF</del>	<del>42</del>	<del>19,152.00</del>	
<del>2520</del>	<del>8" SDR-26 PVC (12-14)</del>	<del>913.000</del>	<del>LF</del>	<del>42</del>	<del>38,346.00</del>	
<del>2530</del>	<del>8" SDR-26 PVC (14-16)</del>	<del>426.000</del>	<del>LF</del>	<del>56.48</del>	<del>24,060.48</del>	
<del>2540</del>	<del>8" SDR-26 PVC (16-18)</del>	<del>440.000</del>	<del>LF</del>	<del>63.32</del>	<del>27,860.80</del>	
<del>2550</del>	<del>(A) MANHOLE (4-6)</del>	<del>9.000</del>	<del>EA</del>	<del>5207.86</del>	<del>46,870.74</del>	
<del>2560</del>	<del>(A) MANHOLE (6-8)</del>	<del>11.000</del>	<del>EA</del>	<del>5721.9</del>	<del>62,940.90</del>	
<del>2570</del>	<del>(A) MANHOLE (8-10)</del>	<del>5.000</del>	<del>EA</del>	<del>6383.35</del>	<del>31,916.75</del>	
<del>2580</del>	<del>(A) MANHOLE (10-12)</del>	<del>2.000</del>	<del>EA</del>	<del>7558.57</del>	<del>15,117.14</del>	

2590	(A) MANHOLE (12-14)	5.000	EA	8487.51	42,437.51
2600	(A) MANHOLE (14-16)	2.000	EA	8948.08	17,896.16
2610	(A) MANHOLE (16-18)	1.000	EA	9729.18	9,729.18
2620	BOOTS	106.000	EA	69.02	7,316.12
2630	TOP ADJUSTMENTS	35.000	EA	928.15	32,485.25
2640	DROP BOWL ASSY	1.000	EA	1630.72	1,630.72
2650	6" SEWER SERVICES	241.000	EA	1113.11	268,259.51
2660	PUNCH OUT SEWER MAIN	7,284.000	LF	1.62	11,800.08
	<b>** SANITARY PH 1 **</b>				<b>\$1,018,108.02</b>
2680	SURVEY LAYOUT (SEWER)	528.000	LF	2.01	1,061.28
2690	AS-BUILTS (SEWER)	528.000	LF	1.81	955.68
2700	T.V. SEWER MAIN	528.000	LF	5.16	2,724.48
2710	DEWATER (6' OR DEEPER)	528.000	LF	15.81	8,347.68
2720	8" SDR-26 PVC (16-18)	443.000	LF	56.48	25,020.64
2730	10" SDR-26 PVC (18-20)	85.000	LF	74.42	6,325.70
2740	(A) MANHOLE (16-18)	2.000	EA	9727.41	19,454.82
2750	LINED (A) MANHOLE (18-20)	1.000	EA	22521.8	22,521.80
2760	BOOTS	7.000	EA	69.02	483.14
2770	TOP ADJUSTMENTS	3.000	EA	928.15	2,784.45
2780	PUNCH OUT SEWER MAIN	528.000	LF	1.62	855.36
	<b>** SANITARY PEARCE **</b>				<b>\$90,535.03</b>
2800	SURVEY LAYOUT LIFT STATION	1.000	LS	2693.32	2,693.32
2810	LIFT STATION AS-BUILTS	1.000	LS	2693.32	2,693.32
2820	COMPACTION AND DENSITIES	1.000	LS	3870	3,870.00
2830	DEWATER	1.000	LS	15881.56	15,881.56
2840	57 STONE	20.000	TN	186.16	3,723.20
2850	CRANE RENTAL	10.000	HRS	967.5	9,675.00
2860	WET WELL - LIFT STATION	1.000	EA	108644.41	108,644.41
2870	MECHANICAL SUB	1.000	LS	368940	368,940.00
2880	TRENCH BOX	1.000	LS	3450.75	3,450.75
2890	LIFT STATION WATER SERVICE	1.000	EA	2381.85	2,381.85
	<b>** PUMP STATION **</b>				<b>\$521,953.41</b>
2910	SURVEY LAYOUT FM	1,000.000	LF	2.07	2,070.00
2920	AS-BUILT FM	1,000.000	LF	2.06	2,060.00
2930	PRESSURE TEST	1,000.000	LF	1.34	1,340.00
2940	6" DR-18 FORCE MAIN	1,000.000	LF	31.07	31,070.00
2950	6" BELL RESTRAINTS	12.000	EA	162.22	1,946.64

Item #8.

2960	6" MJ GATE VALVE	1.000	EA	1814.18	1,814.18
2970	SET VALVE BOX	1.000	EA	442.89	442.89
2980	6" MJ 45 BEND	1.000	EA	882.3	882.30
2990	6" CASE (B) CROSSING	1.000	EA	4625.15	4,625.15
3000	6" MJ 22.5 BEND	4.000	EA	864.49	3,457.96
3010	PUNCH OUT FORCE MAIN	1,000.000	LF	2.69	2,690.00
	<b>** FORCEMAIN PH 1 **</b>				<b>\$52,399.12</b>
3030	SURVEY LAYOUT FM	2,250.000	LF	2.07	4,657.50
3040	AS-BUILT FM	2,250.000	LF	2.06	4,635.00
3050	PRESSURE TEST	2,250.000	LF	1.35	3,037.50
3060	12" DR-18 FORCE MAIN	1,500.000	LF	81.7	122,550.00
3070	10" DR-18 FORCE MAIN	120.000	LF	61.15	7,338.00
3080	8" DR-18 FORCE MAIN	350.000	LF	43.51	15,228.50
3090	6" DR-18 FORCE MAIN	280.000	LF	29.57	8,279.60
3100	12" BELL RESTRAINTS	37.000	EA	352.78	13,052.86
3110	10" BELL RESTRAINTS	5.000	EA	327.97	1,639.85
3120	8" BELL RESTRAINTS	8.000	EA	200.03	1,600.24
3130	6" BELL RESTRAINTS	4.000	EA	140.95	563.80
3140	12" MJ GATE VALVE	3.000	EA	4616.23	13,848.69
3150	10" MJ GATE VALVE	1.000	EA	3752.12	3,752.12
3160	8" MJ GATE VALVE	1.000	EA	2357.12	2,357.12
3170	6" MJ GATE VALVE	2.000	EA	1618.65	3,237.30
3180	SET VALVE BOX	7.000	EA	443.53	3,104.71
3190	12" CASE (B) CROSSING	1.000	EA	11154.54	11,154.54
3200	12" MJ 45 BEND	4.000	EA	1931.48	7,725.92
3210	8" MJ 45 BEND	2.000	EA	1003.91	2,007.82
3220	6" MJ 45 BEND	2.000	EA	722.57	1,445.14
3230	6" MJ 90 BEND	2.000	EA	907.53	1,815.06
3240	12"X8" MJ TEE	2.000	EA	2416.37	4,832.74
3250	12"X6" MJ TEE	1.000	EA	1938.8	1,938.80
3260	12"X10" MJ REDUCER	1.000	EA	1716.91	1,716.91
3270	12"X2" TAP CAP	1.000	EA	1222.34	1,222.34
3280	10"X2" TAP CAP	1.000	EA	982.16	982.16
3290	8"X2" TAP CAP	1.000	EA	748.89	748.89
3300	PUNCH OUT FORCE MAIN	2,250.000	LF	2.69	6,052.50
	<b>** FORCEMAIN PEARCE **</b>				<b>\$250,525.61</b>
3320	SURVEY LAYOUT FM	2,280.000	LF	2.07	4,719.60

Item #8.

3330	AS-BUILT FM	2,280.000	LF	2.06	4,696.8
3340	PRESSURE TEST	2,280.000	LF	1.35	3,078.00
3350	6" DR-18 FORCE MAIN	2,280.000	LF	29.58	67,442.40
3360	6" BELL RESTRAINTS	20.000	EA	140.86	2,817.20
3370	CORE EXISTING MH/ LINE	1.000	EA	9581.38	9,581.38
3380	6" MJ GATE VALVE	3.000	EA	1618.66	4,855.98
3390	SET VALVE BOX	3.000	EA	443.64	1,330.92
3400	AIR RELEASE VALVE & MH	1.000	EA	7140.88	7,140.88
3410	6" CASE (B) CROSSING	4.000	EA	6086.08	24,344.32
3420	6" MJ 45 BEND	7.000	EA	860.81	6,025.67
3430	6" MJ 22.5 BEND	4.000	EA	907.53	3,630.12
3440	PUNCH OUT FORCE MAIN	2,280.000	LF	2.69	6,133.20
	<b>** FORCEMAIN CUL DE SAC **</b>				<b>\$145,796.47</b>
3460	SURVEY LAYOUT WM	7,840.000	LF	2.07	16,228.80
3470	AS-BUILT WM	7,840.000	LF	2.06	16,150.40
3480	FLUSH, PT, B.T.	7,840.000	LF	1.35	10,584.00
3490	12" DR-18 WATER MAIN	1,420.000	LF	80.6	114,452.00
3500	10" DR-18 WATER MAIN	440.000	LF	60.21	26,492.40
3510	8" DR-18 WATER MAIN	1,960.000	LF	43.51	85,279.60
3520	6" DR-18 WATER MAIN	1,800.000	LF	29.58	53,244.00
3530	4" DR-18 WATER MAIN	2,220.000	LF	19.51	43,312.20
3540	12" BELL RESTRAINTS	50.000	EA	352.82	17,641.00
3550	10" BELL RESTRAINTS	34.000	EA	327.96	11,150.64
3560	8" BELL RESTRAINTS	25.000	EA	210.94	5,273.50
3570	6" BELL RESTRAINTS	30.000	EA	140.82	4,224.60
3580	4" BELL RESTRAINTS	24.000	EA	113.49	2,723.76
3590	12"x 12" TAP & VALVE	1.000	EA	14576.95	14,576.95
3600	12" MJ GATE VALVE	4.000	EA	4616.24	18,464.96
3610	10" MJ GATE VALVE	3.000	EA	3751.39	11,254.17
3620	8" MJ GATE VALVE	5.000	EA	2357.12	11,785.60
3630	6" MJ GATE VALVE	13.000	EA	1618.66	21,042.58
3640	4" MJ GATE VALVE	5.000	EA	1335.7	6,678.50
3650	SET VALVE BOX	31.000	EA	443.6	13,751.60
3660	FLUSHING HYDRANT	11.000	EA	2681.05	29,491.55
3670	SAMPLE POINT	10.000	EA	356.59	3,565.90
3680	FIRE HYDRANT ASSY	8.000	EA	5833.73	46,669.84
3690	12" CASE (B) CROSSING	1.000	EA	7720.35	7,720.35

Item #8.

3700	12" MJ 45 BEND	16.000	EA	1072.8	17,164.8
3710	12" MJ 22.5 BEND	2.000	EA	1021.93	2,043.86
3720	12" MJ 11.25 BEND	3.000	EA	1000.79	3,002.37
3730	10" CASE (B) CROSSING	1.000	EA	5263.12	5,263.12
3740	10" MJ 45 BEND	9.000	EA	894.99	8,054.91
3750	8" MJ 45 BEND	5.000	EA	624.56	3,122.80
3760	8" MJ 11.25 BEND	8.000	EA	602.23	4,817.84
3770	6" CASE (B) CROSSING	3.000	EA	3095.77	9,287.31
3780	6" MJ 45 BEND	9.000	EA	478.42	4,305.78
3790	6" MJ 22.5 BEND	1.000	EA	468.45	468.45
3800	6" MJ 11.25 BEND	12.000	EA	472.95	5,675.40
3810	4" MJ 45 BEND	5.000	EA	166.36	831.80
3820	4" MJ 22.5 BEND	30.000	EA	391.49	11,744.70
3830	4" MJ 11.25 BEND	6.000	EA	387.2	2,323.20
3840	12"X12" MJ TEE	1.000	EA	1733.13	1,733.13
3850	12"X10" MJ TEE	1.000	EA	1726.23	1,726.23
3860	12"X8" MJ TEE	1.000	EA	1481.92	1,481.92
3870	12"X6" MJ TEE	2.000	EA	1379.76	2,759.52
3880	12"X4" MJ TEE	1.000	EA	1361.83	1,361.83
3890	10"X8" MJ TEE	2.000	EA	1287.38	2,574.76
3900	8"X8" MJ TEE	1.000	EA	1012.7	1,012.70
3910	8"X6" MJ TEE	4.000	EA	921.61	3,686.44
3920	6"X6" MJ TEE	2.000	EA	775.21	1,550.42
3930	12"X10" MJ REDUCER	2.000	EA	951.95	1,903.90
3940	8"X6" MJ REDUCER	4.000	EA	598.05	2,392.20
3950	6"X4" MJ REDUCER	3.000	EA	445.3	1,335.90
3960	10"X2" TAP CAP	2.000	EA	476.81	953.62
3970	8"X2" TAP CAP	1.000	EA	355.51	355.51
3980	6"X2" TAP CAP	1.000	EA	282.35	282.35
3990	4"X2" TAP CAP	7.000	EA	224.88	1,574.16
4000	SET METER BOXES WM	232.000	EA	499.23	115,821.36
4010	SHORT SINGLE SERVICES	22.000	EA	589.62	12,971.64
4020	SHORT DOUBLE SERVICES	50.000	EA	1236.31	61,815.50
4030	LONG SINGLE SERVICES	6.000	EA	734.74	4,408.44
4040	LONG DOUBLE SERVICES	52.000	EA	1065.05	55,382.60
4050	PUNCH OUT WATER MAIN	7,840.000	LF	2.69	21,089.60
	<b>** WATERMAIN PH 1 **</b>				<b>\$968,038.95</b>

Item #8.

4070	SURVEY LAYOUT WM	1,550.000	LF	2.07	3,208.54	Item #8.
4080	AS-BUILT WM	1,550.000	LF	1.94	3,007.00	
4090	FLUSH, PT, B.T.	1,550.000	LF	2.88	4,464.00	
4100	16" DR-18 WATER MAIN	1,180.000	LF	145.27	171,418.60	
4110	12" DR-18 WATER MAIN	300.000	LF	80.6	24,180.00	
4120	10" DR-18 WATER MAIN	50.000	LF	60.2	3,010.00	
4130	8" DR-18 WATER MAIN	20.000	LF	43.46	869.20	
4140	6" DR-18 WATER MAIN	20.000	LF	29.61	592.20	
4150	16" BELL RESTRAINTS	40.000	EA	746.22	29,848.80	
4160	12" BELL RESTRAINTS	15.000	EA	352.82	5,292.30	
4170	10" BELL RESTRAINTS	2.000	EA	328.46	656.92	
4180	16" MJ GATE VALVE	4.000	EA	8822.45	35,289.80	
4190	12" MJ GATE VALVE	3.000	EA	4616.23	13,848.69	
4200	10" MJ GATE VALVE	2.000	EA	3751.03	7,502.06	
4210	6" MJ GATE VALVE	3.000	EA	1618.66	4,855.98	
4220	SET VALVE BOX	12.000	EA	443.63	5,323.56	
4230	FLUSHING HYDRANT	3.000	EA	2682.43	8,047.29	
4240	SAMPLE POINT	2.000	EA	356.56	713.12	
4250	FIRE HYDRANT ASSY	3.000	EA	5833.73	17,501.19	
4260	16" CASE (B) CROSSING	1.000	EA	11980.78	11,980.78	
4270	16" MJ 45 BEND	2.000	EA	2207.99	4,415.98	
4280	8" MJ 45 BEND	1.000	EA	625.56	625.56	
4290	6" MJ 45 BEND	3.000	EA	478.66	1,435.98	
4300	6" MJ 90 BEND	3.000	EA	521.45	1,564.35	
4310	16"X16" MJ TEE	1.000	EA	3523.46	3,523.46	
4320	16"X12" MJ TEE	1.000	EA	2873.34	2,873.34	
4330	16"X6" MJ TEE	3.000	EA	2456.45	7,369.35	
4340	12"X12" MJ TEE	1.000	EA	1733.13	1,733.13	
4350	12"X10" MJ TEE	1.000	EA	1726.23	1,726.23	
4360	12"X6" MJ TEE	1.000	EA	1379.78	1,379.78	
4370	16"X12" MJ REDUCER	1.000	EA	1471.22	1,471.22	
4380	12"X10" MJ REDUCER	1.000	EA	950.84	950.84	
4390	16"X2" TAP CAP	2.000	EA	772.2	1,544.40	
4400	10"X2" TAP CAP	1.000	EA	475.59	475.59	
4410	2IN WATER SERVICE	1.000	EA	1726	1,726.00	
4420	PUNCH OUT WATER MAIN	1,550.000	LF	2.69	4,169.50	
	<b>** WATERMAIN PEARCE **</b>				<b>\$388,594.76</b>	

4440	SURVEY LAYOUT RM	7,680.000	LF	2.07	15,897.60
4450	AS-BUILT RM	7,680.000	LF	2.06	15,820.80
4460	PRESSURE TEST	7,680.000	LF	1.35	10,368.00
4470	8" DR-18 REUSE MAIN	480.000	LF	45.25	21,720.00
4480	6" DR-18 REUSE MAIN	460.000	LF	30.27	13,924.20
4490	4" DR-18 REUSE MAIN	6,740.000	LF	20.12	135,608.80
4500	8" BELL RESTRAINTS	18.000	EA	221.63	3,989.34
4510	6" BELL RESTRAINTS	12.000	EA	162.22	1,946.64
4520	4" BELL RESTRAINTS	52.000	EA	124.23	6,459.96
4530	12" MJ LONG SLEEVE	1.000	EA	4026.12	4,026.12
4540	8" MJ GATE VALVE	2.000	EA	1276.32	2,552.64
4550	4" MJ GATE VALVE	15.000	EA	1335.7	20,035.50
4560	SET VALVE BOXES	17.000	EA	443.68	7,542.56
4570	FLUSHING HYDRANT	7.000	EA	2544.4	17,810.80
4580	6" MJ 45 BEND	4.000	EA	478.25	1,913.00
4590	4" CASE (B) CROSSING	6.000	EA	2575.39	15,452.34
4600	4" MJ 45 BEND	21.000	EA	395.64	8,308.44
4610	4" MJ 22.5 BEND	32.000	EA	391.48	12,527.36
4620	4" MJ 11.25 BEND	26.000	EA	387.37	10,071.62
4630	8"X8" MJ TEE	1.000	EA	1012.7	1,012.70
4640	6"X4" MJ TEE	3.000	EA	740.63	2,221.89
4650	4"X4" MJ TEE	5.000	EA	620.59	3,102.95
4660	8"X2" TAP CAP	2.000	EA	356.73	713.46
4670	4"X2" TAP CAP	8.000	EA	237.69	1,901.52
4680	SET METER BOXES RM	233.000	EA	499.23	116,320.59
4690	SHORT SINGLE SERVICES	22.000	EA	643.45	14,155.90
4700	SHORT DOUBLE SERVICES	46.000	EA	1360.54	62,584.84
4710	LONG SINGLE SERVICES	10.000	EA	737.66	7,376.60
4720	LONG DOUBLE SERVICES	54.000	EA	1498.46	80,916.84
4730	PUNCH OUT REUSE MAIN	7,680.000	LF	2.69	20,659.20
	<b>** REUSE PH 1 **</b>				<b>\$636,942.21</b>
4750	SURVEY LAYOUT RM	1,780.000	LF	2.07	3,684.60
4760	AS-BUILT RM	1,780.000	LF	2.06	3,666.80
4770	PRESSURE TEST	1,780.000	LF	1.35	2,403.00
4780	12" DR-18 REUSE MAIN	1,780.000	LF	80.6	143,468.00
4790	12" BELL RESTRAINTS	51.000	EA	352.78	17,991.78
4800	12" MJ GATE VALVE	7.000	EA	4616.23	32,313.61

Item #8.

4810	8" MJ GATE VALVE	1.000	EA	2552.64	2,552.64	Item #8.
4820	6" MJ GATE VALVE	2.000	EA	1618.65	3,237.30	
4830	SET VALVE BOX	10.000	EA	442.18	4,421.80	
4840	12" BFP	1.000	EA	39873.93	39,873.93	
4850	FLUSHING HYD	3.000	EA	2544.4	7,633.20	
4860	2" IRRIGATION SERVICE	2.000	EA	1382.19	2,764.38	
4870	12" CASE (B) CROSSING	1.000	EA	7720.35	7,720.35	
4880	12" MJ 90 BEND	1.000	EA	1155.93	1,155.93	
4890	12" MJ 45 BEND	20.000	EA	1072.83	21,456.60	
4900	12"X12" MJ TEE	3.000	EA	1733.12	5,199.36	
4910	12"X8" MJ TEE	1.000	EA	1481.92	1,481.92	
4920	12"X6" MJ TEE	2.000	EA	1379.76	2,759.52	
4930	12"X8" MJ REDUCER	1.000	EA	950.84	950.84	
4940	12"X2" TAP CAP	3.000	EA	552.26	1,656.78	
4950	PUNCH OUT REUSE MAIN	1,780.000	LF	2.69	4,788.20	
	<b>** REUSE PEARCE *8</b>				<b>\$311,180.54</b>	
4970	SURVEY LAYOUT WM	2,280.000	LF	2.07	4,719.60	
4980	AS-BUILT WM	2,280.000	LF	2.06	4,696.80	
4990	PRESSURE TEST	2,280.000	LF	1.35	3,078.00	
5000	12" DR-18 WATER MAIN	2,280.000	LF	80.6	183,768.00	
5040	12" BELL RESTRAINTS	50.000	EA	352.82	17,641.00	
5050	12" MJ GATE VALVE	3.000	EA	4616.23	13,848.69	
5060	SET VALVE BOX	3.000	EA	442.25	1,326.75	
5070	FLUSHING HYDRANT	1.000	EA	2682.42	2,682.42	
5080	SAMPLE POINT	3.000	EA	356.57	1,069.71	
5090	ARV AND MANHOLE	1.000	EA	5423.79	5,423.79	
5100	12" CASE (B) CROSSING	4.000	EA	7720.35	30,881.40	
5110	12" MJ 90 BEND	2.000	EA	1157.2	2,314.40	
5120	12" MJ 45 BEND	3.000	EA	1072.57	3,217.71	
5130	12" MJ 22.5 BEND	2.000	EA	1021.93	2,043.86	
5140	12" MJ 11.25 BEND	1.000	EA	999.96	999.96	
5150	12"X12" MJ TEE	2.000	EA	1733.12	3,466.24	
5160	PUNCH OUT WATER MAIN	2,280.000	LF	2.69	6,133.20	
	<b>** WATERMAIN CUL DE SAC **</b>				<b>\$287,311.53</b>	
5300	SILT FENCE	19,590.000	LF	1.94	38,004.60	
5310	STAKED TURBIDITY BARRIER	540.000	LF	10.32	5,572.80	
5320	INLET PROTECTION	62.000	EA	469.56	29,112.72	

5330	MAINT. OF EROSION CTRL.	19,590.000	LF	1.34	26,250.6	Item #8.
	<b>** EROSION</b>				<b>\$98,940.72</b>	
5400	SWPPP	1.000	LS	25800	25,800.00	
	<b>** SWPPP **</b>				<b>\$25,800.00</b>	
5500	BOND	1.000	LS	128193.75	128,193.75	
	<b>** BOND **</b>				<b>\$128,193.75</b>	
	<b>Bid Total</b>				<b>\$14,265,928.13</b>	

OLD PRICE 14998724.05

CHANGE \$732,795.92

## Developer Contribution - Schedule of Values - Electric

<p>PROJECT NAME <u>Rookery Phase 1</u></p> <p>DEVELOPER/OWNER <u>ADJ Rookery, LLC</u></p> <p>CONTRACTOR <u>Adkins Electric</u></p> <p>CONTRACTOR ADDRESS <u>10477 NEW KINGS RD</u>  <u>Jacksonville, FL 32219</u></p>	<p>DATE <u>3/24/2025</u></p> <p>COUNTY <u>Clay</u></p> <p>AVAILABILITY # _____</p> <p>UAD, UCD, or URD # _____</p> <p>ORACLE PROJECT # _____</p> <p>PREPARED BY <u>Tom Allen</u></p> <p>CONTRACTOR PHONE <u>904-765-1622</u></p>
---	--

Asset	Size	Type	Quantity (Foot or Each)	Material Unit Cost	Green Cove Furnished Material (Yes/No) If yes mark cost as 0	Owner Furnished Material (Yes/No)	Grand Total \$
CONDUIT 366	1"	SCHED 40, PVC (Plate UC1)	2000	\$ 1.18	No	Yes	\$ 2,360.00
	2"	SCHED 40, PVC (Plate UC2)	18700	\$ 2.28	No	Yes	\$ 42,636.00
	2.5"	SCHED 40, PVC (Plate UC3)	12200	\$ 3.62	No	Yes	\$ 44,164.00
	4"	SCHED 40, PVC (Plate UC4)					\$ -
	6"	SCHED 40, PVC (Plate UC6)	9200	\$ 10.81	No	Yes	\$ 99,452.00
						Total =	\$ 188,612.00
SECONDARY SERVICE BOXES & MANHOLES 366	ALL	SECONDARY SERVICE BOX	94		Yes	No	\$ -
	36"X60"X36"	FIBERGLASS- PVC (SET-PVC-MH)	3	\$ 2,728.00	No	Yes	\$ 8,184.00
	ALL	HAND HOLE BOXES	11	\$ 426.00	No	Yes	\$ 4,686.00
	6'X9'	PRECAST CONCRETE (SET-6X9*U)					\$ -
	6'X12'	PRECAST CONCRETE (SET-6X12*U)	1	\$ 7,485.00	No	Yes	\$ 7,485.00
						Total =	\$ 20,355.00
TRANSFORMER PADS 368	43"X54"	SINGLE PHASE (UPD1)	27		Yes	No	\$ -
	6'X8'	3 PHASE (UPD2P)					\$ -
	8'X8'	3 PHASE (UPD3P)					\$ -
	86"X54"	OPEN-DELTA (UPD5)	1	\$ 585.00	No	Yes	\$ 585.00
	7'X7'	SWITCH PIT (UPD11)	4	\$ 1,750.00	No	Yes	\$ 7,000.00
						Total =	\$ 7,585.00

**GRAND TOTAL = \$ 216,552.00**

I do hereby affirm that this document and the project "As Built" accurately reflects what has been installed.

  
 Developer's Signature (Same as on LOI)  
  
 Print Name

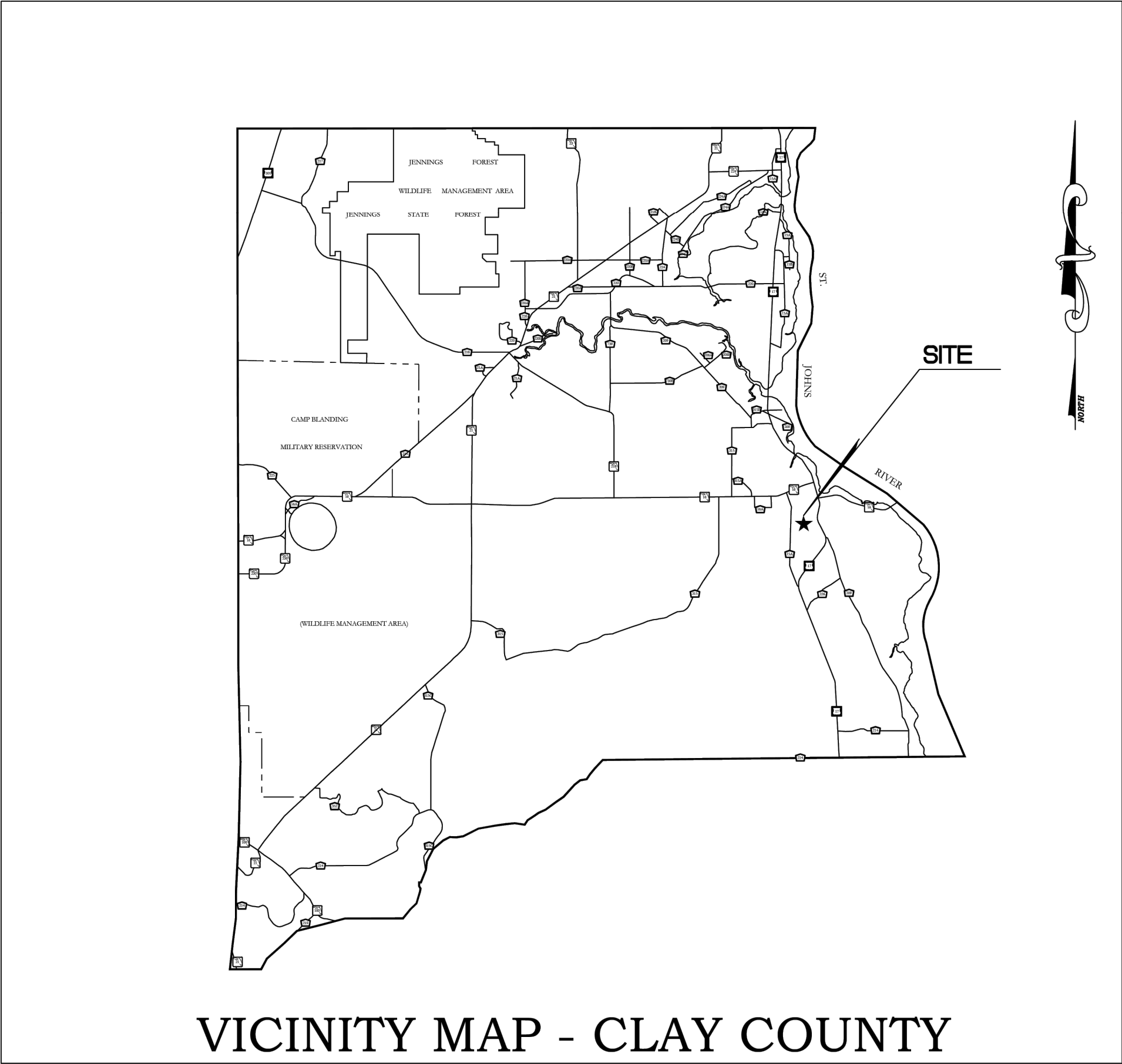
Date: 3-25-25

Green Cove Springs Electric Acceptance: \_\_\_\_\_  
 Manager Signature

Date: \_\_\_\_\_

# AS-BUILT PAVING & DRAINAGE

# THE ROOKERY PHASE PHASE 1



- AS-BUILT NOTES:
1. ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  2. COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

AS-BUILT		AS-BUILT	
INFORMATION PROVIDED BY: Date: 3-6-2025 Name: EARTHWORKS OF FLORIDA LLC Address: 11932 NORTH STATE ROAD 121 MACLENNY, FLORIDA 32068 Phone: 904-653-2800		INFORMATION PROVIDED BY: LANDMARK SURVEYORS, INC. SURVEYING BUSINESS NUMBER 7775 33254 4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254 (904) 384-7855 FAX 384-4465	
I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF: X Pavement Water Main X Curb & Gutter Sanitary Gravity System X Stormwater & Drainage Force Main Lot Grading Lift Station		I HEREBY CERTIFY THAT THE: X Pavement Water Main X Curb & Gutter Sanitary Gravity System X Stormwater & Drainage Force Main Lot Grading Lift Station	
ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY. Contractor's Signature FRANK SLAWITSCHKA CUC1225009 Contractor's Name and State License Number		ARE AT THE HORIZONTAL AND VERTICAL ALIGNMENT SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS. SIGNATURE: HAROLD W. MOORE DATE: 3-6-2025 FLORIDA REGISTERED LAND SURVEYOR NUMBER: 4253	

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7775 33254  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4465  
SURVEYING BUSINESS NUMBER 7775 33254  
CONSTRUCTION LAYOUT • AS-BUILTS

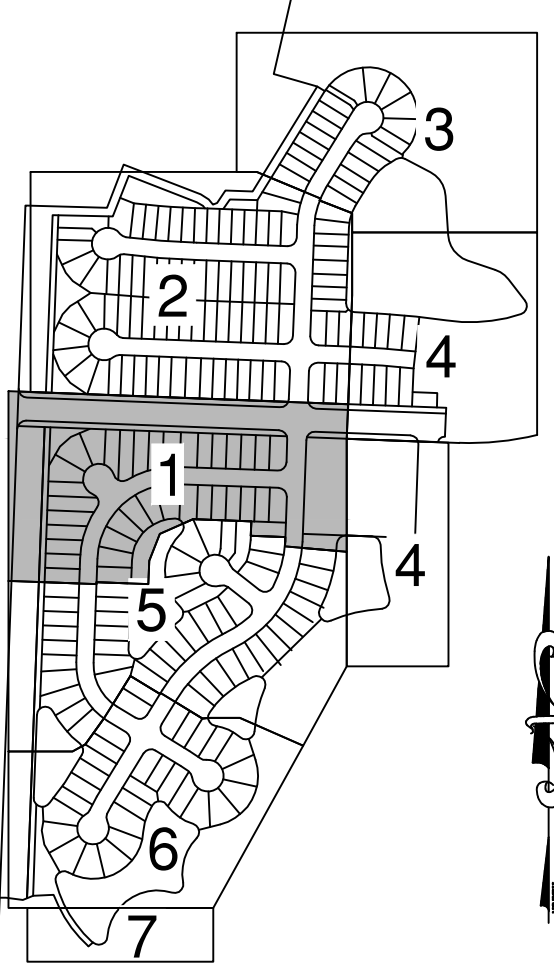
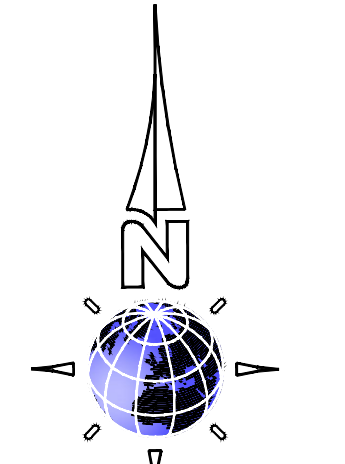
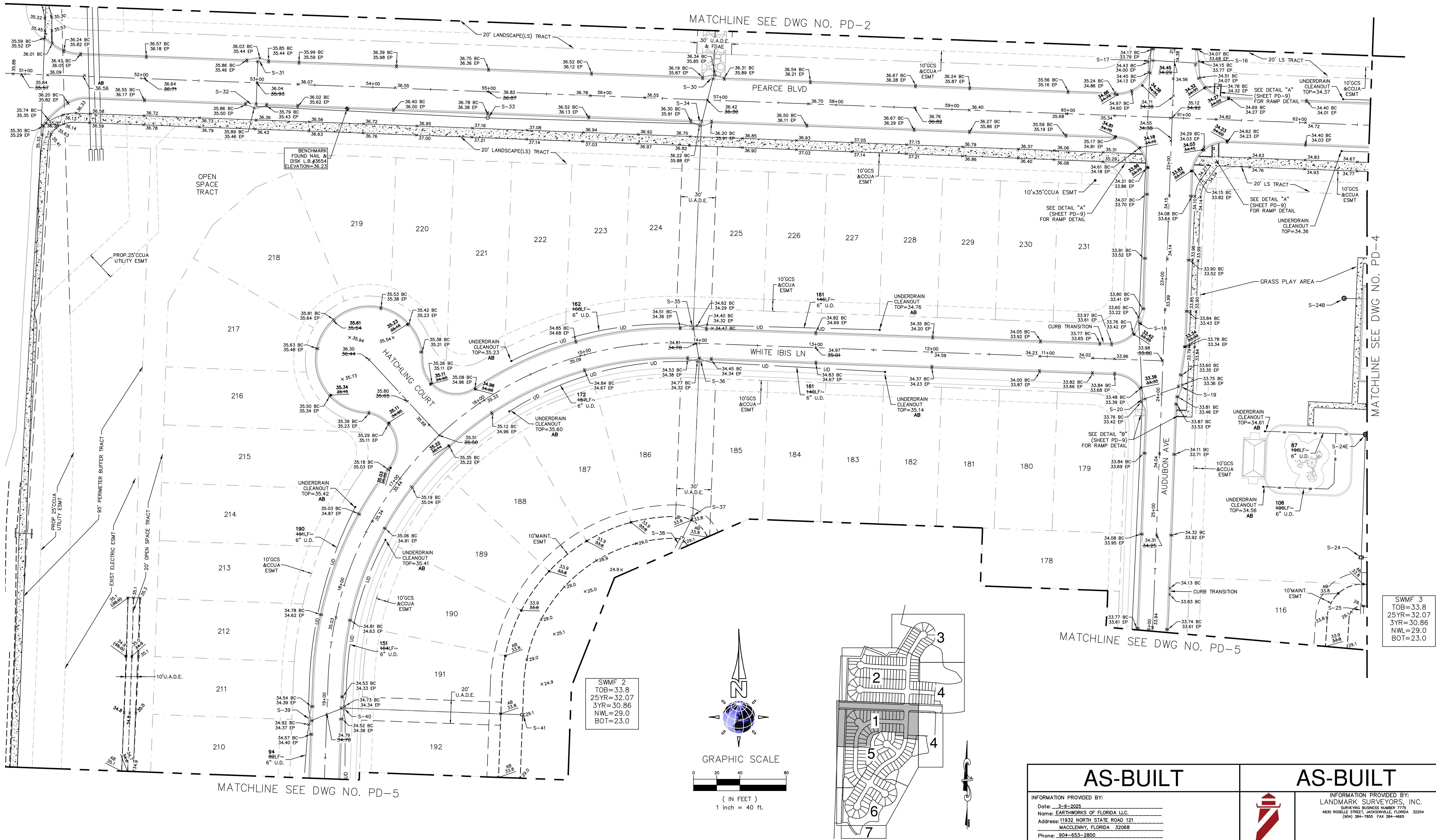


JOB: 4164  
DRAWING NAME: 1164-PRI PD  
FILE NO.: SEE FILE

LG-1

# AS-BUILT

AS BUILT INFORMATION SHOWN THUS: **42.55 42.51 (IN BOLD)**  
AB - DENOTES ASBUILT



SWMF 2  
TOB=33.8  
25YR=32.07  
3YR=30.86  
NWL=29.0  
BOT=23.0

SWMF 3  
TOB=33.8  
25YR=32.07  
3YR=30.86  
NWL=29.0  
BOT=23.0

AS-BUILT		AS-BUILT	
INFORMATION PROVIDED BY: Date: 3-6-2025 Name: EARTHWORKS OF FLORIDA LLC Address: 11932 NORTH STATE ROAD 121 MACLENNY, FLORIDA 32068 Phone: 904-653-2800		INFORMATION PROVIDED BY: LANDMARK SURVEYORS, INC. SURVEYING BUSINESS NUMBER 7775 4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254 (904) 384-7855 FAX 384-4665	
I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF: <input checked="" type="checkbox"/> Pavement <input checked="" type="checkbox"/> Curb & Gutter <input checked="" type="checkbox"/> Stormwater & Drainage <input checked="" type="checkbox"/> Lot Grading ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.  Contractor's Signature: <i>Frank Slawitschka</i> FRANK SLAWITSCHKA CUC1225208 Contractor's Name and State License Number		I HEREBY CERTIFY THAT THE: <input checked="" type="checkbox"/> Water Main <input checked="" type="checkbox"/> Sanitary Gravity System <input checked="" type="checkbox"/> Force Main <input checked="" type="checkbox"/> Lift Station ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02(1) FLORIDA STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LAND SURVEYOR AND MAPPERS.  SIGNATURE: <i>Harold W. Moore</i> NAME: HAROLD W. MOORE JLTB 3-6-2025 FLORIDA REGISTERED LAND SURVEYOR NUMBER: 4253	

AS-BUILT NOTES:  
1. ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
2. COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

THE ROOKERY  
PHASE 1

PAVING & DRAINAGE  
AS-BUILT

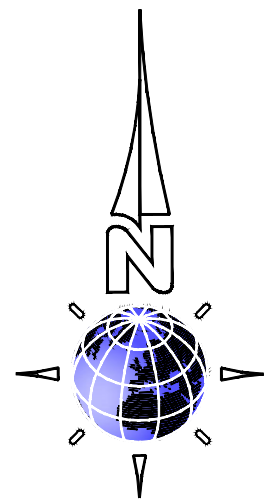
LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4665  
SURVEYING BUSINESS NUMBER 7775  
CONSTRUCTION LAYOUT - AS BUILT

JOB: 4154  
DRAWING: 216-PAV PD-1  
NAME: 216-PAV PD-1  
FILE NO.: SEE FILE

PD-1

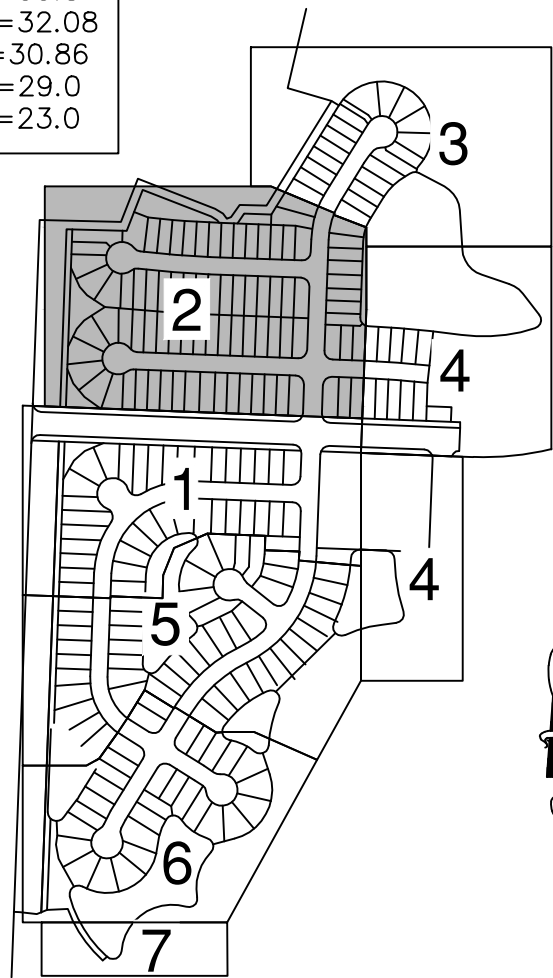
# AS-BUILT

AS BUILT INFORMATION SHOWN THUS: **42:55 42.51 (IN BOLD)**  
AB — DENOTES ASBUILT



GRAPHIC SCALE  
( IN FEET )  
1 inch = 40 ft.

SWMF 1  
TOB=33.8  
25YR=32.08  
3YR=30.86  
NWL=29.0  
BOT=23.0



KEYMAP  
NTS

- AS-BUILT NOTES:
- ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

## AS-BUILT

INFORMATION PROVIDED BY:

Date: 3-6-2025  
Name: EARTHWORKS OF FLORIDA LLC  
Address: 11932 NORTH STATE ROAD 121  
MACLENNY, FLORIDA 32068  
Phone: 904-653-2800

I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Pavement              | <input type="checkbox"/> Water Main              |
| <input checked="" type="checkbox"/> Curb & Gutter         | <input type="checkbox"/> Sanitary Gravity System |
| <input checked="" type="checkbox"/> Stormwater & Drainage | <input type="checkbox"/> Force Main              |
| <input type="checkbox"/> Lot Grading                      | <input type="checkbox"/> Lift Station            |

ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.

*Frank Slawitschka*  
Contractor's Signature

FRANK SLAWITSCHKA CUC1225209  
Contractor's Name and State License Number

## AS-BUILT



INFORMATION PROVIDED BY:  
LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4665

I HEREBY CERTIFY THAT THE:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Pavement              | <input type="checkbox"/> Water Main              |
| <input checked="" type="checkbox"/> Curb & Gutter         | <input type="checkbox"/> Sanitary Gravity System |
| <input checked="" type="checkbox"/> Stormwater & Drainage | <input type="checkbox"/> Force Main              |
| <input type="checkbox"/> Lot Grading                      | <input type="checkbox"/> Lift Station            |

ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, F.L. STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS.

SIGNATURE: *Harold W. Moore*  
NAME: HAROLD W. MOORE DATE: 3-6-2025  
FLORIDA REGISTERED LAND SURVEYOR NUMBER: 4253

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4665  
SURVEYING BUSINESS NUMBER 7775  
CONSTRUCTION LAYOUT • AS-BUILTS

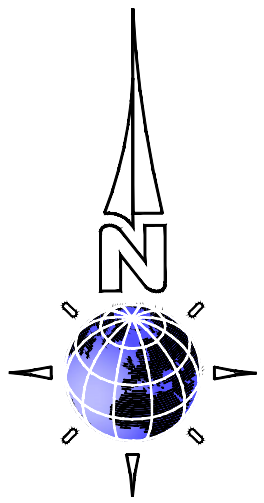


JOB: 4184  
DRAWING: 1164-PAV PD-  
NAME: SEE FILE  
FILE NO.: SEE FILE

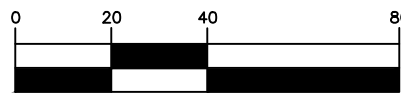
PD-2

# AS-BUILT

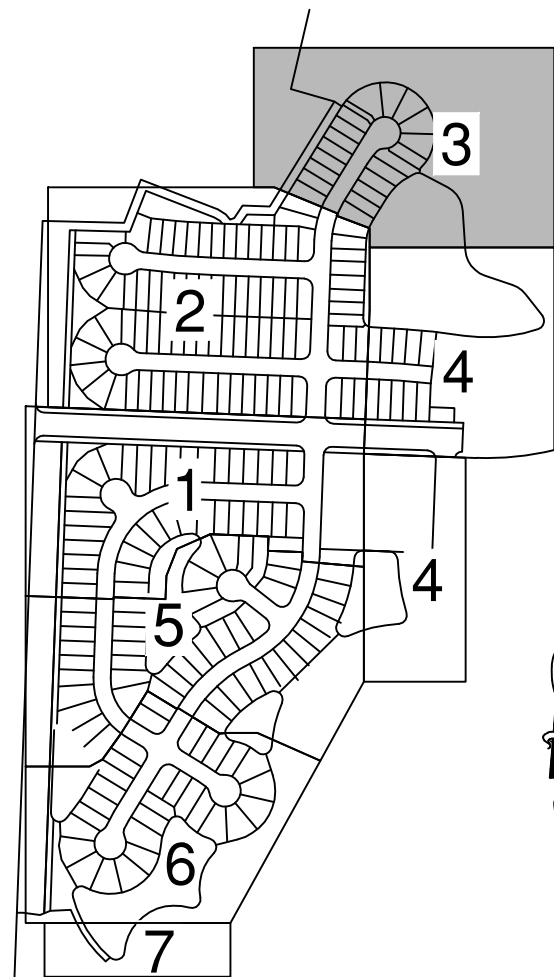
AS BUILT INFORMATION SHOWN THUS: **42:55 42.51 (IN BOLD)**  
AB — DENOTES ASBUILT



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



KEYMAP  
NTS



- AS-BUILT NOTES:
- ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

## AS-BUILT

INFORMATION PROVIDED BY:

Date: 3-6-2025  
Name: EARTHWORKS OF FLORIDA, LLC.  
Address: 11932 NORTH STATE ROAD 121  
MACLENNY, FLORIDA 32068  
Phone: 904-653-2800

I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:

<input checked="" type="checkbox"/> Pavement	<input type="checkbox"/> Water Main
<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Sanitary Gravity System
<input checked="" type="checkbox"/> Stormwater & Drainage	<input type="checkbox"/> Force Main
<input type="checkbox"/> Lot Grading	<input type="checkbox"/> Lift Station

ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.

*Frank Slawitschka*  
Contractor's Signature

FRANK SLAWITSCHKA CUC1225209  
Contractor's Name and State License Number

## AS-BUILT



INFORMATION PROVIDED BY:  
LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4465

I HEREBY CERTIFY THAT THE:

<input checked="" type="checkbox"/> Pavement	<input type="checkbox"/> Water Main
<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Sanitary Gravity System
<input checked="" type="checkbox"/> Stormwater & Drainage	<input type="checkbox"/> Force Main
<input type="checkbox"/> Lot Grading	<input type="checkbox"/> Lift Station

ARE AT THE HORIZONTAL AND VERTICAL ALIGNMENT SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SIGNATURE: *Harold W. Moore*  
NAME: HAROLD W. MOORE DATE: 3-6-2025  
FLORIDA REGISTERED LAND SURVEYOR NUMBER: 4253

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4465  
SURVEYING AND MAPPING SERVICES  
CONSTRUCTION LAYOUT • AS-BUILTS



JOB: 4164  
DRAWING: 1164-PRI PD  
NAME: SEE FILE  
FILE NO.: SEE FILE

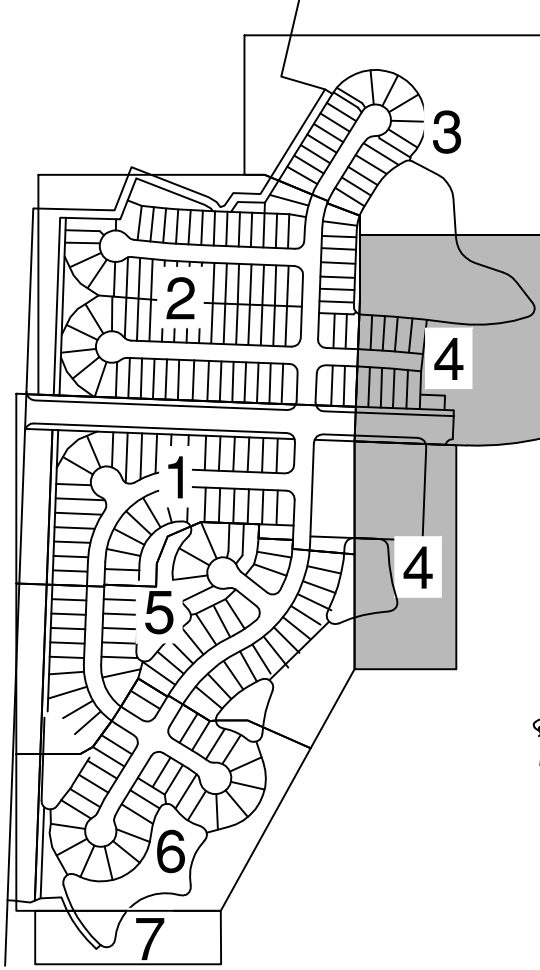
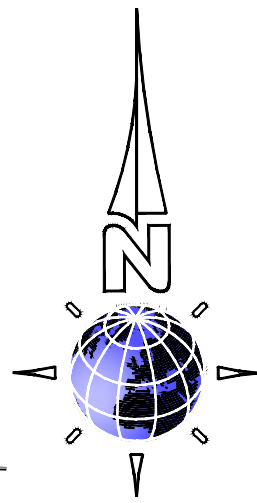
PD-3

# AS-BUILT

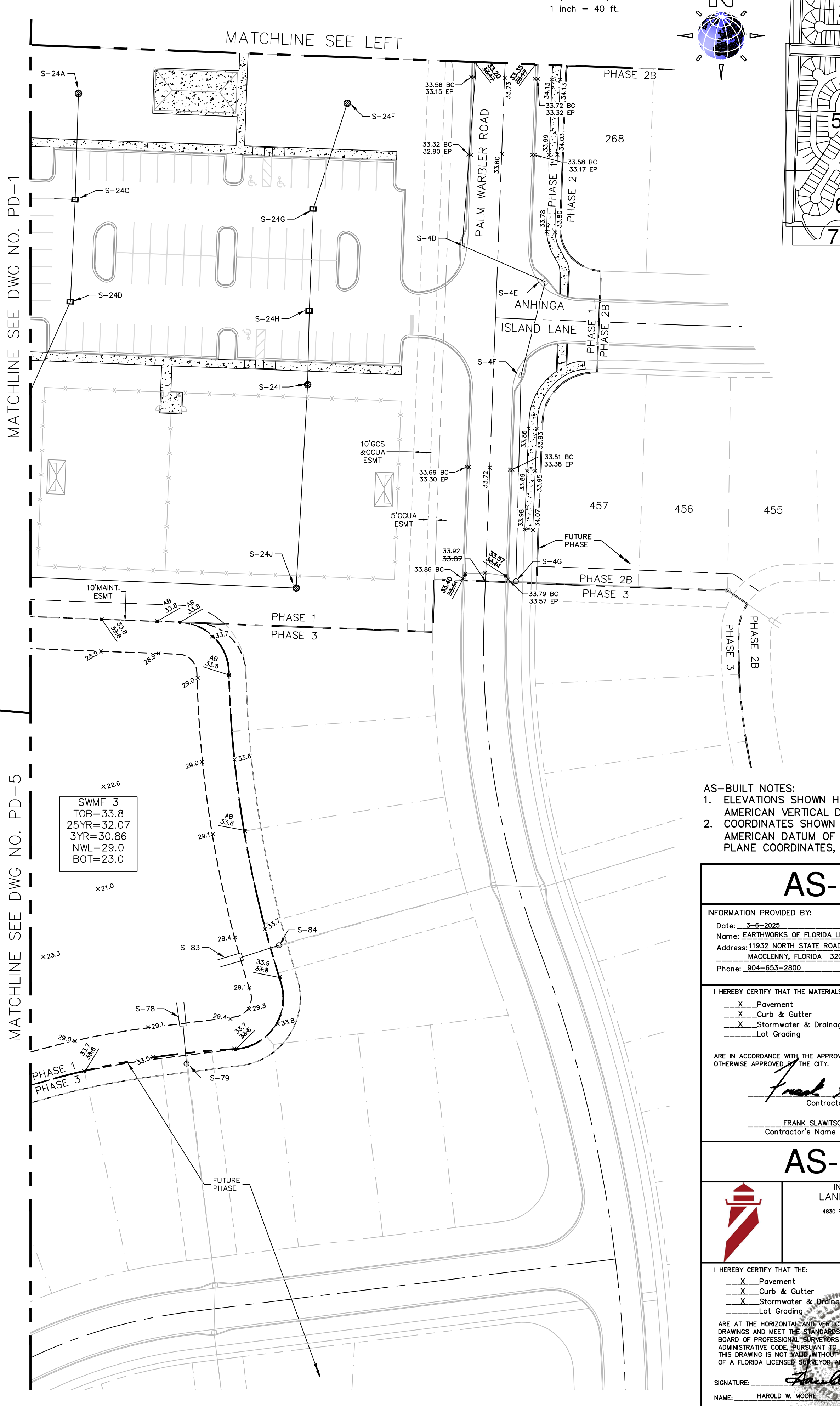
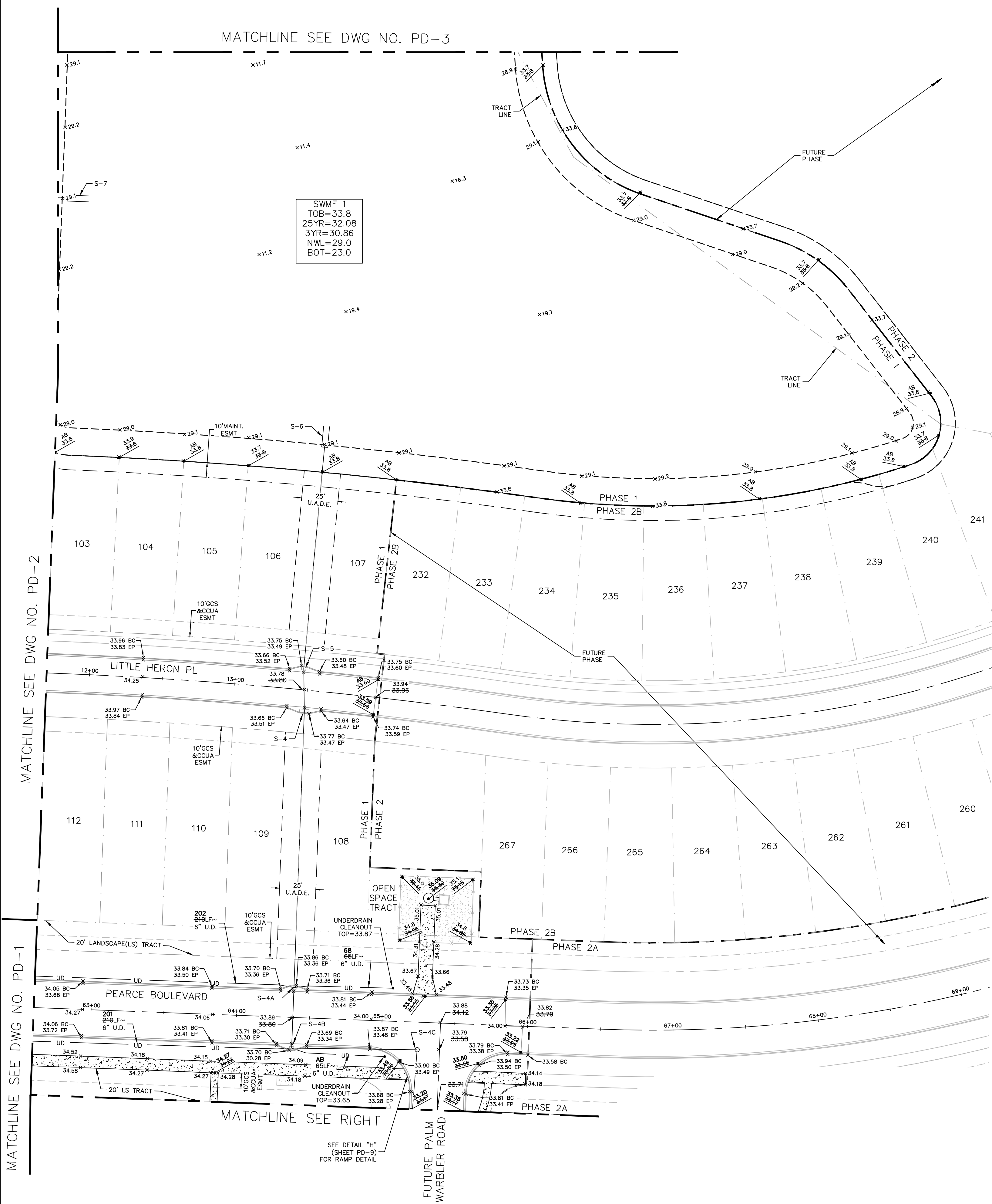
AS BUILT INFORMATION SHOWN THUS: **42:55 42.51 (IN BOLD)**  
AB - DENOTES ASBUILT

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.



KEYMAP  
NTS



- AS-BUILT NOTES:
- ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

## AS-BUILT

INFORMATION PROVIDED BY:

Date: 3-6-2025  
Name: EARTHWORKS OF FLORIDA LLC  
Address: 11932 NORTH STATE ROAD 121  
MACLENNY, FLORIDA 32068  
Phone: 904-653-2800

I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:

<input checked="" type="checkbox"/> Pavement	<input type="checkbox"/> Water Main
<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Sanitary Gravity System
<input checked="" type="checkbox"/> Stormwater & Drainage	<input type="checkbox"/> Force Main
<input type="checkbox"/> Lot Grading	<input type="checkbox"/> Lift Station

ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.

*Frank Slawitschka*  
Contractor's Signature

FRANK SLAWITSCHKA CUC12252009  
Contractor's Name and State License Number

## AS-BUILT

INFORMATION PROVIDED BY:

LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7773  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4465

I HEREBY CERTIFY THAT THE:

<input checked="" type="checkbox"/> Pavement	<input type="checkbox"/> Water Main
<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Sanitary Gravity System
<input checked="" type="checkbox"/> Stormwater & Drainage	<input type="checkbox"/> Force Main
<input type="checkbox"/> Lot Grading	<input type="checkbox"/> Lift Station

ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, F.L. STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS.

SIGNATURE: *Harold W. Moore*  
NAME: HAROLD W. MOORE JLTB 3-6-2025  
FLORIDA REGISTERED LAND SURVEYOR NUMBER: 4253

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7773  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4465  
SURVEYING BUSINESS NUMBER 7773  
CONSTRUCTION LAYOUT • AS-BUILTS

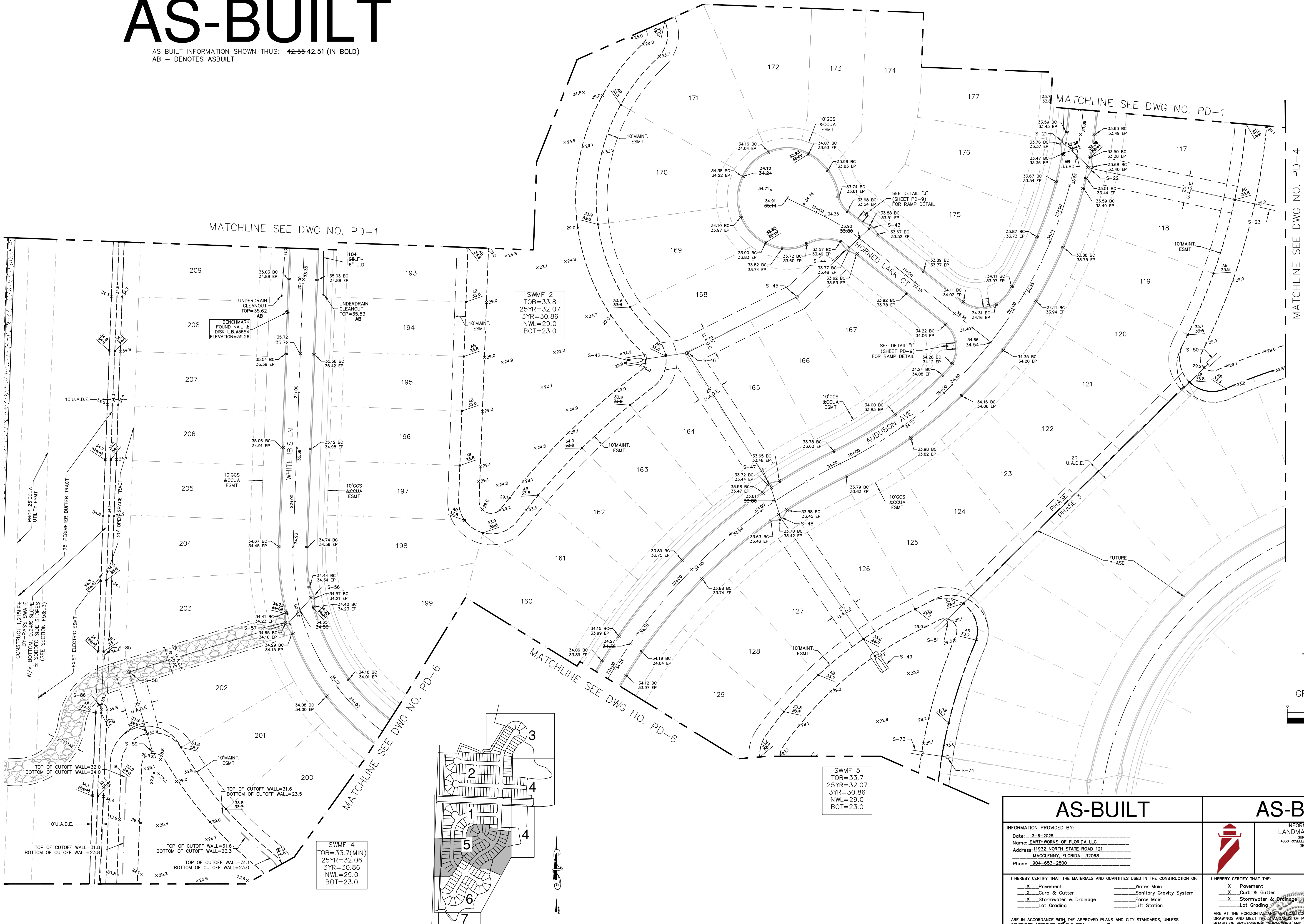


JOB: 4184  
DRAWING: 1164-PAV PD-  
NAME: SEE FILE  
FILE NO.: SEE FILE

PD-4

# AS-BUILT

AS BUILT INFORMATION SHOWN THUS: **42.55 42.51** (IN BOLD)  
AB — DENOTES ASBUILT

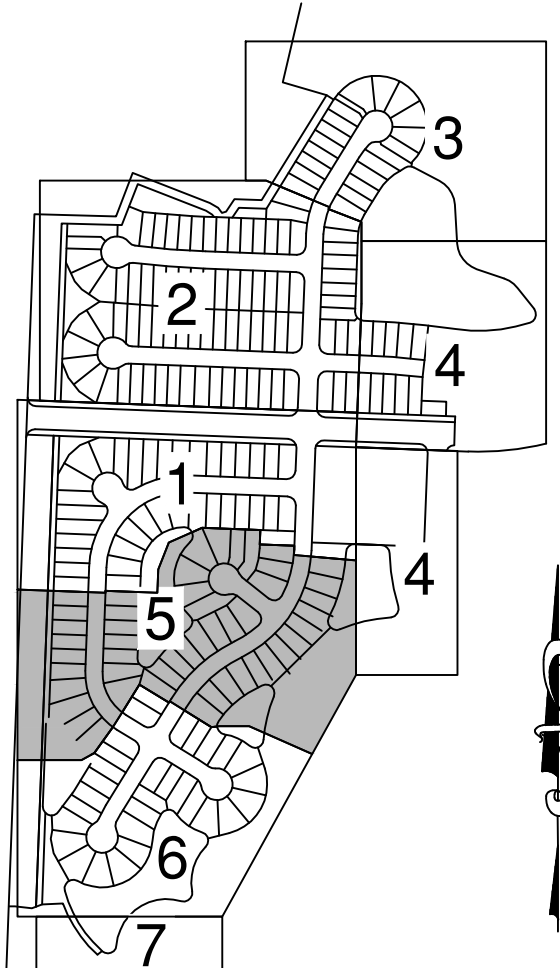
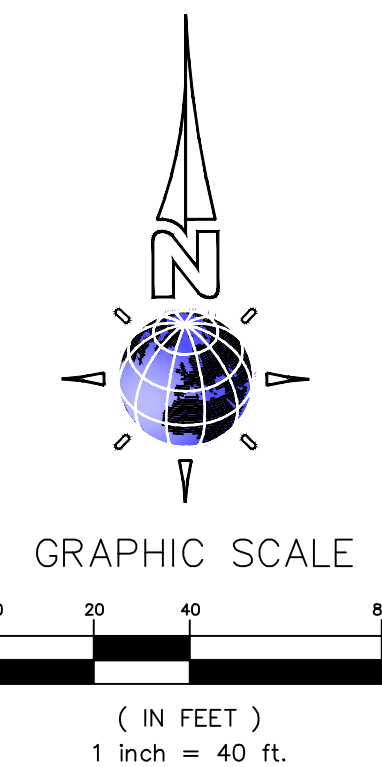


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TOB=33.8  
25YR=32.07  
3YR=30.86  
NWL=29.0  
BOT=23.0

SWMF 2  
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25YR=32.07  
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NWL=29.0  
BOT=23.0

SWMF 5  
TOB=33.7  
25YR=32.07  
3YR=30.86  
NWL=29.0  
BOT=23.0

SWMF 4  
TOB=33.7(MIN)  
25YR=32.06  
3YR=30.86  
NWL=29.0  
BOT=23.0



KEYMAP  
NTS

AS-BUILT NOTES:  
1. ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
2. COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

AS-BUILT		AS-BUILT	
<p>INFORMATION PROVIDED BY:</p> <p>Date: <u>3-6-2025</u></p> <p>Name: <u>EARTHWORKS OF FLORIDA LLC</u></p> <p>Address: <u>11932 NORTH STATE ROAD 121</u></p> <p>MACLENNY, FLORIDA 32068</p> <p>Phone: <u>904-653-2800</u></p>		<p>INFORMATION PROVIDED BY:</p> <p>LANDMARK SURVEYORS, INC.</p> <p>4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254</p> <p>(904) 384-7855 FAX 384-4665</p>	
<p>I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:</p> <p><input checked="" type="checkbox"/> Pavement <input type="checkbox"/> Water Main</p> <p><input checked="" type="checkbox"/> Curb &amp; Gutter <input type="checkbox"/> Sanitary Gravity System</p> <p><input checked="" type="checkbox"/> Stormwater &amp; Drainage <input type="checkbox"/> Force Main</p> <p><input checked="" type="checkbox"/> Lot Grading <input type="checkbox"/> Lift Station</p>		<p>I HEREBY CERTIFY THAT THE:</p> <p><input checked="" type="checkbox"/> Pavement <input type="checkbox"/> Water Main</p> <p><input checked="" type="checkbox"/> Curb &amp; Gutter <input type="checkbox"/> Sanitary Gravity System</p> <p><input checked="" type="checkbox"/> Stormwater &amp; Drainage <input type="checkbox"/> Force Main</p> <p><input checked="" type="checkbox"/> Lot Grading <input type="checkbox"/> Lift Station</p>	
<p>ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.</p> <p><i>Frank Slawitschka</i></p> <p>Contractor's Signature</p> <p>FRANK SLAWITSCHKA CUC1225008</p> <p>Contractor's Name and State License Number</p>		<p>ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LAND SURVEYOR AND MAPPERS.</p> <p><i>Harold W. Moore</i></p> <p>SIGNATURE:</p> <p>NAME: <u>HAROLD W. MOORE</u> DATE: <u>3-6-2025</u></p> <p>FLORIDA REGISTERED LAND SURVEYOR NUMBER: <u>4253</u></p>	

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

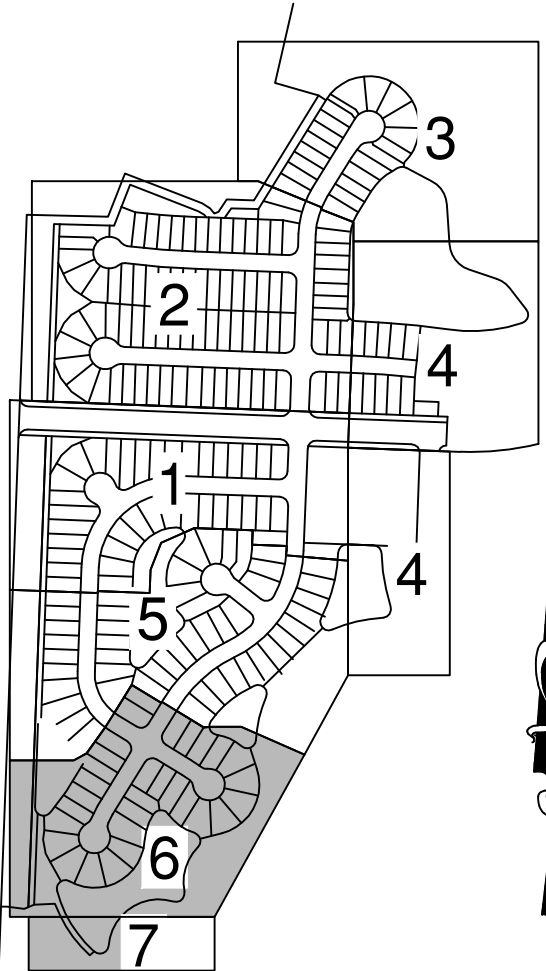
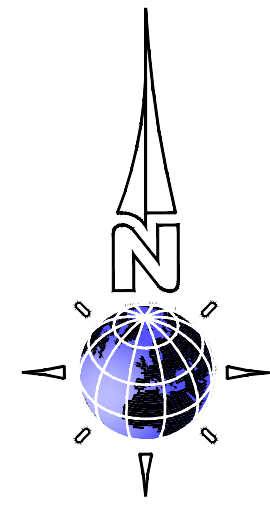
LANDMARK SURVEYORS, INC.  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4665  
SURVEYING BUSINESS NUMBER 7775  
CONSTRUCTION LAYOUT - AS-BUILTS

JOB: 4154  
DRAWING: PAVING & DRAINAGE  
NAME: SEE FILE  
FILE NO.: SEE FILE

PD-5

# AS-BUILT

AS BUILT INFORMATION SHOWN THUS: **42:55 42.51 (IN BOLD)**  
AB — DENOTES ASBUILT



KEYMAP  
NTS

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7773 32254  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4665  
SURVEYING BUSINESS NUMBER 7773 32254  
CONSTRUCTION LAYOUT • AS-BUILTS



JOB: 4154  
DRAWING NAME: 2164-PAV PD-6  
FILE NO.: SEE FILE

PD-6

## AS-BUILT

INFORMATION PROVIDED BY:  
Date: 3-6-2025  
Name: EARTHWORKS OF FLORIDA, LLC.  
Address: 11932 NORTH STATE ROAD 121  
MACLENNY, FLORIDA 32068  
Phone: 904-653-2800

I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:  
X Pavement Water Main  
X Curb & Gutter Sanitary Gravity System  
X Stormwater & Drainage Force Main  
X Lot Grading Lift Station

ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.

*Frank Slawitschka*  
Contractor's Signature

FRANK SLAWITSCHKA CUC1225208  
Contractor's Name and State License Number

## AS-BUILT

INFORMATION PROVIDED BY:  
LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7773 32254  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4665

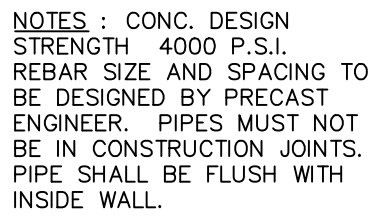
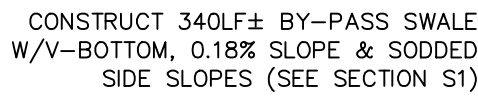
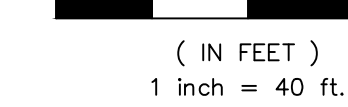
I HEREBY CERTIFY THAT THE:  
X Pavement Water Main  
X Curb & Gutter Sanitary Gravity System  
X Stormwater & Drainage Force Main  
X Lot Grading Lift Station

ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 402.02, FLORIDA STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SIGNATURE: *Harold W. Moore*  
NAME: HAROLD W. MOORE DATE: 3-6-2025  
FLORIDA REGISTERED LAND SURVEYOR NUMBER: 4253

AS-BUILT NOTES:  
1. ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
2. COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

AS BUILT INFORMATION SHOWN THUS: ~~42.55~~ 42.51 (IN BOLD)  
AB - DENOTES ASBUILT



MINIMUM BEARING  
CAPACITY 2000 PSF

1. ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

INFORMATION PROVIDED BY:

Date: 3-6-2025

Name: EARTHWORKS OF FLORIDA LLC.

Address: 11932 NORTH STATE ROAD 121  
MACLENNY, FLORIDA 32068

Phone: 904-653-2800


ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.

2. 1. 1. 1. 1.

Contractor's Signature

FRANK SLAWITSCHKA CUC1225209

Contractor's Name and State License Number


 INFORMATION PROVIDED BY:  
**LANDMARK SURVEYORS, INC.**  
 SURVEYING BUSINESS NUMBER 7775  
 4830 ROSELLE STREET, JACKSONVILLE, FLORIDA 32256  
 (904) 384-7855 FAX 384-4665

DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA

ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SIGNATURE: Franklin M...

NAME: HAROLD W. MOORE DATE: 3-6-2025

FLORIDA REGISTERED LAND SURVEYOR NUMBER: 4253

THE ROOKERY  
PHASE 1

**LANDMARK SURVEYORS, INC.**  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 394-7855 FAX 394-4665  
**SURVEYING AND MAPPING \* GPS SERVICES**

JOB: 4164  
DRAWING  
NAME: 4164-PH1 PD

PD-7

# AS-BUILT

AS BUILT INFORMATION SHOWN THUS: **42.55 42.51 (IN BOLD)**  
AB – DENOTES ASBUILT

DRAINAGE STRUCTURE SCHEDULE				
STR NO.	STRUCT. TYPE	TOP EL.	INVERT EL. PIPES IN:	INVERT EL. PIPES OUT
S-1	D.C.I.	<del>33.44</del> <b>33.45</b>		<del>30.40</del> (SE) <b>30.42</b>
S-2	C.I.	<del>33.44</del> <b>33.42</b>	<del>30.30</del> (NW) <b>30.26</b>	<del>27.50</del> (SE) <b>27.44</b>
S-4	D.C.I.	<del>33.44</del> <b>33.47</b>		<del>26.00</del> (N) <b>25.99</b> <del>26.00</del> (S) <b>25.99</b>
S-4A	C.I.	<del>33.26</del> <b>33.36</b>	<del>26.00</del> (N) <b>26.04</b>	<del>26.00</del> (S) <b>26.04</b>
S-4B	C.I.	<del>33.26</del> <b>33.30</b>	<del>26.00</del> (N) <b>AB</b>	<del>26.00</del> (S) <b>AB</b>
S-4C	MH	<del>33.74</del> <b>33.54</b>	<del>26.00</del> (W) <b>25.99</b>	<del>26.00</del> (S) <b>25.99</b>
S-4D	C.I.	<del>32.73</del> <b>32.83</b>	<del>26.00</del> (N) <b>26.03</b>	<del>26.00</del> (SE) <b>26.03</b>
S-4E	C.I.	<del>32.90</del> <b>33.02</b>	<del>26.00</del> (NW) <b>26.04</b>	<del>26.00</del> (S) <b>26.06</b>
S-4F	C.I.	<del>32.90</del> <b>33.09</b>	<del>26.00</del> (N) <b>26.02</b>	<del>26.00</del> (S) <b>26.02</b>
S-4G	MH	<del>33.90</del> <b>34.40</b>	<del>26.00</del> (N) <b>25.79</b>	<del>26.00</del> (E) <b>25.79</b>
S-5	C.I.	<del>33.44</del> <b>33.49</b>	<del>26.00</del> (S) <b>25.99</b>	<del>26.00</del> (N) <b>25.99</b>
S-8	C.I.	<del>34.57</del> <b>34.54</b>	<del>24.60</del> (W) <b>24.48</b>	<del>24.50</del> (E) <b>24.48</b>
S-9	C.I.	<del>34.57</del> <b>34.58</b>		<del>34.50</del> (S) <b>31.24</b>
S-10	D.C.I.	<del>34.96</del> <b>34.94</b>		<del>31.70</del> (S) <b>31.60</b>
S-11	C.I.	<del>34.96</del> <b>34.93</b>	<del>31.60</del> (N) <b>31.50</b>	<del>30.65</del> (E) <b>30.78</b>
S-12	C.I.	<del>34.67</del> <b>34.65</b>	<del>31.20</del> (N) <b>31.19</b> <del>30.40</del> (W) <b>30.34</b>	<del>24.40</del> (S) <b>24.42</b> <del>24.40</del> (E) <b>24.54</b>
S-13	MH	<del>35.20</del> <b>34.62</b>	<del>24.60</del> (N) <b>AB</b>	<del>24.50</del> (S) <b>24.35</b>
S-14	D.C.I.	<del>34.30</del> <b>34.62</b>	<del>24.50</del> (N) <b>AB</b>	<del>24.50</del> (S) <b>24.35</b>
S-15	D.C.I.	<del>34.17</del> <b>34.23</b>	<del>24.60</del> (N) <b>AB</b>	<del>24.50</del> (S) <b>24.35</b>
S-16	C.I.	<del>33.75</del> <b>33.72</b>	<del>29.95</del> (E) <b>AB</b> <del>24.60</del> (N) <b>24.35</b>	<del>26.00</del> (W) <b>29.94</b> <del>24.50</del> (S) <b>24.35</b>
S-17	C.I.	<del>33.75</del> <b>33.93</b>		

DRAINAGE STRUCTURE SCHEDULE				
STR NO.	STRUCT. TYPE	TOP EL.	INVERT EL. PIPES IN:	INVERT EL. PIPES OUT
S-18	D.C.I.	<del>33.29</del> <b>33.22</b>	<del>24.60</del> (N) <b>24.52</b>	<del>24.50</del> (S) <b>24.52</b>
S-19	C.I.	<del>33.29</del> <b>33.36</b>	<del>24.60</del> (N) <b>24.52</b>	<del>24.50</del> (W) <b>29.13</b>
S-20	C.I.	<del>33.29</del> <b>33.43</b>	<del>24.60</del> (E) <b>24.50</b> (N) <b>24.35</b>	<del>24.50</del> (S) <b>24.35</b>
S-21	C.I.	<del>33.44</del> <b>33.37</b>	<del>24.60</del> (N) <b>24.37</b>	<del>24.50</del> (SE) <b>24.37</b>
S-22	C.I.	<del>33.44</del> <b>33.40</b>	<del>24.50</del> (NW) <b>24.51</b>	<del>24.50</del> (E) <b>24.51</b>
S-24	TYPE "C"	<del>33.20</del> <b>33.01</b>	<del>29.09</del> (N) <b>29.09</b> (E) <b>28.59</b>	<del>26.00</del> (S) <b>26.00</b> (E) <b>24.51</b>
S-24A	18"x15" INLINE DRAIN	<del>33.20</del> <b>33.16</b>		<del>26.00</del> (S) <b>29.73</b>
S-24B	18"x15" INLINE DRAIN	<del>33.20</del> <b>32.98</b>		<del>26.00</del> (E) <b>29.95</b> (E) <b>29.81</b>
S-24C	TYPE "C"	<del>33.20</del> <b>33.17</b>	<del>26.00</del> (N) <b>29.80</b> (N) <b>29.66</b>	<del>26.00</del> (S) <b>29.80</b> (N) <b>29.66</b>
S-24D	TYPE "C"	<del>33.20</del> <b>33.07</b>	<del>29.65</del> (N) <b>29.73</b>	<del>29.65</del> (SW) <b>29.73</b>
S-24E	18"x15" DRAIN BASIN	<del>33.20</del> <b>32.98</b>	<del>29.50</del> (NE) <b>29.25</b>	<del>29.50</del> (S) <b>29.25</b>
S-24F	18"x15" INLINE DRAIN	<del>32.70</del> <b>32.57</b>		<del>26.00</del> (S) <b>29.81</b>
S-24G	TYPE "C"	<del>33.20</del> <b>33.20</b>	<del>26.00</del> (N) <b>29.86</b>	<del>26.00</del> (S) <b>29.86</b>
S-24H	TYPE "C"	<del>33.20</del> <b>33.16</b>	<del>29.65</del> (N) <b>29.63</b>	<del>29.65</del> (S) <b>29.63</b>
S-24I	18"x15" DRAIN BASIN	<del>32.70</del> <b>32.58</b>	<del>26.00</del> (N) <b>29.35</b>	<del>26.00</del> (S) <b>29.35</b>
S-24J	18"x15" DRAIN BASIN	<del>32.70</del> <b>32.42</b>	<del>26.00</del> (N) <b>29.00</b>	<del>26.00</del> (W) <b>29.00</b>
S-28	D.C.I.	<del>35.64</del> <b>35.64</b>		<del>33.00</del> (SW) <b>33.03</b>
S-29	D.C.I.	<del>35.64</del> <b>35.69</b>	<del>32.90</del> (NE) <b>32.92</b>	<del>32.15</del> (S) <b>32.21</b>
S-30	C.I.	<del>35.76</del> <b>35.85</b>	<del>31.75</del> (N) <b>31.74</b>	<del>31.75</del> (S) <b>31.74</b>
S-31	C.I.	<del>35.44</del> <b>35.44</b>		<del>32.15</del> (S) <b>32.14</b>
S-32	C.I.	<del>35.30</del> <b>35.46</b>	<del>32.05</del> (N) <b>31.96</b>	<del>31.80</del> (E) <b>31.77</b>

DRAINAGE STRUCTURE SCHEDULE				
STR NO.	STRUCT. TYPE	TOP EL.	INVERT EL. PIPES IN:	INVERT EL. PIPES OUT
S-33	MH	<del>37.40</del> <b>36.92</b>	<del>31.20</del> (W) <b>31.05</b>	<del>31.20</del> (E) <b>31.05</b>
S-34	C.I.	<del>37.70</del> <b>35.88</b>	<del>31.70</del> (N) <b>30.50</b> (W)	<del>29.65</del> (S) <b>29.66</b>
S-35	D.C.I.	<del>34.34</del> <b>34.29</b>	<del>29.40</del> (N) <b>29.37</b>	<del>29.40</del> (S) <b>29.37</b>
S-36	C.I.	<del>34.34</del> <b>34.32</b>	<del>29.35</del> (N) <b>29.32</b>	<del>29.35</del> (S) <b>29.32</b>
S-37	MH	<del>34.90</del> <b>34.67</b>	<del>26.60</del> (N) <b>28.83</b>	<del>26.60</del> (SW) <b>26.53</b>
S-39	D.C.I.	<del>34.34</del> <b>34.37</b>		<del>31.55</del> (E) <b>31.87</b>
S-40	C.I.	<del>34.34</del> <b>34.33</b>	<del>31.45</del> (W) <b>31.48</b>	<del>28.25</del> (E) <b>28.23</b>
S-43	C.I.	<del>33.44</del> <b>33.51</b>		<del>29.25</del> (SW) <b>29.22</b>
S-44	C.I.	<del>33.44</del> <b>33.49</b>	<del>29.15</del> (NE) <b>29.06</b>	<del>28.00</del> (SW) <b>28.89</b>
S-45	MH	<del>34.60</del> <b>33.51</b>	<del>28.75</del> (NE) <b>28.50</b>	<del>28.75</del> (SW) <b>28.50</b>
S-46	MH	<del>34.00</del> <b>34.95</b>	<del>25.00</del> (W) <b>24.80</b> <del>28.50</del> (NE) <b>28.51</b>	<del>25.00</del> (SE) <b>24.80</b>
S-47	C.I.	<del>33.44</del> <b>AB</b>	<del>25.00</del> (NW) <b>24.99</b>	<del>25.00</del> (S) <b>24.99</b>
S-48	C.I.	<del>33.44</del> <b>33.42</b>	<del>25.00</del> (N) <b>24.98</b>	<del>25.00</del> (SE) <b>24.98</b>
S-53	C.I.	<del>33.34</del> <b>33.41</b>	<del>24.30</del> (NE) <b>24.03</b> <del>26.75</del> (NW) <b>AB</b>	<del>24.30</del> (SW) <b>24.03</b>
S-53A	C.I.	<del>33.25</del> <b>33.27</b>		<del>30.65</del> (NE) <b>29.90</b>
S-53B	C.I.	<del>33.25</del> <b>33.27</b>	<del>29.95</del> (SW) <b>29.73</b>	<del>29.70</del> (SE) <b>29.37</b>
S-53C	C.I.	<del>33.25</del> <b>33.32</b>		<del>29.70</del> (NE) <b>AB</b>
S-53D	C.I.	<del>33.25</del> <b>33.19</b>	<del>29.60</del> (SW) <b>29.32</b> <del>29.60</del> (NW) <b>29.32</b>	<del>27.60</del> (SE) <b>26.81</b>
S-54	C.I.	<del>33.34</del> <b>33.37</b>	<del>24.30</del> (NE) <b>24.09</b>	<del>24.30</del> (SW) <b>24.09</b>
S-56	C.I.	<del>34.21</del> <b>34.16</b>	<del>31.20</del> (SW) <b>31.11</b>	<del>31.20</del> (W) <b>31.11</b>
S-57	C.I.	<del>34.17</del> <b>34.16</b>	<del>31.10</del> (NE) <b>31.11</b>	<del>31.10</del> (W) <b>31.11</b>

DRAINAGE STRUCTURE SCHEDULE				
STR NO.	STRUCT. TYPE	TOP EL.	INVERT EL. PIPES IN:	INVERT EL. PIPES OUT
S-58	MH	<del>35.80</del> <b>35.82</b>	<del>30.70</del> (E) <b>30.60</b>	<del>28.00</del> (S) <b>27.93</b>
S-61	C.I.	<del>33.34</del> <b>33.32</b>	<del>24.10</del> (NW) <b>24.07</b>	<del>24.10</del> (SE) <b>24.07</b>
S-62	C.I.	<del>33.34</del> <b>33.26</b>	<del>24.10</del> (NW) <b>24.09</b>	<del>24.10</del> (SE) <b>24.09</b>
S-65	MH	<del>36.20</del> <b>35.30</b>	<del>25.00</del> (NW) <b>25.04</b>	<del>25.00</del> (S) <b>25.04</b>
S-68	MH	<del>33.90</del> <b>33.79</b>	<del>27.55</del> (SE) <b>FUTURE</b>	<del>27.55</del> (NW) <b>27.39</b>
S-71	MH	<del>33.90</del> <b>33.45</b>	<del>27.55</del> (SE) <b>FUTURE</b>	<del>27.55</del> (NW) <b>27.30</b>
S-74	MH	<del>33.90</del> <b>33.94</b>	<del>26.50</del> (W) <b>26.33</b>	<del>26.50</del> (E) <b>FUTURE</b>
S-79	MH	<del>34.00</del> <b>33.85</b>	<del>26.50</del> (N) <b>25.78</b>	<del>25.50</del> (S) <b>25.22</b>
S-84	MH	<del>34.00</del> <b>33.84</b>	<del>26.00</del> (W) <b>25.78</b>	<del>25.00</del> (E) <b>FUTURE</b>

C.I. = CURB INLET  
D.C.I. = DOUBLE CURB INLET  
T.C.I. = TRIPLE CURB INLET  
MH = MANHOLE

NOTE 1: SEE DWG NO. PDD-5 FOR HDPE ANCHOR DETAIL

NOTE 2: SEE DWG NO. PDD-6 FOR CONTROL STRUCTURE DETAILS (S-65A AND S-J8)

NOTE 3: USE H-10 PEDESTRIAN RATED LOCKING GRATE ON ALL INLINE DRAINS AND DRAIN BASINS

NOTE 4: STRUCTURE S-65 PROVIDE KNOCKOUT FOR FUTURE 48" HP PIPE  
@ INV = 25.00 (SE)

MITERED END SECTION & HEADWALL SCHEDULE			
STR NO.	STRUCT. TYPE	INVERT EL. PIPES IN:	INVERT EL. PIPES OUT
S-3	M.E.S.(24")	<del>27.00</del> (NW) <b>26.96</b>	
S-6	M.E.S.(36")	<del>26.00</del> (S) <b>25.95</b>	
S-7	M.E.S.(36")	<del>24.50</del> (W) <b>24.57</b>	
S-23	M.E.S.(36")	<del>24.50</del> (W) <b>24.48</b>	
S-25	M.E.S.(18")	<del>27.50</del> (N) <b>27.17</b>	
S-38	M.E.S.(30")	<del>26.50</del> (NE) <b>26.34</b>	
S-41	M.E.S.(15")	<del>27.25</del> (W) <b>27.74</b>	
S-42	M.E.S.(48")		<del>26.00</del> (E) <b>24.77</b>
S-49	M.E.S.(48")	<del>25.00</del> (NW) <b>24.96</b>	
S-50	M.E.S.(36")	<del>26.00</del> (SW) <b>24.69</b>	
S-51	M.E.S.(36")	<del>25.00</del> (NE) <b>24.81</b>	
S-52	M.E.S.(36")		<del>24.30</del> (SW) <b>24.17</b>
S-55	M.E.S.(36")	<del>24.30</del> (NE) <b>24.24</b>	
S-59	M.E.S.(15")	<del>27.75</del> (N) <b>27.66</b>	
S-60	M.E.S.(36")		<del>24.10</del> (SE) <b>24.01</b>
S-63	M.E.S.(36")	<del>24.10</del> (NW) <b>24.11</b>	
S-64	M.E.S.(48")		<del>25.00</del> (SE) <b>24.82</b>
S-65B	SAND/CEMENT HEADWALL (48")	<del>20.00</del> (N) <b>28.61</b>	
S-69	M.E.S.(18")	<del>27.50</del> (SE) <b>27.41</b>	
S-72	M.E.S.(18")	<del>27.50</del> (SE) <b>27.38</b>	
S-73	M.E.S.(30")		<del>26.50</del> (E) <b>26.30</b>
S-78	M.E.S.(36")		<del>26.00</del> (S) <b>25.84</b>
S-83	M.E.S.(36")		<del>26.00</del> (E) <b>25.88</b>
S-85	M.E.S.(18")		<del>33.70</del> (S) <b>33.43</b>
S-86	M.E.S.(18")	<del>33.60</del> (N) <b>33.46</b>	

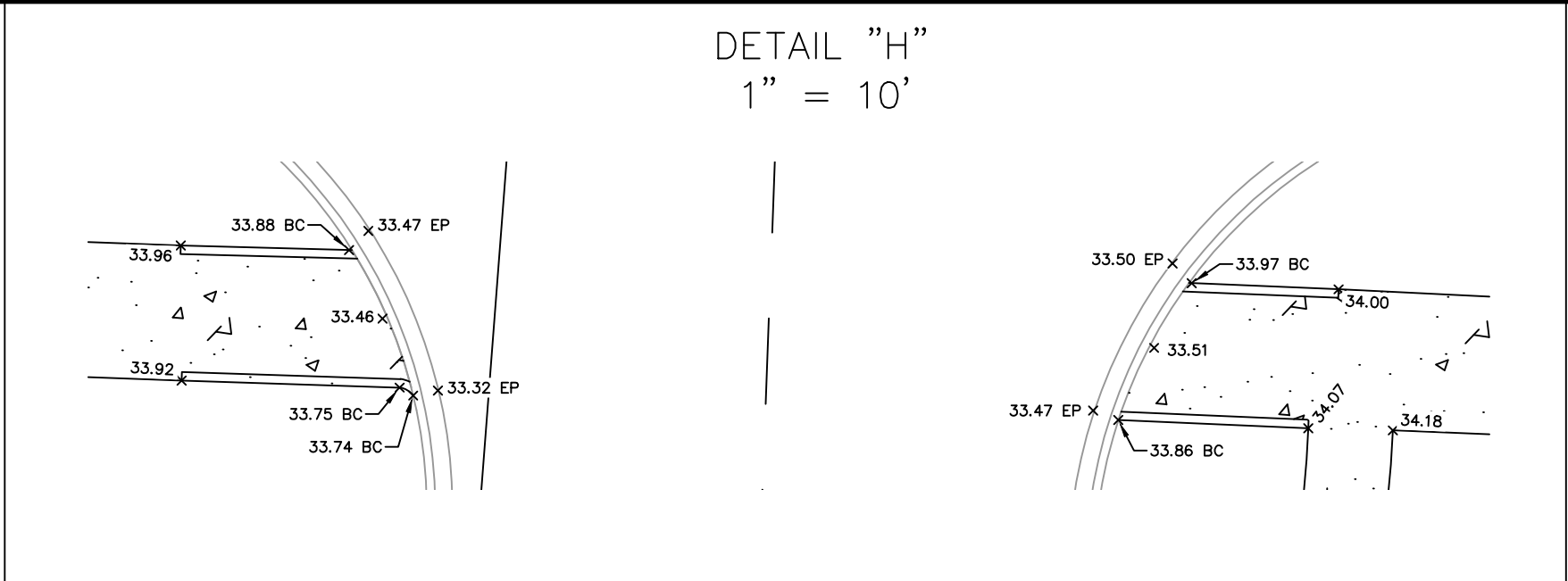
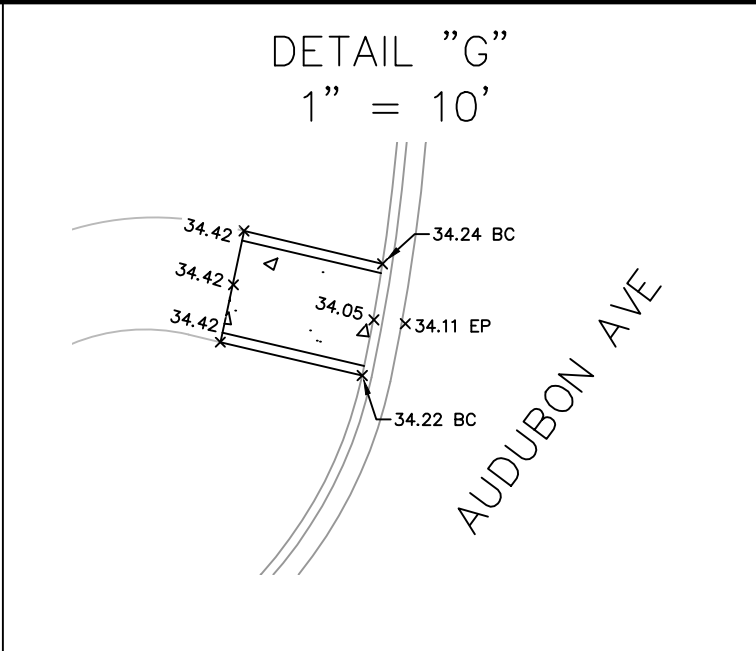
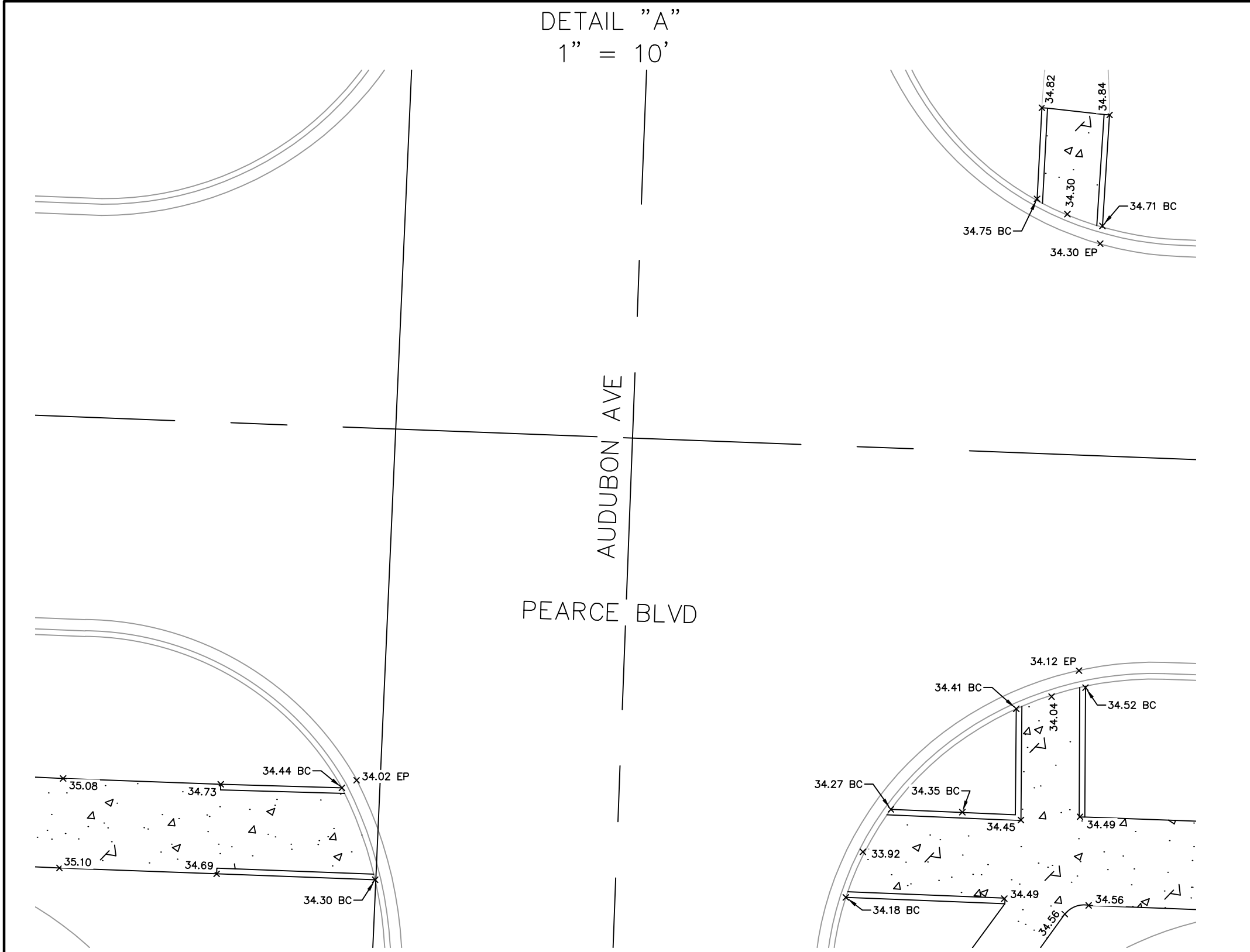
NOTE 5: MITERED END SECTIONS GREATER THAN 36" ARE TO BE POUR-IN-PLACE (INCLUDING ERCP)

NOTE 6: PIPE S-85 – S-86 TO BE CLASS HE-III

NOTE 7: FOR STRUCTURES AND PIPES ALONG CR-15A ROADWAY IMPROVEMENTS SEE DWG NO. RI-2

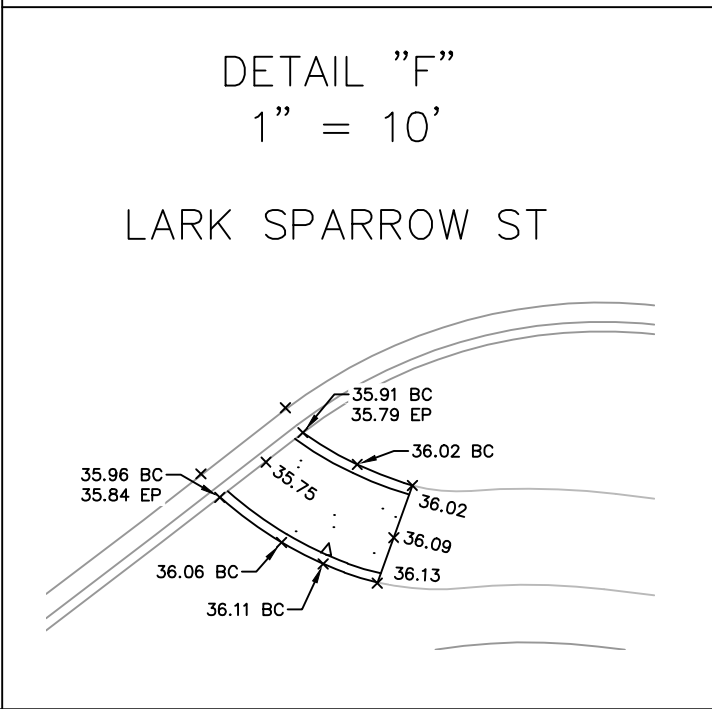
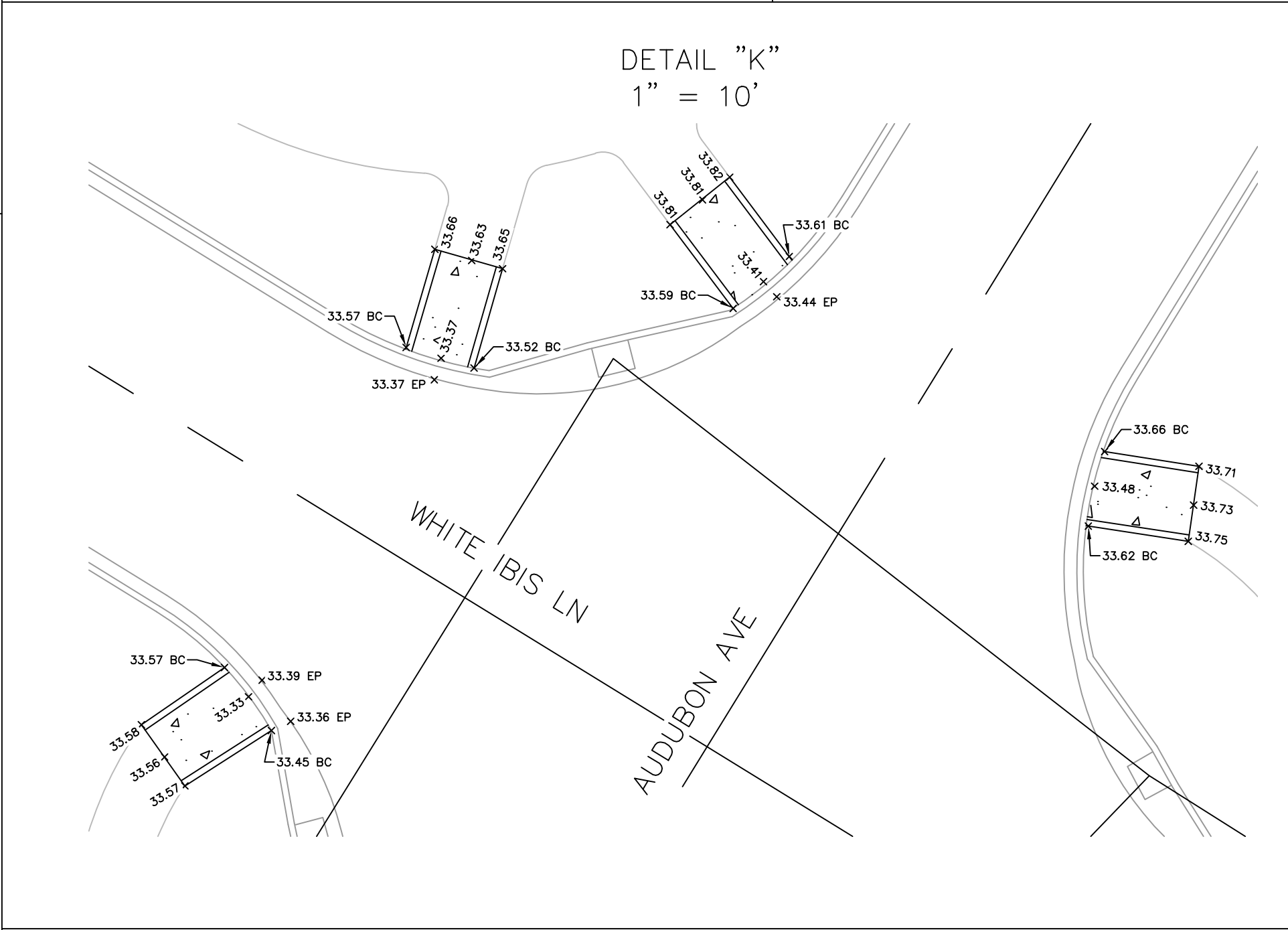
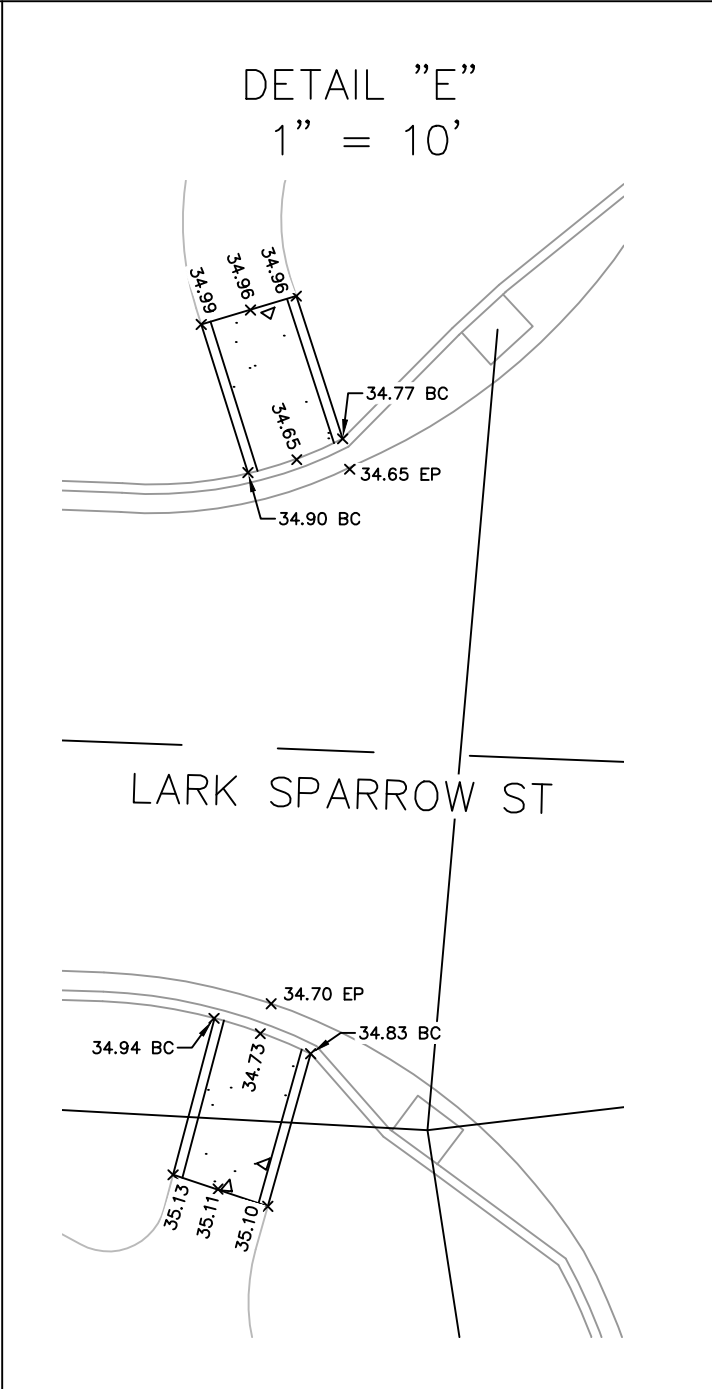
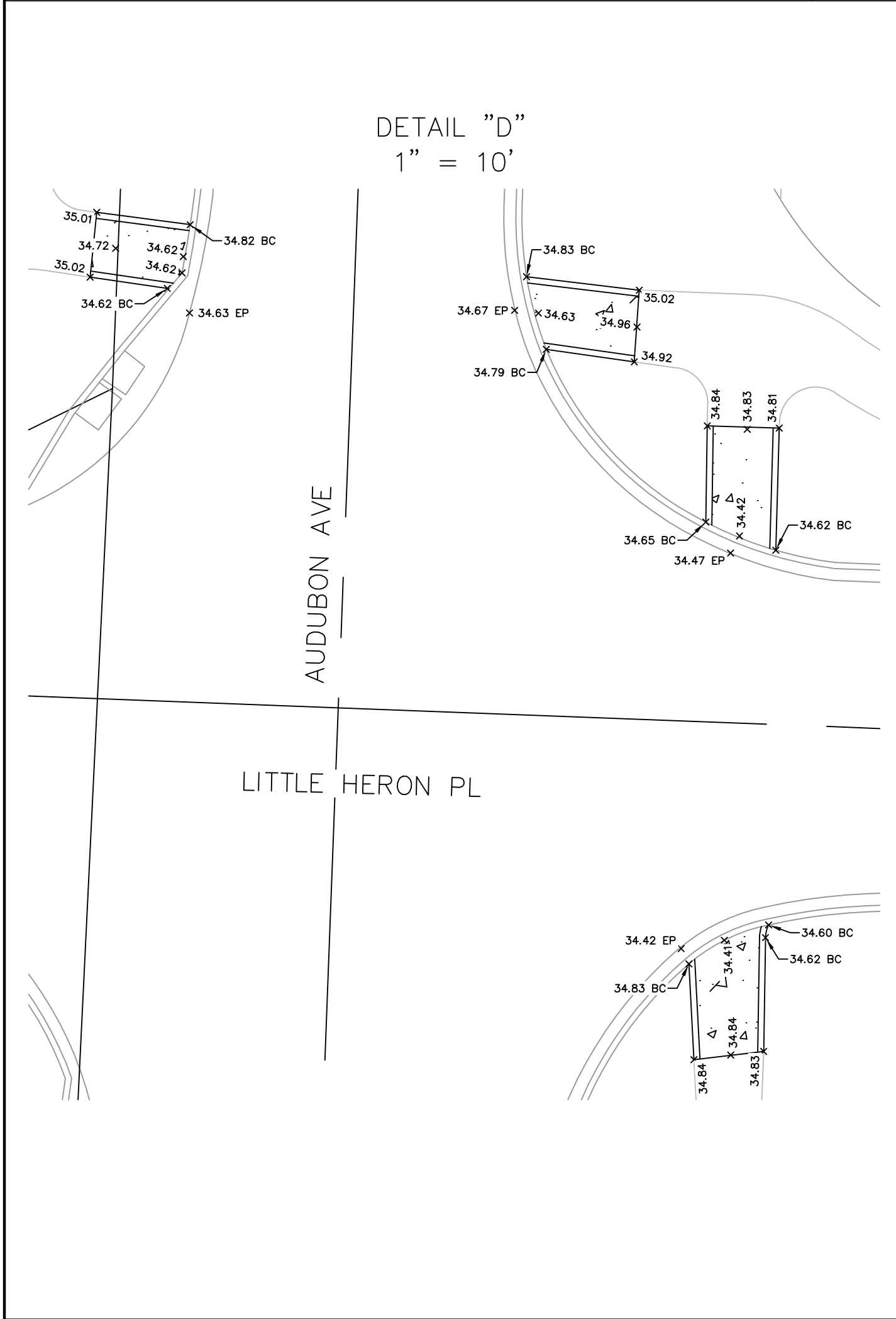
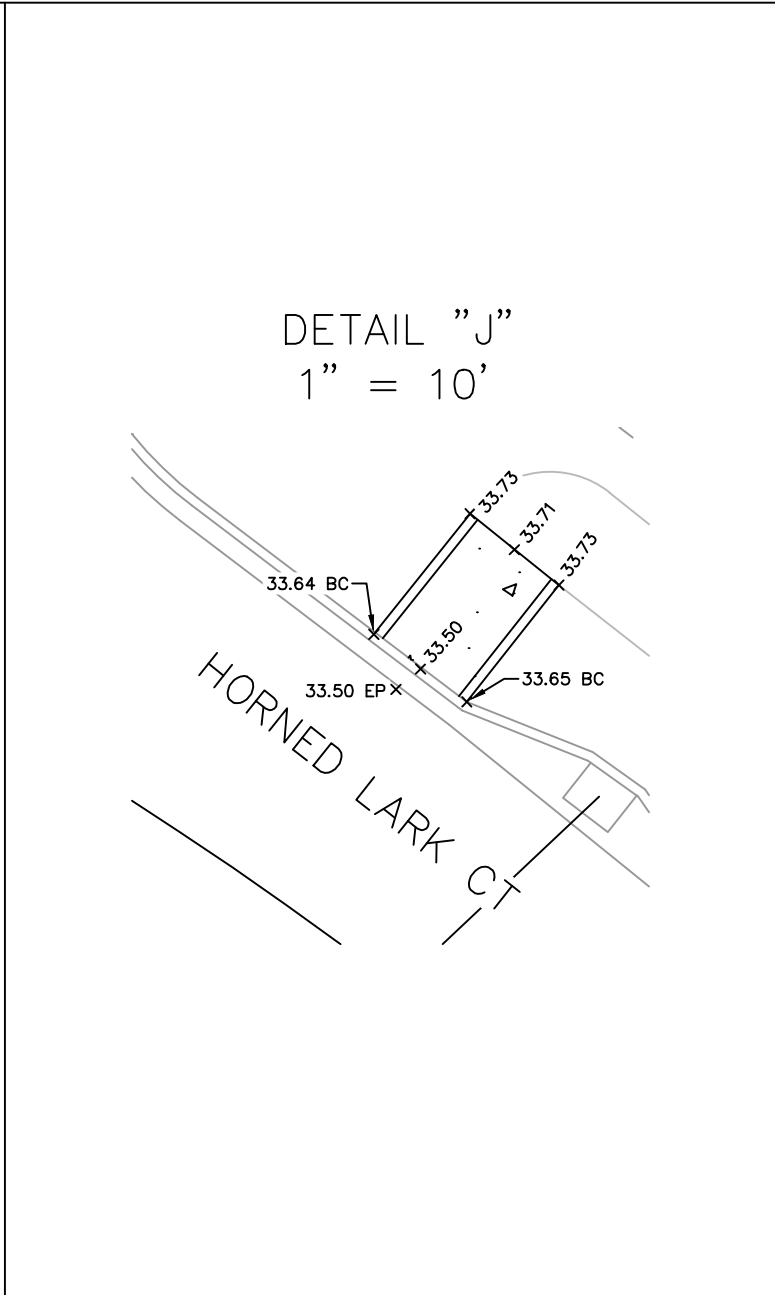
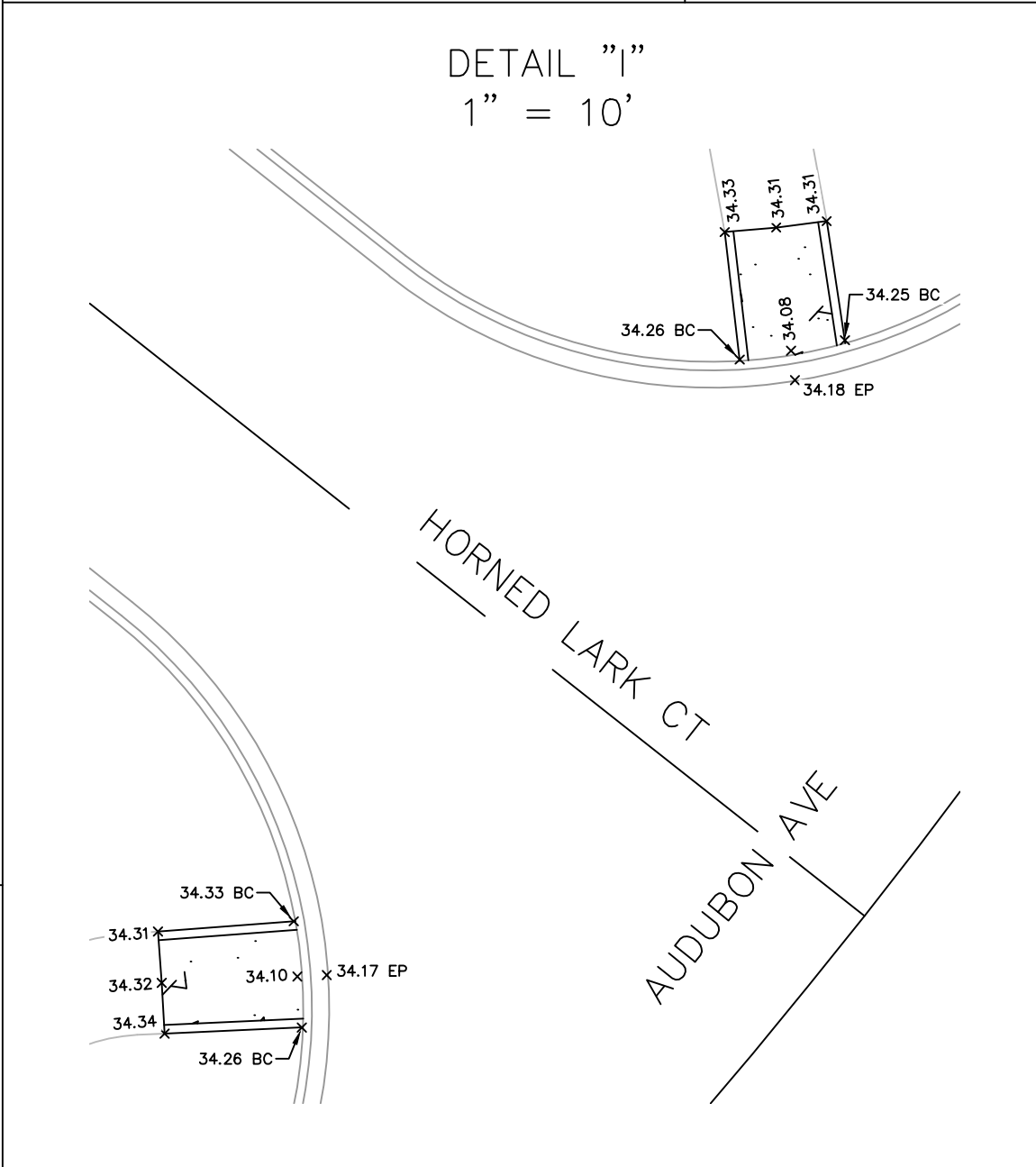
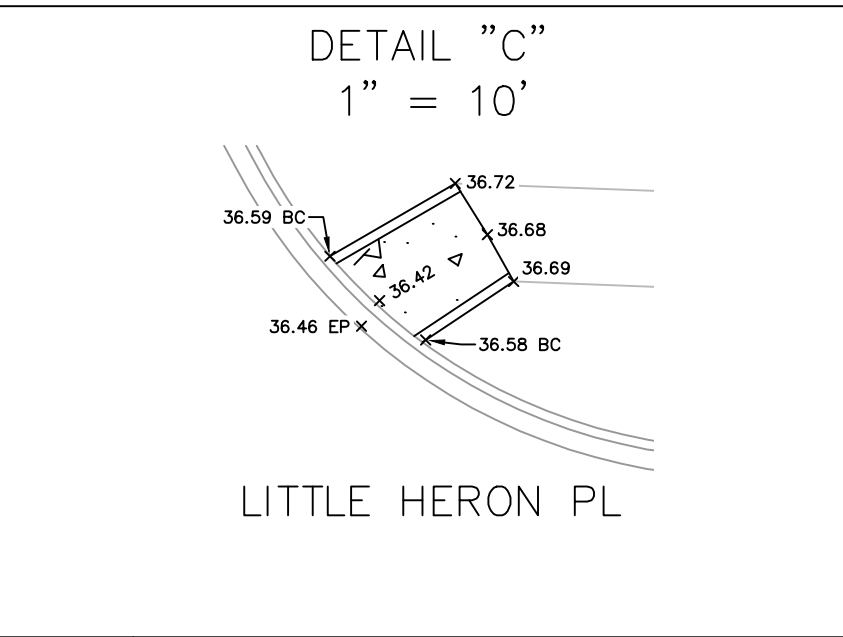
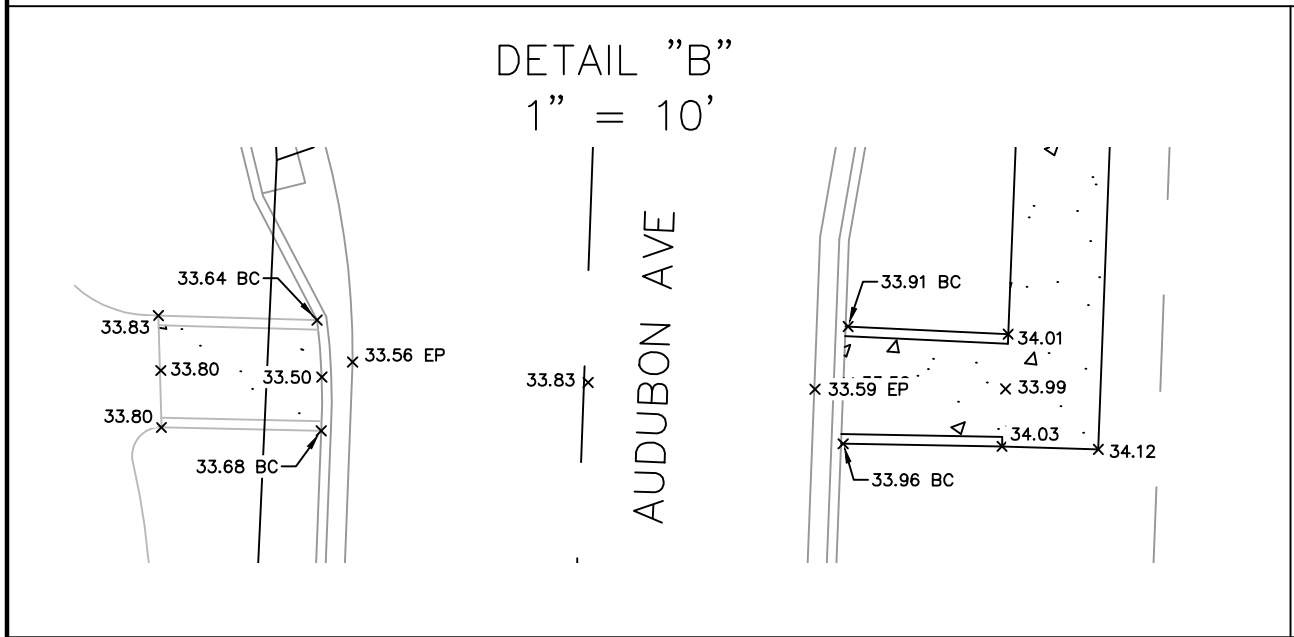
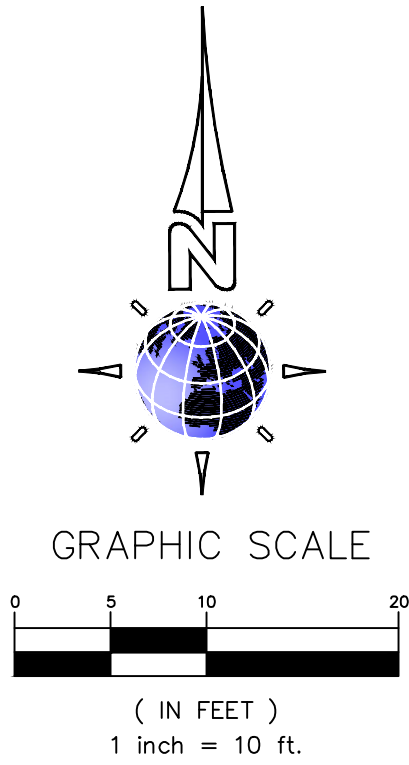
NOTE 8: FOR STRUCTURES AND PIPES AROUND SWMF J1 SEE DWG NO. J1 & J2

PIPE SCHEDULE						
STRUCT. NO. TO STRUCT. NO.	LENGTH FT.	SIZE IN.	TYPE	UP STREAM EL.	DOWN STREAM EL.	SLOPE
S-1 – S-2	<del>32</del> <b>31</b>	15	HP	<del>30.40</del> <b>30.42</b>	<del>30.30</del> <b>30.26</b>	<del>0.32%</del> <b>0.52%</b>
S-2 – S-3	<del>155</del> <b>154</b>	24	HP	<del>27.50</del> <b>27.44</b>	<del>27.00</del> <b>26.96</b>	<del>0.32%</del> <b>0.31%</b>
S-4 – S-4A	<del>191</del> <b>190</b>	36	HP	<del>26.00</del> <b>25.99</b>	<del>26.00</del> <b>26.04</b>	<del>0.00%</del> <b>0.03%</b>
S-4 – S-5	<del>28</del> <b>29</b>	36	HP	<del>26.00</del> <b>25.99</b>	<del>26.00</del> <b>25.99</b>	<del>0.00%</del> <b>AB</b>
S-4A – S-4B	<del>40</del> <b>42</b>	36	HP	<del>26.00</del> <b>26.04</b>	<del>26.00</del> <b>AB</b>	<del>0.00%</del> <b>0.10%</b>
S-4B – S-4C	<del>86</del> <b>86</b>	36	HP	<del>26.00</del> <b>AB</b>	<del>26.00</del> <b>25.99</b>	<del>0.00%</del> <b>0.01%</b>
S-4C – S-4D	<del>140</del> <b>149</b>	36	HP	<del>26.00</del> <b>25.99</b>	<del>26.00</del> <b>26.03</b>	<del>0.00%</del> <b>0.03%</b>
S-4D – S-4E	<del>52</del> <b>53</b>	36	HP	<del>26.00</del> <b>26.03</b>	<del>26.00</del> <b>26.06</b>	<del>0.00%</del> <b>0.06%</b>
S-4E – S-4F	<del>56</del> <b>57</b>	36	HP	<del>26.00</del> <b>26.06</b>	<del>26.00</del> <b>26.02</b>	<del>0.00%</del> <b>0.07%</b>
S-4F – S-4G	<del>122</del> <b>121</b>	36	HP	<del>26.00</del> <b>26.02</b>	<del>26.00</del> <b>25.79</b>	<del>0.00%</del> <b>0.19%</b>
S-5 – S-6	<del>152</del> <b>153</b>	36	HP	<del>26.00</del> <b>25.99</b>	<del>26.00</del> <b>25.95</b>	<del>0.00%</del> <b>0.03%</b>
S-8 – S-7	<del>164</del> <b>158</b>	36	HP	<del>24.50</del> <b>24.48</b>	<del>24.60</del> <b>24.57</b>	<del>0.00%</del> <b>0.02%</b>
S-9 – S-12	<del>42</del> <b>AB</b>	15	HP	<del>31.30</del> <b>31.24</b>	<del>31.20</del> <b>31.19</b>	<del>0.24%</del> <b>0.12%</b>
S-10 – S-11	<del>27</del> <b>AB</b>	15	HP	<del>31.60</del> <b>31.60</b>	<del>31.50</del> <b>31.50</b>	<del>0.37%</del> <b>0.37%</b>
S-11 – S-12	<del>35.8</del> <b>AB</b>	24	HP	<del>30.65</del> <b>30.78</b>	<del>30.40</del> <b>30.34</b>	<del>0.14%</del> <b>0.12%</b>
S-12 – S-8	<del>39</del> <b>41</b>	36	HP	<del>24.50</del> <b>24.52</b>	<del>24.50</del> <b>24.48</b>	<del>0.00%</del> <b>0.10%</b>
S-12 – S-13	<del>31</del> <b>AB</b>	36	HP	<del>24.40</del> <b>24.42</b>	<del>24.40</del> <b>24.32</b>	<del>0.00%</del> <b>0.32%</b>
S-13 – S-14	<del>26.5</del> <b>AB</b>	36	HP	<del>24.50</del> <b>24.32</b>	<del>24.50</del> <b>AB</b>	<del>0.00%</del> <b>0.07%</b>
S-14 – S-15	<del>69</del> <b>AB</b>	36	HP	<del>24.50</del> <b>24.50</b>	<del>24.50</del> <b>AB</b>	<del>0.00%</del> <b>0.00%</b>
S-15 – S-17	<del>140</del> <b>138</b>	36	HP	<del>24.35</del> <b>24.35</b>	<del>24.35</del> <b>AB</b>	<del>0.00%</del> <b>AB</b>
S-16 – S-17	<del>40</del> <b>41</b>	15	HDPE	<del>29.05</del> <b>29.94</b>	<del>29.95</del> <b>AB</b>	<del>0.25%</del> <b>0.02%</b>
S-17 – S-18	<del>225</del> <b>AB</b>	36	HP	<del>24.50</del> <b>24.35</b>	<del>24.50</del> <b>24.52</b>	<del>0.00%</del> <b>0.08%</b>
S-18 – S-20	<del>66</del> <b>68</b>	36	HP	<del>24.50</del> <b>24.52</b>	<del>24.50</del> <b>24.35</b>	<del>0.00%</del> <b>0.25%</b>
S-19 – S-20	<del>35</del> <b>35</b>	15	HDPE	<del>29.05</del> <b>29.13</b>	<del>29.00</del> <b>29.00</b>	<del>0.00%</del> <b>0.37%</b>
S-20 – S-21	<del>251</del> <b>230</b>	36	HP	<del>24.50</del> <b>24.35</b>	<del>24.50</del> <b>24.37</b>	<del>0.00%</del> <b>0.01%</b>
S-21 – S-22	<del>30</del> <b>30</b>	36	HP	<del>24.50</del> <b>24.37</b>	<del>24.51</del> <b>24.51</b>	<del>0.00%</del> <b>0.00%</b>
S-22 – S-23	<del>162</del> <b>160</b>	36	HP	<del>24.50</del> <b>24.51</b>	<del>24.50</del> <b>24.48</b>	<del>0.00%</del> <b>0.02%</b>



# AS-BUILT

AS BUILT INFORMATION SHOWN THUS: **42.55 42.51 (IN BOLD)**  
AB - DENOTES ASBUILT



- AS-BUILT NOTES:
- ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

## AS-BUILT

INFORMATION PROVIDED BY:

Date: 3-6-2025  
Name: EARTHWORKS OF FLORIDA, LLC.  
Address: 11932 NORTH STATE ROAD 121  
MACLENNY, FLORIDA 32068  
Phone: 904-653-2800

I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:

<input checked="" type="checkbox"/> Pavement	<input type="checkbox"/> Water Main
<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Sanitary Gravity System
<input checked="" type="checkbox"/> Stormwater & Drainage	<input type="checkbox"/> Force Main
<input type="checkbox"/> Lot Grading	<input type="checkbox"/> Lift Station

ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.

*Frank Slawitschka*  
Contractor's Signature

FRANK SLAWITSCHKA CUC1225209  
Contractor's Name and State License Number

## AS-BUILT



INFORMATION PROVIDED BY:  
LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7885 FAX 384-4465

I HEREBY CERTIFY THAT THE:

<input checked="" type="checkbox"/> Pavement	<input type="checkbox"/> Water Main
<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Sanitary Gravity System
<input checked="" type="checkbox"/> Stormwater & Drainage	<input type="checkbox"/> Force Main
<input type="checkbox"/> Lot Grading	<input type="checkbox"/> Lift Station

ARE AT THE HORIZONTAL AND VERTICAL ALIGNMENT AS SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, F.L. STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS.

SIGNATURE: *Harold W. Moore*  
NAME: HAROLD W. MOORE DATE: 3-6-2025  
FLORIDA REGISTERED LAND SURVEYOR NUMBER: 4253

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7885 FAX 384-4465  
SURVEYING MAPPING & CONSULTING  
CONSTRUCTION LAYOUT • AS-BUILTS

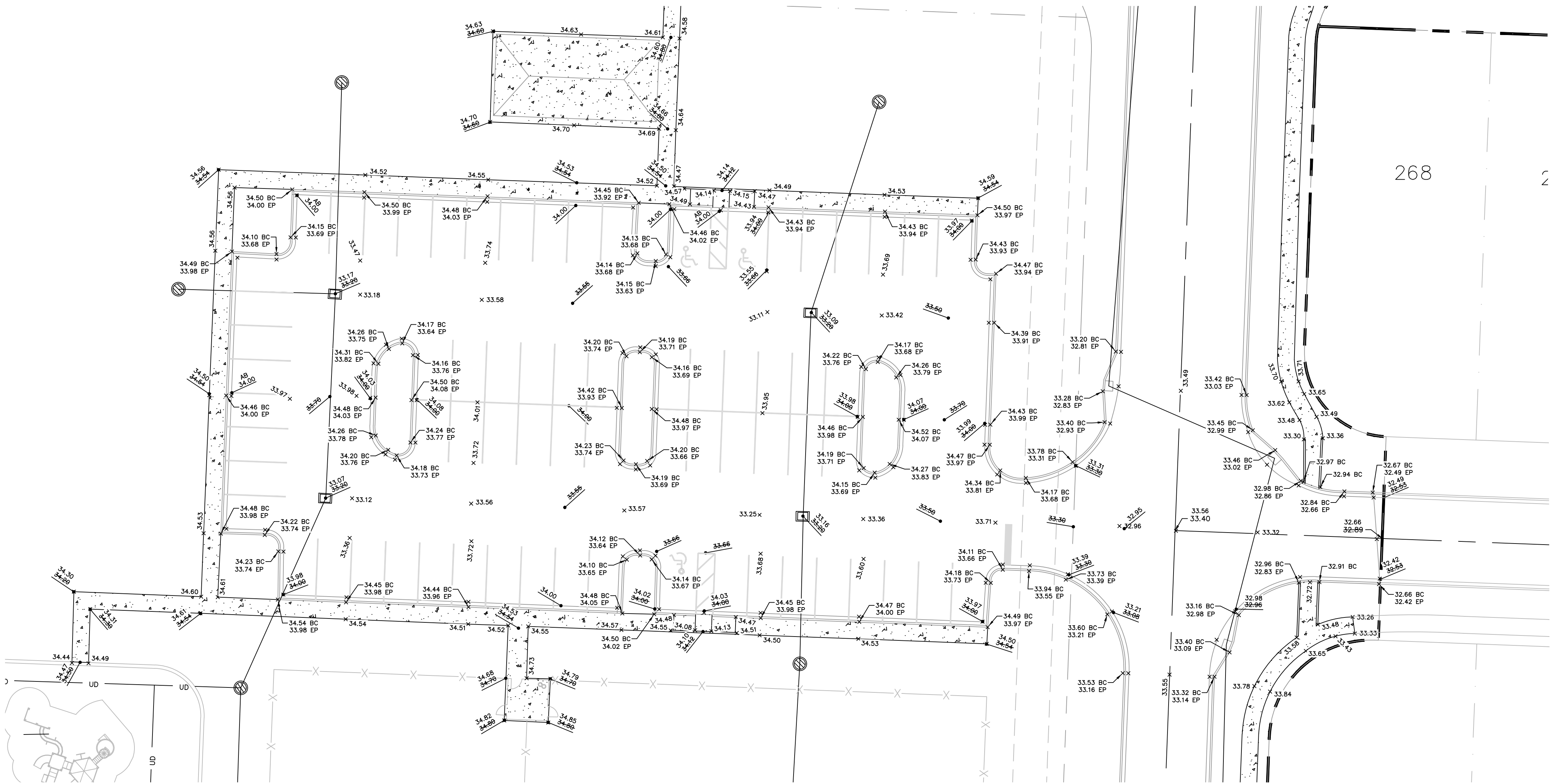
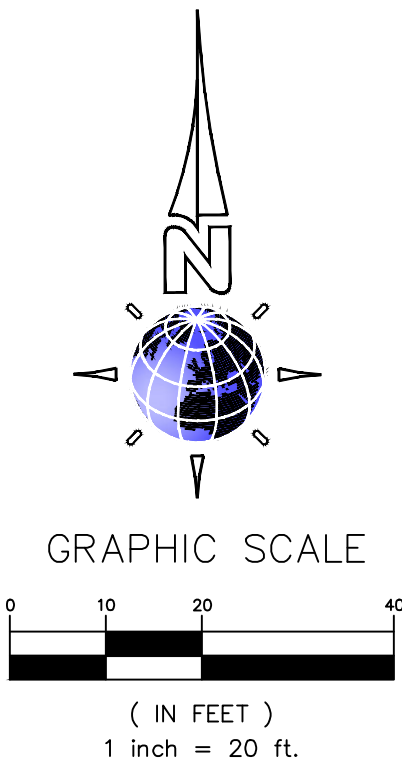


JOB: 4184  
DRAWING: 1164-PRI PD  
NAME: SEE FILE  
FILE NO.: SEE FILE

PD-9

# AS-BUILT

AS BUILT INFORMATION SHOWN THUS: **42:55 42.51 (IN BOLD)**  
AB — DENOTES ASBUILT



AS-BUILT NOTES:  
1. ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
2. COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

## AS-BUILT

INFORMATION PROVIDED BY:

Date: 3-6-2025  
Name: EARTHWORKS OF FLORIDA, LLC.  
Address: 11932 NORTH STATE ROAD 121  
MACLENNY, FLORIDA 32068  
Phone: 904-653-2800

I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:  
☒ Pavement ☐ Water Main  
☒ Curb & Gutter ☐ Sanitary Gravity System  
☒ Stormwater & Drainage ☐ Force Main  
☐ Lot Grading ☐ Lift Station

ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.

*Frank Slawitschka*  
Contractor's Signature

FRANK SLAWITSCHKA CUC1225209  
Contractor's Name and State License Number

## AS-BUILT



INFORMATION PROVIDED BY:  
LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4465

I HEREBY CERTIFY THAT THE:  
☒ Pavement ☐ Water Main  
☒ Curb & Gutter ☐ Sanitary Gravity System  
☒ Stormwater & Drainage ☐ Force Main  
☐ Lot Grading ☐ Lift Station

ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SIGNATURE: *Harold W. Moore*  
NAME: HAROLD W. MOORE DATE: 3-6-2025  
FLORIDA REGISTERED LAND SURVEYOR NUMBER: 4253

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7775  
4830 ROSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4465  
SURVEYING AND MAPPING SERVICES  
CONSTRUCTION LAYOUT • AS-BUILTS



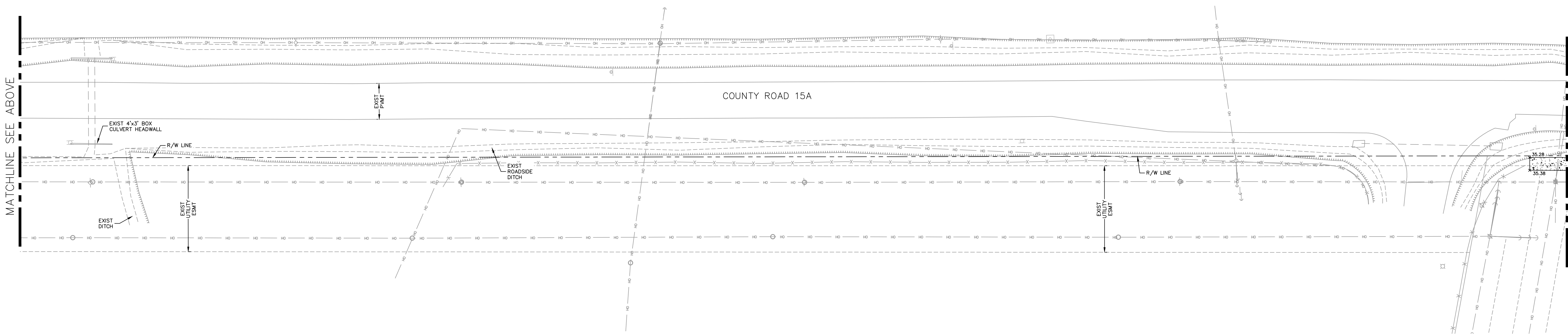
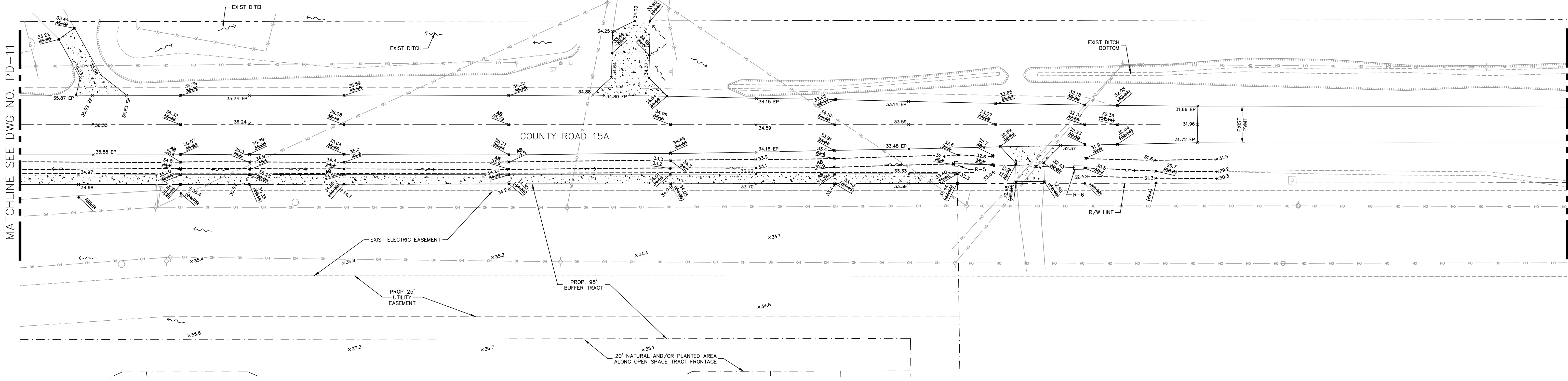
JOB: 4164  
DRAWING NAME: 1164-PRI PD  
FILE NO.: SEE FILE

PD-10



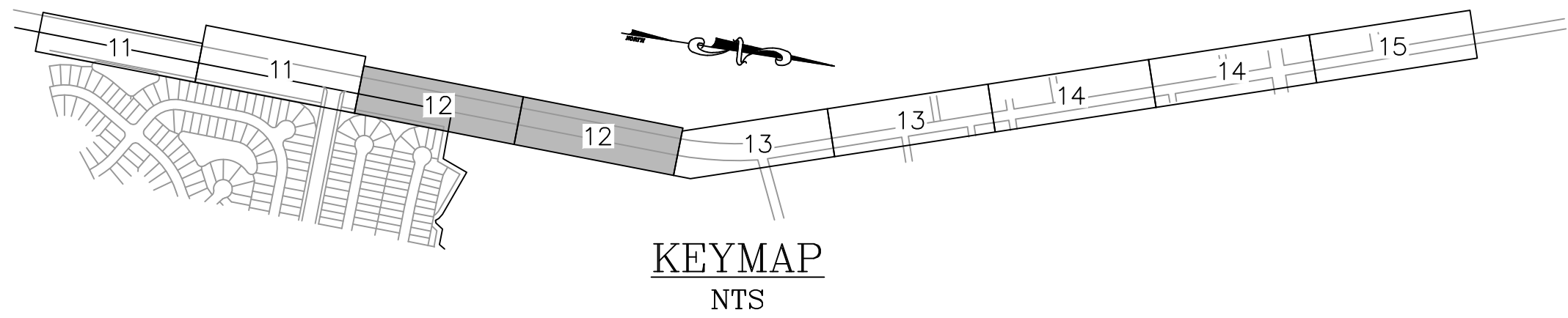
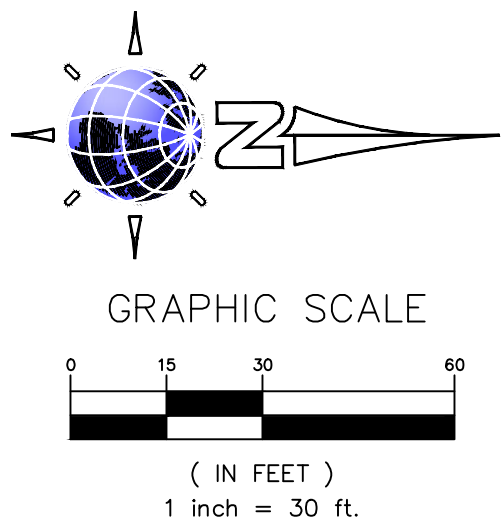
# AS-BUILT

AS BUILT INFORMATION SHOWN THUS: **42.55 42.51 (IN BOLD)**  
AB - DENOTES ASBUILT



## ROADWAY IMPROVEMENT OFFSITE SIDEWALK PLAN

SCALE: 1" = 30'



KEYMAP  
NTS

### AS-BUILT NOTES:

- ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

AS-BUILT	AS-BUILT
<p>INFORMATION PROVIDED BY:</p> <p>Date: 3-6-2025</p> <p>Name: EARTHWORKS OF FLORIDA LLC.</p> <p>Address: 11932 NORTH STATE ROAD 121</p> <p>MACLENNY, FLORIDA 32068</p> <p>Phone: 904-653-2800</p>	<p>INFORMATION PROVIDED BY:</p> <p>LANDMARK SURVEYORS, INC.</p> <p>4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254</p> <p>(904) 384-7855 FAX 384-4865</p>
<p>I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:</p> <p><input checked="" type="checkbox"/> Pavement <input type="checkbox"/> Water Main</p> <p><input checked="" type="checkbox"/> Curb &amp; Gutter <input type="checkbox"/> Sanitary Gravity System</p> <p><input checked="" type="checkbox"/> Stormwater &amp; Drainage <input type="checkbox"/> Force Main</p> <p><input type="checkbox"/> Lot Grading <input type="checkbox"/> Lift Station</p>	<p>I HEREBY CERTIFY THAT THE:</p> <p><input checked="" type="checkbox"/> Pavement <input type="checkbox"/> Water Main</p> <p><input checked="" type="checkbox"/> Curb &amp; Gutter <input type="checkbox"/> Sanitary Gravity System</p> <p><input checked="" type="checkbox"/> Stormwater &amp; Drainage <input type="checkbox"/> Force Main</p> <p><input type="checkbox"/> Lot Grading <input type="checkbox"/> Lift Station</p>
<p>ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.</p> <p><i>Frank Slawitschka</i></p> <p>Contractor's Signature</p> <p>FRANK SLAWITSCHKA CUC1225208</p> <p>Contractor's Name and State License Number</p>	<p>ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS.</p> <p><i>Harold W. Moore</i></p> <p>SIGNATURE:</p> <p>NAME: HAROLD W. MOORE DATE: 3-6-2025</p> <p>FLORIDA REGISTERED LAND SURVEYOR NUMBER: 4253</p>
<p>JOB: 4154</p> <p>DRAWING: 1164-PHASE PD-12</p> <p>NAME: SEE FILE</p> <p>FILE NO.: SEE FILE</p>	<p>PD-12</p>

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

LANDMARK SURVEYORS, INC.  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4865  
SURVEYING BUSINESS NUMBER 7775  
CONSTRUCTION LAYOUT • AS-BUILTS



JOB: 4154

DRAWING: 1164-PHASE PD-12

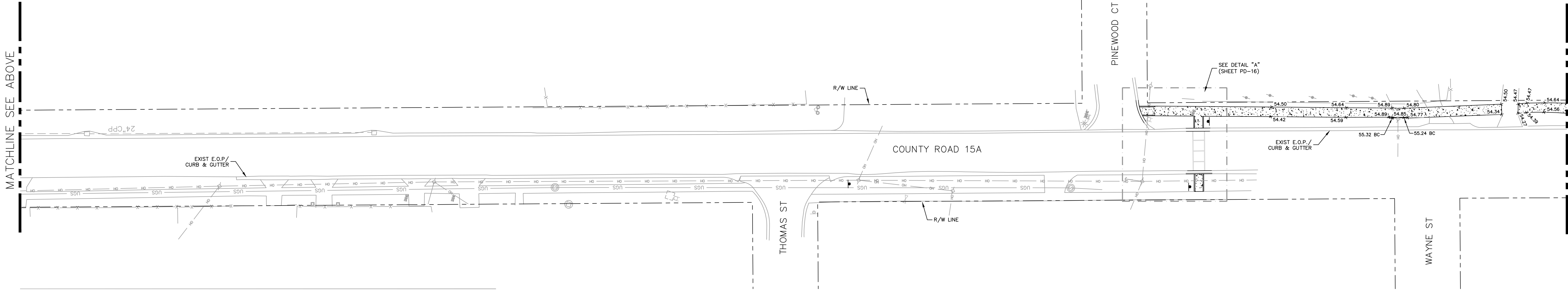
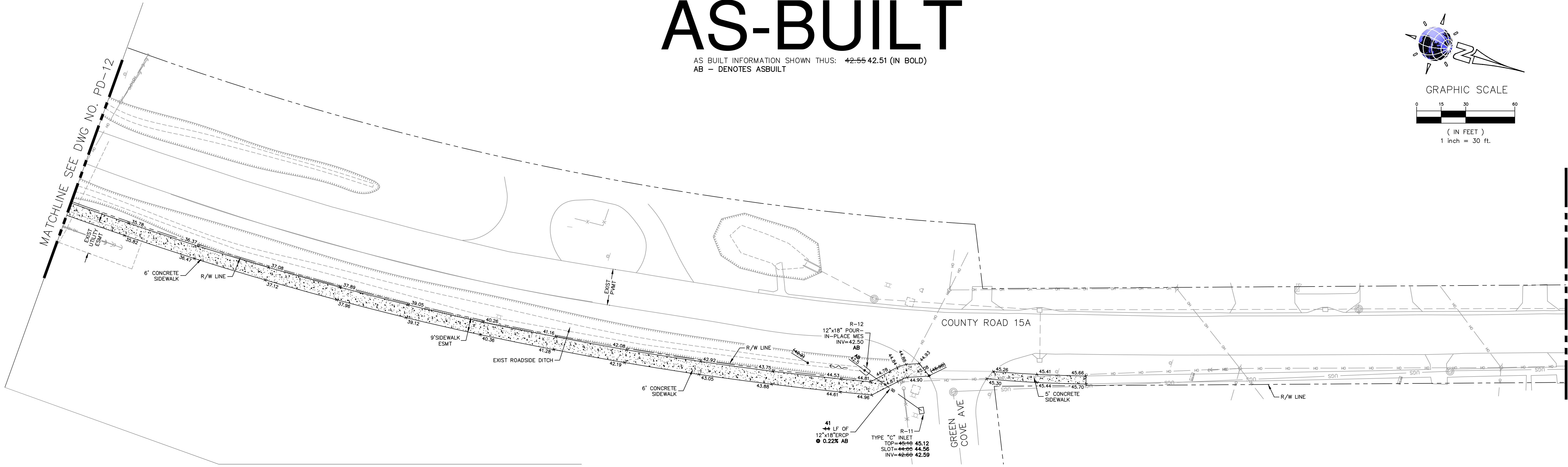
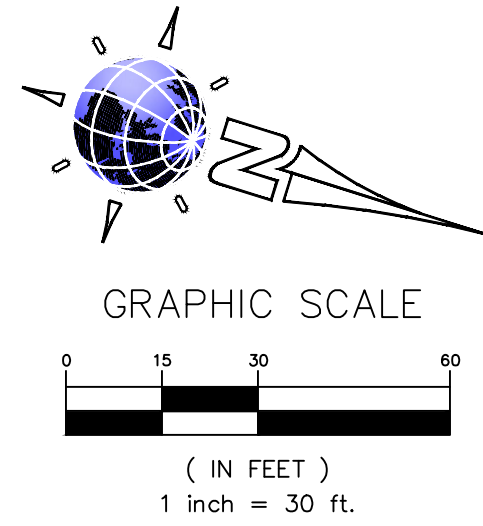
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FILE NO.: SEE FILE

PD-12

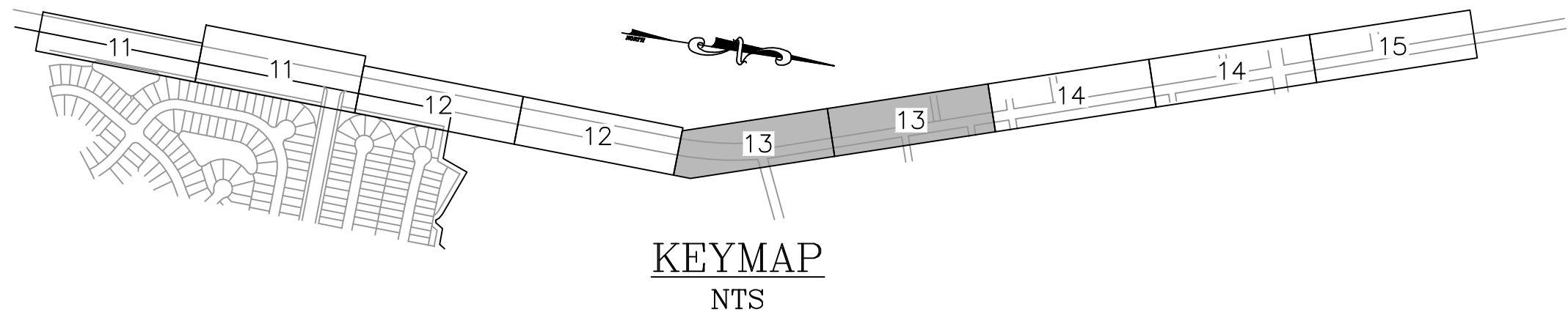
# AS-BUILT

AS BUILT INFORMATION SHOWN THUS: **42.55 42.51 (IN BOLD)**  
AB - DENOTES ASBUILT



## ROADWAY IMPROVEMENT OFFSITE SIDEWALK PLAN

SCALE: 1" = 30'



KEYMAP  
NTS

### AS-BUILT NOTES:

1. ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

AS-BUILT	AS-BUILT
<p>INFORMATION PROVIDED BY:</p> <p>Date: <u>3-6-2025</u></p> <p>Name: <u>EARTHWORKS OF FLORIDA LLC</u></p> <p>Address: <u>11932 NORTH STATE ROAD 121</u></p> <p>MACLENNY, FLORIDA 32068</p> <p>Phone: <u>904-653-2800</u></p>	<p>INFORMATION PROVIDED BY:</p> <p>LANDMARK SURVEYORS, INC.</p> <p>4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254</p> <p>(904) 384-7855 FAX 384-4465</p>
<p>I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:</p> <p><input checked="" type="checkbox"/> Pavement <input type="checkbox"/> Water Main</p> <p><input checked="" type="checkbox"/> Curb &amp; Gutter <input type="checkbox"/> Sanitary Gravity System</p> <p><input checked="" type="checkbox"/> Stormwater &amp; Drainage <input type="checkbox"/> Force Main</p> <p><input type="checkbox"/> Lot Grading <input type="checkbox"/> Lift Station</p>	<p>I HEREBY CERTIFY THAT THE:</p> <p><input checked="" type="checkbox"/> Pavement <input type="checkbox"/> Water Main</p> <p><input checked="" type="checkbox"/> Curb &amp; Gutter <input type="checkbox"/> Sanitary Gravity System</p> <p><input checked="" type="checkbox"/> Stormwater &amp; Drainage <input type="checkbox"/> Force Main</p> <p><input type="checkbox"/> Lot Grading <input type="checkbox"/> Lift Station</p>
<p>ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.</p> <p><i>Frank Slawitschka</i></p> <p>Contractor's Signature</p> <p>FRANK SLAWITSCHKA CUC1225009</p> <p>Contractor's Name and State License Number</p>	<p>ARE AT THE HORIZONTAL AND VERTICAL ALIGNMENT SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p> <p><i>Harold W. Moore</i></p> <p>SIGNATURE:</p> <p>NAME: <u>HAROLD W. MOORE</u> DATE: <u>3-6-2025</u></p> <p>FLORIDA REGISTERED LAND SURVEYOR NUMBER: <u>4253</u></p>

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

LANDMARK SURVEYORS, INC.  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4465  
SURVEYING BUSINESS NUMBER 7775  
CONSTRUCTION LAYOUT - AS BUILT



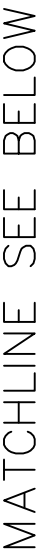
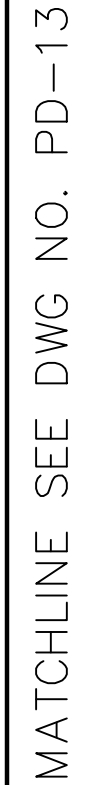
JOB: 4154

DRAWING NAME: 1164-PHASE 1 PD

FILE NO.: SEE FILE

PD-13

AS BUILT INFORMATION SHOWN THUS: ~~42.55~~ **42.51** (IN BOLD)  
AB - DENOTES ASBUILT



## PAVING & DRAINAGE AS-BUILT

MATCHLINE SEE ABOVE



# THE ROOKERY

## PHASE 1

SCALE: 1" = 30'



AS-BUILT NOTES:

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2. COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
SURVEYING BUSINESS NUMBER 7775  
(904) 384-7855 FAX 394-4665  
SURVEYING AND MAPPING \* GPS SERVICES  
CONSTRUCTION LAYOUT \* AS BUILTS

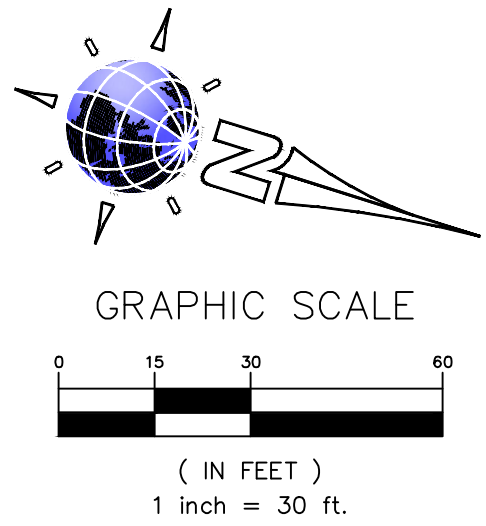


DRAWING  
NAME: 4164-PH1 PD  
FILE NO.: SEE FILE

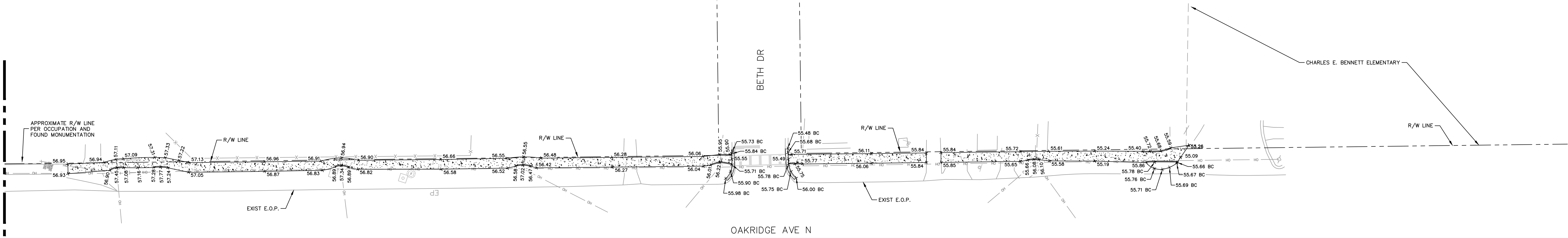
D-14

# AS-BUILT

AS BUILT INFORMATION SHOWN THUS: ~~42:55~~ 42.51 (IN BOLD)  
AB - DENOTES ASBUILT



MATCHLINE SEE DWG NO. PD-14



## ROADWAY IMPROVEMENT OFFSITE SIDEWALK PLAN

SCALE: 1" = 30'

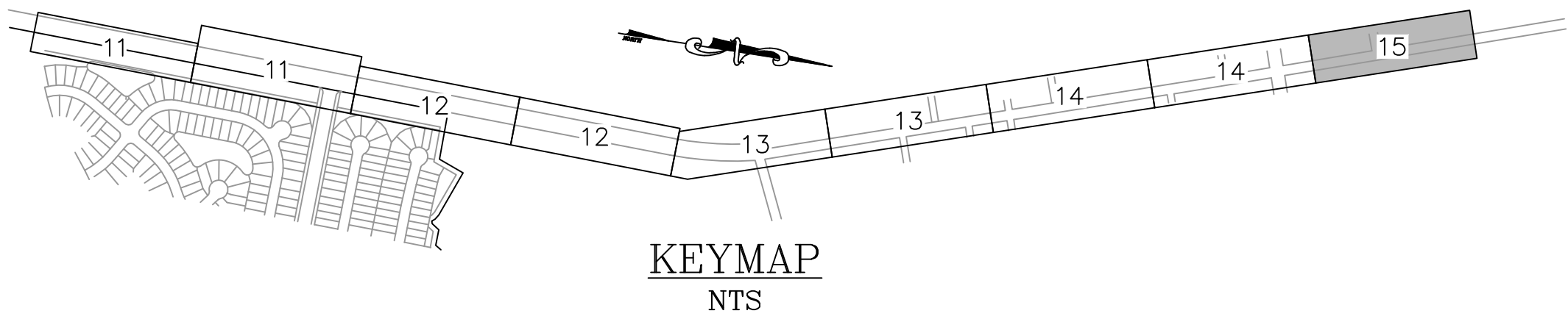
DRAINAGE STRUCTURE SCHEDULE				
STR NO.	STRUCT. TYPE	TOP EL.	INVERT EL. PIPES IN:	INVERT EL. PIPES OUT
R-3A	* TYPE "E"	<del>34.39</del> 33.78	<del>34.06</del> 30.43 (E)	
R-5	* TYPE "C"	<del>32.40</del> 32.50		<del>30.40</del> 30.38 (N)

\* TRAVERSABLE INLET IN ACCORDANCE WITH  
FDOT STANDARD INDEX NO. 425-052,  
SHEETS 1 OF 14, 4 OF 14, 7 OF 14  
AND 10 OF 14

MES & HEADWALL SCHEDULE			
STR NO.	STRUCT. TYPE	INVERT EL. PIPES IN:	INVERT EL. PIPES OUT
R-1	TPL M.E.S.(24") (EAST PIPE)		<del>32.70</del> 32.66 (N)
	TPL M.E.S.(24") (CENTER PIPE)		<del>32.70</del> 32.69 (N)
	TPL M.E.S.(24") (WEST PIPE)		<del>32.70</del> 32.66 (N)
R-2	TPL M.E.S.(24") (EAST PIPE)	<del>32.40</del> 32.39 (S)	
	TPL M.E.S.(24") (CENTER PIPE)	32.40 (S) AB	
	TPL M.E.S.(24") (WEST PIPE)	<del>32.40</del> 32.41 (S)	
R-3	M.E.S.(30")		<del>31.10</del> 30.52 (W)
R-4	30"HDWL	<del>30.70</del> 30.23 (E)	
R-6	M.E.S.(18")	<del>30.30</del> 30.19 (S)	
R-7	12"x18"HDWL	33.40 (W) AB	
R-8	12"x18"HDWL		<del>33.40</del> 33.48 (E)
R-9	M.E.S.(18")		<del>32.80</del> 32.87 (N)
R-10	M.E.S.(18")	<del>32.50</del> 32.52 (S)	
R-13	M.E.S.(14"x23")		<del>33.00</del> 33.71 (S)
R-14	M.E.S.(14"x23")	<del>33.70</del> 33.69 (N)	

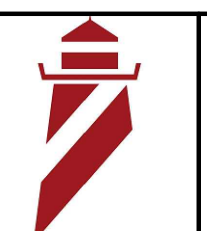
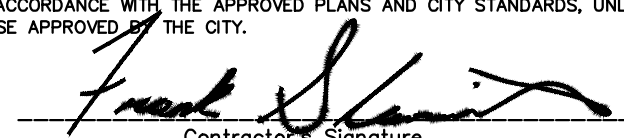
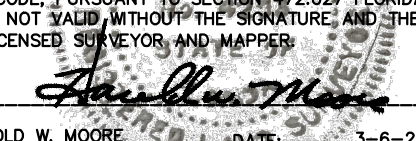
PIPE SCHEDULE						
STRUCT. NO. TO STRUCT. NO.	LENGTH FT.	SIZE IN.	TYPE	UP STREAM EL.	DOWN STREAM EL.	SLOPE
EXIST - R-4	<del>4</del> 5	30	RCP	30.81 AB	<del>30.79</del> 30.23	<del>0.35%</del> 11.60%
R-1 - R-2 (EAST PIPE)	<del>130</del> 129	(3)24	RCP	<del>32.70</del> 32.66	<del>32.40</del> 32.39	<del>0.23%</del> 0.21%
R-1 - R-2 (CENTER PIPE)	<del>130</del> 129	(3)24	RCP	<del>32.70</del> 32.69	32.40 AB	<del>0.23%</del> 0.22%
R-1 - R-2 (WEST PIPE)	<del>130</del> 129	(3)24	RCP	<del>32.70</del> 32.66	<del>32.40</del> 32.41	<del>0.23%</del> 0.19%
R-3 - R-3A	<del>14</del> 12	30	RCP	<del>34.10</del> 30.52	<del>34.00</del> 30.43	<del>0.69%</del> 0.75%
R-5 - R-6	<del>72</del> AB	18	RCP	<del>30.40</del> 30.38	<del>30.30</del> 30.19	<del>0.14%</del> 0.26%
R-8 - R-7	<del>13</del> 16	12x18	ERCP	<del>33.40</del> 33.48	33.40 AB	<del>0.00%</del> 0.50%
R-9 - R-10	<del>24</del> 27	18	RCP	<del>32.80</del> 32.87	<del>32.50</del> 32.52	<del>1.32%</del> 1.30%
R-13 - R-14	<del>32</del> 33	14x23	ERCP	<del>33.00</del> 33.71	<del>32.70</del> 33.69	<del>0.32%</del> 0.06%

NOTE: PIPE R-13 - R-14 TO BE  
CLASS HE-III



### AS-BUILT NOTES:

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- COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

AS-BUILT		AS-BUILT	
INFORMATION PROVIDED BY: Date: <u>3-6-2025</u> Name: <u>EARTHWORKS OF FLORIDA LLC.</u> Address: <u>11932 NORTH STATE ROAD 121</u> <u>MACLENNY, FLORIDA 32068</u> Phone: <u>904-653-2800</u>		INFORMATION PROVIDED BY:  LANDMARK SURVEYORS, INC. SURVEYING BUSINESS NUMBER 7775 32254 4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254 (904) 384-7855 FAX 384-4465 MACLENNY, FLORIDA 32068 (904) 384-7855 FAX 384-4465	
I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF: <input checked="" type="checkbox"/> Pavement <input checked="" type="checkbox"/> Curb & Gutter <input checked="" type="checkbox"/> Stormwater & Drainage <input checked="" type="checkbox"/> Lot Grading <input type="checkbox"/> Water Main <input type="checkbox"/> Sanitary Gravity System <input type="checkbox"/> Force Main <input type="checkbox"/> Lift Station		I HEREBY CERTIFY THAT THE: <input checked="" type="checkbox"/> Pavement <input checked="" type="checkbox"/> Curb & Gutter <input checked="" type="checkbox"/> Stormwater & Drainage <input checked="" type="checkbox"/> Lot Grading <input type="checkbox"/> Water Main <input type="checkbox"/> Sanitary Gravity System <input type="checkbox"/> Force Main <input type="checkbox"/> Lift Station	
ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.  Contractor's Signature FRANK SLAWITSCHKA CUC1225009 Contractor's Name and State License Number		ARE AT THE HORIZONTAL AND VERTICAL ALIGNMENT SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  SIGNATURE: NAME: <u>HAROLD W. MOORE</u> DATE: <u>3-6-2025</u> FLORIDA REGISTERED LAND SURVEYOR NUMBER: <u>4253</u>	

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

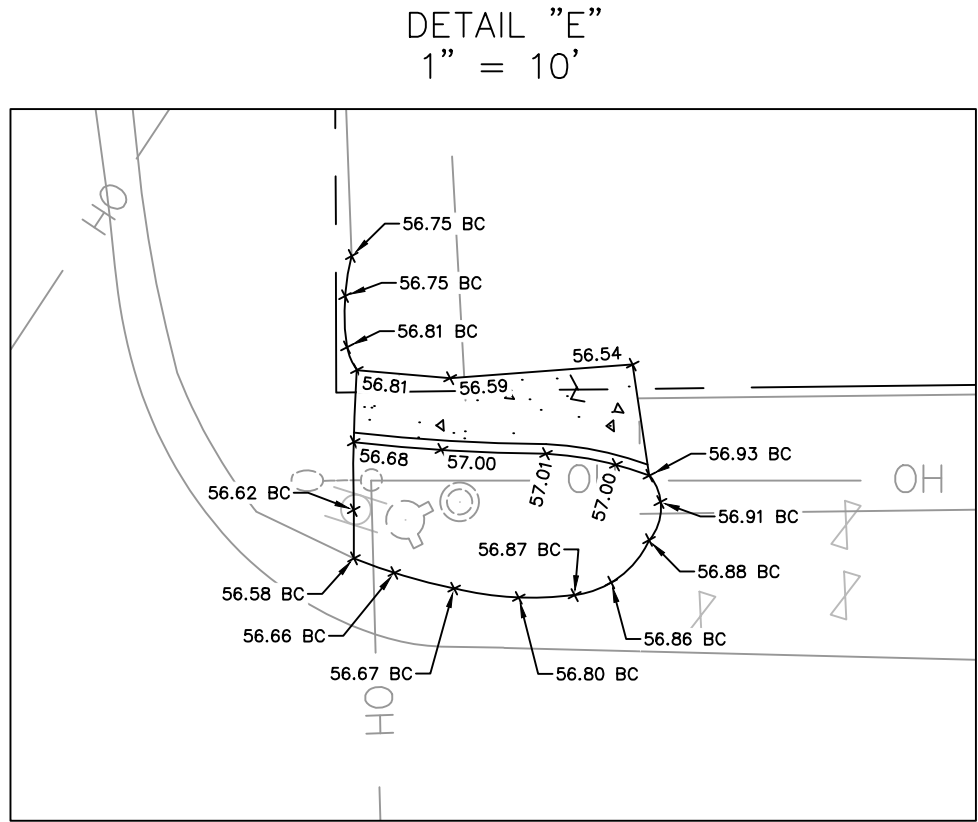
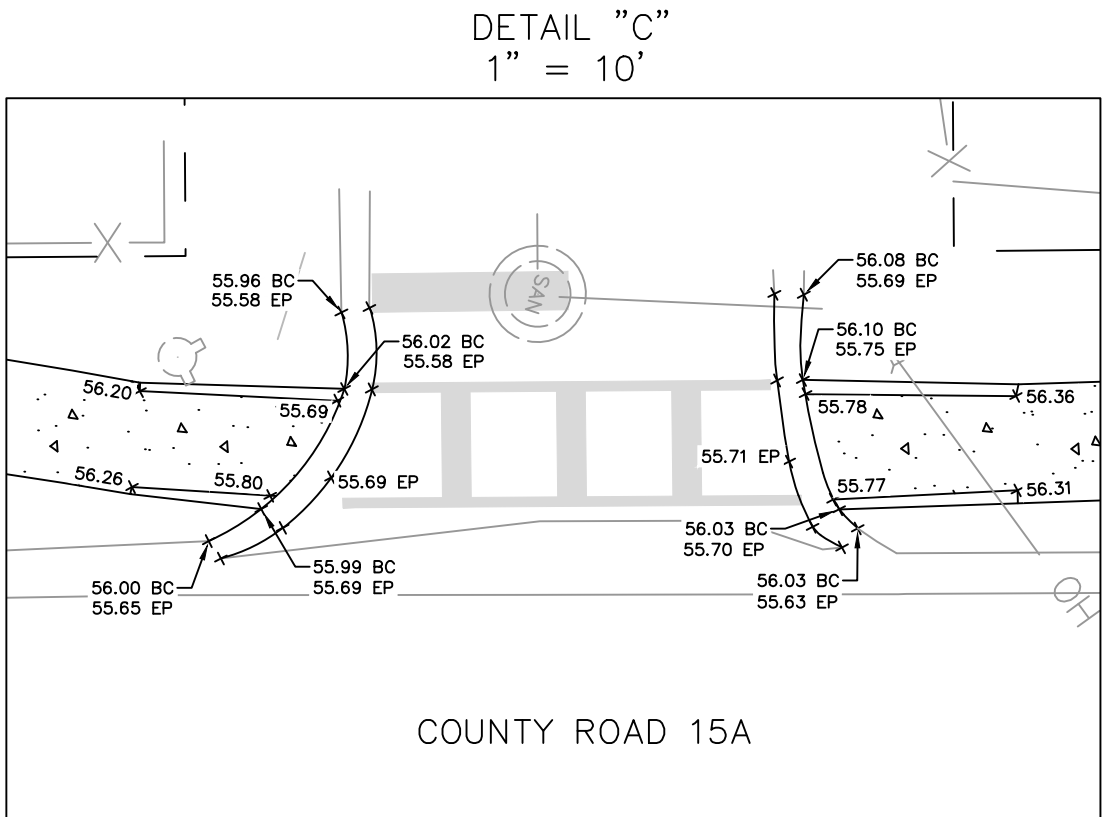
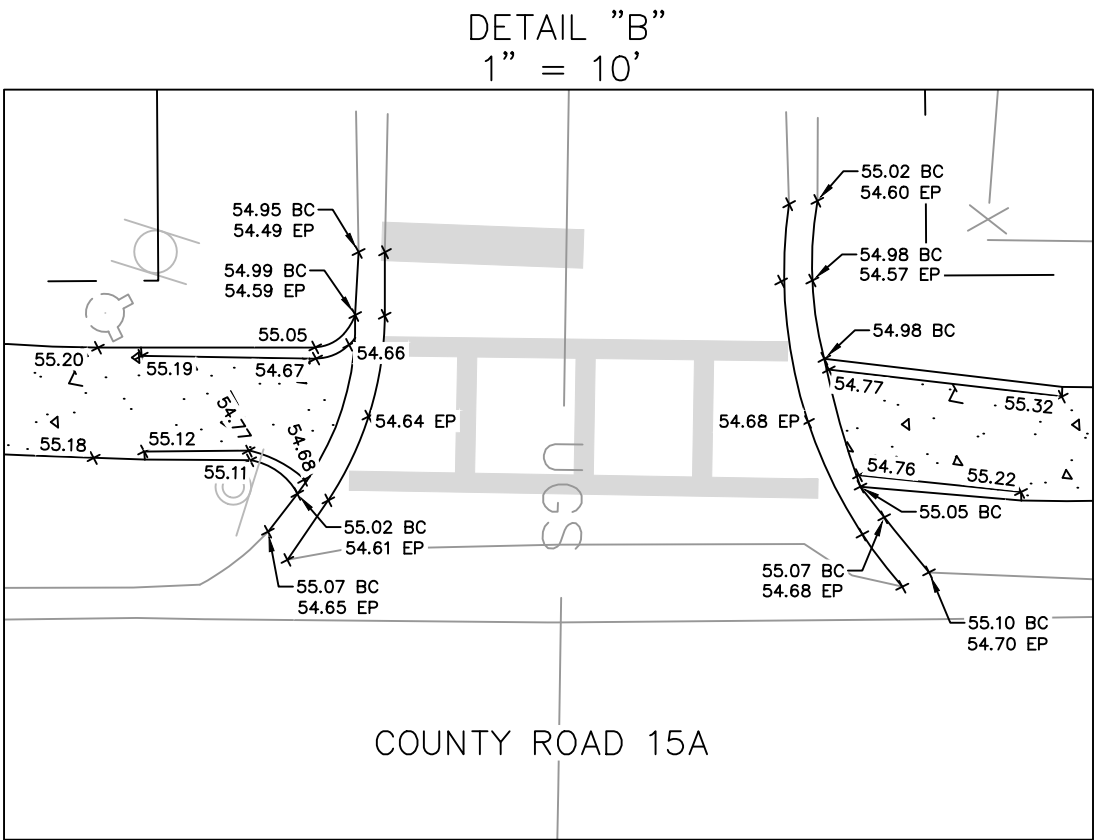
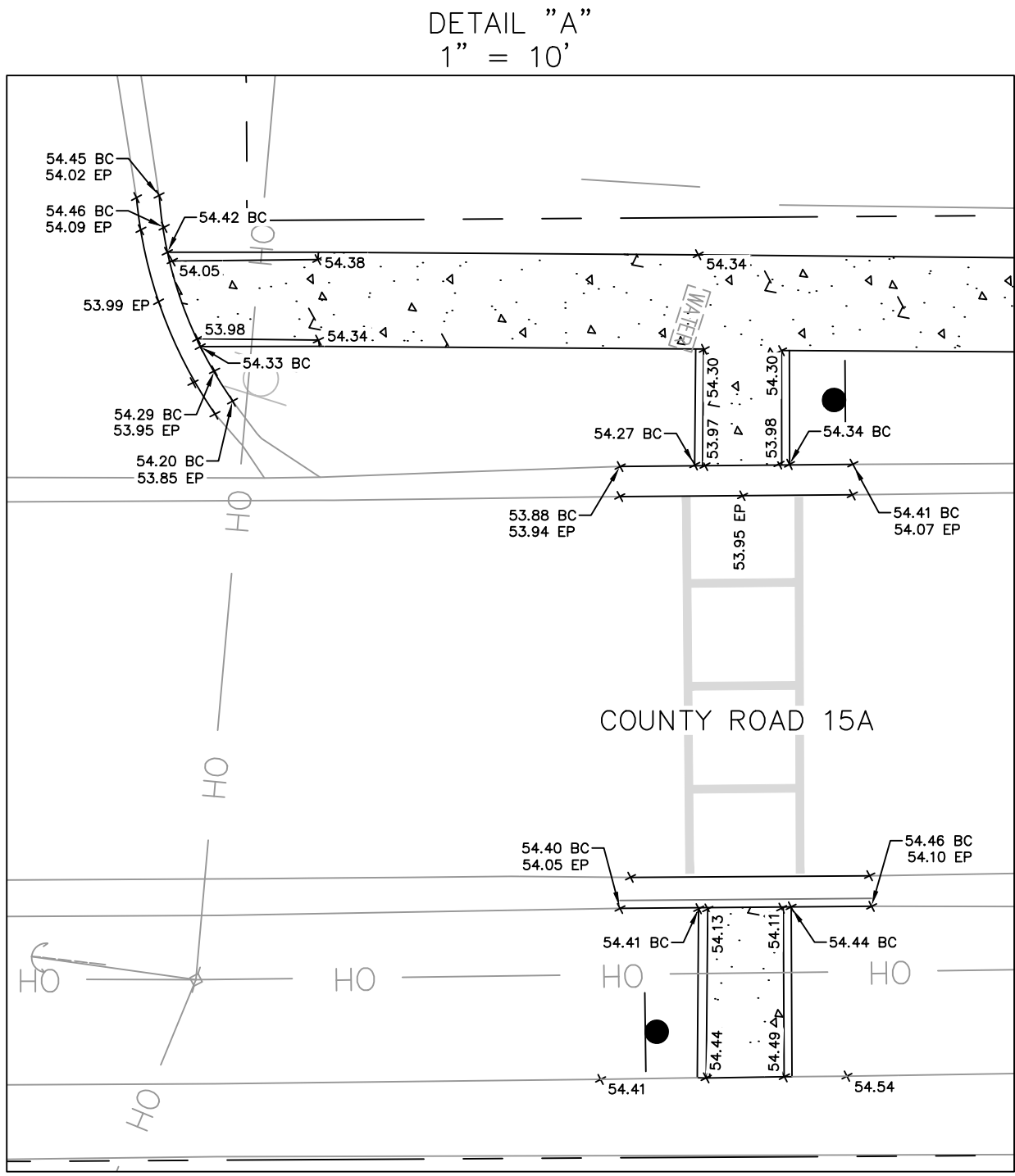
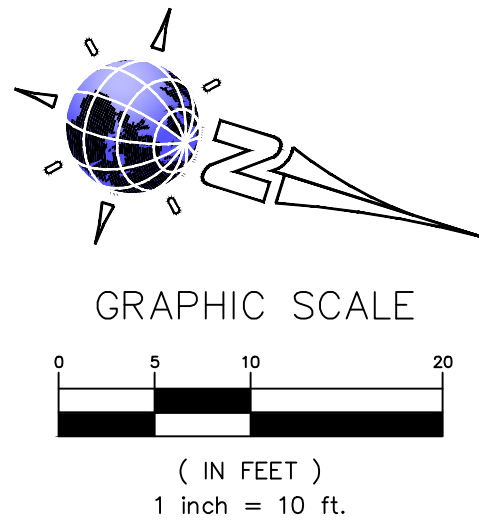
LANDMARK SURVEYORS, INC.  
SURVEYING BUSINESS NUMBER 7775 32254  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
(904) 384-7855 FAX 384-4465  
MACLENNY, FLORIDA 32068  
(904) 384-7855 FAX 384-4465  
SURVEYING BUSINESS NUMBER 7775 32254  
CONSTRUCTION LAYOUT • AS-BUILTS

JOB: 4154  
DRAWING NAME: 1164-PRI PD-15  
FILE NO.: SEE FILE

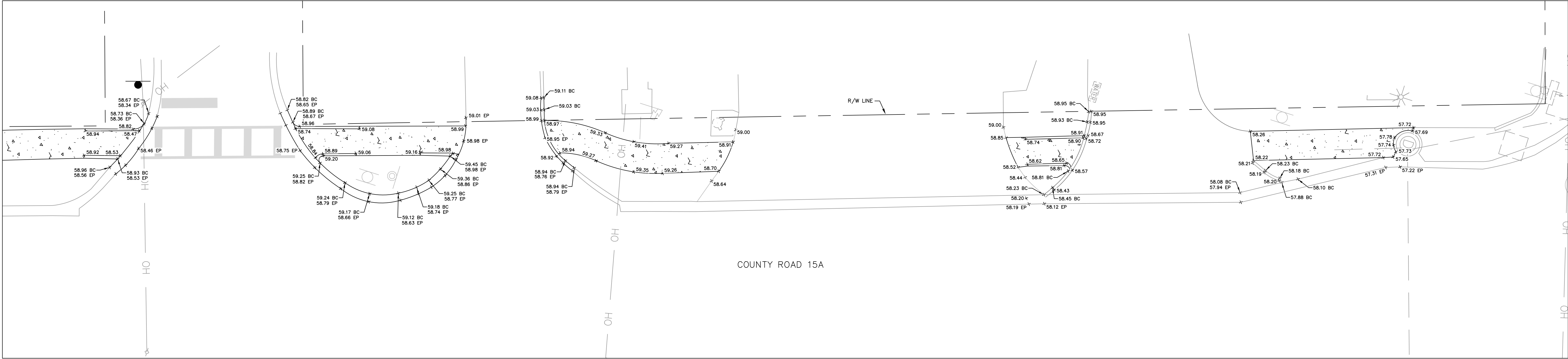
PD-15

# AS-BUILT

AS BUILT INFORMATION SHOWN THUS: **42:55 42.51 (IN BOLD)**  
AB - DENOTES ASBUILT



DETAIL "D"  
1" = 10'



- AS-BUILT NOTES:
1. ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  2. COORDINATES SHOWN HEREON BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE COORDINATES, EAST ZONE, U.S. FEET.

AS-BUILT	AS-BUILT
<p>INFORMATION PROVIDED BY:</p> <p>Date: <u>3-6-2025</u></p> <p>Name: <u>EARTHWORKS OF FLORIDA LLC</u></p> <p>Address: <u>11932 NORTH STATE ROAD 121</u></p> <p>MACLENNY, FLORIDA 32068</p> <p>Phone: <u>904-653-2800</u></p>	<p>INFORMATION PROVIDED BY:</p> <p>LANDMARK SURVEYORS, INC.</p> <p>4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254</p> <p>(904) 384-7855 FAX 384-4465</p>
<p>I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:</p> <p><input checked="" type="checkbox"/> Pavement <input type="checkbox"/> Water Main</p> <p><input checked="" type="checkbox"/> Curb &amp; Gutter <input type="checkbox"/> Sanitary Gravity System</p> <p><input checked="" type="checkbox"/> Stormwater &amp; Drainage <input type="checkbox"/> Force Main</p> <p><input type="checkbox"/> Lot Grading <input type="checkbox"/> Lift Station</p>	<p>I HEREBY CERTIFY THAT THE:</p> <p><input checked="" type="checkbox"/> Pavement <input type="checkbox"/> Water Main</p> <p><input checked="" type="checkbox"/> Curb &amp; Gutter <input type="checkbox"/> Sanitary Gravity System</p> <p><input checked="" type="checkbox"/> Stormwater &amp; Drainage <input type="checkbox"/> Force Main</p> <p><input type="checkbox"/> Lot Grading <input type="checkbox"/> Lift Station</p>
<p>ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS, UNLESS OTHERWISE APPROVED BY THE CITY.</p> <p><i>Frank Slawitschka</i></p> <p>Contractor's Signature</p> <p>FRANK SLAWITSCHKA CUC1225009</p> <p>Contractor's Name and State License Number</p>	<p>ARE AT THE HORIZONTAL AND VERTICAL ALIGNMENT SHOWN ON THESE "AS BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 402.02, FLORIDA STATUTES. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LAND SURVEYOR AND MAPPERS.</p> <p><i>Harold W. Moore</i></p> <p>SIGNATURE:</p> <p>NAME: <u>HAROLD W. MOORE</u> DATE: <u>3-6-2025</u></p> <p>FLORIDA REGISTERED LAND SURVEYOR NUMBER: <u>4253</u></p>
<p>JOB: <u>4154</u></p> <p>DRAWING NAME: <u>1164-PRI PD</u></p> <p>FILE NO.: <u>SEE FILE</u></p>	<p>LANDMARK SURVEYORS, INC.</p> <p>4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254</p> <p>(904) 384-7855 FAX 384-4465</p> <p>SURVEYING BUSINESS NUMBER 7775</p> <p>CONSTRUCTION LAYOUT - AS BUILT</p>

PAVING & DRAINAGE  
AS-BUILT

THE ROOKERY  
PHASE 1

LANDMARK SURVEYORS, INC.

4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254

(904) 384-7855 FAX 384-4465

SURVEYING BUSINESS NUMBER 7775

CONSTRUCTION LAYOUT - AS BUILT



PD-16

# ROOKERY PHASE 1

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,  
RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA.

## CAPTION

A portion of Section 38 of the George I.F. Clarke Grant, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1545, page 513, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly right of way line of State Road No. 23 (First Coast Outer Beltway), a variable width right of way per Florida Department of Transportation Right of Way Map Section 71493, with the Easterly right of way line of County Road No. 15A (South Oakridge Avenue), a 100' right of way per State Road Department Right of Way Map Section 7101-105; thence North 02°07'57" East, along said Easterly right of way line, 4742.08 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 02°07'57" East, along said Easterly right of way line, 2469.78 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 4580, page 2153, of said Public Records; thence Easterly along the boundary line of last said lands the following 9 courses: Course 1, thence South 88°31'42" East, departing said Easterly right of way line, 282.59 feet; Course 2, thence North 21°17'17" East, 161.55 feet; Course 3, thence South 68°42'43" East, 287.10 feet; Course 4, thence South 58°52'43" East, 32.90 feet; Course 5, thence South 37°48'54" East, 22.40 feet; Course 6, thence North 70°53'31" East, 15.20 feet; Course 7, thence North 34°14'49" East, 52.23 feet; Course 8, thence South 88°17'22" East, 94.17 feet; Course 9, thence North 31°43'31" East, 427.82 feet; thence South 58°16'29" East, departing said boundary line, 30.00 feet to a point on a non-tangent curve concave Southeastely having a radius of 175.00 feet; thence Northeastely along the arc of said curve, through a central angle of 16°53'45", an arc length of 51.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 40°10'24" East, 51.42 feet; thence North 41°22'44" West, along a non-tangent line, 29.96 feet to a point on a non-tangent curve concave Southerly having a radius of 198.38 feet; thence Easterly along the arc of said curve, through a central angle of 4°45'50", an arc length of 165.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 73°41'49" East, 160.63 feet; thence South 05°22'04" West, along a non-tangent line, 24.76 feet to a point on a non-tangent curve concave Southwesterly having a radius of 175.00 feet; thence Southeastely along the arc of said curve, through a central angle of 6°70'24", an arc length of 205.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 51°03'13" East, 193.58 feet; thence South 77°07'44" East, along a non-tangent line, 159.64 feet; thence South 07°36'26" East, 27.75 feet to a point on a non-tangent curve concave Westerly having a radius of 329.63 feet; thence Southerly along the arc of said curve, through a central angle of 18°48'59", an arc length of 108.25 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 05°32'51" East, 107.77 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 114.19 feet, through a central angle of 42°20'42", an arc length of 84.40 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 25°02'00" West, 82.49 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 100.00 feet, through a central angle of 49°48'01", an arc length of 86.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°18'21" West, 84.21 feet; thence South 03°35'40" East, 137.02 feet to the point of curvature of a curve concave Northeastely having a radius of 100.00 feet; thence Southeastely along the arc of said curve, through a central angle of 6°74'41", an arc length of 118.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 37°28'01" East, 111.47 feet; thence South 71°20'21" East, 100.70 feet to the point of curvature of a curve concave Southwesterly having a radius of 100.00 feet; thence Southeastely along the arc of said curve, through a central angle of 33°25'02", an arc length of 58.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 54°37'50" East, 57.50 feet; thence South 37°55'20" East, 92.83 feet to the point of curvature of a curve concave Westerly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of 109°39'38", an arc length of 57.42 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 16°54'30" West, 49.05 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 565.00 feet, through a central angle of 26°23'26", an arc length of 260.24 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 84°56'02" West, 257.95 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 3150.00 feet, through a central angle of 01°46'01", an arc length of 97.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 82°45'16" West, 97.14 feet; thence South 06°21'43" West, along a non-tangent line, 120.00 feet to a point on a non-tangent curve concave Southerly having a radius of 3030.00 feet; thence Easterly along the arc of said curve, through a central angle of 00°05'48", an arc length of 5.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 83°35'22" East, 5.11 feet; thence South 06°27'32" West, along a non-tangent line, 60.00 feet; thence South 02°10'52" West, 86.73 feet; thence South 87°49'08" East, 76.56 feet; thence South 02°10'52" West, 45.00 feet; thence South 87°49'08" East, 36.97 feet; thence South 02°10'52" West, 100.00 feet to a point on a non-tangent curve concave Southeastely having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 47°10'52" West, 35.36 feet; thence South 02°10'52" West, 90.00 feet to the point of curvature of a curve concave Northeastely having a radius of 25.00 feet; thence Southeastely along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 42°49'08" East, 35.36 feet; thence South 02°10'52" West, 60.00 feet; thence North 87°49'08" West, 1.00 feet to the point of curvature of a curve concave Southeastely having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 47°10'52" West, 42.43 feet; thence South 02°10'52" West, 95.00 feet; thence North 87°49'08" West, 60.00 feet; thence South 02°10'52" West, 19.32 feet to the point of curvature of a curve concave Easterly having a radius of 530.00 feet; thence Southerly along the arc of said curve, through a central angle of 01°15'19", an arc length of 11.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 01°33'13" West, 11.61 feet; thence North 87°49'08" West, along a non-tangent line, 148.85 feet to a point on a non-tangent curve concave Southwesterly having a radius of 30.00 feet; thence Southeastely along the arc of said curve, through a central angle of 86°29'30", an arc length of 45.29 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 44°34'23" East, 41.11 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 650.00 feet, through a central angle of 16°22'41", an arc length of 185.80 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 09°30'58" East, 185.17 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of 100°37'35", an arc length of 52.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 32°36'29" West, 46.17 feet; thence South 82°55'17" West, 49.39 feet to the point of curvature of a curve concave Southerly having a radius of 450.00 feet; thence Westerly along the arc of said curve, through a central angle of 17°01'13", an arc length of 133.68 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 74°24'40" West, 133.19 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 30.00 feet, through a central angle of 69°35'32", an arc length of 36.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 79°18'10" West, 34.24 feet; thence South 45°29'35" West, along a non-tangent line, 290.34 feet to a point on a non-tangent curve concave Westerly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of 78°57'15", an arc length of 41.34 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 16°18'54" East, 38.15 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 450.00 feet, through a central angle of 19°41'49", an arc length of 154.70 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 13°18'49" West, 153.94 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of 68°18'06", an arc length of 35.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 37°36'58" West, 33.68 feet; thence South 18°13'59" East, along a non-tangent line, 76.77 feet to the point of curvature of a curve concave Northwesterly having a radius of 175.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 93°45'36", an arc length of 286.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°38'49" West, 255.47 feet; thence South 75°31'36" West, 76.77 feet to a point on a non-tangent curve concave Westerly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of 58°59'24", an arc length of 30.89 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 15°01'18" West, 29.54 feet;

## CAPTION CONTINUATION

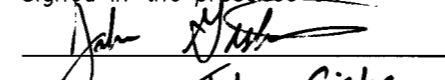
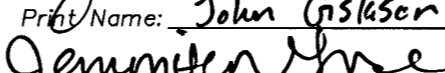
thence Southerly along the arc of a curve concave Easterly having a radius of 175.00 feet, through a central angle of 55°04'23", an arc length of 168.21 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 16°58'48" West, 161.81 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of 11°16'24", an arc length of 61.40 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 48°04'49" West, 51.23 feet; thence Southwesterly along the arc of a curve concave Southeastely having a radius of 175.00 feet, through a central angle of 102°05'52", an arc length of 311.84 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°40'05" West, 272.19 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of 75°39'04", an arc length of 39.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 42°26'41" West, 36.80 feet; thence South 09°44'30" East, along a non-tangent line, 51.18 feet; thence South 42°13'32" West, 15.22 feet; thence South 84°56'54" West, 32.56 feet; thence North 55°45'45" West, 43.43 feet; thence North 51°15'09" West, 213.61 feet; thence North 87°52'03" West, 115.00 feet to the Point of Beginning.

Containing 74.06 acres, more or less.

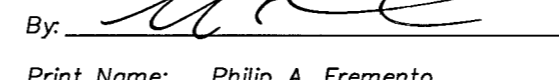
## CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4750, Page 2139, of the Public Records of Clay County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

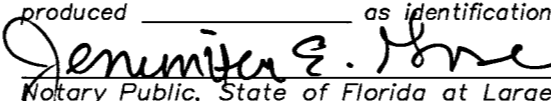
  
Print Name: John Gislason  
  
Print Name: Jennifer Grose

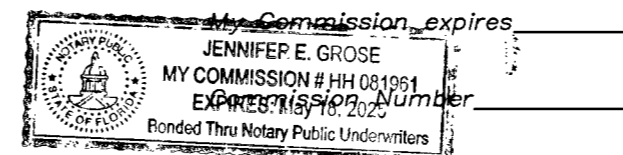
D.R. Horton, Inc. - Jacksonville  
A Delaware corporation

By:   
Print Name: Philip A. Fremanto  
Its: Vice President

## STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 11th day of July, 2024, by Philip A. Fremanto, the Vice President of D.R. Horton, Inc. - Jacksonville, a Delaware corporation, who ☐ is personally known to me or who ☐ has produced \_\_\_\_\_ as identification.

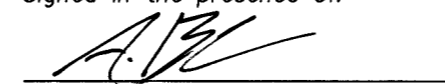
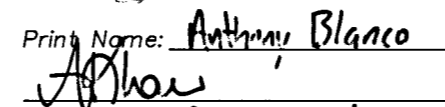
  
Notary Public, State of Florida at Large  
Printed Name: Jennifer E. Grose




## CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4750, Page 558, of the Public Records of Clay County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

  
Print Name: Anthony Blanco  
  
Print Name: Alyssa Khan

Flagstar Bank, N.A., A NATIONAL BANK  
formerly known as Flagstar Bank, FSB, a federally chartered savings bank

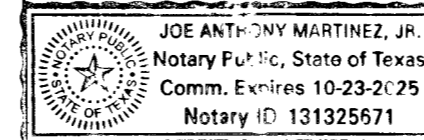
By:   
Print Name: Drew Szilagyi  
Its: First Vice President

## STATE OF TEXAS, COUNTY OF HARRIS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 15th day of July, 2024, by Drew Szilagyi, the First Vice President of Flagstar Bank, N.A., a national bank formerly known as Flagstar Bank, a federally chartered savings bank, who ☒ is personally known to me or who ☐ has produced \_\_\_\_\_ as identification.

  
Notary Public, State of Texas at Large  
Printed Name: Joe A. Martinez Jr.

My Commission expires 10-23-2025  
Commission Number 131325671



## ADOPTION AND DEDICATION

This is to certify that ADJ Rookery, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon and that they have caused the same to be surveyed and subdivided, and that this plat known as ROOKERY PHASE 1 made in accordance with said survey is hereby adopted as the true and correct plat of said lands. All of the property that is designated on this plat as, Tracts "B", "C", "D", "E", "F", "G" and "H" (Stormwater Management Facility), Tracts "I", "J" (Perimeter Buffer), Tracts "K", "L", "M", "N", "O", "P" and "W" (Open Space), Tract "U" (Utility Tract), Tracts "P", "Q", "R", "S" and "T" (Landscape Buffer), Tract "X" (Recreation/Open Space), Fire Department Access Easements are hereby irrevocably and without reservation dedicated to the Rookery Community Development District, its successors and assigns.

Palm Warbler Road, Anhinga Island Lane, Pearce Boulevard, Little Heron Place, Lark Sparrow Street, Audubon Avenue White Ibis Lane, Hatchling Court, Horned Lark Court, maintenance easements and unobstructed drainage and access easements and drainage easements are hereby irrevocably and without reservation dedicated to the City of Green Cove Springs, its successors and assigns.

The drainage easements through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to the Community Development District, its successors and assigns, and are subject to the following covenants which shall run with the land.

# PLAT BOOK 76 PAGE 1

SHEET 1 OF 14 SHEETS

SEE SHEET 3 FOR NOTES

## ADOPTION AND DEDICATION CONTINUATION

(1) The drainage easements hereby dedicated shall permit the City of Green Cove Springs, its successors and assigns, to discharge into said Stormwater Management Facility which these easements traverse, all water which may fall or come upon the land hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from Pearce Boulevard, Little Heron Place, Lark Sparrow Street, Audubon Avenue, White Ibis Lane, Hatchling Court, Horned Lark Court: from adjacent land or from any other source of public waters into or through said Stormwater Management Facility, without any liability whatsoever on the part of the City of Green Cove Springs, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of the drainage easements by the City of Green Cove Springs, its successors and assigns.

(2) Tracts "B", "C", "D", "E", "F", "G" and "H" shown on this plat, dedicated to the Rookery Community Development District, is established for the placement and maintenance of stormwater retention/detention in the Stormwater Management Facility. Rookery Community Development District shall remain responsible for the maintenance and/or repair of said Stormwater Management Facility in accordance with all applicable permits and laws, unless the tracts are conveyed to an owners association which has the duty and authority, and has accepted responsibility therefor, Clay County by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may ever be or come within said Stormwater Management Facility which these easements traverse, or any responsibility for maintenance or preservation of the water purity, water level or water depth, which responsibilities shall be those of Community Development District. The City of Green Cove Springs, its successors and assigns are hereby granted an easement for drainage purposes across said Tracts "B", "C", "D", "E", "F", "G" and "H".

(3) The City of Green Cove Springs, its successors and assigns shall not be liable or responsible for the creation, operation, failure or destruction of Water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the Stormwater Management Facility shown on this plat, but shall have he right to modify the existence of the Stormwater Management Facility and that which retains it to effect adequate drainage including but not limited to, the right to remove any water level control structures or any part thereof. the Rookery Community Development District, developer and owner of the Stormwater Management Facility depicted in this plat, shall indemnify the City of Green Cove Springs and hold it harmless from suits, actions, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the Stormwater Management Facility described above, or any part thereof, occasioned wholly or in part by any act or omission of the Rookery Community Development District, its agents, contractors, employees, servants, licensees or concessionaires with ROOKERY PHASE 1. This indemnification shall run with the land and the successors and assigns of the Rookery Community Development District, shall be bound by and subject to it.

None of the foregoing shall prohibit the City of Green Cove Springs, from establishing a municipal service benefit unit, stormwater utility, transportation utility, or any other special assessment/fee system within any subdivision for the furnishing of roads, streets, drainage, or other benefits. Nor shall any of the foregoing prohibit the acceptance for maintenance of roads or common facilities by the City Council if after any filing of any plat the facilities to be accepted by the City Council for maintenance are upgraded to County acceptance standards by contribution of the local developer or homeowners or by establishment of a municipal service benefit district.

All easements for water and sewer systems, marked CCUA and shown on plat are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (CCUA), its successors and assigns.

All easements for underground electrical distribution system, marked GCS and shown on plat are hereby irrevocably and without reservation dedicated to the City of Green Cove Springs (GCS), its successors and assigns.

Tract "A" is hereby designated as lift station area and irrevocably dedicated in Fee Simple to Clay County Utility Authority and its successors and assigns.

Tracts "B", "C", "D", "E", "F", "G" and "H" (Stormwater Management Facility), Tracts "I", "J" (Perimeter Buffer), Tracts "K", "L", "M", "N", "O", "P", "Q", "R", "S" and "T" (Open Space), Tract "U" (Utility Tract), Tracts "P", "Q", "R", "S" and "T" (Landscape Buffer), Tract "X" (Recreation/Open Space) and Fire Department Access Easements are hereby reserved unto the Dedicator, its successors and assigns.

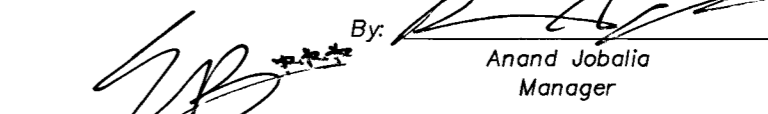
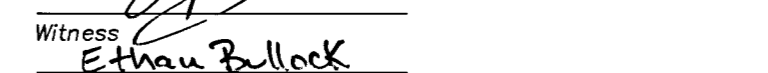
Those easements designated as "AT&T Easements" are hereby irrevocably dedicated to Bellsouth Telecommunications, LLC, D/B/A AT&T Florida, its successors and assigns, for their exclusive use. Those easements designated as "AT&T Ingress and Egress" are hereby irrevocably dedicated to Bellsouth Telecommunications, LLC, D/B/A AT&T Florida, its successors and assigns, for their non-exclusive use.


In witness whereof, the undersigned Owner has executed this plat on the 11th day of July, 2024.

ADJ Rookery, LLC,  
a Florida limited liability company

By: RS-JDG Fund I, LLC,  
a Florida limited liability company,  
its Manager

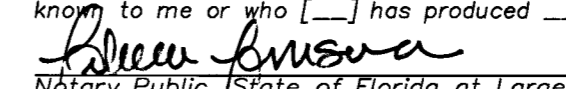
By: AJ-DJ Stokes, LLC,  
a Florida limited liability company,  
its Manager

  
By: Anand Jobalia  
Manager  
Witness:   
Print Name: Ethan Bullock

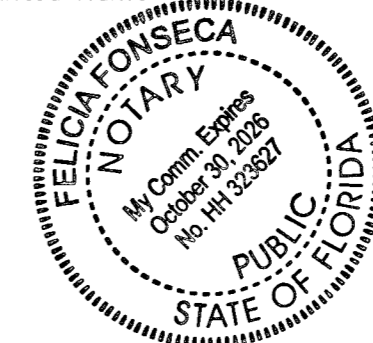
  
Witness: Anand Jobalia  
Print Name: Anand Jobalia

## STATE OF Florida, COUNTY OF Volusia

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 10th day of July, 2024, by Anand Jobalia, as the Manager of AJ-DJ Stokes, LLC, a Florida limited liability company, the Manager of RS-JDG Fund I, LLC, a Florida limited liability company, the Manager of ADJ Rookery, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or who ☐ has produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida at Large  
Printed Name: Felicia Fonseca

My Commission expires October 20, 2024  
Commission Number AH 323627



PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 1

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,  
RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA.

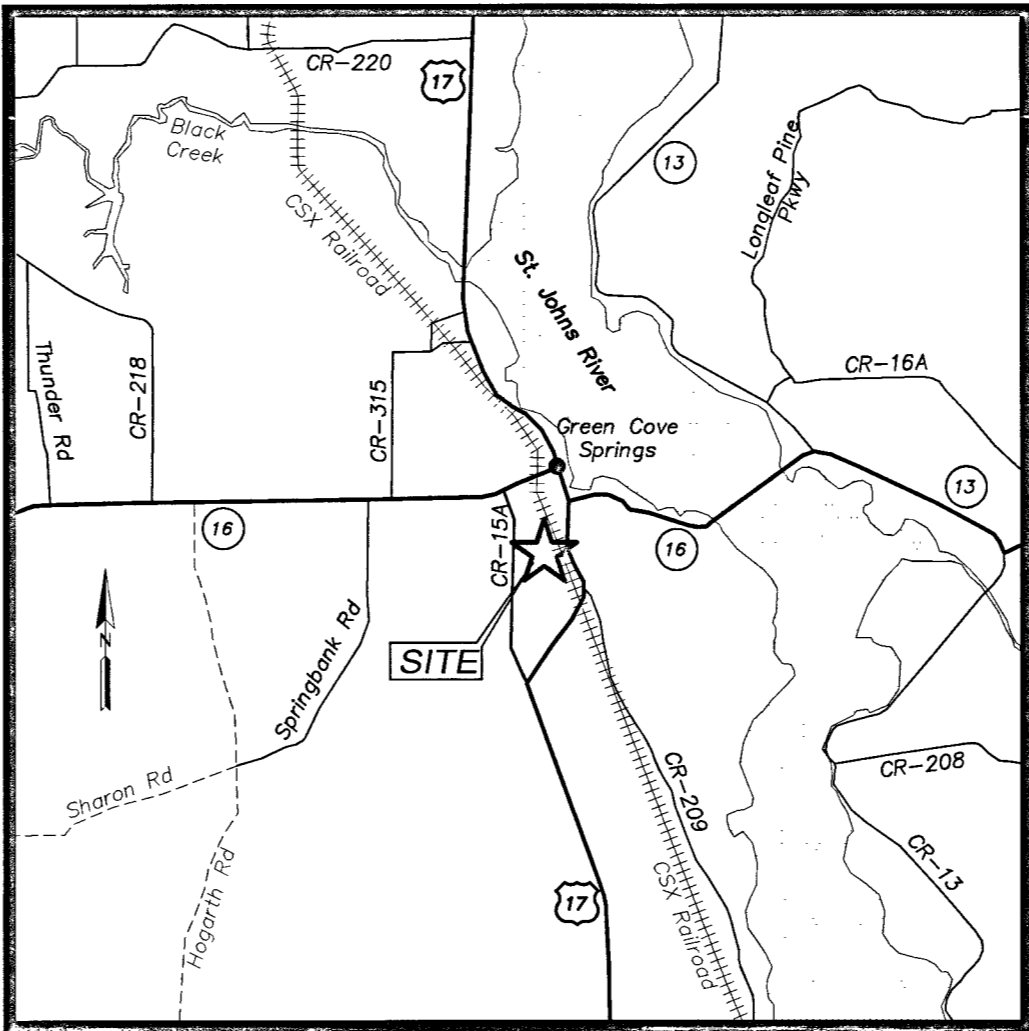
PLAT BOOK 76 PAGE 2

SHEET 2 OF 14 SHEETS

SEE SHEET 3 FOR NOTES

CLERK'S CERTIFICATE  
I certify that this plat was first for recording on this 9 day of September, 2024 in Plat Book 76  
Pages 1 through 1 of the Public Records of Clay County, Florida.  
Tara S. Green For  
Tara S. Green, Clay County Clerk of Court

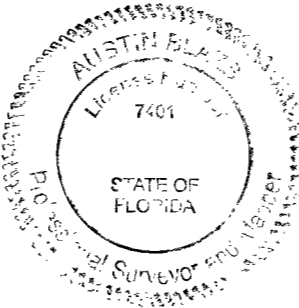
CERTIFICATE OF APPROVAL BY THE CITY COUNCIL  
The City of Green Cove Springs City Council hereby approves this final plat of Rookery Phase 1 this \_\_\_\_\_ day  
of \_\_\_\_\_, 2024.  
Kevin West  
Clerk of the City of Green Cove Springs  
[Signature]  
Mayor of the City of Green Cove Springs



VICINITY MAP  
(NOT TO SCALE)

CERTIFICATE OF APPROVAL BY THE CITY ATTORNEY  
The city of Green Cove Springs City Attorney approves this final plat of Rookery Phase 1 this \_\_\_\_ day  
of \_\_\_\_\_, 2024.  
[Signature]  
City Attorney

SURVEYOR'S CERTIFICATE  
Know all men by these presents, that the undersigned, being currently licensed and registered by  
the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above  
plat is a true and correct representation of the lands surveyed, platted and described, and was  
made under the undersigned's responsible direction and supervision, and that the plat complies  
with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.  
Signed and sealed this 31<sup>st</sup> day of July, 2024.  
Bob L. Pittman  
Bob L. Pittman  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 4827



SURVEYOR'S CERTIFICATE OF REVIEW  
The undersigned surveyor hereby certifies that he has reviewed this plat on behalf of Clay County, Florida, in  
accordance with the requirements of Part 1, Section 177 Florida Statutes, and has determined that said plat  
conforms with requirements of said Part 1, Chapter 177, Florida Statutes. The undersigned did not prepare this  
plat. However, my review and certification does not include computation or field verification of any points or  
measurements.  
This certificate is made as of the 29 day of JULY, 2024.  
Signed: [Signature] Print Address: 11801 Research Drive  
Print Name: Austin Blazs Alachua, FL 32615  
Florida Registration No.: LS 7401

PREPARED BY:  
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14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
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PLAT BOOK 76 PAGE 3

SHEET 3 OF 14 SHEETS



# ROOKERY PHASE 1

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,  
RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA.

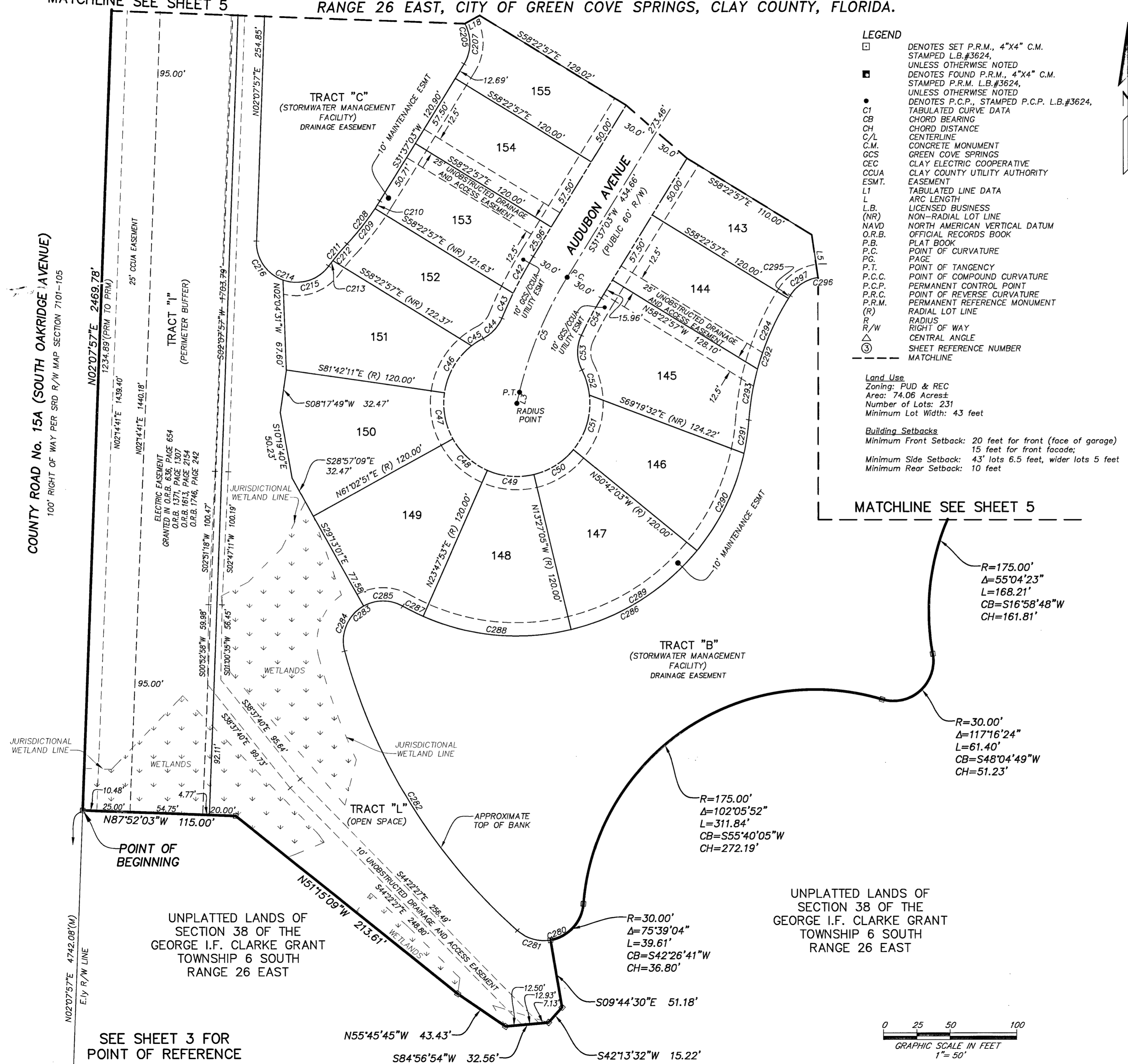
PLAT BOOK 76 PAGE 4

SHEET 4 OF 14 SHEETS

SEE SHEET 3 FOR NOTES

MATCHLINE SEE SHEET 5

COUNTY ROAD No. 15A (SOUTH OAKRIDGE AVENUE)  
100' RIGHT OF WAY PER SRD R/W MAP SECTION 7101-105



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, UNLESS OTHERWISE NOTED
  - TABULATED CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CENTERLINE
  - CONCRETE MONUMENT
  - GREEN COVE SPRINGS
  - CLAY ELECTRIC COOPERATIVE
  - CLAY COUNTY UTILITY AUTHORITY
  - EASEMENT
  - TABULATED LINE DATA
  - ARC LENGTH
  - LICENSED BUSINESS
  - NON-RADIAL LOT LINE
  - NORTH AMERICAN VERTICAL DATUM
  - OFFICIAL RECORDS BOOK
  - PLAT BOOK
  - POINT OF CURVATURE
  - PAGE
  - POINT OF TANGENCY
  - POINT OF COMPOUND CURVATURE
  - PERMANENT CONTROL POINT
  - POINT OF REVERSE CURVATURE
  - PERMANENT REFERENCE MONUMENT
  - RADIAL LOT LINE
  - RADIUS
  - RIGHT OF WAY
  - CENTRAL ANGLE
  - SHEET REFERENCE NUMBER
  - MATCHLINE
- Land Use**  
Zoning: PUD & REC  
Area: 74.06 Acres±  
Number of Lots: 231  
Minimum Lot Width: 43 feet
- Building Setbacks**  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet

MATCHLINE SEE SHEET 5

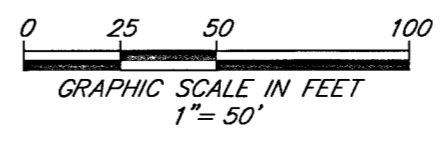
R=175.00'  
Δ=55°04'23"  
L=168.21'  
CB=S16°58'48"W  
CH=161.81'

R=30.00'  
Δ=117°16'24"  
L=61.40'  
CB=S48°04'49"W  
CH=51.23'

R=175.00'  
Δ=102°05'52"  
L=311.84'  
CB=S55°40'05"W  
CH=272.19'

R=30.00'  
Δ=75°39'04"  
L=39.61'  
CB=S42°26'41"W  
CH=36.80'

UNPLATTED LANDS OF  
SECTION 38 OF THE  
GEORGE I.F. CLARKE GRANT  
TOWNSHIP 6 SOUTH  
RANGE 26 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	300.00'	17°57'43"	94.05'	S22°38'12"W	93.66'
C42	330.00'	5°29'04"	31.59'	S28°52'31"W	31.58'
C43	330.00'	3°34'20"	20.57'	S24°20'50"W	20.57'
C44	30.00'	40°11'17"	21.04'	N42°39'18"E	20.61'
C45	55.00'	10°50'28"	10.41'	S57°19'43"W	10.39'
C46	55.00'	43°36'40"	41.86'	S30°06'09"W	40.86'
C47	55.00'	37°14'58"	35.76'	S10°19'40"E	35.13'
C48	55.00'	37°14'58"	35.76'	S47°34'38"E	35.13'
C49	55.00'	37°14'58"	35.76'	S84°49'36"E	35.13'
C50	55.00'	37°14'58"	35.76'	N57°55'26"E	35.13'
C51	55.00'	45°39'37"	43.83'	N16°28'08"E	42.68'
C52	55.00'	20°31'27"	19.70'	N16°37'24"W	19.60'
C53	30.00'	51°46'15"	27.11'	S01°00'01"E	26.19'
C54	270.00'	6°43'56"	31.73'	S28°15'05"W	31.71'
C205	30.00'	83°10'36"	43.55'	N09°58'15"W	39.83'
C207	30.00'	60°39'03"	31.76'	N01°17'32"E	30.29'
C208	200.00'	11°40'17"	40.74'	N37°27'12"E	40.67'
C209	200.00'	9°43'34"	33.95'	N38°25'34"E	33.91'
C210	200.00'	1°56'44"	6.79'	N32°35'25"E	6.79'
C211	175.00'	7°06'09"	21.69'	S39°44'16"W	21.68'
C212	175.00'	5°24'52"	16.54'	S40°34'54"W	16.53'
C213	175.00'	1°41'16"	5.16'	S37°01'50"W	5.16'
C214	30.00'	145°56'45"	76.42'	S70°50'26"E	57.37'
C215	30.00'	73°36'41"	38.54'	N72°59'32"E	35.95'
C216	30.00'	72°20'05"	37.87'	S34°02'05"E	35.41'
C280	30.00'	127°02'20"	66.52'	N68°08'19"E	53.71'
C281	30.00'	51°23'16"	26.91'	S74°02'09"E	26.01'
C282	430.00'	33°21'09"	250.31'	S31°39'56"E	246.79'
C283	30.00'	134°23'00"	70.36'	S52°12'08"W	55.31'
C284	30.00'	75°46'21"	39.67'	S22°53'49"W	36.85'
C285	30.00'	58°36'39"	30.69'	N89°54'41"W	29.37'
C286	175.00'	115°14'07"	351.97'	N61°46'35"E	295.57'
C287	175.00'	5°35'45"	17.09'	S63°24'14"E	17.08'
C288	175.00'	37°14'58"	113.77'	S84°49'36"E	111.78'
C289	175.00'	37°14'58"	113.77'	N57°55'26"E	111.78'
C290	175.00'	26°50'17"	81.97'	N25°52'49"E	81.22'
C291	175.00'	8°18'09"	25.36'	N08°18'36"E	25.34'
C292	200.00'	28°33'03"	99.66'	S18°26'03"W	98.63'
C293	200.00'	11°05'46"	38.73'	S09°42'24"W	38.67'
C294	200.17'	16°40'47"	58.27'	S23°35'55"W	58.07'
C295	371.09'	0°24'36"	2.66'	S32°24'05"W	2.66'
C296	30.00'	111°57'09"	58.62'	S88°41'09"W	49.73'
C297	30.00'	49°01'53"	25.67'	S57°13'31"W	24.90'

LINE TABLE		
LINE	BEARING	LENGTH
L3	S13°39'20"W	8.51'
L5	S08°15'32"E	32.44'
L18	S60°58'00"W	12.80'

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

SEE SHEET 3 FOR  
POINT OF REFERENCE

# ROOKERY PHASE 1

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,  
RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA.

MATCHLINE SEE SHEET 6

PLAT BOOK 76 PAGE 5

SHEET 5 OF 14 SHEETS

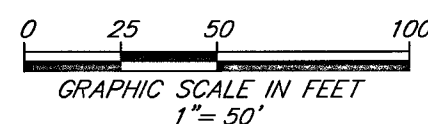
SEE SHEET 3 FOR NOTES

## LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P. STAMPED P.C.P. L.B.#3624, UNLESS OTHERWISE NOTED
- TABULATED CURVE DATA
- CHORD BEARING
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- ARC LENGTH
- LICENSED BUSINESS
- NON-RADIAL LOT LINE
- NORTH AMERICAN VERTICAL DATUM
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- POINT OF CURVATURE
- PAGE
- POINT OF TANGENCY
- POINT OF COMPOUND CURVATURE
- P.C.C.
- POINT OF REVERSE CURVATURE
- P.R.C.
- PERMANENT REFERENCE MONUMENT
- RADIAL LOT LINE
- RADIUS
- RIGHT OF WAY
- CENTRAL ANGLE
- SHEET REFERENCE NUMBER
- MATCHLINE



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	500.00'	32°23'20"	282.65'	S47°48'43"W	278.90'
C6	500.00'	8°59'41"	78.49'	N53°53'07"W	78.41'
C7	200.00'	60°30'54"	211.24'	S28°07'30"E	201.56'
C35	230.00'	6°01'56"	24.22'	S00°53'01"E	24.20'
C36	230.00'	13°10'23"	52.88'	S10°29'11"E	52.76'
C37	230.00'	13°10'23"	52.88'	S23°39'33"E	52.76'
C38	230.00'	11°25'57"	45.89'	S35°57'43"E	45.82'
C39	230.00'	12°38'18"	50.73'	S47°59'51"E	50.63'
C40	230.00'	4°03'57"	16.32'	S56°20'58"E	16.32'
C41	30.00'	90°00'00"	47.12'	N13°22'57"W	42.43'
C55	30.00'	90°00'00"	47.12'	S76°37'03"W	42.43'
C56	470.00'	3°58'39"	32.63'	N56°23'37"W	32.62'
C57	30.00'	4°53'40"	2.56'	N51°57'28"W	2.56'
C58	30.00'	43°35'40"	22.83'	N27°42'48"W	22.28'
C59	55.00'	46°57'35"	45.08'	S29°23'46"E	43.83'
C60	55.00'	39°48'31"	38.21'	S72°46'49"E	37.45'
C61	55.00'	37°14'58"	35.76'	N68°41'27"E	35.13'
C62	55.00'	37°14'58"	35.76'	N31°26'29"E	35.13'
C63	55.00'	37°14'58"	35.76'	N05°48'29"W	35.13'
C64	55.00'	39°29'36"	37.91'	N44°10'46"W	37.16'
C65	55.00'	32°01'24"	30.74'	N79°56'16"W	30.34'
C66	30.00'	42°17'21"	22.14'	S74°48'17"E	21.64'
C67	530.00'	0°55'50"	8.61'	N54°07'32"W	8.61'
C68	530.00'	3°47'30"	35.07'	N56°29'12"W	35.07'
C69	30.00'	90°00'00"	47.12'	S13°22'57"E	42.43'
C70	470.00'	7°50'32"	64.33'	S35°32'19"W	64.28'
C71	470.00'	7°32'24"	61.85'	S43°13'47"W	61.81'



LINE TABLE		
LINE	BEARING	LENGTH
L2	S49°23'16"E	20.00'
L5	S08°15'32"E	32.44'
L6	N85°20'15"E	20.29'
L18	S60°58'00"W	12.80'

**Land Use**  
Zoning: PUD & REC  
Area: 74.06 Acres±  
Number of Lots: 231  
Minimum Lot Width: 43 feet

**Building Setbacks**  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C187	530.00'	5°12'24"	48.16'	S42°56'54"W	48.15'
C188	530.00'	5°12'24"	48.16'	S37°44'30"W	48.15'
C189	530.00'	3°31'15"	32.57'	S33°22'40"W	32.56'
C190	30.00'	90°00'00"	47.12'	N76°37'03"E	42.43'
C191	170.00'	5°06'43"	15.17'	S55°49'36"E	15.16'
C192	170.00'	41°21'03"	122.69'	S32°35'43"E	120.04'
C193	170.00'	14°03'09"	41.69'	S04°53'37"E	41.59'
C206	30.00'	22°31'33"	11.79'	N40°17'47"W	11.72'
C217	30.00'	147°21'47"	77.16'	S75°48'51"W	57.58'
C218	30.00'	73°31'28"	38.50'	S38°53'41"W	35.91'
C219	30.00'	70°49'08"	37.08'	N68°56'01"W	34.76'
C220	30.00'	3°01'11"	1.58'	N32°00'51"W	1.58'
C221	350.00'	21°03'17"	128.62'	S41°01'54"E	127.89'
C222	350.00'	11°10'26"	68.26'	S36°05'29"E	68.15'
C223	350.00'	9°52'51"	60.36'	S46°37'07"E	60.28'
C243	650.00'	15°27'56"	175.45'	S45°22'30"W	174.92'
C246	653.71'	5°10'35"	59.06'	S42°57'11"W	59.04'
C247	650.00'	2°42'14"	30.67'	S38°59'39"W	30.67'
C248	30.00'	144°29'25"	75.65'	S70°06'45"E	57.14'
C249	30.00'	67°17'25"	35.23'	N71°17'15"E	33.24'
C250	30.00'	39°20'56"	20.60'	S55°23'35"E	20.20'
C251	30.00'	37°51'05"	19.82'	S16°47'35"E	19.46'
C252	30.00'	126°54'49"	66.45'	N66°55'19"E	53.68'
C253	30.00'	58°36'43"	30.69'	S78°55'38"E	29.37'
C254	175.00'	31°39'18"	96.68'	N65°26'55"W	95.46'
C255	175.00'	10°07'18"	30.91'	N54°40'55"W	30.87'
C256	175.00'	19°29'05"	59.51'	N69°29'07"W	59.23'
C257	175.00'	2°02'55"	6.26'	N80°15'07"W	6.26'
C258	30.00'	116°11'11"	60.83'	S23°10'59"E	50.93'
C259	29.74'	77°29'58"	40.23'	S42°41'51"E	37.23'
C260	30.00'	39°18'23"	20.58'	S15°15'24"W	20.18'
C262	350.00'	4°32'59"	27.79'	S37°11'05"W	27.78'
C263	350.00'	7°32'24"	46.06'	S43°13'47"W	46.03'
C296	30.00'	111°57'09"	58.62'	S88°41'09"W	49.73'
C298	30.00'	62°55'16"	32.95'	N66°47'54"W	31.31'
C299	175.00'	37°44'50"	115.29'	S54°12'41"E	113.22'
C300	175.00'	2°01'21"	6.18'	S36°20'57"E	6.18'
C301	175.00'	19°17'38"	58.93'	S47°00'26"E	58.65'
C302	175.00'	16°25'51"	50.19'	S64°52'11"E	50.01'
C303	30.00'	117°36'06"	61.58'	N14°17'03"W	51.32'
C304	30.00'	58°36'43"	30.69'	N43°46'45"W	29.37'
C305	175.00'	31°02'59"	94.84'	N02°42'30"W	93.68'
C306	175.00'	37°14'58"	113.77'	N31°26'29"E	111.78'
C307	175.00'	25°27'39"	77.77'	N62°47'47"E	77.13'
C349	62.50'	66°07'43"	72.14'	S39°51'47"W	68.20'
C350	37.78'	84°47'29"	55.91'	N49°34'53"E	50.94'
C351	62.78'	84°59'42"	93.13'	N49°32'18"E	84.82'
C352	37.50'	66°08'41"	43.29'	S39°51'18"W	40.93'

UNPLATTED LANDS OF  
SECTION 38 OF THE  
GEORGE I.F. CLARKE GRANT  
TOWNSHIP 6 SOUTH  
RANGE 26 EAST

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

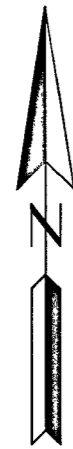
# ROOKERY PHASE 1

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,  
RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA.

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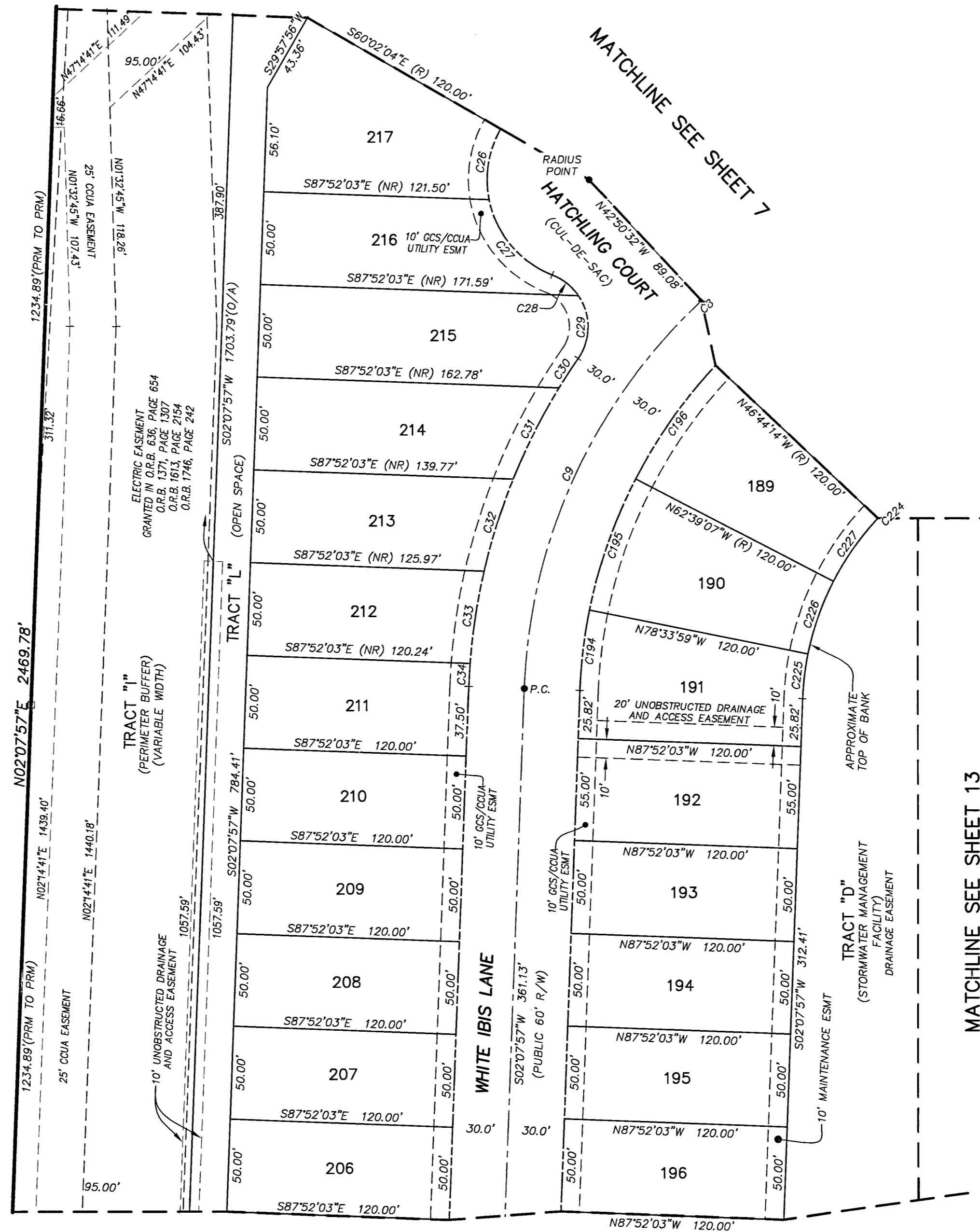
SHEET 6 OF 14 SHEETS

SEE SHEET 3 FOR NOTES



COUNTY ROAD No. 15A (SOUTH OAKRIDGE AVENUE)

100' RIGHT OF WAY PER SRD R/W MAP SECTION 7101-105



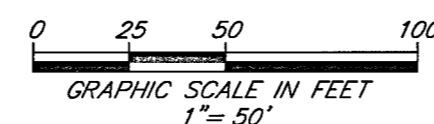
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	300.00'	90°02'55"	471.49'	S47°09'25"W	424.44'
C9	300.00'	45°01'31"	235.75'	S24°38'43"W	229.73'
C26	55.00'	41°13'41"	39.58'	S09°21'05"W	38.73'
C27	55.00'	57°35'31"	55.28'	S40°03'31"E	52.99'
C28	30.00'	35°00'58"	18.33'	N51°20'47"W	18.05'
C29	30.00'	68°44'42"	35.99'	N00°32'03"E	33.87'
C30	330.00'	3°16'27"	18.86'	S33°16'11"W	18.86'
C31	330.00'	9°34'04"	55.11'	S26°50'56"W	55.04'
C32	330.00'	9°00'53"	51.92'	S17°33'27"W	51.87'
C33	330.00'	8°44'48"	50.38'	S08°40'36"W	50.33'
C34	330.00'	2°10'15"	12.50'	S03°13'05"W	12.50'
C194	270.00'	9°18'04"	43.83'	S06°46'59"W	43.78'
C195	270.00'	15°54'53"	75.00'	S19°23'27"W	74.76'
C196	270.00'	15°54'53"	75.00'	S35°18'20"W	74.76'
C224	150.00'	87°54'43"	230.15'	S46°05'19"W	208.23'
C225	150.00'	9°18'04"	24.35'	S06°46'59"W	24.32'
C226	150.00'	15°54'53"	41.66'	S19°23'27"W	41.53'
C227	150.00'	15°54'53"	41.66'	S35°18'20"W	41.53'

## LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, UNLESS OTHERWISE NOTED
- C1 TABULATED CURVE DATA
- CB CHORD BEARING
- CH CHORD DISTANCE
- C/L CENTERLINE
- C.M. CONCRETE MONUMENT
- GCS GREEN COVE SPRINGS
- CEC CLAY COUNTY ELECTRIC COOPERATIVE
- CCUA CLAY COUNTY UTILITY AUTHORITY
- ESMT. EASEMENT
- LT TABULATED LINE DATA
- L ARC LENGTH
- L.B. LICENSED BUSINESS
- (NR) NON-RADIAL LOT LINE
- NAVD NORTH AMERICAN VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- PG. PAGE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- MATCHLINE

Land Use  
Zoning: PUD & REC  
Area: 74.06 Acres±  
Number of Lots: 231  
Minimum Lot Width: 43 feet

Building Setbacks  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

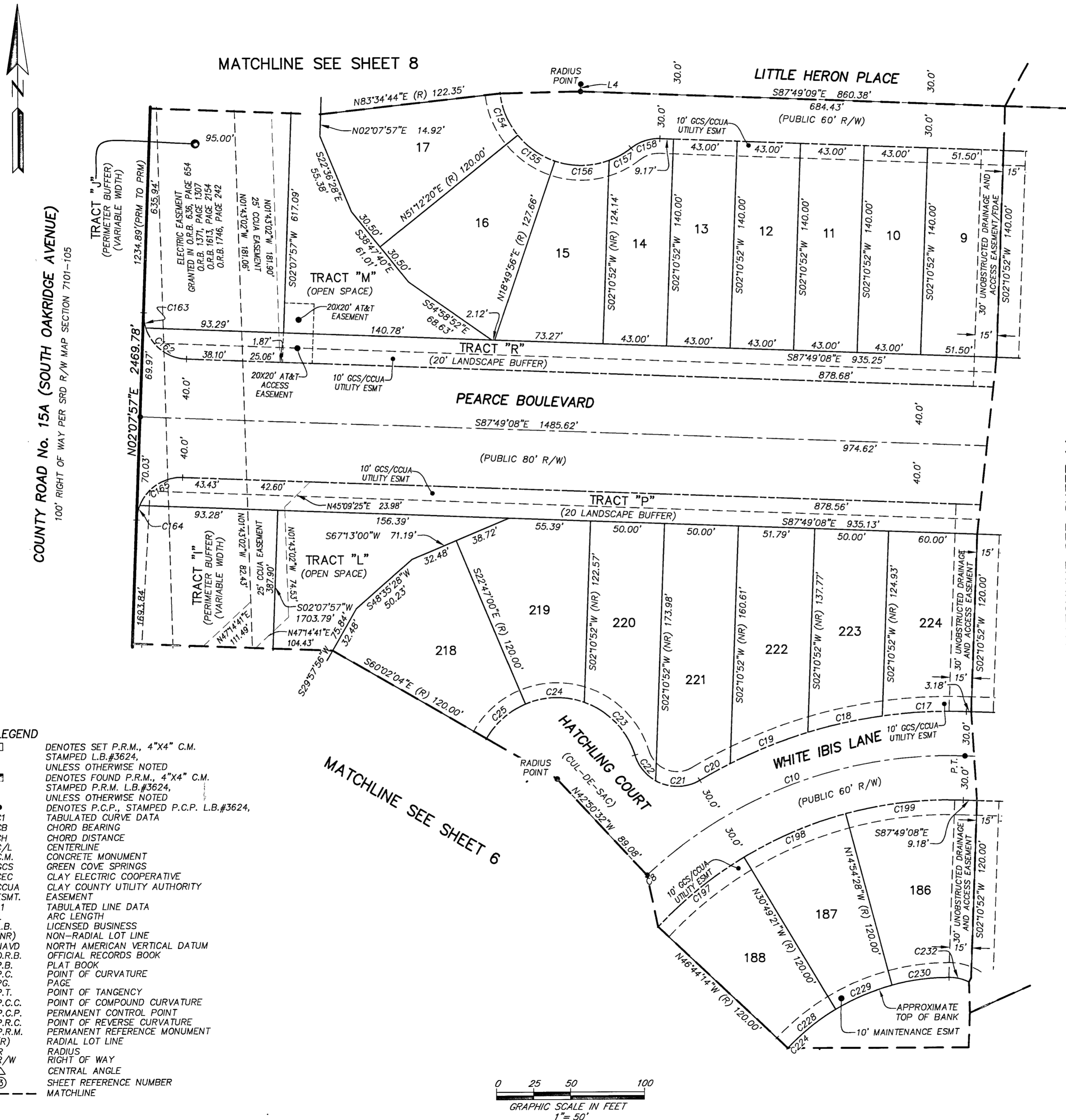
# ROOKERY PHASE 1

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,  
RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA.

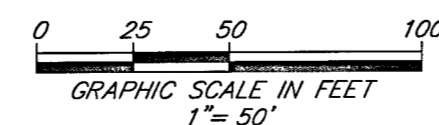
PLAT BOOK 76 PAGE 7

SHEET 7 OF 14 SHEETS

SEE SHEET 3 FOR NOTES



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, UNLESS OTHERWISE NOTED
  - C1 TABULATED CURVE DATA
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C/L CENTERLINE
  - C.M. CONCRETE MONUMENT
  - GCS GREEN COVE SPRINGS
  - CEC CLAY ELECTRIC COOPERATIVE
  - CCUA CLAY COUNTY UTILITY AUTHORITY
  - ESMT. EASEMENT
  - L1 TABULATED LINE DATA
  - L ARC LENGTH
  - L.B. LICENSED BUSINESS
  - (NR) NON-RADIAL LOT LINE
  - NAVJ NORTH AMERICAN VERTICAL DATUM
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.B. PLAT BOOK
  - P.C. POINT OF CURVATURE
  - P.G. PAGE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.C.P. PERMANENT CONTROL POINT
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - (R) RADIAL LOT LINE
  - R RADIUS
  - R/W RIGHT OF WAY
  - △ CENTRAL ANGLE
  - ③ SHEET REFERENCE NUMBER
  - - - MATCHLINE



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	300.00'	90°02'55"	471.49'	S47°09'25"W	424.44'
C10	300.00'	45°01'24"	235.74'	S69°40'10"W	229.72'
C17	330.00'	9°54'50"	57.10'	S87°13'27"W	57.03'
C18	330.00'	8°58'19"	51.67'	S77°46'53"W	51.62'
C19	330.00'	9°50'22"	56.67'	S68°22'32"W	56.60'
C20	330.00'	4°02'50"	23.31'	S61°25'56"W	23.31'
C21	30.00'	60°00'45"	31.42'	N89°24'54"E	30.01'
C22	30.00'	43°44'56"	22.91'	S38°42'16"E	22.35'
C23	55.00'	53°23'13"	51.25'	N43°31'24"W	49.41'
C24	55.00'	42°33'59"	40.86'	S88°30'00"W	39.93'
C25	55.00'	37°15'04"	35.76'	S48°35'28"W	35.13'
C154	55.00'	32°22'24"	31.08'	S22°36'28"E	30.66'
C155	55.00'	32°22'24"	31.08'	S54°58'52"E	30.66'
C156	55.00'	39°01'24"	37.46'	N89°19'14"E	36.74'
C157	55.00'	17°44'33"	17.03'	N60°56'15"E	16.96'
C158	30.00'	40°06'53"	21.00'	S72°07'25"W	20.58'
C162	30.00'	70°31'44"	36.93'	S52°33'16"E	34.64'
C163	30.00'	19°25'21"	10.17'	S07°34'44"E	10.12'
C164	30.00'	19°31'11"	10.22'	S11°53'33"W	10.17'
C165	30.00'	70°31'44"	36.93'	S56°55'00"W	34.64'
C197	270.00'	15°54'53"	75.00'	S51°13'13"W	74.76'
C198	270.00'	15°54'53"	75.00'	S67°08'05"W	74.76'
C199	270.00'	17°05'20"	80.53'	S83°38'12"W	80.23'
C224	150.00'	87°54'43"	230.15'	S46°05'19"W	208.23'
C228	150.00'	15°54'53"	41.66'	S51°13'13"W	41.53'
C229	150.00'	15°54'53"	41.66'	S67°08'05"W	41.53'
C230	150.00'	14°57'09"	39.15'	S82°34'06"W	39.03'
C232	30.00'	26°33'18"	13.90'	N76°40'40"W	13.78'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S02°10'51"W	5.00'

Land Use  
Zoning: PUD & REC  
Area: 74.06 Acres±  
Number of Lots: 231  
Minimum Lot Width: 43 feet

Building Setbacks  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# ROOKERY PHASE 1

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,  
RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA.

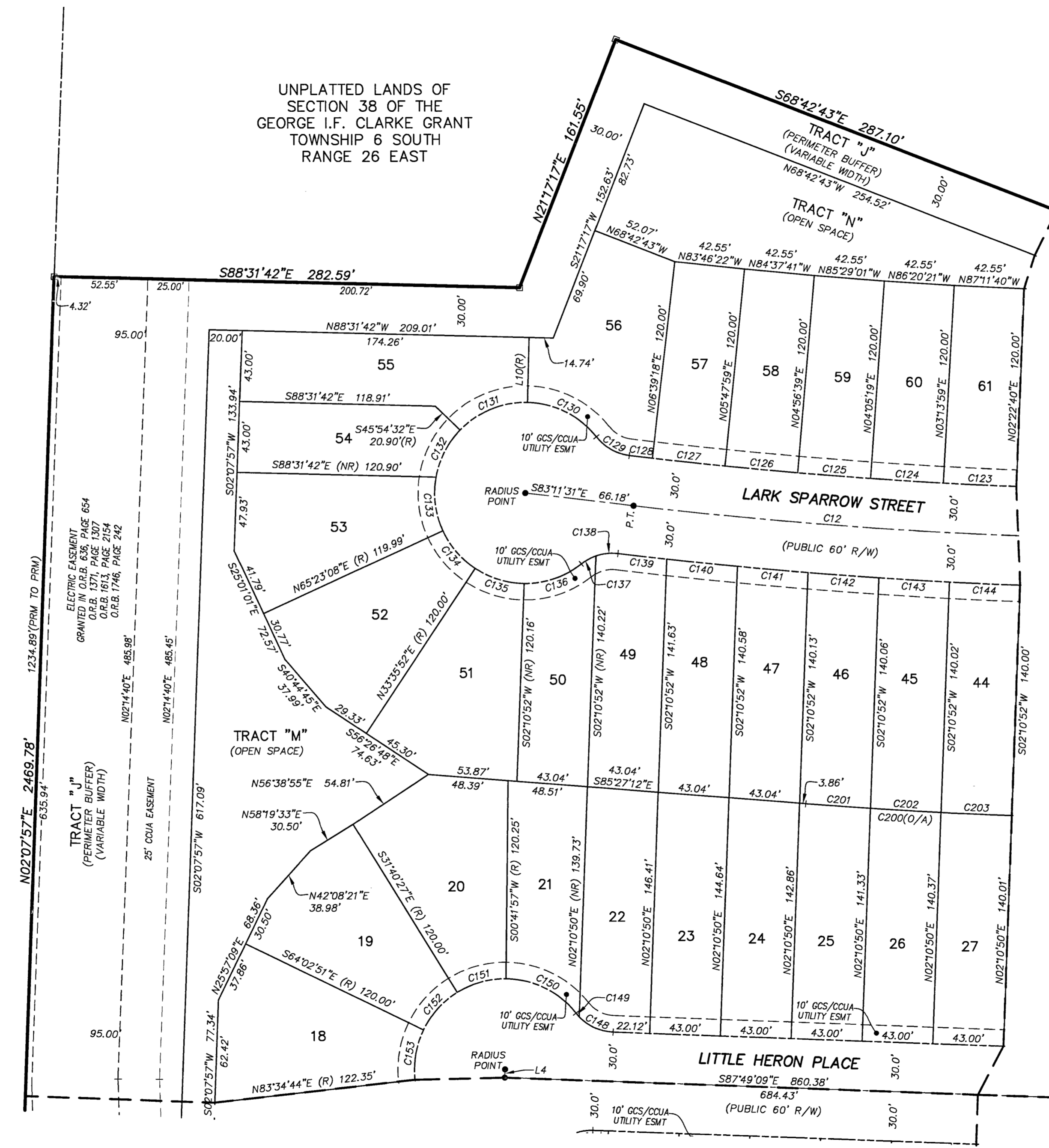
PLAT BOOK **76** PAGE **8**

SHEET 8 OF 14 SHEETS

SEE SHEET 3 FOR NOTES

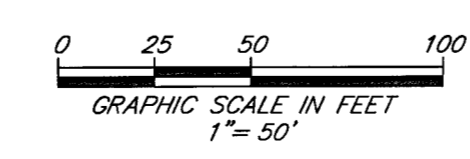


COUNTY ROAD No. 15A (SOUTH OAKRIDGE AVENUE)  
100' RIGHT OF WAY PER SRD R/W MAP SECTION 7101-105



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, UNLESS OTHERWISE NOTED
  - C1 TABULATED CURVE DATA
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C/L CENTERLINE
  - C.M. CONCRETE MONUMENT
  - GCS GREEN COVE SPRINGS
  - CCUA CLAY COUNTY UTILITY COOPERATIVE AUTHORITY EASEMENT
  - L1 TABULATED LINE DATA
  - L ARC LENGTH
  - L.B. LICENSED BUSINESS
  - (NR) NON-RADIAL LOT LINE
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.B. PLAT BOOK
  - P.C. POINT OF CURVATURE
  - PG. PAGE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.C.P. PERMANENT CONTROL POINT
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - (R) RADIAL LOT LINE
  - R RADIUS
  - R/W RIGHT OF WAY
  - △ CENTRAL ANGLE
  - ③ SHEET REFERENCE NUMBER
  - - - MATCHLINE

MATCHLINE SEE SHEET 7



MATCHLINE SEE SHEET 9

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	3000.00'	4°37'37"	242.27'	S85°30'19"E	242.20'
C123	2970.00'	0°51'20"	44.34'	S87°11'40"E	44.34'
C124	2970.00'	0°51'20"	44.34'	S86°20'21"E	44.34'
C125	2970.00'	0°51'20"	44.34'	S85°29'01"E	44.34'
C126	2970.00'	0°51'20"	44.34'	S84°37'41"E	44.34'
C127	2970.00'	0°51'20"	44.34'	S83°46'22"E	44.34'
C128	2970.00'	0°16'11"	13.97'	S83°12'37"E	13.97'
C129	30.00'	44°58'37"	23.55'	S60°35'13"E	22.95'
C130	55.00'	50°25'47"	48.41'	N63°18'48"W	46.86'
C131	55.00'	47°22'50"	45.48'	S67°46'53"W	44.20'
C132	55.00'	33°50'39"	32.49'	S27°10'08"W	32.02'
C133	55.00'	34°51'40"	33.46'	S07°11'02"E	32.95'
C134	55.00'	31°47'16"	30.51'	S40°30'30"E	30.12'
C135	55.00'	32°44'39"	31.43'	S72°46'27"E	31.01'
C136	55.00'	39°09'01"	37.58'	N71°16'43"E	36.85'
C137	30.00'	19°09'54"	10.03'	S61°17'10"W	9.99'
C138	30.00'	26°03'05"	13.64'	S83°53'39"W	13.52'
C139	3030.00'	0°33'42"	29.71'	S83°21'40"E	29.71'
C140	3030.00'	0°48'54"	43.09'	S84°02'58"E	43.09'
C141	3030.00'	0°48'51"	43.06'	S84°51'50"E	43.06'
C142	3030.00'	0°48'49"	43.03'	S85°40'40"E	43.03'
C143	3030.00'	0°48'48"	43.01'	S86°29'29"E	43.01'
C144	3030.00'	0°48'47"	43.00'	S87°18'16"E	43.00'
C148	30.00'	44°05'51"	23.09'	S65°46'12"E	22.52'
C149	30.00'	5°35'10"	2.92'	S40°55'42"E	2.92'
C150	55.00'	51°09'55"	49.12'	N63°43'05"W	47.50'
C151	55.00'	32°22'24"	31.08'	S74°30'45"W	30.66'
C152	55.00'	32°22'24"	31.08'	S42°08'21"W	30.66'
C153	55.00'	32°22'24"	31.08'	S09°45'57"W	30.66'
C200	3170.00'	2°21'56"	130.87'	S86°38'10"E	130.86'
C201	3170.00'	0°42'28"	39.16'	S85°48'26"E	39.16'
C202	3170.00'	0°46'39"	43.01'	S86°33'00"E	43.01'
C203	3170.00'	0°46'38"	43.00'	S87°19'38"E	43.00'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S02°10'51"W	5.00'
L10	N01°28'18"E	39.39'

**Land Use**  
Zoning: PUD & REC  
Area: 74.06 Acres  
Number of Lots: 231  
Minimum Lot Width: 43 feet

**Building Setbacks**  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet

PREPARED BY:  
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JACKSONVILLE, FL 32258 (904) 642-8550  
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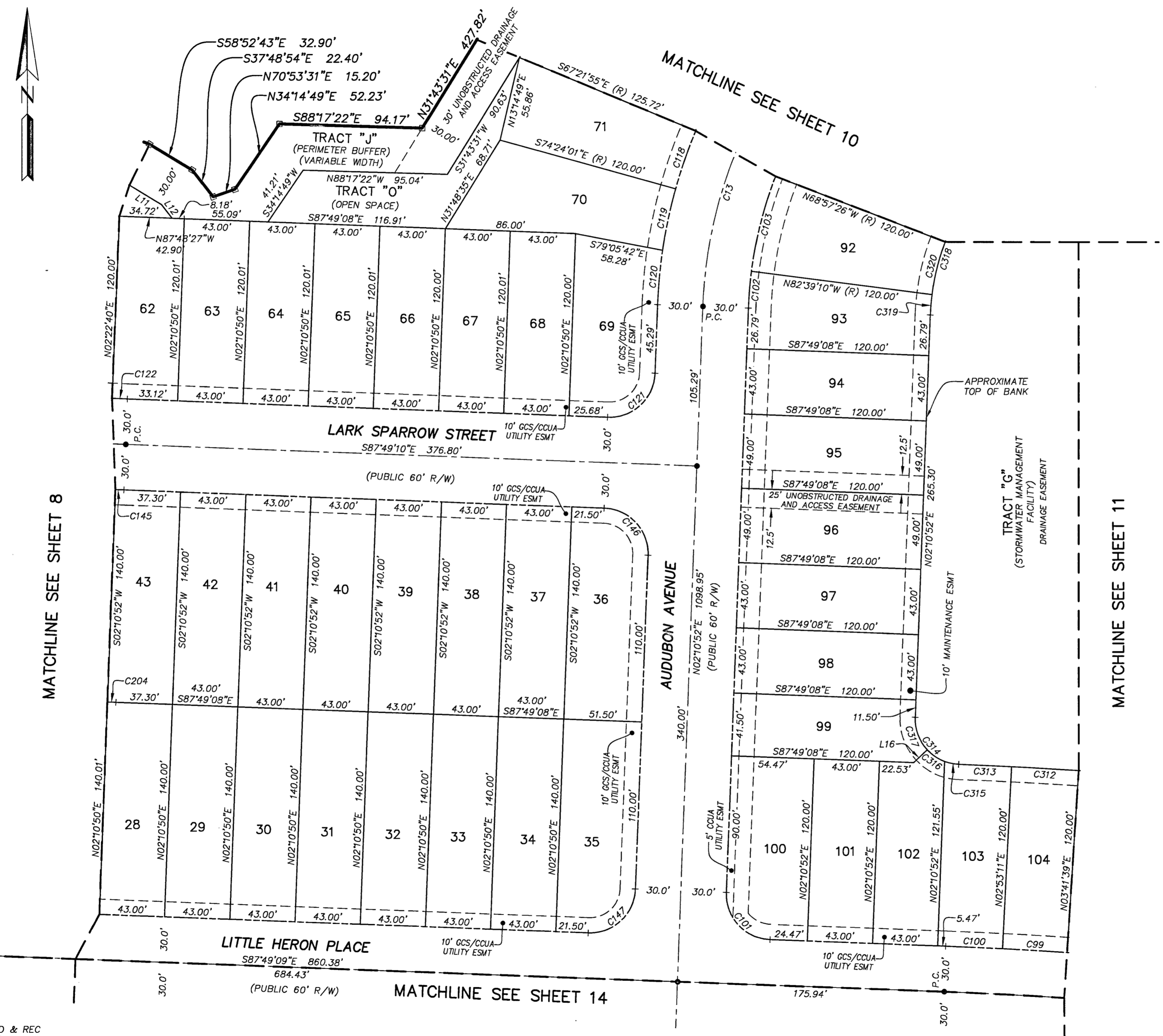
# ROOKERY PHASE 1

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,  
RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA.

PLAT BOOK 76 PAGE 9

SHEET 9 OF 14 SHEETS

SEE SHEET 3 FOR NOTES



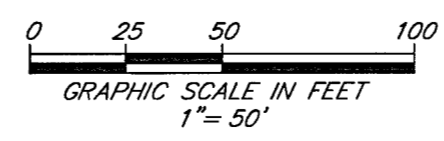
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	300.00'	29°32'39"	154.69'	S16°57'12"W	152.98'
C99	3030.00'	0°48'28"	42.72'	N86°42'35"W	42.72'
C100	3030.00'	0°42'19"	37.29'	N87°27'59"W	37.29'
C101	30.00'	90°00'00"	47.12'	S42°49'08"E	42.43'
C102	270.00'	5°09'58"	24.34'	S04°45'51"W	24.34'
C103	270.00'	13°41'44"	64.54'	S14°11'42"W	64.38'
C118	330.00'	7°02'05"	40.52'	S19°07'02"W	40.49'
C119	330.00'	7°10'45"	41.35'	S12°00'37"W	41.32'
C120	330.00'	6°14'22"	35.94'	S05°18'03"W	35.92'
C121	30.00'	90°00'00"	47.12'	N47°10'52"E	42.43'
C122	2970.00'	0°11'48"	10.19'	S87°43'14"E	10.19'
C145	3030.00'	0°06'28"	5.70'	S87°45'54"E	5.70'
C146	30.00'	90°00'00"	47.12'	N42°49'08"W	42.43'
C147	30.00'	90°00'00"	47.12'	N47°10'52"E	42.43'
C204	3170.00'	0°06'11"	5.70'	S87°46'03"E	5.70'
C312	3150.00'	0°48'29"	44.42'	N86°42'35"W	44.42'
C313	3150.00'	0°37'55"	34.75'	N87°25'47"W	34.75'
C314	30.00'	89°55'37"	47.09'	S42°46'56"E	42.40'
C315	30.00'	18°26'38"	9.66'	S78°31'26"E	9.62'
C316	30.00'	26°29'08"	13.87'	S56°03'33"E	13.74'
C317	30.00'	44°59'51"	23.56'	S20°19'03"E	22.96'
C318	150.00'	29°32'39"	77.35'	S16°57'12"W	76.49'
C319	150.00'	5°09'58"	13.52'	S04°45'51"W	13.52'
C320	150.00'	13°41'44"	35.85'	S14°11'42"W	35.77'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N58°52'43"W	24.74'
L12	N37°48'54"W	11.24'
L16	N47°11'01"E	12.42'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, UNLESS OTHERWISE NOTED
  - C1 TABULATED CURVE DATA
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - CL CENTERLINE
  - C.M. CONCRETE MONUMENT
  - GCS GREEN COVE SPRINGS
  - CEC CLAY ELECTRIC COOPERATIVE
  - CCUA CLAY COUNTY UTILITY AUTHORITY
  - ESMT. EASEMENT
  - L1 TABULATED LINE DATA
  - L ARC LENGTH
  - L.B. LICENSED BUSINESS
  - (NR) NON-RADIAL LOT LINE
  - NAVD NORTH AMERICAN VERTICAL DATUM
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| P.C. | POINT OF CURVATURE |
| P.C. | POINT OF TANGENCY |
| P.T. | POINT OF COMPOUND CURVATURE |
| P.C.P. | PERMANENT CONTROL POINT |
| P.R.C. | POINT OF REVERSE CURVATURE |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| (R) | RADIAL LOT LINE |
| R | RADIUS |
| R/W | RIGHT OF WAY |
| △ | CENTRAL ANGLE |
| ③ | SHEET REFERENCE NUMBER |
| --- | MATCHLINE |

**Land Use**  
Zoning: PUD & REC  
Area: 74.06 Acres±  
Number of Lots: 231  
Minimum Lot Width: 43 feet

**Building Setbacks**  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet

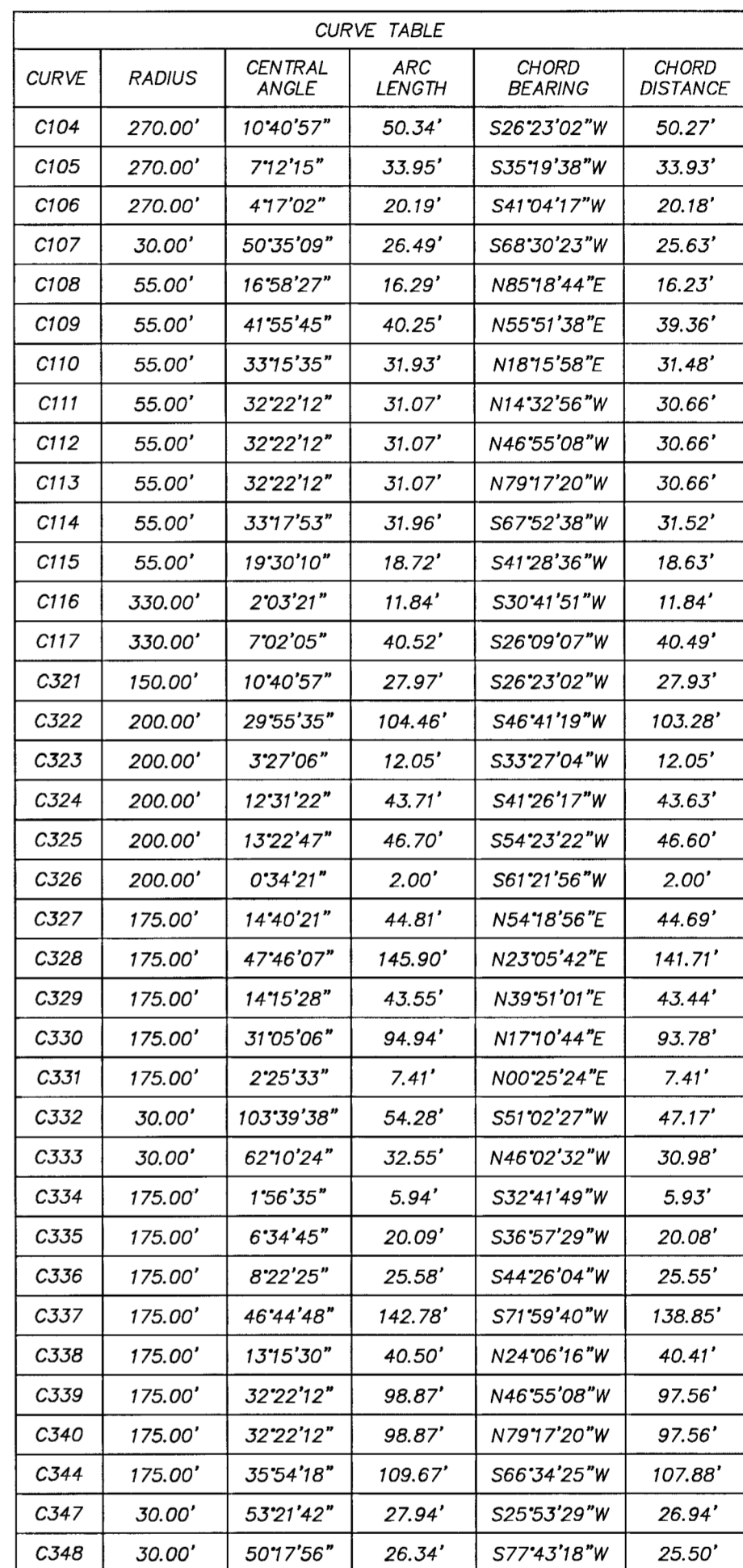


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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

PLAT BOOK 76 PAGE 10

SHEET 10 OF 14 SHEETS

SEE SHEET 3 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L13	S35°46'29"E	20.68'
L14	S35°46'29"E	19.79'
L15	N13°10'29"W	10.00'

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# ROOKERY PHASE 1

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,  
RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA.

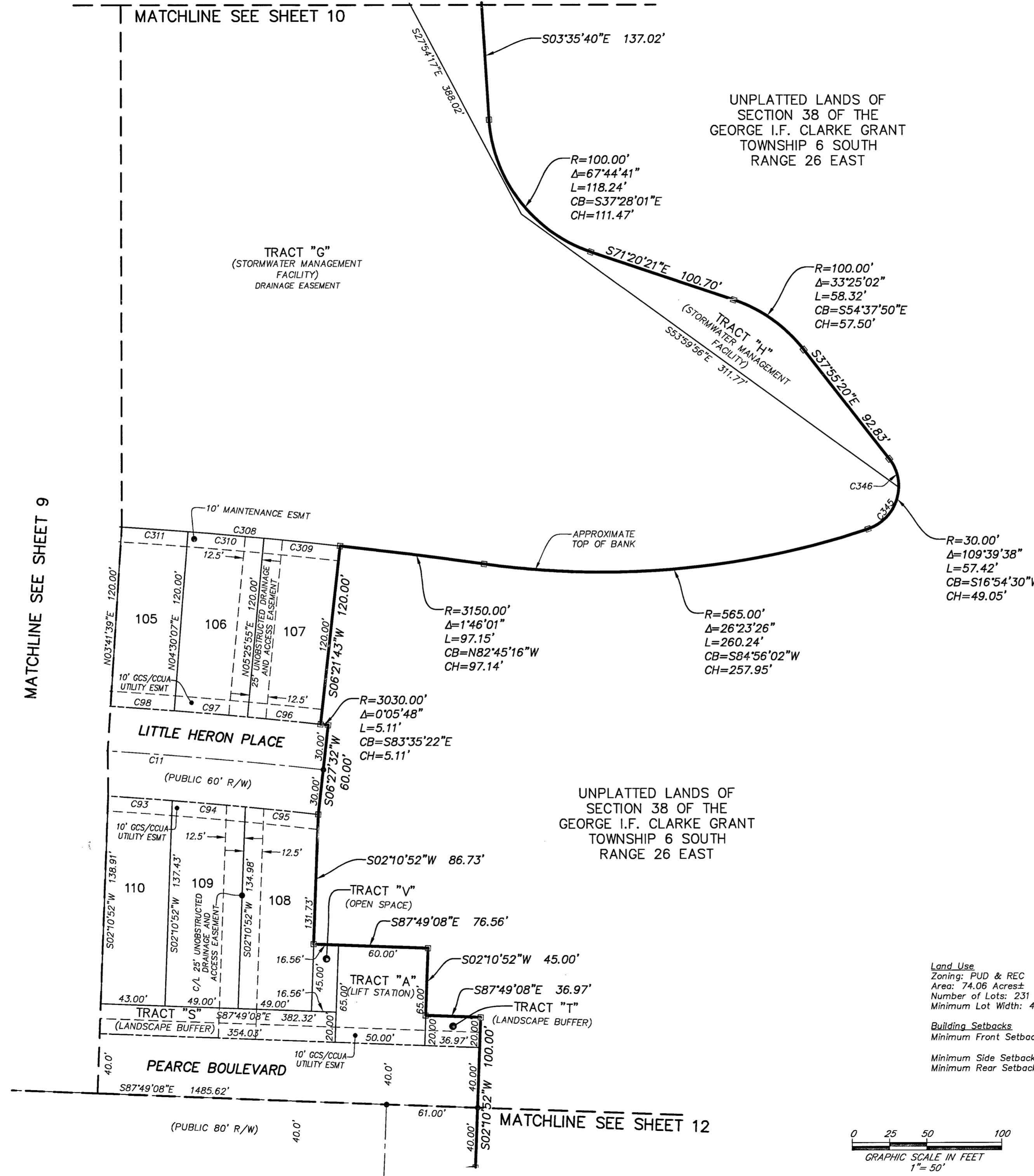
PLAT BOOK 76 PAGE 11

SHEET 11 OF 14 SHEETS

SEE SHEET 3 FOR NOTES



MATCHLINE SEE SHEET 9

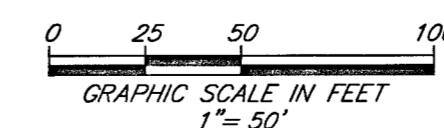


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	3000.00'	4°16'40"	223.98'	N85°40'48"W	223.93'
C93	2970.00'	0°49'48"	43.03'	N85°51'00"W	43.03'
C94	2970.00'	0°56'47"	49.06'	N84°57'43"W	49.06'
C95	2970.00'	0°56'51"	49.11'	N84°00'54"W	49.11'
C96	3030.00'	0°55'48"	49.19'	N84°06'11"W	49.19'
C97	3030.00'	0°55'48"	49.19'	N85°01'59"W	49.19'
C98	3030.00'	0°48'28"	42.72'	N85°54'07"W	42.72'
C308	3150.00'	5°52'29"	322.99'	N84°48'30"W	322.84'
C309	3150.00'	0°55'48"	51.14'	N84°06'11"W	51.14'
C310	3150.00'	0°55'48"	51.14'	N85°01'59"W	51.14'
C311	3150.00'	0°48'28"	44.41'	N85°54'07"W	44.41'
C345	30.00'	70°19'28"	36.82'	N36°34'35"E	34.55'
C346	30.00'	39°20'10"	20.60'	N18°15'15"W	20.19'

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
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  - L ARC LENGTH
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  - O.R.B. OFFICIAL RECORDS BOOK
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  - P.C. POINT OF CURVATURE
  - P.G. PAGE
  - P.T. POINT OF TANGENCY
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  - P.C.P. PERMANENT CONTROL POINT
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - (R) RADIAL LOT LINE
  - R RADIUS
  - R/W RIGHT OF WAY
  - △ CENTRAL ANGLE
  - ③ SHEET REFERENCE NUMBER
  - MATCHLINE

Land Use  
Zoning: PUD & REC  
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Minimum Lot Width: 43 feet

Building Setbacks  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
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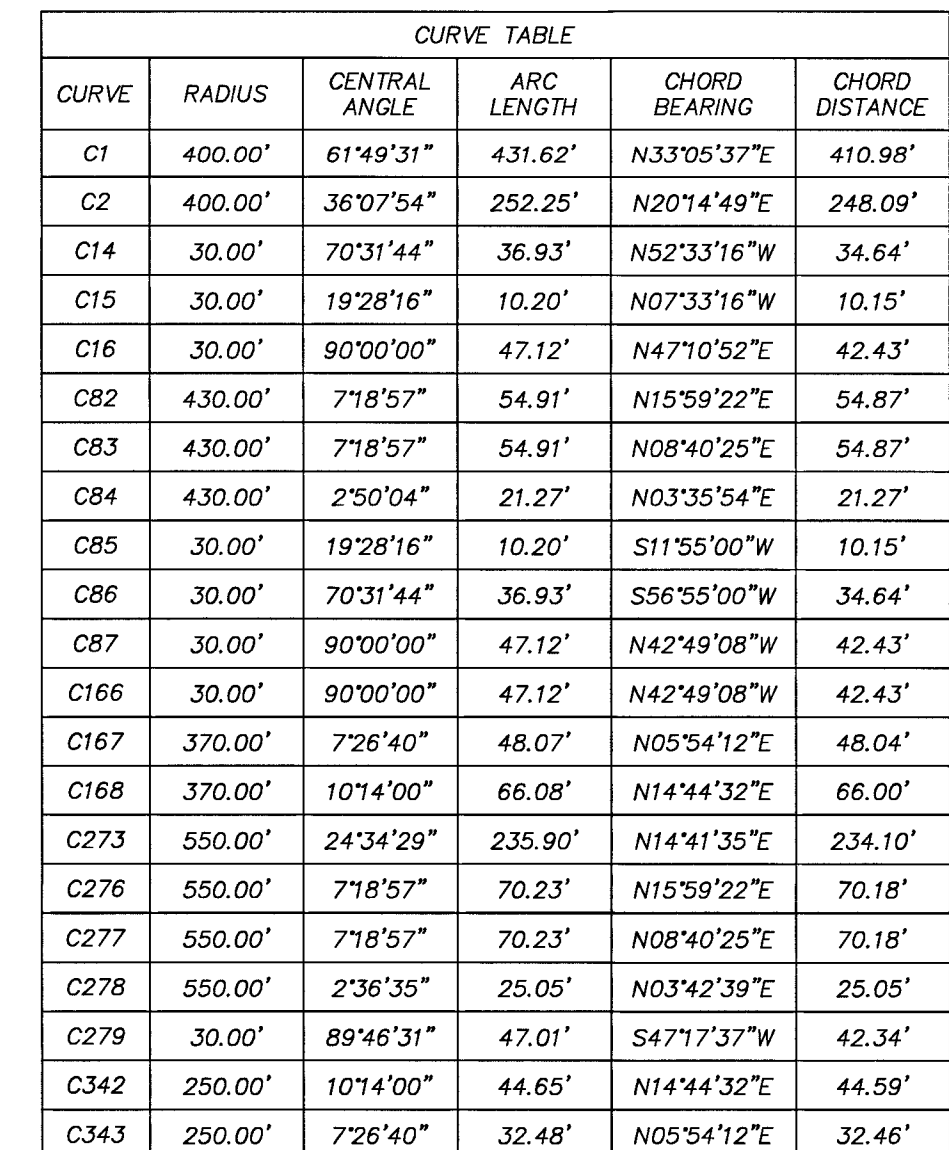


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PLAT BOOK 76 PAGE 12

SHEET 12 OF 14 SHEETS

SEE SHEET 3 FOR NOTES



□ DENOTES SET P.R.M., 4"X4" C.M.  
 STAMPED L.B.#3624.  
 UNLESS OTHERWISE NOTED  
 ■ DENOTES FOUND P.R.M., 4"X4" C.M.  
 STAMPED P.R.M. L.B.#3624.  
 UNLESS OTHERWISE NOTED  
 ● DENOTES P.C.P., STAMPED P.C.P. L.B.#3624.  
 C1 TABULATED CURVE DATA  
 CB CHORD BEARING  
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 L ARC LENGTH  
 L.B. LICENSED BUSINESS  
 (NR) NON-RADIAL LOT LINE  
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 O.R.B. OFFICIAL RECORDS BOOK  
 P.B. PLAT BOOK  
 P.C. POINT OF CURVATURE  
 PG. PAGE  
 P.T. POINT OF TANGENCY  
 P.C.C. POINT OF COMPOUND CURVATURE  
 P.C.P. PERMANENT CONTROL POINT  
 P.R. POINT OF REVERSE CURVATURE  
 P.R.M. PERMANENT REFERENCE MONUMENT  
 (R) RADIAL LOT LINE  
 R RADIUS  
 R/W RIGHT OF WAY  
 △ CENTRAL ANGLE  
 ③ SHEET REFERENCE NUMBER  
 MATCHLINE

0 25 50 100

GRAPHIC SCALE IN FEET  
1" = 50'

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RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA.

PLAT BOOK 76 PAGE 13

SHEET 13 OF 14 SHEETS

SEE SHEET 3 FOR NOTES

## LEGEND

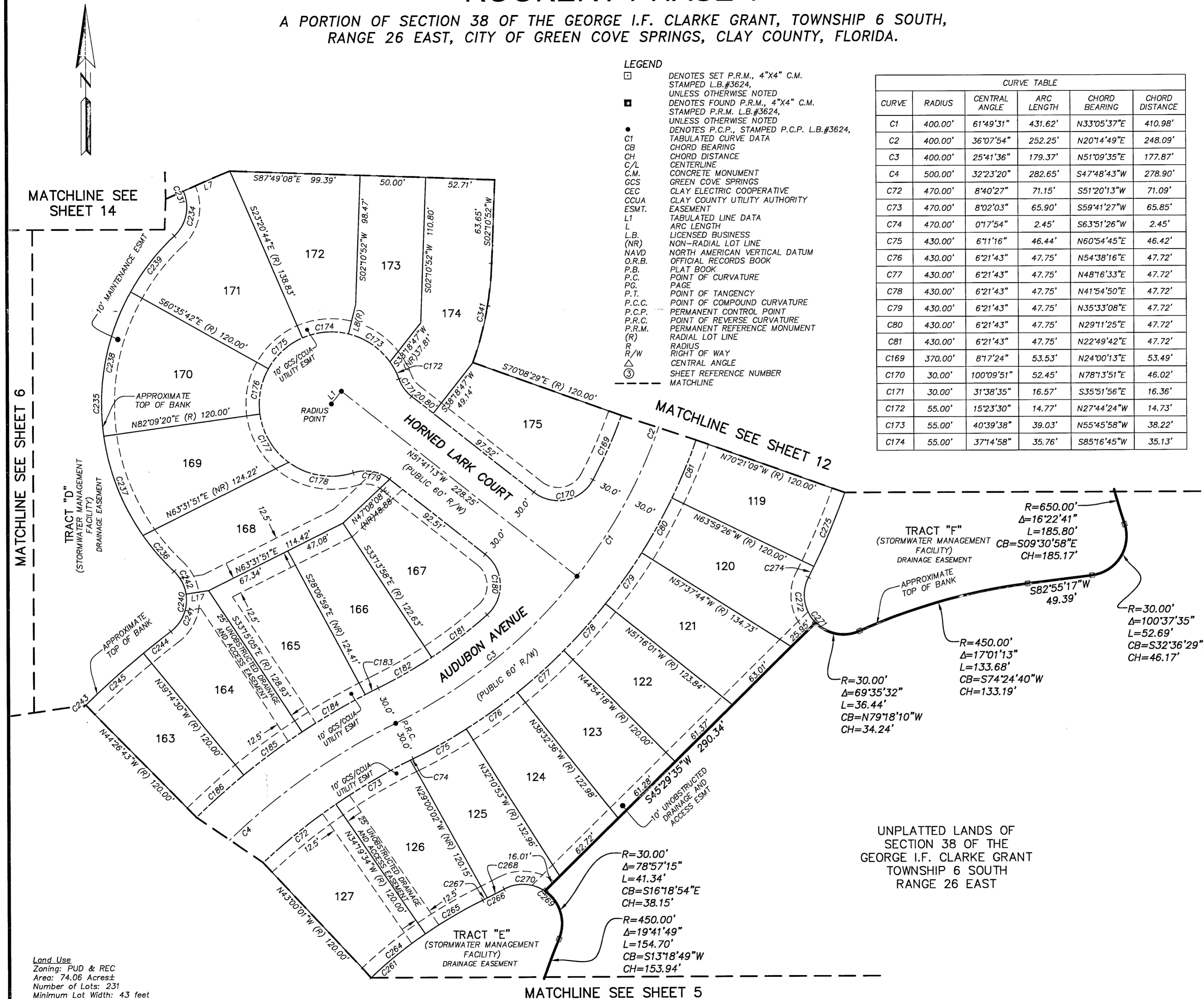
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- ESM.T. EASEMENT
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- R/W RIGHT OF WAY
- Δ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	400.00'	61°49'31"	431.62'	N33°05'37"E	410.98'
C2	400.00'	36°07'54"	252.25'	N20°14'49"E	248.09'
C3	400.00'	25°41'36"	179.37'	N51°09'35"E	177.87'
C4	500.00'	32°23'20"	282.65'	S47°48'43"W	278.90'
C72	470.00'	8°40'27"	71.15'	S51°20'13"W	71.09'
C73	470.00'	8°02'03"	65.90'	S59°41'27"W	65.85'
C74	470.00'	0°17'54"	2.45'	S63°51'26"W	2.45'
C75	430.00'	6°11'16"	46.44'	N60°54'45"E	46.42'
C76	430.00'	6°21'43"	47.75'	N54°38'16"E	47.72'
C77	430.00'	6°21'43"	47.75'	N48°16'33"E	47.72'
C78	430.00'	6°21'43"	47.75'	N41°54'50"E	47.72'
C79	430.00'	6°21'43"	47.75'	N35°33'08"E	47.72'
C80	430.00'	6°21'43"	47.75'	N29°11'25"E	47.72'
C81	430.00'	6°21'43"	47.75'	N22°49'42"E	47.72'
C169	370.00'	8°17'24"	53.53'	N24°00'13"E	53.49'
C170	30.00'	100°09'51"	52.45'	N78°13'51"E	46.02'
C171	30.00'	31°38'35"	16.57'	S35°51'56"E	16.36'
C172	55.00'	15°23'30"	14.77'	N27°44'24"W	14.73'
C173	55.00'	40°39'38"	39.03'	N55°45'58"W	38.22'
C174	55.00'	37°14'58"	35.76'	S85°16'45"W	35.13'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C175	55.00'	37°14'58"	35.76'	S48°01'47"W	35.13'
C176	55.00'	37°14'58"	35.76'	S10°46'49"W	35.13'
C177	55.00'	45°39'32"	43.83'	S30°40'29"E	42.68'
C178	55.00'	54°05'47"	51.93'	S80°33'12"E	50.02'
C179	30.00'	55°54'52"	29.28'	N79°38'39"W	28.13'
C180	30.00'	100°09'51"	52.45'	N01°36'18"W	46.02'
C181	370.00'	8°17'24"	53.53'	N52°37'20"E	53.49'
C182	370.00'	7°14'21"	46.75'	N60°23'12"E	46.72'
C183	530.00'	1°13'18"	11.30'	S63°23'44"W	11.30'
C184	530.00'	6°02'10"	55.84'	S59°46'00"W	55.81'
C185	530.00'	5°59'25"	55.41'	S53°45'12"W	55.39'
C186	530.00'	5°12'24"	48.16'	S48°09'18"W	48.15'
C231	30.00'	137°05'07"	71.78'	N21°24'46"W	55.84'
C234	30.00'	70°59'37"	37.17'	N11°37'59"E	34.84'
C235	175.00'	93°43'32"	286.27'	S00°16'02"W	255.40'
C236	175.00'	11°54'47"	36.39'	S40°38'20"E	36.32'
C237	175.00'	26°50'17"	81.97'	S21°15'49"E	81.22'
C238	175.00'	37°14'58"	113.77'	S10°46'49"W	111.78'
C239	175.00'	17°43'30"	54.14'	S38°16'03"W	53.92'
C240	30.00'	99°42'12"	52.20'	N03°15'22"E	45.86'

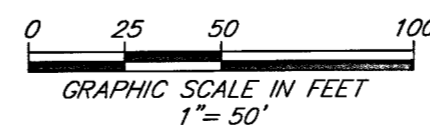
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C241	30.00'	61°50'10"	32.38'	N22°11'23"E	30.83'
C242	30.00'	37°52'02"	19.83'	N27°39'43"W	19.47'
C243	650.00'	15°27'56"	175.45'	S45°22'30"W	174.92'
C244	650.00'	2°20'59"	26.66'	S51°55'59"W	26.65'
C245	650.78'	5°11'59"	59.06'	S48°09'24"W	59.04'
C261	350.00'	29°05'47"	177.74'	S49°27'29"W	175.84'
C264	350.00'	8°40'27"	52.99'	S51°20'13"W	52.94'
C265	350.00'	8°19'57"	50.90'	S59°50'24"W	50.86'
C266	550.00'	1°55'25"	18.47'	N63°02'40"E	18.47'
C267	550.00'	0°24'06"	3.85'	N63°48'20"E	3.85'
C268	550.00'	1°31'20"	14.61'	N62°50'37"E	14.61'
C269	30.00'	141°04'46"	73.87'	N47°22'40"W	56.57'
C270	30.00'	62°07'31"	32.53'	N86°51'17"W	30.96'
C271	30.00'	141°04'46"	73.87'	S43°33'33"E	56.57'
C272	30.00'	71°29'14"	37.43'	S08°45'48"E	35.05'
C274	550.00'	0°58'16"	9.32'	N26°29'42"E	9.32'
C275	550.00'	6°21'43"	61.07'	N22°49'42"E	61.04'
C341	250.00'	17°40'39"	77.13'	N11°01'12"E	76.83'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N38°18'47"E	12.36'
L7	S66°08'10"W	38.52'
L8	S13°54'14"W	23.06'
L17	S81°16'18"W	17.46'



Land Use  
Zoning: PUD & REC  
Area: 74.06 Acres±  
Number of Lots: 231  
Minimum Lot Width: 43 feet

Building Setbacks  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet



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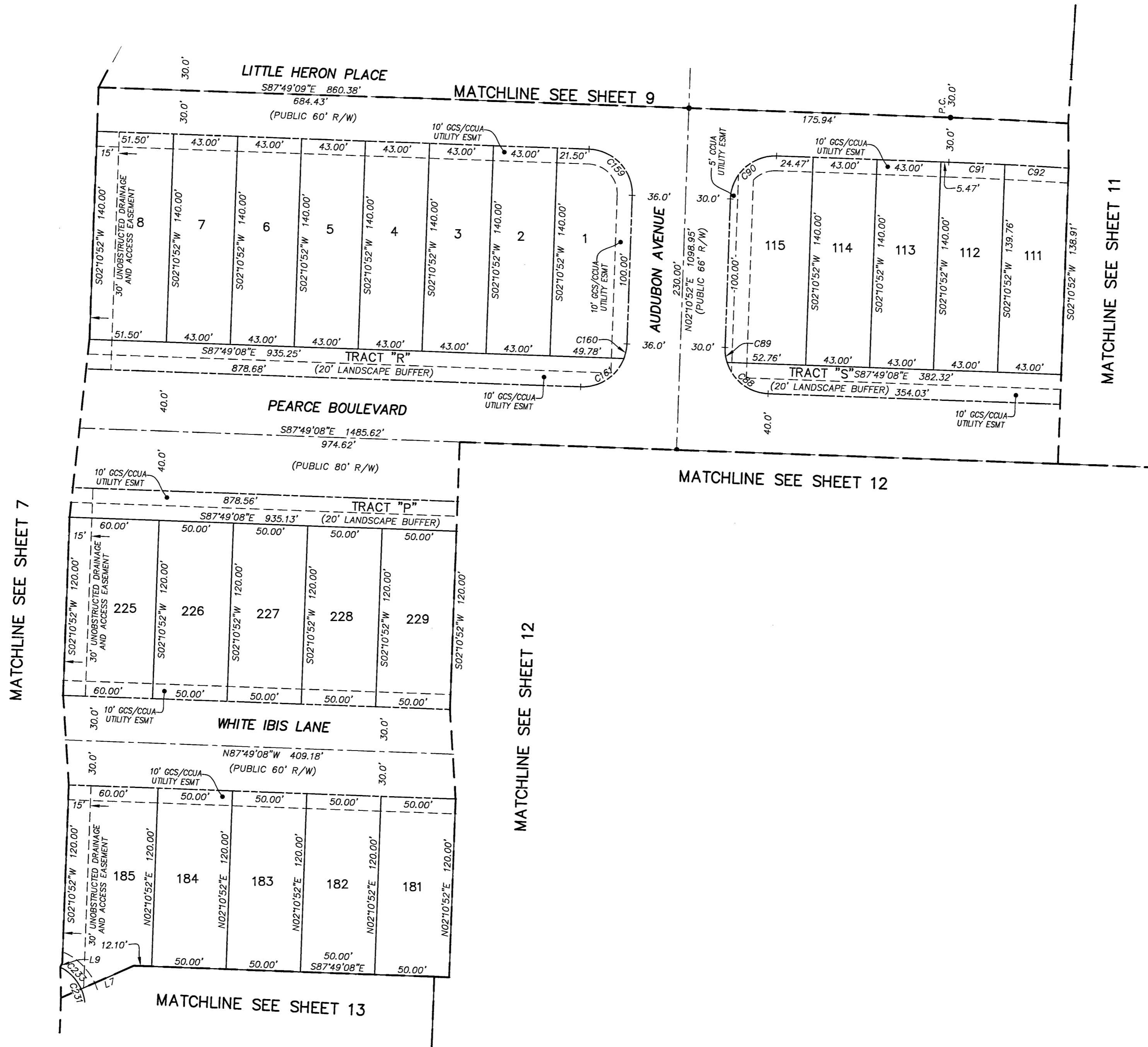
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PLAT BOOK 76 PAGE 14

SHEET 14 OF 14 SHEETS

SEE SHEET 3 FOR NOTES



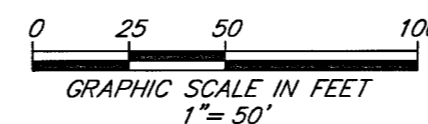
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C88	30.00'	70°31'44"	36.93'	S52°33'16"E	34.64'
C89	30.00'	19°28'16"	10.20'	S07°33'16"E	10.15'
C90	30.00'	90°00'00"	47.12'	S47°10'52"W	42.43'
C91	2970.00'	0°43'27"	37.53'	N87°27'25"W	37.53'
C92	2970.00'	0°49'47"	43.01'	N86°40'48"W	43.01'
C159	30.00'	90°00'00"	47.12'	N42°49'08"W	42.43'
C160	30.00'	19°28'16"	10.20'	N11°55'00"E	10.15'
C161	30.00'	70°31'44"	36.93'	N56°55'00"E	34.64'
C231	30.00'	137°05'07"	71.78'	N21°24'46"W	55.84'
C233	30.00'	39°32'12"	20.70'	N43°37'55"W	20.29'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S66°08'10"W	38.52'
L9	S26°35'59"W	3.04'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M.
  - STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M.
  - STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, UNLESS OTHERWISE NOTED
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  - CEC CLAY COUNTY ELECTRIC COOPERATIVE
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  - ESMT. EASEMENT
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  - P.C. POINT OF CURVATURE
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  - P.T. POINT OF TANGENCY
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  - (R) RADIAL LOT LINE
  - R RADIUS
  - R/W RIGHT OF WAY
  - △ CENTRAL ANGLE
  - ③ SHEET REFERENCE NUMBER
  - MATCHLINE

**Land Use**  
Zoning: PUD & REC  
Area: 74.06 Acres±  
Number of Lots: 231  
Minimum Lot Width: 43 feet

**Building Setbacks**  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet



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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** Regular Session **MEETING DATE:** April 15, 2025  
**FROM:** Erin West, City Clerk  
**SUBJECT:** City Council acceptance of the Official Results of the April 8, 2025 Municipal Election.  
*Erin West*

### BACKGROUND

Seats 3 and 4 were uncontested and seat 5 required a vote. Five (5) Charter Amendments were also on the ballot. Charter Amendment 3 was approved by the voters and Charter Amendments 1, 2, 4, and 5 were not approved.

There were 517 ballots counted between polling sites and mail ballots. The city has a total of 9,323 registered voters and the 517 who voted represented approximately a 5.55% turnout.

Council Members Steven R. Kelley, Daniel M. Johnson, and Constance W. Butler served on the Canvassing Board.

A copy of the Official Results of the 2025 Municipal Election is attached. Staff is recommending that the City Council officially accept the election results declaring the following:

Election Results	April 8, 2025 Totals
Ballots Cast in Both Precincts	430
Mail Ballots	87
Provisional Ballots	0
Total Ballots Tabulated	517
% of Voter Turnout	5.55

### FISCAL IMPACT

NA

### RECOMMENDATION

Accept the Official Results of the 2025 Municipal Election as follows:

Declare Gloria (Glee) Glisson the winner of Seat 3, Thomas M. Smith the winner of Seat 4, and Darren K. Stutts the winner of Seat 5 on the Green Cove Springs City Council and duly elected to a three-year term of office from May 20, 2025 through May 16, 2028.

Accept the Election results for the five (5) Charter Amendments as certified by the Canvassing Board and the Clay County Supervisor of Elections.

Green Cove Springs Precinct Summary Results  
Official Municipal Election

April 8, 2025

Clay County

STATISTICS

	TOTAL	Election Day	Vote by Mail
Election Day Precincts Reporting	2 of 2	2	0
Precincts Complete	2 of 2	2	0
Absentee/ Early Precincts Reporting	2 of 2	0	2
Registered Voters - Total	9,323		
Ballots Cast - Total	517	430	87
Ballots Cast - Blank	0	0	0
Voter Turnout - Total	5.55%		

*[Handwritten signatures in red, orange, and green ink]*

# Green Cove Springs Precinct Summary Results

## Official Municipal Election

April 8, 2025

Official Results

Item #9.

Clay County

### GCS City Council, Seat 5

Vote For 1

	TOTAL	VOTE %	Election Day	Vote by Mail
Dave Daigle	181	35.35%	137	44
Darren Stutts	331	64.65%	291	40
<b>Total Votes Cast</b>	<b>512</b>	<b>100.00%</b>	<b>428</b>	<b>84</b>
Overvotes	0		0	0
Undervotes	5		2	3
Contest Totals	517		430	87

### GCS Charter Amendment No. 1

Vote For 1

	TOTAL	VOTE %	Election Day	Vote by Mail
Yes	237	46.65%	185	52
No	271	53.35%	240	31
<b>Total Votes Cast</b>	<b>508</b>	<b>100.00%</b>	<b>425</b>	<b>83</b>
Overvotes	0		0	0
Undervotes	9		5	4
Contest Totals	517		430	87

### GCS Charter Amendment No. 2

Vote For 1

	TOTAL	VOTE %	Election Day	Vote by Mail
Yes	222	43.70%	182	40
No	286	56.30%	243	43
<b>Total Votes Cast</b>	<b>508</b>	<b>100.00%</b>	<b>425</b>	<b>83</b>
Overvotes	0		0	0
Undervotes	9		5	4
Contest Totals	517		430	87

# Green Cove Springs Precinct Summary Results

## Official Municipal Election

April 8, 2025

Official Results

Item #9.

Clay County

### GCS Charter Amendment No. 3

Vote For 1

	TOTAL	VOTE %	Election Day	Vote by Mail
Yes	334	65.62%	280	54
No	175	34.38%	142	33
<b>Total Votes Cast</b>	<b>509</b>	<b>100.00%</b>	<b>422</b>	<b>87</b>
Overvotes	0		0	0
Undervotes	8		8	0
Contest Totals	517		430	87

### GCS Charter Amendment No. 4

Vote For 1

	TOTAL	VOTE %	Election Day	Vote by Mail
Yes	182	35.55%	153	29
No	330	64.45%	274	56
<b>Total Votes Cast</b>	<b>512</b>	<b>100.00%</b>	<b>427</b>	<b>85</b>
Overvotes	0		0	0
Undervotes	5		3	2
Contest Totals	517		430	87

### GCS Charter Amendment No. 5

Vote For 1

	TOTAL	VOTE %	Election Day	Vote by Mail
Yes	206	40.63%	171	35
No	301	59.37%	251	50
<b>Total Votes Cast</b>	<b>507</b>	<b>100.00%</b>	<b>422</b>	<b>85</b>
Overvotes	0		0	0
Undervotes	10		8	2
Contest Totals	517		430	87



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** City Council Regular Session **MEETING DATE:** April 15, 2025  
**FROM:** Scott Schultz, Asst. Water Utilities Director  
**SUBJECT:** City Council approval to surplus a 2008 Elgin Pelican Streetsweeper # 209 that has outlived its useful life. *Scott Schultz*

### BACKGROUND

Vehicle # 209 has outlived its useful life and will be sold as surplus.

### FISCAL IMPACT

Funds received will be returned to the General Fund

### RECOMMENDATION

Approve the surplus of vehicle #209

**PROFESSIONAL SERVICES AGREEMENT  
BETWEEN THE CITY OF GREEN COVE SPRINGS AND CONTRACTOR**

**THIS AGREEMENT** is awarded and entered into this 15<sup>th</sup> day of April, 2025 between the CITY of Green Cove Springs, a political subdivision of the STATE OF FLORIDA hereinafter referred to as the "CITY" and Planet Swim, LLC a Florida Corporation, hereinafter referred to as the "CONTRACTOR".

**WITNESSETH**

**WHEREAS**, the CITY desires to obtain the professional services of said CONTRACTOR to provide and perform professional services as further described hereinafter to be referred to and identified as **OPERATING AND MANAGING ALL SERVICES THAT WILL TAKE PLACE AT SPRING PARK CITY POOL** and

**WHEREAS**, the CONTRACTOR hereby certifies that CONTRACTOR has been granted and possesses all necessary, valid, current licenses/certifications to do business in the State of Florida and in the CITY of Green Cove Springs, Florida, issued by the respective State Boards and Government Agencies responsible for regulating and licensing the services to be provided and performed by the CONTRACTOR pursuant to this Agreement; and

**WHEREAS**, the CONTRACTOR has reviewed the professional services required pursuant to this Agreement and is qualified, willing and able to provide and perform all such professional services in accordance with the provisions, conditions and terms hereinafter set forth; and

**WHEREAS**, the selection and engagement of the CONTRACTOR has been made by the CITY in accordance with the provisions of the CITY's Purchasing Policy regarding the solicitation made by the CITY through its BID No.

**WHEREAS**, all parties hereto agree with all terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the mutual covenants, terms and provisions contained herein, the parties hereto agree that with the mutual acceptance of this Agreement as indicated hereinafter by the execution of this Agreement by both parties that a Contract shall exist between both parties consisting of:

**ARTICLE 1.00 - DEFINITIONS**

The following are definitions for the terms associated with this Agreement and are provided to establish a common understanding, between the parties, regarding the intended usage, application, and interpretation of same.

**1.01** **AGREEMENT** - As it relates to the requirement of the work contemplated herein, this Agreement shall include **Exhibit A** and any documentation by reference, and shall constitute the entire agreement or understandings, written or oral, relating to the matters set forth herein. Any prior Agreements entered into by the parties hereto, for other services shall not be affected by this Agreement nor shall they have any affect, whatsoever, on this agreement.

**1.02** **AMENDMENTS** - Any additions, modifications or alterations made to this agreement. All amendments shall be made in accordance with Article 23.00.

**1.03** **"CONTRACTOR"** the individual or firm offering professional services, who has executed this Agreement, and who is legally obligated, responsible, and liable for providing and performing any and all services as required under the covenants, terms and provisions contained herein and any and all Amendments hereto. Any reference hereinafter made to the CONTRACTOR shall also include any employees of the CONTRACTOR, and any SUB-CONTRACTORS or employees

Page 1 of 12

thereof, who are engaged by the CONTRACTOR for the purpose of performing professional services pursuant to this Agreement.

**1.04** "CITY" a political subdivision of the State of Florida, and any official and/or employees thereof, who shall be duly authorized to act on the CITY'S behalf, relative to this Agreement.

**1.05** "PARTIES" CITY and the CONTRACTOR as defined hereinabove.

**1.06** "PROFESSIONAL SERVICES" all services, work, materials and other professional, technical and administrative activities as set forth in Exhibit A, which are necessary to be provided and performed by the CONTRACTOR and its employees, and any and all sub-consultants and sub-CONTRACTORS the CONTRACTOR may engage to provide, perform and complete the services required pursuant to the covenants, terms and provisions contained herein.

**1.07** "PROJECT MANAGER" the CITY's City Manager or his designee. The PROJECT MANAGER shall be responsible for acting on behalf of the CITY to administer, coordinate, interpret and otherwise manage the contractual provisions and requirements as set forth in this Agreement, or any AMENDMENT(S) hereto. The PROJECT MANAGER shall also serve and act on behalf of the CITY, to provide direct contact and communication between the CITY and the CONTRACTOR, providing information, assistance, guidance, coordination, review, approval and acceptance of the professional services, work and materials to be provided and performed by the CONTRACTOR, pursuant to this agreement, and any Amendment(s) hereto. The PROJECT MANAGER shall also review and approve any and all requests, submitted by the CONTRACTOR, for payment of services performed, pursuant to this Agreement.

**1.08** "SUB-CONTRACTOR" any individual or firm who offers professional services to the CONTRACTOR, to assist providing and performing the professional services, work and materials for which the CONTRACTOR is contractually obligated, responsible and liable to provide and perform under this Agreement. The CITY shall not be a party to, held responsible or liable for, or assume any obligation whatsoever for any provision under any Agreement entered by the CONTRACTOR and any and all SUB-CONTRACTORS.

#### **1.09** ADDITIONAL DEFINITIONS - RESERVED

#### **ARTICLE 2.00 - SCOPE OF PROFESSIONAL SERVICES**

The CONTRACTOR agrees to provide to the CITY the services identified in Exhibit A under the price schedule contained therein.

#### **ARTICLE 3.00 - TERM**

The Agreement Term shall terminate on October 31st, 2025.

#### **ARTICLE 4.00 FUNDING**

This Agreement or any amendments hereto shall be subject to fund availability.

#### **ARTICLE 5.00 - OBLIGATIONS OF THE CONTRACTOR**

The obligations of the CONTRACTOR, with respect to the services provided herein, shall include, but not be limited to, the following:

##### **5.01** LICENSES

The CONTRACTOR agrees to obtain and maintain, throughout the term of this Agreement, and any extensions hereof, all licenses/certifications as required to do business in the State of Florida and the CITY of Green Cove Springs, including, but not limited to, licenses required by any State Boards, or other governmental agencies, responsible for regulating and licensing the professional services provided and performed by the CONTRACTOR pursuant to this Agreement.

##### **5.02** PERSONNEL

(1) Qualified Personnel - The CONTRACTOR agrees to employ and/or retain only qualified personnel where, under Florida law, requires a license, certificate of authorization, or other form of legal entitlement, to practice such services.

(2) CONTRACTOR's Project Manager - The CONTRACTOR agrees to employ and designate, a qualified professional to serve as its Project Manager. The CONTRACTOR's Project Manager shall be authorized to act on behalf of the CONTRACTOR with respect to directing, coordinating and administering all aspects of the professional services to be provided and performed, pursuant to this Agreement, and/or any Amendment(s) hereto. The CONTRACTOR'S Project Manager shall have full authority to bind and obligate the CONTRACTOR on any matter arising under this Agreement or any Amendment(s) hereto, except upon express written agreement of the CITY. The CONTRACTOR agrees that its Project Manager shall devote whatever time is required to satisfactorily manage the professional services performed by the CONTRACTOR, throughout the entire term of this Agreement and any extension hereof. The person or individual selected, by the CONTRACTOR, to serve as its Project Manager is subject to prior approval and acceptance of the CITY.

(3) Removal of Personnel - The CONTRACTOR agrees to promptly replace its Project Manager or any other persons in its employ, including SUBCONTRACTORS(s) or employees thereof, who were engaged by the CONTRACTOR to perform professional services pursuant to this Agreement, if the CITY requests, with or without cause, that the individuals be stopped from performing professional services under this Agreement.

(4) Sub-CONTRACTORS – If the CONTRACTOR utilizes SUBCONTRACTORS to assist in providing and performing the professional services, CONTRACTOR will solicit and consider Minority-Owned Businesses.

### **5.03 STANDARDS OF PROFESSIONAL SERVICE**

The CONTRACTOR agrees to provide and perform the professional services set forth in this Agreement, or any Amendments hereto, in accordance with generally accepted standards of professional practice and in accordance with the laws, statutes, ordinances, codes, rules, regulations and policies, of any governmental agencies which may regulate, or have jurisdiction over the professional services to be provided and/or performed by the CONTRACTOR, pursuant to this Agreement.

### **5.04 INDEMNIFICATION**

(1) The CONTRACTOR shall be, and agrees to be and remain liable for any and all damages, losses, and expenses incurred by the CITY caused by the errors, omissions, negligence, or delay(s) of the CONTRACTOR or by any sub-consultant(s) and/or SUBCONTRACTOR(s) engaged by the CONTRACTOR in providing, performing and furnishing services, work and materials pursuant to this Agreement.

(2) The CONTRACTOR shall be liable and agrees to be liable for and shall indemnify, defend and hold the CITY harmless for any and all claims, suits, judgments or damages, losses and expenses including court costs, expert witness and professional consultation services, and attorneys' fees arising out of the CONTRACTOR'S errors, omissions, negligence, or delay(s), or those of any and all sub-consultants and/or SUBCONTRACTORS engaged by the CONTRACTOR during the providing, performing and furnishing of services, work and materials pursuant to this Agreement and any and all Amendments thereto.

### **5.05 NOT TO DIVULGE CERTAIN INFORMATION**

During the term of this Agreement and forever thereafter and except for the provisions of paragraphs 17 and 18 below, the CONTRACTOR agrees not to divulge, furnish or make available, to any third party, without the express written permission of the CITY, any non-public information, where such information has not been properly subpoenaed, concerning the services rendered by the CONTRACTOR.

## **ARTICLE 6.00 - OBLIGATIONS OF THE CITY**

**6.01 AVAILABILITY OF CITY INFORMATION**

At the CONTRACTOR'S request to the PROJECT MANAGER, the CITY agrees to make available all pertinent information, known by the CITY to be available, to assist the CONTRACTOR in providing and performing the professional services required herein. Such information may include, but not be limited to, customer billing information, consumption records, other related data. The CONTRACTOR shall be entitled to reasonably rely on the accuracy and completeness of such information.

**6.02 AVAILABILITY OF CITY'S DESIGNATED REPRESENTATIVES**

The CITY agrees that the PROJECT MANAGER shall be available within a reasonable period, with reasonable prior notice, given by the CONTRACTOR, to meet and/or consult with the CONTRACTOR on matters pertaining to the professional services to be provided hereunder. The CITY further agrees that the PROJECT MANAGER shall respond, within a reasonable period, to written requests submitted by the CONTRACTOR.

**ARTICLE 7.00 - COMPENSATION AND METHOD OF PAYMENT****7.01 COMPENSATION AND METHOD OF PAYMENT**

For the professional services performed by the CONTRACTOR, pursuant to this agreement, the CITY hereby agrees to pay the CONTRACTOR in accordance with the provisions set forth by the State of Florida's Prompt Payment Act (Florida Statutes Section 218.70) and the schedule and provisions as set forth in **Exhibit A**. The CONTRACTOR shall only be allowed to make one payment draw per month, all draws must be signed off on by the City's Representative and presented to the Accounts Payable Department.

**7.02 PAYMENT WHEN SERVICES ARE TERMINATED**

(1) In the event of termination of this Agreement by the CITY and not due to the fault of the CONTRACTOR, the CITY shall compensate the CONTRACTOR for: (1) all services performed prior to the effective date of termination; and (2) shall pay the costs of such as set forth in Section 7.01 of this agreement.

(2) In the event of termination of this Agreement, due to the fault of the CONTRACTOR or at the written request of the CONTRACTOR, the CITY shall compensate the CONTRACTOR for: (1) all services completed prior to the effective date of termination, which have resulted in a usable product or otherwise tangible benefit to the CITY; and (2) shall pay the costs of such as set forth in Section 7.01 of this agreement. Any such payments shall be subject to a set-off, for any damages incurred by the CITY, resulting from delays occasioned by the termination.

**7.03 PAYMENT WHEN SERVICES ARE SUSPENDED**

In the event the CITY suspends the professional services required to be performed, by the CONTRACTOR, pursuant to this Agreement, the CITY shall compensate the CONTRACTOR for all services performed prior to the effective date of suspension and shall pay the costs thereto as set forth in Section 7.01 of this agreement.

**7.04 NON-ENTITLEMENT TO ANTICIPATED FEES**

In the event the professional services to be performed under this Agreement are terminated, eliminated, canceled, or decreased due to: (1) termination; (2) suspension, in whole or in part; or (3) modification by the subsequent issuance of an Amendment, the CONTRACTOR shall not be entitled to receive compensation for anticipated professional fees, profit, general and or administrative overhead expenses, or for any other anticipated income or expenses.

**ARTICLE 8.00 - TIME AND SCHEDULE OF PERFORMANCE****8.01 TIMELY ACCOMPLISHMENT OF SERVICES**

The timely and expeditious completion, by the CONTRACTOR, of all professional services provided under this Agreement, or any Amendments hereto is expected. The CONTRACTOR agrees to employ an adequate number of personnel throughout the period of this Agreement, and any extension hereof, so that all professional services to be provided, pursuant to this Agreement, or any Amendments hereto will be provided, performed and completed in a timely and expeditious manner. Time of completion agreed to for this project is 176 days.

Should the CONTRACTOR not be able to complete the services for a project in accordance with the Scope of Services and Schedule agreed to in **Exhibit A**, the CONTRACTOR shall provide the PROJECT MANAGER a revised schedule and narrative indicating the reasons for the delay within a reasonable period of time prior to the expiration date of the original schedule. The PROJECT MANAGER shall review this information and either approve the revised schedule as submitted or provide a written response indicating the deficiencies in the schedule. Once the revised schedule has been approved by the PROJECT MANAGER, it shall then become the schedule for the project. Requests for changes to **Exhibit A** that are denied by the PROJECT MANAGER shall be further reviewed as proposed contract Amendments pursuant to Article 23.00.

#### **8.02 NOTICE TO PROCEED**

A written Notice to Proceed (NTP) will be issued by the PROJECT MANAGER, following the execution of each Scope of Services pursuant to **Exhibit A** and upon receipt of the insurance certificates and related documentation required herein. The CONTRACTOR shall only be authorized to commence work after issuance of the NTP. Thereafter, the CONTRACTOR shall commence work promptly and shall carry on all such services as may be required hereunder in a continuous, diligent and forthright manner.

#### **8.03 FAILURE TO PERFORM IN A TIMELY MANNER**

Should the CONTRACTOR fail to commence, provide, and/or perform any of the professional services required, pursuant to this Agreement, in a timely, continuous, diligent, professional and expeditious manner, the CITY may consider such failure as justifiable cause to terminate this Agreement.

### **ARTICLE 9.00 - CONFLICT OF INTEREST**

The CONTRACTOR represents that it presently has no interest and shall acquire no interest, either directly or indirectly, which would conflict in any manner with the performance of services required hereunder. The CONTRACTOR further agrees that no person having any such conflict of interest shall be employed or engaged by the CONTRACTOR for performance hereunder.

If the CONTRACTOR, for itself and on behalf of its SUBCONTRACTORS, is about to engage in the representation of another client, who it in good faith believes could result in a conflict of interest with the services being rendered pursuant to this Agreement, then the CONTRACTOR shall promptly bring such potential conflict of interest to the CITY'S attention in writing. The CITY will decide in a timely manner. Upon determination that there is a conflict of interest, the CITY will submit written notice of same to the CONTRACTOR and the CONTRACTOR shall decline the new representation. If the CITY determines that there is not any such conflict, then the CITY shall give its written consent to such representation. If the CONTRACTOR accepts such a representation without obtaining the CITY'S prior written consent, and if the CITY subsequently determines that there is a conflict of interest, the CONTRACTOR agrees to promptly terminate such new representation. CONTRACTOR shall require each sub-CONTRACTOR to comply with the provisions of this Section. Should the CONTRACTOR fail to advise or notify the CITY, as provided herein above, of representation, which may, or does, result in a conflict of interest, or should the CONTRACTOR fail to discontinue such representation where a conflict is determined to exist, the CITY may consider such failure as justifiable cause to terminate this Agreement.

### **ARTICLE 10.00 - ASSIGNMENT/TRANSFER**

Any assignments or transfer of rights, benefits or obligations hereunder shall only be allowed if approved

as an amendment pursuant to Article 23.00.

#### **ARTICLE 11.00 - APPLICABLE LAW/VENUE**

This Agreement shall be governed by the ordinances of the CITY of Green Cove Springs, the laws, rules, and regulations of the State of Florida, procedural and substantive, and applicable federal statutes, rules and regulations. The venue for any and all litigation, arising under this Agreement, shall lie in Clay County, Florida.

#### **ARTICLE 12.00 - WAIVER OF BREACH**

Waiver by the CITY, of a breach of any provision of this Agreement, by the CONTRACTOR, shall not be deemed to be a waiver of any other breach and shall not be construed to be a modification of the terms of this Agreement.

#### **12.01 JURY TRAIL WAIVER**

Each Party waives the right to trial by jury on any issues or suits arising hereunder.

#### **ARTICLE 13.00 - INSURANCE COVERAGES**

##### **13.01 GENERAL REQUIREMENTS**

The CONTRACTOR shall purchase and maintain such insurance meeting the requirements of the CITY of Green Cove Springs and as will protect it from claims set forth below which may arise out of or result from the CONTRACTOR'S execution of the WORK, whether such execution be by himself or by any SUBCONTRACTOR or by anyone directly or indirectly employed by any of them, or by anyone for whose acts may be liable:

Claims under workmen's compensation, disability benefit and other similar employee benefit acts;

Claims for damages because of bodily injury, occupational sickness or disease, or death of his employees;

Claims for damages because of bodily injury, sickness or disease, or death of any person other than his employees;

Claims for damages insured by usual personal injury liability coverage which are sustained (1) by any person as a result of an offense directly or indirectly related to the employment of such person by the CONTRACTOR or (2) by any other person; and

Claims for damages because of injury to or destruction to tangible property, including loss of use resulting there from.

Certificates of Insurance acceptable to the OWNER shall be filed with the OWNER prior to commencement of the WORK. These Certificates shall contain a provision that coverages afforded under the policies will not be cancelled unless at least thirty (30) days prior WRITTEN NOTICE has been given to the OWNER.

The CONTRACTOR shall procure and maintain, at his own expense, during the CONTRACT TIME, liability insurance as hereinafter specified;

CONTRACTOR'S General Public Liability and Property Damage Insurance including vehicle coverage issued to the CONTRACTOR and protecting him from all claims for personal injury, including death, and all claims for destruction of or damage to property, arising out of or in connection with any operations under the CONTRACT DOCUMENTS, whether such operations

be by himself or by any SUBCONTRACTOR under him, or anyone directly or indirectly employed by the CONTRACTOR or by a SUBCONTRACTOR under him. Upon award, the bidder shall provide a certificate of insurance providing at least thirty (30) calendar days guaranteed written notice of cancellation and the CITY listed as an additionally insured with the following minimums:

Workmen's Comprehensive: meeting State Statutes  
 Product Liability: \$ 100,000 single/\$ 500,000 aggregate  
 General Liability: \$ 100,000 single/\$ 500,000 aggregate  
 Commercial General Liability: \$ 1,000,000 combined single limit  
 Automobile Liability: \$ 500,000 combined single limit  
     Owned  
     Hired  
     Non-owned  
 Current Form/Comprehensive Form  
 Premises Operations  
 Explosion and Collapse Hazard  
 Underground Hazard  
 Products/Completed Operations Hazard  
 Contractual Insurance  
 Broad Form Property Damage  
 Independent CONTRACTORS

The CONTRACTOR shall acquire and maintain, if applicable, Fire and Extended Coverage insurance upon the PROJECT to the full insurable value thereof for the benefit of the CITY, the CONTRACTOR, and SUBCONTRACTORS as their may appear. This provision shall in no way release the CONTRACTOR or CONTRACTOR'S surety from obligations under the CONTRACT DOCUMENT to fully complete the PROJECT.

The CONTRACTOR shall procure and maintain at his own expense, during the CONTRACT TIME, in accordance with the provisions of the laws of the state in which the work is performed, Workmen's Compensation Insurance, including occupational disease provision, for all of his employees at the site of the PROJECT and in case any work is sublet, the CONTRACTOR shall require such SUBCONTRACTOR similarly to provide Workmen's Compensation Insurance, including occupational disease provisions for all of the latter's employees unless such employees are covered by the protection afforded by the CONTRACTOR. In case any class of employees engaged in hazardous work under this contract at the site of the PROJECT is not protected under Workmen's Compensation statute, the CONTRACTOR shall provide, and shall cause each SUBCONTRACTOR to provide, adequate and suitable insurance for the protection of his employees not otherwise protected.

The CONTRACTOR shall secure, if applicable, "All Risk" type Builder's Risk

Insurance for WORK to be performed. Unless specifically authorized by the CITY, the amount of such insurance shall not be less than the CONTRACT PRICE totaled in the BID. The policy shall cover not less than the losses due to fire, explosion, hail, lightning, vandalism, malicious, mischief, wind, collapse, riot, aircraft, and smoke during the CONTRACT TIME, and until the WORK is accepted by the CITY. The policy shall name as the insured the CONTRACTOR, the ENGINEER, and the CITY.

The CITY shall be specifically included as an additional insured. This does not pertain to workers compensation.

All certificates of insurance must be on file with, and approved by, the CITY before the

commencement of any work activities.

**ARTICLE 14.00 - DUTIES AND OBLIGATIONS IMPOSED ON THE CONTRACTOR**

The duties and obligations imposed on the CONTRACTOR, and the rights and remedies available hereunder shall be in addition to, and not a limitation on, any such duties and obligations or rights and remedies otherwise imposed or available by law or statute.

**ARTICLE 15.00 - REPRESENTATION OF THE CITY**

The CONTRACTOR, in performing the professional services required pursuant to this Agreement, or any Amendments hereto, shall only represent the CITY in the manner, and to the extent, as specifically set forth in this Agreement or any Amendments hereto.

The CITY will neither assume nor accept any obligation, commitment, responsibility or liability, which may result from a representation by the CONTRACTOR, which is not specifically provided for and or authorized by this agreement or any Amendments hereto.

**ARTICLE 16.00 - OWNERSHIP OF DOCUMENTS**

All documents, including but not limited to, drawings, tracings, notes, computer files, photographs, plans, specifications, maps, evaluations, reports and any other records or data, specifically prepared and/or developed by the CONTRACTOR, pursuant to this agreement, shall be the property of the CONTRACTOR until the CONTRACTOR has been paid for performing such services as required to produce such documents. The CONTRACTOR shall submit reports and other documents, to the extent directed by the CITY, in the format as specified in Exhibit A. Upon natural expiration or termination of this Agreement, of the above documents shall be promptly delivered to and become the properties of the CITY.

The CONTRACTOR, at its expense, may retain copies of all documents, generated pursuant to this Agreement, and subsequently delivered to the CITY, for reference and internal use. The CONTRACTOR shall not use any documents, data and/or information, generated here from, on any other project or for any other client without the express written permission of the CITY.

**ARTICLE 17.00 - MAINTENANCE OF RECORDS**

The CONTRACTOR shall maintain adequate records and supporting documentation, applicable to all services, work, information, expenses, costs, invoices and materials, provided and performed, pursuant to the requirements of this Agreement. Said records and documentation shall be retained by the CONTRACTOR for a minimum of five (5) years from the date of natural expiration or termination of this Agreement.

The CITY and its authorized agents shall, after providing reasonable notice, have the right to audit, inspect and copy all such records and documentation, as often as the CITY deems necessary during the term of this Agreement, and during the five (5), year period thereafter, as required above, provided that such activity is conducted during normal business hours and at the expense of the CITY.

**ARTICLE 18.00 – PUBLIC RECORDS REQUIREMENTS**

Notwithstanding any provision in this agreement to the contrary, the following public records requirements shall apply:

The CONTRACTOR, or provider of services hereunder, shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, made or received by the CONTRACTOR in conjunction with this Contract. Specifically, the CONTRACTOR must:

- (1) Keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the services being performed by the CONTRACTOR.
- (2) Provide the public with access to public records on the same terms and conditions that the CITY would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- (3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
- (4) Meet all requirements for retaining public records and transfer at no cost to the CITY for all public records in possession of the CONTRACTOR upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the CITY in a format that is compatible with the information technology systems of the CITY.

The City's point of contact for all Public Records requests is Erin West, City Clerk, ewest@greencovesprings.com.

The CONTRACTOR shall promptly provide the CITY with a copy of any request to inspect or copy public records in possession of the CONTRACTOR and shall promptly provide the CITY a copy of the CONTRACTOR's response to each such request. Failure to grant such public access will be grounds for immediate termination of this Contract by the CITY.

THIS ARTICLE WILL BE DEEMED TO APPLY TO ALL SERVICE CONTRACTS UNLESS THE CONTRACTOR CAN DEMONSTRATE BY CLEAR AND CONVINCING EVIDENCE THAT IT IS NOT ACTING ON BEHALF OF THE CITY UNDER FLORIDA LAW.

#### **ARTICLE 19.00 - HEADINGS**

The HEADINGS of any Articles, Sections, and/or Attachments, to this Agreement, are for convenience only and shall not be deemed to expand, limit or change any of the provisions contained herein.

#### **ARTICLE 20.00 - RESERVED**

#### **ARTICLE 21.00 - NOTICE AND ADDRESS OF RECORD**

##### **21.01 NOTICE BY CONTRACTOR TO CITY**

All notice to the CITY, pursuant to this Agreement, shall be made in writing and shall be delivered through the United States Postal Service, first class mail, postage prepaid and addressed to the following, CITY, address of record:

The City of Green Cove Springs  
City Manager  
321 Walnut Street  
Green Cove Springs, Florida 32043

##### **21.02 NOTICES BY CITY TO CONTRACTOR**

All notices to be given to the CONTRACTOR, pursuant to this agreement, shall be made in writing and shall be delivered through the United States Postal Service, first class mail, postage prepaid and addressed to the following, CONTRACTOR'S address of record:

Planet Swim, LLC  
148 Wayfare Ln  
Ponte Vedra Beach, FL 32081

**21.03 CHANGE OF ADDRESS OF RECORD**

Either party may change its address of record, at any time, by written notice to the other party given in accordance with the requirements as set forth in Article 20.01, above.

**ARTICLE 22.00 - TERMINATION****22.01 GENERAL PROVISIONS**

This Agreement may be terminated by the CITY or the CONTRACTOR, with or without cause by giving thirty (30) days written notice to the other party as required in Article 20.00 above.

**22.02 TERMINATION DUE TO BANKRUPTCY OR INSOLVENCY**

If the CONTRACTOR is adjudged bankrupt or insolvent, if it makes a general assignment for the benefit of its creditors, if a trustee or receiver is appointed for the CONTRACTOR or for any of its property or if it files a petition to take advantage of any debtor's act or to reorganize under bankruptcy or other similar laws the CITY may, without prejudice to any other right or remedy, and after giving the CONTRACTOR written notice, terminate this Agreement.

**22.03 CONTRACTOR TO DELIVER MATERIAL**

Upon termination for any reason, the CONTRACTOR shall promptly deliver to the CITY all documents, papers, drawings, models, or any other materials, which the CITY has exclusive rights, by virtue of this Agreement or any other services performed by the CONTRACTOR on behalf of the CITY.

**22.04 LIMITATION OF LIABILITY FOR CITY/OWNER:** Notwithstanding any provision in this agreement to the contrary, the City/Owner's liability herein shall be limited to those sums as provided by Section 768.28. Florida statutes.

**ARTICLE 23.00 - AMENDMENTS**

The covenants, terms, and provisions contained herein may be amended, altered and/or modified upon express written consent of the parties hereto. In the event of conflicts between the covenants, terms, and/or provisions hereof, and any amendment(s) hereto, the latest executed Amendment(s) shall take precedent.

**ARTICLE 24.00 ADMINISTRATIVE PROVISIONS**

In the event the CITY issues a purchase order, memorandum, letter, or other instruments addressing the professional services, to be provided and performed pursuant to this Agreement, it is hereby specifically agreed and understood that such purchase order, memorandum, letter or other instruments are for the CITY'S internal control purposes only, and any and all terms, provisions, and conditions contained therein, shall in no way modify the covenants, terms and provisions of this Agreement, or any amendments hereto, and shall have no force or effect hereon.

**ARTICLE 25.00 - ACCEPTANCE**

Acceptance of this Agreement shall be indicated by the signature of the duly authorized representative of the parties hereto, in the space provided, and be attested to as indicated hereafter.

**IN WITNESS WHEREOF**, the parties hereto, by their duly authorized representatives, have executed this Agreement effective this 15<sup>th</sup> day of April 2025.

By: \_\_\_\_\_  
Steven R. Kelley, Mayor

By: \_\_\_\_\_  
Steve Kennedy, City Manager

ATTEST: \_\_\_\_\_  
Erin West, CITY CLERK

Approved as to form only:

\_\_\_\_\_  
L.J. Arnold III, CITY ATTORNEY

**CONTRACTOR – Planet Swim LLC**

By: \_\_\_\_\_  
CEO – Gustavo M. Calado

\_\_\_\_\_  
Witness as to CONTRACTOR

## EXHIBIT "A"

<u>Services Provided by the Contractor</u>	<ul style="list-style-type: none"> <li>• Manage the day-to-day operations at the Spring Park Aquatic facility</li> <li>• Open Swim/Lap Swimming access to the public</li> <li>• Swim Lessons &amp; Summer League to anyone of 5 years and older</li> <li>• Staffing for all programming and management</li> <li>• The contractor may add more programming as needed.</li> <li>• Install lane line hooks and provide lane lines when needed.</li> </ul>
<u>Services Provided by the City of Green Cove Springs</u>	<ul style="list-style-type: none"> <li>• Pool water management. i.e. Draining the pool on Mondays and cleaning of the pool concrete surface.</li> <li>• Repair physical damages to the aquatic facility as required by code.</li> </ul>
<u>Pool opening date:</u>	Friday, May 2 <sup>nd</sup> , 2025
<u>Pool closing date:</u>	Sunday, September 28 <sup>th</sup> , 2025
<u>Pool operating hours:</u>	<u>May/September</u> Friday, Saturday, Sunday – 11:00 AM to 7:00 PM  <u>June/July/August (Until School starts on August 11<sup>th</sup>)</u> Monday – Sunday – 11:00am – 7:00pm  *Swim Lessons & Summer League to be programmed outside of public swim hours.
<u>Seasonal Passes Fee:</u>	Individual – Adult: \$100 Individual – Active Military/Senior (65+): \$75 Individual – Child (2-17): \$75 Family (5) - \$225
<u>Daily Entrance Fee:</u>	<b>CASH ONLY</b> Adults: \$5 Active Military/Seniors (65+): \$3 Children (2-17): \$3
<u>Swim Lesson Fee Structure:</u>	Group Lesson (2x per week): \$50 one-time seasonal registration fee + \$150 per month* <b>Note:</b> <i>*Split among 3 parties: Planet Swim Foundation, Inc., the City of Green Cove Springs and the participant's parents. The parents are responsible for paying the seasonal registration fee (\$50), Planet Swim Foundation, Inc. is responsible for paying \$50 per month per child per month and the City of Green Cove Springs is responsible for paying \$50 per month per child for up to 240 swimmers per season. Lessons will be the first Tuesday in June through the last Friday in July.</i>
<u>Payment method:</u>	Cash, Check or Credit/Debit Card
<u>Management Fee and Swim Lesson Fee Schedule:</u> (Invoiced 10 days prior to due date)	05/15/2025 - \$11,150.00 (Management Fee) 06/15/2025 - \$11,150.00 (Management Fee) 07/15/2025 - \$11,150.00 (Management Fee) 08/15/2025 - \$11,150.00 (Management Fee) 09/15/2025 - \$11,150.00 (Management Fee) 10/15/2025 - \$11,150.00 (Management Fee) 11/15/2025 – Up to \$11,150.00 (Swim Lessons & Summer League Fees)



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** City Council Regular Session **MEETING DATE:** April 15, 2025

**FROM:** Mike Null, Assistant City Manager

**SUBJECT:** Approval of Amendment #4 to contracts for each of NV5, CPH, Jones Edmunds, Toco Engineering, and WGI for engineering services under Bid LC 2021-02 covering the period from April 21, 2025 through April 20, 2026. *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, Toco and WGI. Per the bid, each firm entered into a one-year contract with the City which was eligible for four, one-year extensions.

In the last year, CHW has merged and is now NV5, Mittauer was bought out by CPH, and Toco has merged and is now Toco Engineering, a Baxter & Woodman Company.

Attached please find Amendment #4 to each of the agreements for NV5, CPH, Jones Edmunds, Toco Engineering, and WGI. This is the fourth of four one-year extensions for each firm. Approval also confirms assignment of the contract and any in-progress projects to the new firm or firm name.

New Requests for Qualifications will be solicited in January 2026 for an award by April 20, 2026.

### FISCAL IMPACT

Task orders as assigned under these agreements.

### RECOMMENDATION

Approve Amendment #4 to contracts for each of NV5, CPH, Jones Edmunds, Toco Engineering, and WGI for engineering services under Bid LC 2021-02 covering the period from April 21, 2025 through April 20, 2026.

**Name** Engineering Services for Water, Wastewater, Drainage, Stormwater, Roadway & Parks **AMENDMENT NO. 4**

THIS AMENDMENT made and entered into this 20<sup>th</sup> day of February, 2025 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 WGI, Inc., whose address is 4371 US 17, Suite 203, Fleming Island, FL 32003 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. 4 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, 2026.

Rates as shown in Exhibit "A" attached. (Known as Exhibit "D" in original agreement)

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have signed this Amendment No. 4 in duplicate. One (1) counterpart each has been delivered to OWNER, and CONTRACTOR.

**OWNER: CITY OF GREEN COVE SPRINGS, FLORIDA**

By: \_\_\_\_\_

Steven Kelley, 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:

Walter Kloss, Vice President

ATTEST:

By:  \_\_\_\_\_

Printed Name:

Judy Connolly

**WGI, INC.**  
**FEE SCHEDULE\***  
**EFFECTIVE DATE 10/28/2023**

Hourly Rate		Hourly Rate		Hourly Rate	
<b>ENGINEERING SERVICES</b>		<b>SURVEY SERVICES CONTINUED</b>		<b>ENVIRONMENTAL SERVICES</b>	
Executive Engineer	\$370.00	1 Person Field Survey Crew	\$125.00	Executive Environmental Scientist	\$280.00
Chief Engineer	\$360.00	2 Person Field Survey Crew	\$170.00	Principal Environmental Scientist	\$240.00
Principal Engineer	\$335.00	3 Person Field Survey Crew	\$220.00	Senior Project Manager	\$215.00
Senior Project Manager	\$320.00	4 Person Field Survey Crew	\$270.00	Project Manager	\$180.00
Project Manager	\$250.00	2 Person SUE Crew	\$180.00	Senior Environmental Scientist	\$215.00
Senior Engineer 2	\$295.00	3 Person SUE Crew	\$240.00	Environmental Scientist	\$145.00
Senior Engineer 1	\$260.00	4 Person SUE Crew	\$290.00	Environmental Technician	\$110.00
Engineer 2	\$230.00	5 Person SUE Crew	\$320.00	<b>ARCHITECTURAL SERVICES</b>	
Engineer 1	\$210.00	Laser Scan Crew	\$250.00	Principal Architect	\$320.00
Senior Engineer Intern	\$160.00	Hydrographic/Bathymetric Crew	\$350.00	Senior Project Manager	\$280.00
Engineer Intern	\$145.00	UAS Flight Crew	\$280.00	Project Manager	\$230.00
Chief Designer	\$200.00	Fixed Wing Aerial Flight Crew	\$1,150.00	Senior Architect	\$270.00
Senior Designer	\$170.00	Geospatial Analyst	\$110.00	Project Architect	\$215.00
Designer	\$140.00	Geospatial Developer	\$150.00	Architect	\$180.00
Field Engineer	\$210.00	<b>PLANNING SERVICES</b>		Senior Graduate Architect	\$160.00
Field Inspector	\$155.00	Executive Planner	\$340.00	Graduate Architect	\$130.00
BIM Designer	\$100.00	Chief Planner	\$280.00	<b>OTHER PROFESSIONAL SERVICES</b>	
<b>SURVEY SERVICES</b>		Principal Planner	\$225.00	Expert Witness	\$455.00
Chief Surveyor	\$310.00	Senior Project Manager	\$215.00	GIS Technician	\$120.00
Principal Surveyor	\$275.00	Project Manager	\$190.00	Administrative Assistant	\$130.00
Senior Project Manager	\$225.00	Senior Planner	\$160.00	Intern	\$85.00
Project Manager	\$195.00	Planner	\$120.00	<b>REIMBURSABLE EXPENSES</b>	
Senior Professional Surveyor	\$190.00	<b>LANDSCAPE ARCHITECTURAL SERVICES</b>		Copies, Black & White (each)	\$0.50
Professional Surveyor	\$160.00	Chief Landscape Architect	\$300.00	Copies, Color (each)	\$1.00
Certified Photogrammetrist	\$200.00	Principal Landscape Architect	\$280.00	Plots, Black & White (each)	\$2.00
Senior Survey Technician	\$150.00	Senior Project Manager	\$225.00	Plots, Color (each)	\$16.00
Survey Technician	\$125.00	Project Manager	\$190.00	Mylars (each)	\$74.00
SUE Technician	\$125.00	Senior Landscape Architect	\$235.00	Foam Core Presentation Boards (each)	\$8.00
Field Technician	\$90.00	Landscape Architect	\$200.00	All Third Party – Party Expenses	Cost Plus 15%
Chief Utility Coordinator	\$275.00	Senior Designer	\$160.00		
Senior Utility Coordinator	\$215.00	Designer	\$120.00		
Utility Coordinator	\$170.00	Entry Level Designer	\$110.00		

**Expenses:** In addition to labor, WGI, INC. bills for the following project related costs at a contractually agreed markup: printing; conference calling charges; document review, permit or recording fees paid on behalf of CLIENT; shipping; bid advertisement; specialty materials, software or equipment rental; sub-consultant fees; costs of project related employee travel including meals, lodging, airfare and miscellaneous travel costs such as tolls, parking, etc; mileage for all company-owned vehicles (trucks) will be charged at \$0.85/mile; employee owned vehicles used for transportation related to the Project will be charged at the prevailing federal mileage rate allowed by the IRS at the time the travel occurs. WGI also bills for the cost of internal reproduction and the use of specialized equipment related to subsurface utility vacuum excavation, mobile scanning (LIDAR), and hydrographic surveying.

**\*BE ADVISED THAT THIS FEE SCHEDULE IS SUBJECT TO CHANGE AS ADJUSTED BY WGI, INC. ANNUALLY. YOU WILL BE SUBJECT TO THE THEN CURRENT RATES APPLICABLE AT THE TIME OF SERVICE.**

**Name   Engineering Services for Water, Wastewater, Drainage, Stormwater, Roadway & Parks      AMENDMENT NO. 4**

THIS AMENDMENT made and entered into this 20th day of February, 2025 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 Baxter & Woodman, Inc., d/b/a Toco Engineering, a Baxter & Woodman Company (as the successor after merger with Toco Engineering, LLC), 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. 4 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, 2026.

Rates as shown in Exhibit "A" attached. (Known as Exhibit "D" in original agreement)

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have signed Amendment No. 4 in duplicate. One (1) counterpart each has been delivered to OWNER, and CONTRACTOR.

**OWNER: CITY OF GREEN COVE SPRINGS, FLORIDA**

By: \_\_\_\_\_

Steven Kelley, Mayor

By: \_\_\_\_\_

Steve Kennedy, City Manager

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_

Erin West, City Clerk

By: \_\_\_\_\_

L.J. Arnold III, City Attorney

**CONTRACTOR:** Tocol Engineering, a Baxter & Woodman Company

By: 

Name & Title: Laura L. Mahoney, Associate Vice President

ATTEST:

By: 

Printed Name: Jessica A. Kuiper, Deputy Secretary

## 2025 Hourly Billing Rates for Professional Services

Principal .....	\$205.00
Project Manager .....	\$186.00
Senior Project Engineer .....	\$176.00
Grant Writer/Administrator .....	\$166.00
Project Engineer/Sr. Designer .....	\$166.00
Designer/Sr. Field Representative .....	\$145.00
Permit Coordinator .....	\$140.00
CADD Technician/Field Representative .....	\$135.00
Administration .....	\$105.00

Rates include 3.4% rate of inflation for 2024

Multiplier of 2.60

**Name Engineering Services for Water, Wastewater, Drainage, Stormwater, Roadway & Parks AMENDMENT NO. 4**

THIS AMENDMENT made and entered into this 20<sup>th</sup> day of February, 2025 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 CPH, Inc., whose address is 5200 Belfort Road, Suite 220

Jacksonville, FL 32256, 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. 4 as set forth below:

**TERM**

The OWNER and CONTRACTOR have mutually agreed to renew the Professional Services Agreement for the following services:

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IN WITNESS WHEREOF, the parties hereto have signed this Amendment No. 4 in duplicate. One (1) counterpart each has been delivered to OWNER, and CONTRACTOR.

OWNER: CITY OF GREEN COVE SPRINGS, FLORIDA

By: \_\_\_\_\_  
Steven Kelley, Mayor

By: \_\_\_\_\_  
Steve Kennedy, City Manager

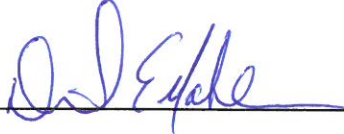
ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Erin West, City Clerk

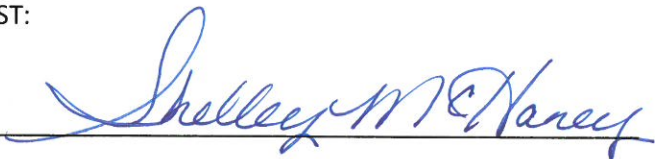
By: \_\_\_\_\_  
L.J. Arnold III, City Attorney

CONTRACTOR:

By:  \_\_\_\_\_

Name & Title: David Mahler, P.E, Chief Operating Officer

ATTEST:

By:  \_\_\_\_\_

Printed Name: Shelley McHaney, Administrative Assistant

# HOURLY BILLING RATES

Effective: November 1, 2024

Category	Rate
Project Manager I	\$200
Project Manager II	\$225
Project Manager III	\$270
Project Manager IV	\$295
Project Manager V	\$310
Manager I	\$185
Manager II	\$210
Engineer I	\$205
Engineer II	\$230
Engineer III	\$240
Engineer IV	\$265
Engineer V	\$285
Architect I	\$185
Architect II	\$210
Architect III	\$235
Architect IV	\$270
Architect V	\$285
Interior Designer	\$160
Designer I	\$160
Designer II	\$175
Designer III	\$195
Designer IV	\$205
Designer V	\$220
Technician I	\$110
Technician II	\$135
Technician III	\$160
CADD I	\$120
CADD II	\$135
CADD III	\$165
Analyst I	\$130
Analyst II	\$145
Analyst III	\$160

Category	Rate
Landscape Architect I	\$165
Landscape Architect II	\$190
Landscape Architect III	\$215
Scientist I	\$140
Scientist II	\$170
Scientist III	\$220
Planner I	\$165
Planner II	\$185
Planner III	\$210
Discipline Manager I	\$300
Discipline Manager II	\$335
Principal Executive	\$360
Administrative I	\$100
Administrative II	\$110
Administrative III	\$125
Administrative IV	\$140
Administrative V	\$170
Project Administrator I	\$130
Project Administrator II	\$175
Coordinator I	\$155
Coordinator II	\$175
Coordinator III	\$190
Intern I	\$80
Intern II	\$95
Graphic Designer I	\$160
Graphic Designer II	\$170
Graphic Designer III	\$185

Category	Rate
Construction Rep I	\$155
Construction Rep II	\$180
Construction Rep III	\$195
Construction Manager I	\$200
Construction Manager II	\$220
Instrument Operator	\$110
Crew Chief	\$135
Surveyor I	\$145
Surveyor II	\$180
Surveyor III	\$220
GPS Crew I	\$185
GPS Crew II	\$260
Survey Crew - 1 Man	\$260
Survey Crew - 2 Man	\$335
Survey Crew - 3 Man	\$360
GIS Analyst I	\$120
GIS Analyst II	\$145
GIS Analyst III	\$160
GIS Manager	\$210



\*Billing and Reimbursable Rates are Subject to Periodic Review and Adjustment.

\*Outside Reimbursable markup will be 10% over actual cost. Subconsultant markup will be a minimum of 10% of the total subconsultant costs.

**Name   Engineering Services for Water, Wastewater, Drainage, Stormwater, Roadway & Parks      AMENDMENT NO. 4**

THIS AMENDMENT, made and entered into this 20th day of February 2025 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 Jones Edmunds & Associates, Inc., whose address is 13545 Progress Blvd., Suite 100, Alachua, FL 32615 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. 4 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, 2026.

Rates as shown in Exhibit "A" attached. (Known as Exhibit "D" in original agreement)

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have signed this Amendment No. 4 in duplicate. One (1) counterpart  
been delivered to OWNER, and CONTRACTOR.

Item #12.

**OWNER: CITY OF GREEN COVE SPRINGS, FLORIDA**

By: \_\_\_\_\_

Steven Kelley, Mayor

By: \_\_\_\_\_

Steve Kennedy, City Manager

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_

Erin West, City Clerk

By: \_\_\_\_\_

L.J. Arnold III, City Attorney

**CONTRACTOR:**

Stanley F. Ferreira, Jr.

By: Stanley F. Ferreira, Jr. (Mar 31, 2025 16:36 EDT)

Name & Title: Stanley F. Ferreira, Jr., PE, President & CEO

ATTEST:

By: Linda Lyles

Printed Name: Linda Lyles

## 2025 Standard Hourly Rates

Labor Category	Hourly Rate
Project Officer	\$ 315
Senior Project Manager	\$ 280
Project Manager	\$ 225
Chief Engineer or Scientist	\$ 295
Senior Engineer	\$ 280
Senior Scientist	\$ 225
Project Engineer	\$ 230
Project Scientist	\$ 170
Engineer	\$ 170
Scientist	\$ 155
Engineer Intern	\$ 155
Associate Scientist	\$ 135
Designer	\$ 135
Senior CADD Designer	\$ 170
CADD Designer	\$ 155
Senior CADD Technician	\$ 135
CADD Technician	\$ 125
Systems Analyst	\$ 225
Senior GIS Analyst or Senior GIS Programmer	\$ 170
GIS Analyst or Programmer	\$ 145
GIS Specialist	\$ 165
GIS Technician	\$ 125
Senior Database Administrator	\$ 210
Database Administrator	\$ 170
Environmental Data Analyst	\$ 125
Senior Field Technician Environmental	\$ 135
Field Technician Environmental	\$ 125
Senior Construction Administrator	\$ 225
Construction Administrator	\$ 170
Senior Field Representative Construction	\$ 155
Field Representative Construction	\$ 135
Construction Project Coordinator	\$ 125
Senior Administrative Assistant	\$ 125
Administrative Assistant	\$ 95
Senior Technical Editor	\$ 175

Travel – Company Vehicle – \$0.70/mile plus 15%

Travel – Personal Vehicle – IRS Standard Mileage Rate plus 15% Travel – Miscellaneous – Cost plus 15%

Deliverable Production - Cost plus 15% Subconsultants – Cost plus 15%

*Rates Effective January 1, 2025*

**Name Engineering Services for Water, Wastewater, Drainage, Stormwater, Roadway & Parks      AMENDMENT NO. 4**

THIS AMENDMENT made and entered into this 20<sup>th</sup> day of February, 2025 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 CHW, Inc., whose address is 11801 Research Drive Alachua, FL 32615, 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. 4 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, 2026.

Rates as shown in Exhibit "A" attached. (Known as Exhibit "D" in original agreement)

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have signed this Amendment No. 4 in duplicate. One (1) counterpart each has been delivered to OWNER, and CONTRACTOR.

**OWNER: CITY OF GREEN COVE SPRINGS, FLORIDA**

By: \_\_\_\_\_

Steven Kelley, 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: Robert Walpole, Chief Operating Officer, NV5, Inc.

ATTEST:

By: \_\_\_\_\_

Printed Name: Shannon Braddy

## NV5 INF-FL Standard Rates

Effective July 1, 2024 – June 20, 2025

<b>Civil Engineering Division</b>	<b>Rate</b>
Director Engineering	\$ 240.00/hr.
Senior Project Manager	\$ 195.00/hr.
Project Manager/Professional Engineer	\$ 180.00/hr.
Project Engineer	\$ 145.00/hr.
<b>Construction Engineering Inspections Division</b>	<b>Rate</b>
Director Construction Services/CEI Senior Project Engineer	\$ 240.00/hr.
Construction Project Manager/CEI Project Administrator	\$ 160.00/hr.
CEI Contract Support Specialist	\$ 135.00/hr.
Senior Inspector/Supervisor	\$ 120.00/hr.
Inspector	\$ 110.00/hr.
<b>Planning Division</b>	<b>Rate</b>
Director Planning & G.I.S. Services	\$ 240.00/hr.
Senior Project Manager	\$ 195.00/hr.
Senior Planner	\$ 180.00/hr.
Land Planner	\$ 140.00/hr.
<b>Design Division</b>	<b>Rate</b>
Director Landscape Architecture	\$ 240.00/hr.
Senior Project Manager/Professional Landscape Architect	\$ 195.00/hr.
Project Manager/Professional Landscape Architect	\$ 180.00/hr.
Project Landscape Architect	\$ 140.00/hr.
Designer	\$ 125.00/hr.
<b>Land Surveying Division</b>	<b>Rate</b>
Director/Professional Surveyor & Mapper	\$ 240.00/hr.
Senior Project Manager	\$ 195.00/hr.
Professional Surveyor & Mapper	\$ 180.00/hr.
Chief of Surveys/Project Surveyor	\$ 140.00/hr.
2-Man Field Crew	\$ 175.00/hr.
3-Man Field Crew	\$ 220.00/hr.
GPS Field Operator/Robotics (1-man)	\$ 140.00/hr.
Field Technician	\$ 90.00/hr.
<b>Ecological Division</b>	<b>Rate</b>
Senior Ecologist	\$240.00/hr
Ecologist III	\$140.00/hr
Ecologist II	\$120.00/hr
Ecologist I	\$105.00/hr
<b>Geotechnical Division</b>	<b>Rate</b>
Director Geotechnical Engineer	\$240.00/hr
Senior Geotechnical Technician	\$140.00/hr
Geotechnical Technician	\$105.00/hr

**NV5 INF-FL Standard Rates**

Effective July 1, 2024 – June 20, 2025

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<b>All Divisions</b>	<b>Rate</b>
Depositions/Expert Witness	\$500.00/hr.
Principals/Vice Presidents	\$290.00/hr.
Director of Marketing + Communications	\$210.00/hr.
Digital Communications Specialist	\$140.00/hr.
Graphic Designer	\$140.00/hr.
Senior CADD/GIS Designer	\$140.00/hr.
CADD Designer II/GIS Technician	\$130.00/hr.
CADD Designer I/GIS Technician	\$105.00/hr.
Project Coordinator	\$ 85.00/hr.
Project Interns	\$ 75.00/hr.
Project Assistant / Administrative Assistant	\$ 75.00/hr.

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January 8 2025

RE: Causseaux, Hewett, & Walpole, LLC is now NV5, Inc.

Dear Valued Client:

Please be advised Causseaux, Hewett, & Walpole, LLC has been merged into NV5, Inc. effective January 8, 2025.

NV5, Inc. is a wholly-owned subsidiary of NV5 Global, Inc. As a result of the merger of Causseaux, Hewett, & Walpole, LLC into NV5, Inc., we will provide services to your organization as NV5, Inc. going forward. More information about NV5 can be found on our website at [www.nv5.com](http://www.nv5.com).

With the merger of Causseaux, Hewett, & Walpole, LLC into NV5, Inc. all current contracts with the prior entity become legally bound with the surviving entity. This is not an assignment but a merger and as such all current contracts remain in full force now with NV5, Inc.

I want to assure you that all personnel, insurance and qualifications remain unchanged. A copy of our W-9 reflecting the new FEIN for the surviving entity and an updated COI is attached for your convenience.

We look forward to being of continued service to your current and future projects.

Should you have any questions or comments, please do not hesitate to contact me at [robert.walpole@nv5.com](mailto:robert.walpole@nv5.com) or 352-331-1976.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Walpole', with a stylized flourish at the end.

Robert J. Walpole  
COO - NV5, Inc.



# CERTIFICATE OF LIABILITY INSURANCE

Item #12.

DATE (MM/DD/YYYY)

5/1/2025

1/8/2024

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** Lockton Companies, LLC  
3280 Peachtree Road NE, Suite #1000  
Atlanta GA 30305  
(404) 460-3600

**CONTACT NAME:****PHONE**

(A/C No. Ext):

**FAX**

(A/C No.):

**E-MAIL ADDRESS:****INSURER(S) AFFORDING COVERAGE****NAIC #****INSURER A:** Hartford Fire Insurance Company

19682

**INSURER B:** Navigators Specialty Insurance Company

36056

**INSURER C:** Twin City Fire Insurance Company

29459

**INSURER D:** Everest Indemnity Insurance Company

10851

**INSURER E:** National Fire and Marine Insurance Co

20079

**INSURER F:**

**INSURED** NV5, Inc.  
1491113 11801 Research Drive  
Alachua FL 32615

**COVERAGES****CERTIFICATE NUMBER:** 20556182**REVISION NUMBER:** XXXXXXXX

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"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	N	N	21 CSE S88600	5/1/2024	5/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	21 CSE S88601	5/1/2024	5/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ \$0	N	N	GA24UMRZ0HBL9IC	5/1/2024	5/1/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N	N/A	22 WE BE9P58	5/1/2024	5/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Excess Liab	N	N	XC3EX00564-241	5/1/2024	5/1/2025	Ea. Claim/Agg. \$10M/\$10M
E	Prof/Poll Liab			42-EPP-321328-03	5/1/2024	5/1/2025	Ea. Claim/Agg. \$10M/\$20M
A	Bus Per Prop			22 UUN AF9909	5/1/2024	5/1/2025	Limit \$20,415,609

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****20556182**

Evidence of Coverage

**CANCELLATION** See Attachment

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

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New Jersey - Hartford Underwriters Insurance Company

New Mexico - Hartford Insurance Company of the Southeast

Nevada - Twin City Fire Insurance Company

New York - Hartford Accident and Indemnity Insurance Company

Ohio - Twin City Fire Insurance Company

Oklahoma - Twin City Fire Insurance Company

Oregon - Twin City Fire Insurance Company

Pennsylvania - Twin City Fire Insurance Company

Rhode Island - Twin City Fire Insurance Company

South Carolina - Twin City Fire Insurance Company

Tennessee - Twin City Fire Insurance Company

Texas - Hartford Underwriters Insurance Company

Utah - Twin City Fire Insurance Company

Virginia - Twin City Fire Insurance Company

Vermont - Twin City Fire Insurance Company

Washington - Twin City Fire Insurance Company

Wisconsin - Hartford Casualty Insurance Company

West Virginia - Twin City Fire Insurance Company

Wyoming - Twin City Fire Insurance Company

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-NEC (nonemployee compensation).
- 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), and 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.

**Caution:** If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

**By signing the filled-out form, you:**

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
2. Certify that you are not subject to backup withholding; or
3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. 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*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding.** Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(j)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under "*By signing the filled-out form*" above (for reportable interest and dividend accounts opened after 1983 only).

- 2—The United States or any of its agencies or instrumentalities.
- 3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.
- 5—A corporation.
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission.
- 8—A real estate investment trust.
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940.
- 10—A common trust fund operated by a bank under section 584(a).
- 11—A financial institution as defined under section 581.
- 12—A middleman known in the investment community as a nominee or custodian.
- 13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5. <sup>2</sup>
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

<sup>1</sup> See Form 1099-MISC, Miscellaneous Information, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B—The United States or any of its agencies or instrumentalities.

C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

## Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

## Line 6

Enter your city, state, and ZIP code.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/EIN](http://www.irs.gov/EIN). Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.**

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Go to [www.irs.gov/identityTheft](http://www.irs.gov/identityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.



January 8 2025

RE: Causseaux, Hewett, & Walpole, LLC is now NV5, Inc.

Dear Valued Client:

Please be advised Causseaux, Hewett, & Walpole, LLC has been merged into NV5, Inc. effective January 8, 2025.

NV5, Inc. is a wholly-owned subsidiary of NV5 Global, Inc. As a result of the merger of Causseaux, Hewett, & Walpole, LLC into NV5, Inc., we will provide services to your organization as NV5, Inc. going forward. More information about NV5 can be found on our website at [www.nv5.com](http://www.nv5.com).

With the merger of Causseaux, Hewett, & Walpole, LLC into NV5, Inc. all current contracts with the prior entity become legally bound with the surviving entity. This is not an assignment but a merger and as such all current contracts remain in full force now with NV5, Inc.

I want to assure you that all personnel, insurance and qualifications remain unchanged. A copy of our W-9 reflecting the new FEIN for the surviving entity and an updated COI is attached for your convenience.

We look forward to being of continued service to your current and future projects.

Should you have any questions or comments, please do not hesitate to contact me at [robert.walpole@nv5.com](mailto:robert.walpole@nv5.com) or 352-331-1976.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Walpole', with a long horizontal flourish extending to the right.

Robert J. Walpole  
COO - NV5, Inc.

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF  
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT  
COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"CAUSSEAU, HEWETT & WALPOLE, LLC", A FLORIDA LIMITED  
LIABILITY COMPANY,

WITH AND INTO "NV5, INC." UNDER THE NAME OF "NV5, INC.", A  
CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE  
OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE EIGHTH  
DAY OF JANUARY, A.D. 2025, AT 10:34 O`CLOCK A.M.



4791631 8100M  
SR# 20250056158

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Jeffrey W. Bullock, Secretary of State

Authentication: 202643669  
Date: 01-08-25



# CERTIFICATE OF LIABILITY INSURANCE

Item #12.

DATE (MM/DD/YYYY)

5/1/2025

1/8/2024

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 Lockton Companies, LLC  
3280 Peachtree Road NE, Suite #1000  
Atlanta GA 30305  
(404) 460-3600

CONTACT NAME:		FAX (A/C No.):	
PHONE (A/C No. Ext.):		E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A: Hartford Fire Insurance Company			19682
INSURER B: Navigators Specialty Insurance Company			36056
INSURER C: Twin City Fire Insurance Company			29459
INSURER D: Everest Indemnity Insurance Company			10851
INSURER E: National Fire and Marine Insurance Co			20079
INSURER F:			

INSURED 1491113 NV5, Inc.  
11801 Research Drive  
Alachua FL 32615

**COVERAGES****CERTIFICATE NUMBER:** 20556182**REVISION NUMBER:** XXXXXXXX

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 INSR	SUBR WYD	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:	N	N	21 CSE S88600	5/1/2024	5/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	21 CSE S88601	5/1/2024	5/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ \$0	N	N	GA24UMRZ0HBL9IC	5/1/2024	5/1/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N	N/A	22 WE BE9P58	5/1/2024	5/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Excess Liab	N	N	XC3EX00564-241	5/1/2024	5/1/2025	Ea. Claim/Agg. \$10M/\$10M
E	Prof/Poll Liab			42-EPP-321328-03	5/1/2024	5/1/2025	Ea. Claim/Agg. \$10M/\$20M
A	Bus Per Prop			22 UUN AF9909	5/1/2024	5/1/2025	Limit \$20,415,609

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER**

20556182  
Evidence of Coverage

**CANCELLATION** See Attachment

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

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NV5 Global Workers Compensation Insurer by State

Alaska - Twin City Fire Insurance Company  
Alabama - Twin City Fire Insurance Company  
Arkansas - Twin City Fire Insurance Company  
Arizona - Twin City Fire Insurance Company  
California - Sentinel Insurance Company  
Colorado - Twin City Fire Insurance Company  
Connecticut - Twin City Fire Insurance Company  
District of Columbia - Twin City Fire Insurance Company  
Delaware - Twin City Fire Insurance Company  
Florida - Twin City Fire Insurance Company  
Georgia - Property & Casualty Insurance Company of Hartford  
Hawaii - Hartford Underwriters Insurance Company  
Iowa - Twin City Fire Insurance Company  
Idaho - Twin City Fire Insurance Company  
Illinois - Twin City Fire Insurance Company  
Indiana - Twin City Fire Insurance Company  
Kansas - Twin City Fire Insurance Company  
Kentucky - Twin City Fire Insurance Company  
Louisiana - Twin City Fire Insurance Company  
Massachusetts - Sentinel Insurance Company  
Maryland - Twin City Fire Insurance Company  
Maine - Twin City Fire Insurance Company  
Michigan - Twin City Fire Insurance Company  
Minnesota - Nutmeg Insurance Company  
Missouri - Hartford Underwriters Insurance Company  
Mississippi - Twin City Fire Insurance Company  
Montana - Twin City Fire Insurance Company  
North Carolina - Hartford Insurance Company of the Southeast  
North Dakota - Twin City Fire Insurance Company  
Nebraska - Twin City Fire Insurance Company  
New Hampshire - Twin City Fire Insurance Company

New Jersey - Hartford Underwriters Insurance Company  
New Mexico - Hartford Insurance Company of the Southeast  
Nevada - Twin City Fire Insurance Company  
New York - Hartford Accident and Indemnity Insurance Company  
Ohio - Twin City Fire Insurance Company  
Oklahoma - Twin City Fire Insurance Company  
Oregon - Twin City Fire Insurance Company  
Pennsylvania - Twin City Fire Insurance Company  
Rhode Island - Twin City Fire Insurance Company  
South Carolina - Twin City Fire Insurance Company  
Tennessee - Twin City Fire Insurance Company  
Texas - Hartford Underwriters Insurance Company  
Utah - Twin City Fire Insurance Company  
Virginia - Twin City Fire Insurance Company  
Vermont - Twin City Fire Insurance Company  
Washington - Twin City Fire Insurance Company  
Wisconsin - Hartford Casualty Insurance Company  
West Virginia - Twin City Fire Insurance Company  
Wyoming - Twin City Fire Insurance Company

**W-9**  
Form  
(Rev. March 2024)  
Department of the Treasury  
Internal Revenue Service

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>NV5, INC.</b>		
	2 Business name/disregarded entity name, if different from above. <b>Causseaux, Hewett, &amp; Walpole, LLC</b>		
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> 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 Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/>		
	5 Address (number, street, and apt. or suite no.). See instructions. <b>11801 Research Drive</b>		Requester's name and address (optional)
6 City, state, and ZIP code <b>Alachua, FL 32615</b>			
7 List account number(s) here (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 instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-				-		
or									
Employer identification number									
2	7	-	1	9	7	9	4	8	6

## 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 for Part II, later.

<b>Sign Here</b>	Signature of U.S. person 	Date <b>1/9/2025</b>
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

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-NEC (nonemployee compensation).
- 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), and 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.

**Caution:** If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

**By signing the filled-out form, you:**

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
2. Certify that you are not subject to backup withholding; or
3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. 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*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding.** Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441-1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under "*By signing the filled-out form*" above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

## What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

• **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note for ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

• **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or "doing business as" (DBA) name on line 2.

• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner's name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For

example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

### Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or	Individual/sole proprietor.
• Sole proprietorship	
• LLC classified as a partnership for U.S. federal tax purposes or	Limited liability company and enter the appropriate tax classification:
• LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

### Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

**Note:** A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

### Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

2—The United States or any of its agencies or instrumentalities.

3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.

5—A corporation.

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.

7—A futures commission merchant registered with the Commodity Futures Trading Commission.

8—A real estate investment trust.

9—An entity registered at all times during the tax year under the Investment Company Act of 1940.

10—A common trust fund operated by a bank under section 584(a).

11—A financial institution as defined under section 581.

12—A middleman known in the investment community as a nominee or custodian.

13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5. <sup>2</sup>
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

<sup>1</sup> See Form 1099-MISC, Miscellaneous Information, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B—The United States or any of its agencies or instrumentalities.

C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

## Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

## Line 6

Enter your city, state, and ZIP code.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/EIN](http://www.irs.gov/EIN). Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

## What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor <sup>4</sup>

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

\* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

\*\* For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

**Note:** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

## Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.**

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Go to [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** City Council Regular Session **MEETING DATE:** April 15, 2025  
**FROM:** Mike Null, Assistant City Manager  
**SUBJECT:** Approval of Amendment #4 to contracts with Patterson & Dewar and Toco Engineering for engineering services under Bid LC 2021-04 covering the period from April 21, 2025 through April 20, 2026. *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 Toco. Per the bid, each firm entered into a one-year contract with the City which was eligible for four, one-year extensions.

Since last year, Toco has merged and is now Toco Engineering, a Baxter & Woodman Company.

Attached please find Amendment #4 to the agreements with Patterson & Dewar and Toco Engineering for Council Approval. This is the fourth of four extensions. Approval also confirms assignment of the contract and any in-progress projects to the new firm or firm name.

New Requests for Qualifications will be solicited in January 2026 for an award by April 20, 2026.

### FISCAL IMPACT

Task orders as assigned under these agreements.

### RECOMMENDATION

Approve Amendment #4 to contracts with Patterson & Dewar and Toco Engineering for engineering services under Bid LC 2021-04 covering the period from April 21, 2025 through April 20, 2026.

**Name Electrical Engineering Services for Overhead and Underground Facilities****AMENDMENT NO. 4**

THIS AMENDMENT made and entered into this 20th day of April, 2025 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 Baxter & Woodman, Inc., d/b/a Toco Engineering, a Baxter & Woodman Company (as the successor after merger with Toco Engineering, LLC), 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. 4 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, 2026.

Rates as shown in Exhibit "A" attached. (Known as Exhibit "D" in original agreement)

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have signed Amendment No. 4 in duplicate. One (1) counterpart each has been delivered to OWNER, and CONTRACTOR.

**OWNER: CITY OF GREEN COVE SPRINGS, FLORIDA**

By: \_\_\_\_\_

Steven Kelley, Mayor

By: \_\_\_\_\_

Steve Kennedy, City Manager

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_

Erin West, City Clerk

By: \_\_\_\_\_

L.J. Arnold III, City Attorney

**CONTRACTOR:** Tocol Engineering, a Baxter & Woodman Company

By: 

Name & Title: Laura L. Mahoney, Associate Vice President

ATTEST:

By: 

Printed Name: Jessica A. Kuiper, Deputy Secretary

## 2025 Hourly Billing Rates for Professional Services

Principal .....	\$205.00
Project Manager .....	\$186.00
Senior Project Engineer .....	\$176.00
Grant Writer/Administrator .....	\$166.00
Project Engineer/Sr. Designer .....	\$166.00
Designer/Sr. Field Representative .....	\$145.00
Permit Coordinator .....	\$140.00
CADD Technician/Field Representative .....	\$135.00
Administration .....	\$105.00

Rates include 3.4% rate of inflation for 2024

Multiplier of 2.60

**Name** Electrical Engineering Services for Overhead and Underground Facilities

**AMENDMENT NO. 4**

THIS AMENDMENT made and entered into this 20th day of February, 2025 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 Patterson & Dewar Engineers, whose address is 850 Center Way, Norcross, GA 30071, 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. 4 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, 2026.

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**OWNER: CITY OF GREEN COVE SPRINGS, FLORIDA**

By: \_\_\_\_\_

Steven Kelley, Mayor

By: \_\_\_\_\_

Steve Kennedy, City Manager

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_

Erin West, City Clerk

By: \_\_\_\_\_

L.J. Arnold III, City Attorney

**CONTRACTOR: PATTERSON AND DEWAR ENGINEERS, INC.**

By: P Anthony Henson

Name & Title: P. Anthony Hanson, PE Business Manager

ATTEST:

By: Valerie Crawford

Printed Name: Valerie Crawford Substation Program Coordinator

## Exhibit A

PATTERSON & DEWAR ENGINEERS, INC.  
Norcross, Georgia  
FEES FOR GENERAL UTILITY ENGINEERING SERVICES  
EFFECTIVE: JANUARY 1, 2025

## CLASSIFICATION

\$ PER HOUR

**ENGINEERING**

Engineering Technician I	121.00
Engineering Technician II	133.00
Engineering Technician III	147.00
Engineering Technician IV	159.00
Systems Integration Technician	193.00
Engineering Test Technician	159.00
Engineering Associate I	134.00
Engineering Associate II	145.00
Sub/Trans. Engineering Associate I	150.00
Sub/Trans. Engineering Associate II	160.00
Sr. Engineering Associate I	159.00
Sr. Engineering Associate II	176.00
Sr. Engineering Associate III	226.00
Sub/Trans. Sr. Engineering Associate I	192.00
Sub/Trans. Sr. Engineering Associate II	214.00
Engineering Supervisor I	207.00
Engineering Supervisor II	223.00
Project Consultant	173.00
Senior Project Consultant	218.00
Principal Project Consultant	237.00
Engineer I	165.00
Engineer II	179.00
Engineer III	199.00
Project Engineer	209.00
Sub/Trans. Engineer I	185.00
Sub/Trans. Engineer II	196.00
Sub/Trans. Engineer III	215.00
Sub/Trans. Project Engineer	235.00
Senior Engineer	225.00
Sub/Trans. Senior Engineer	242.00
Principal Engineer I	259.00
Principal Engineer II	282.00
Principal Engineer III	309.00
Sub/Trans. Principal Engineer I	269.00
Sub/Trans. Principal Engineer II	298.00
Sub/Trans. Principal Engineer III	322.00

## Exhibit A

PATTERSON & DEWAR ENGINEERS, INC.  
Norcross, Georgia  
FEES FOR GENERAL UTILITY ENGINEERING SERVICES  
EFFECTIVE: JANUARY 1, 2025

## CLASSIFICATION

\$ PER HOUR

**CAD**

	CAD Technician I	101.00
	CAD Operator I	112.00
	CAD Operator II	125.00
	CAD Operator III	135.00
	Senior CAD Designer I	148.00
	Senior CAD Designer II	155.00
	Senior CAD Designer III	163.00
	Senior CAD Designer IV	173.00

**SURVEYING & GIS**

	Survey Technician/CAD	122.00
	Senior Survey Technician/CAD	146.00
	Surveying Project Manager	114.00
	Survey Field Technician	103.00
	Crew Chief	109.00
	Senior Crew Chief	122.00
	Registered Land Surveyor	177.00
	Survey 1-man crew	129.00
	Survey 2-man crew	191.00
	Survey 3-man crew	205.00
	GIS Specialist I	122.00
	GIS Specialist II	135.00
	GIS Specialist III	150.00

**PROJECT SUPPORT**

	Admin Assistant	99.00
	Project Coordinator I	124.00
	Project Coordinator II	134.00
	Project Coordinator III	147.00
	Project Coordinator IV	157.00

**TESTING**

	Test Associate	214.00
	Test Technician	230.00
	Senior Test Technician	253.00

TRAVEL AND EXPENSES  
PRINTS, PHONE CALLS, ETC.  
OUTSIDE CONSULTANT

- Actual Out-of-Pocket Cost  
- Actual Cost  
- Actual Cost + 20%

NOTE: Fees are subject to annual increases.



## **Public Works**

### **Monthly Executive Summary**

### **March 2025**

#### **Street Department**

During the month of March, The Street Department has been busy throughout the city. Additional activities included:

- 3 silt fence inspections
- Clean storm drains City Wide.
- Cleaned city ditches and ponds.
- Augusta Savage Friendship Park Improvements – City crews poured the slab and sidewalk as part of this project.

The Street Department completed **65** additional work orders that pertained to street and stormwater issues.

#### **Parks Department**

During the month of March the Parks Department mowed, trimmed, and edged all areas one time including the DOT rights-of-way, City Parks, and FCT property. Additional activities included:

- Clean the pool 2 times
- Clean storms drain City Wide
- Gym floor replacement completed by a contractor
- Pool liner installation completed by a contractor

The Parks Department completed **0** additional work orders outside of their normal daily work schedules.

#### **Equipment Maintenance**

The Equipment Maintenance Shop, as always, works hard to keep the equipment and vehicles going so the city can continue to provide our citizens with the exceptional service they are accustomed to. During the month of March, Levi and John completed **84** work orders.

#### **Tradesworker**

During the month of March, **16** work orders were completed.

## **Solid Waste Department**

Cove Life, Litter Cleanup Program & New Services:

- Picked up everything around the rollout cans.
- Picked up as much loose trash, palm fronds, and sticks as possible on the streets, along the R.O.W. and ditches regardless of if it is near a container or not.
- Delivered 1 trash cans and 1 recycle bins to new customers.
- Delivered 2 recycling bin to current customers.
- Repaired 3 trash cans.
- Replaced 60 trash cans.

This month **March** the city collected:

- **368.69 tons** of Class I garbage (18% increase)
- **1.36 tons** of recycling (69% decrease)
- **128.92 tons** of yard waste (31% decrease)
- **72.17 tons** of Sludge
- **14.35 Street Sweepings**
- **37.93 tons** of white goods and other junk
- **70 tons** Commercial pickup

For comparison during **March 2024**, the city collected:

- **311.45 tons** of Class I garbage
- **4.41 tons** of recycling
- **187.42 tons** of yard waste
- **117.63 tons** of Sludge
- **3.66 Street Sweepings**
- **7.99 tons** of white goods and other junk
- **70 tons** Commercial pickup

## **Water/Wastewater**

- W/WW crews/management had personal interaction with several citizens regarding water/sewer issues.
- Contacted all customers on water and irrigation “Highest Users” report that had unusual consumption (not usually on report)
- Staff continues to refine the scope and financials of the consolidated AWWTP, expanded reclaimed water system, wastewater collection system improvements and water system capital improvements to obtain maximum grant potential, optimize loan conditions and minimize impact to customers.
- W/WW/RW Projects;

- Design of the improvements to the city's wastewater treatment system (all phases) is complete. In order to maximize grant opportunities, the initial construction phase was split into two pieces, for a total of four phases;
  - Phase I is construction of the on-site reclaimed water system (storage tanks, high service pumps, electrical) at the existing Harbor Road Facility, and rehabilitation of Master Lift Stations #2 and #4. This phase went out to bid in January in two parts – plant reclaimed water improvements & lift station #2 & #4. **Construction was completed in June 2020.** The total Phase I cost is \$6,120,600. Staff received \$4,063,425.00 in “Principal Forgiveness” (grant) from FDEP (SRF).
  - Phase II:
    - Construction of the new 1.25 million gallon per day (MGD) advanced wastewater treatment plant (AWWTP) at the Harbor Road site.  
**Construction approximately 75% complete**
  - Phase III:
    - A new force main from Lift Station #2 diverting the sewage from the South Plant to Harbor Road (all sewage generated in the City will be treated at the new Harbor Road AWWTP).
    - Decommissioning and “mothballing” of the South Wastewater Treatment Plant. The permit will remain in place and the plant could be re-commissioned at a later date depending on future activities at the Reynolds site.
  - Phase IV (future – determined by growth) is a second identical 1.25 MGD AWWTP built at the Harbor Road site. An alternative would be construction of this train at the South Plant site in Reynolds Park if the southern /Reynolds portion of our service territory is where significant growth occurs
  - Phase V (future – determined by growth) is a third identical 1.25 MGD AWWTP built at the Harbor Road or Reynolds site.
- Sanitary Sewer Evaluation Survey (SSES) of the Core City wastewater collection system is **complete**, including Mittauer final report. Staff utilizes this data daily in evaluating collection system repairs and requests for sewer connections.
- Continuing to work with FDOT and Clay County on utility relocations associated with the First Coast Expressway and Clay County road expansions (CR 315 & CR 209 / Russel Road).
- **Senate Bill 64 – Surface Water Discharge Elimination Act:** In 2021 the Florida Senate approved SB 64, which requires wastewater treatment plants to eliminate surface water discharges by 2035, which has become a significant financial burden to utilities. This requires the city to eliminate effluent discharge from the Harbor Road and South wastewater treatment plants to the St. Johns River. While the city has been implementing reclaimed water projects for several years, there are not enough uses to take all of the city's treated wastewater. In November 2021 the city submitted to FDEP a plan as to how surface water discharges will be eliminated.

**Potable Water:**

- Staff and Mittauer have completed a full review of the future capital needs of the water system. A comprehensive capital improvement program (CIP) has been developed as part of the Water Master Plan. As in the past, the timing of many of these improvements is driven by future activities in Reynolds Industrial Park and other areas of our service territory. The city has received an FDEP – SRF loan for Planning and Engineering of several of the CIP improvements so that as the need for the improvements occur, the City is ahead of the game and can apply very quickly to SRF for actual construction dollars as “shovel-ready” projects. The total design project cost is \$356,800.00, with a \$178,400.00 (50%) principal forgiveness (grant), leaving an actual loan of \$180,100.00.
- Reynolds Water System Improvements:
  - New water mains along two primary streets to remedy fire hydrants that were inadequate.
  - New 12” water main crossing under SR 16 to replace aging mains that endanger the integrity of the road. This eliminated four existing crossings.
  - New water main along Red Bay Road eliminating existing aging and leaking pipes. In addition remediating fire hydrants that were inadequate.
  - New water main and sewer force main extension from Reynolds Park to and across the MOBRO complex. This extension is designed to supply water, fire protection & sewer needs to MOBRO and future developments to the east.
  - **Completed September 2021**

**South Service Territory Improvements:**

- New 12” water main loop from US17 along CR 209 S to the existing 12” water main that terminated at 4600 CR 209 S. This also included a new 4” sewer force main from US 17 along CR 209 S to the First Coast Expressway crossing. **Completed September 2021**
- The City has received grants from the State of Florida Hazard Mitigation Grant Program (HMGP) to install auxiliary generators at 17 sewage lift stations, and install generators / raise infrastructure at four additional stations. The grant funds 75% of the improvements. **Approximately 99% complete**
- Continued remediation of malfunctioning or out-of-service hydrants.
- Operated and maintained the Harbor Rd. and South Wastewater Treatment Plants as well as the Harbor Rd. and Reynolds Water Treatment Plants to meet the requirements of Regulatory Agencies.
- Continued to make process control adjustments at the Harbor Rd. and South WWTP in efforts to further lower Total Nitrogen and Total Phosphorus levels being discharged to the St. Johns River.
- Continued landscape maintenance at Water and Wastewater Treatment Facilities as well as lift stations.
- Continued preventative maintenance on all treatment facility generators.
- Completed 6 new services.
- Completed 69 water-related work orders.
- Completed 27 sewer related work orders.
- Responded to 136 utilities locate requests.

**TOP 10 WATER CUSTOMERS MARCH 2025**

Largest (By Consumption)		Largest (By Dollar Amount)	
Rank	CONSUMER	Rank	CONSUMER
1	Sheriff's Department	1	Sheriff's Department
2	Oak Street OPCO LLC	2	Luv Car Wash
3	Luv Car Wash	3	Oak Street OPCO LLC
4	Clay High	4	Clay High
5	Kindred Health	5	Kindred Health
6	Governors Landing Condo INC	6	Governors Landing Condo INC
7	Clay Port INC	7	Vac-con
8	Charles E Bennett	8	Garber Realty/Car Wash
9	Vac-Con	9	Clay Port INC
10	Premier Surface design LLC	10	Charles E Bennett

**TOP 10 IRRIGATION CUSTOMERS MARCH 2025**

Largest (By Consumption)		Largest (By Dollar Amount)	
Rank	CONSUMER	Rank	CONSUMER
1	Permabase Products	1	Permabase Building Products
2	Magnolia Point Investments	2	Magnolia Point Investments
3	K&V/R. Hartwig Construction	3	Vallencourt Construction
4	Vallencourt Construction	4	K&V/R. Hartwig Construction
5	DMV-Tax Collector	5	DMV-Tax Collector
6	Magnolia Point Association	6	Magnolia Point Association
7	Coral Ridge Foods	7	Erin & Jeremiah Thompson
8	Stephen Williams	8	Coral Ridge Foods
9	Michael Wright	9	Stephen Williams
10	Erin & Jeremiah Thompson	10	Teresa Sumner

**TOP 10 SEWER CUSTOMERS MARCH 2025**

Largest (By Consumption)		Largest (By Dollar Amount)	
Rank	CONSUMER	Rank	CONSUMER
1	Sheriff's Department	1	Sheriff's Department
2	St John's Landing	2	St John's Landing
3	Oak Street OPCO LLC	3	Luv Car Wash
4	Luv Car Wash	4	Oak Street OPCO
5	Clay High	5	Clay High
6	Kindred Health	6	Kindred Health
7	Governor Landing Condo INC	7	Governors Landing Condo INC
8	Clay Port INC	8	Vac-Con
9	Charles E Bennett	9	Clay Port INC
10	Vac-Con	10	Garber Realty/Car Wash

## Wastewater Plant Capacity Status

**South Plant: TMDL Capacity 0.350 MGD\*,**

- Current Loading 0.257 MGD\*, 73% Capacity (February 2025 Annual Average)
- Current & Committed (.065) Loading 0.322 MGD\*, 92% Capacity
- Current, Committed (.065) & Requested (0.05) Loading 0.327 MGD\*, 94% Capacity

**Harbor Road: TMDL Capacity 0.650 MGD\***

- Current Loading 0.497 MGD\*, 76% Capacity (February 2025 Annual Average)
- Current & Committed (0) Loading 0.497 MGD\*, 76% Capacity
- Current, Committed & Requested (0) Loading 0.497 MGD\*, 76% Capacity

\*MGD = Million Gallons per Day

Note: No Reynolds growth or loading projections included in above.



## **ELECTRIC DEPARTMENT**

### **Significant activities for the month of March 2025**

- 5 Streetlights repaired
- 1 New streetlight installed
- 7 Permanent meters installed
- 1 temporary meter installed
- 3 Voltage checks
- 4 Utility verification
- 3 Poles removed
- 6 New poles installed
- 1 Service removed for demolition
- 16 Animal guards installed

### **In addition to the activities listed above, the Electric Department also:**

- Conducted daily morning safety meetings.
- Conducted daily truck inspections.
- Trimmed limbs and vines from power lines and poles.
- Unloaded transformers and supplies as they came in.
- Inspect/locate ROW permits.
- Conduct warehouse inventory/order supplies.
- Rookery Subdivision, installed pad-mount transformers , ground rods and secondary wires for phase one .
- 932 Pilot Dr., open second pit for URD contractor.
- 1126 North St., installed casket covers on weather-heads.
- 1309 River Ct., drop service for tree removal.
- 4210 Hwy 17., cut old concrete pole up for CT meter pole, pulled in 3 phase 1/0 primary URD
- 1219 Clear Hall Ln., removed line hose from lines.
- 3540 Hwy 17 ., cut down old carwash service riser off concrete pole.
- Reynolds Blvd & Service Rd., removed all old meter cans and service off our poles in the field next to lift station.

**During the month of March, the Electric Department responded to the following outages:**

3/5/2025– Between 5:30 a.m. – 6:00 a.m., 1002 Lemon St., tree felt on service, 1 customer affected.

3/23/2025 – Between 10:00 p.m. – 1:30 a.m., 3553 Tettersall Dr., bad transformers, 50 customers affected.

3/25/2025 – Between 8:25 a.m. – 9:30 a.m., 1190 N Orange Ave., squirrel blown fuse, 2 customers affected.

3/26/2025 – Between 9:00 a.m. – 10:00 a.m., 1322 East St., squirrel blown fuse, 4 customers affected.

# Electric Utility Top Consumption Customers (kwh/meter) for March:

Item #14.

<b><u>NAME</u></b>	<b><u>SERVICE ADDRESS</u></b>	<b><u>KWH</u></b>	<b><u>AMOUNT</u></b>
St. Johns Landing	1408 N. Orange Ave.	181,610	\$ 23,849.76
Clay County Jail	901 N. Orange Ave.	171,600	\$ 21,751.68
Clay County Court House	825 N. Orange Ave.	154,400	\$ 19,062.16
Winn Dixie Stores, Inc	3260 Hwy. 17 N.	141,800	\$ 17,767.51
Kindred Health	801 Oak St.	138,800	\$ 17,003.40
Permabase Building Products	1767 Wildwood Rd.	120,480	\$ 14,934.71
Tamko Roofing Products	914 Hall Park Rd.	112,000	\$ 16,092.96
BD Of Public Instruction	2025 State Road 16	91,600	\$ 13,402.26
BD Of County Commissioner	825 N. Orange Ave.	88,800	\$ 10,997.78
Oak Street Opco LLC	803 Oak St.	80,800	\$ 10,508.76
City of Green Cove Springs	Set Street Lights	66,392	\$ 9,057.10
BD Of Public Instruction	Clay High School	66,000	\$ 10,962.13
City of Green Cove Springs	1277 Harbor Road (bldg.)	61,120	\$ 7,463.92
Garber Realty/GMC	3340 Highway 17	60,960	\$ 8,279.92
City of Green Cove Springs	1277 Harbor Road(reclaim w)	51,200	\$ 6,793.48
Duval Asphalt Products, Inc.	1921 Jersey Ave. (EAST END)	50,700	\$ 8,872.76
Coral Ridge Foods, GC	1165 N Orange Ave.	47,120	\$ 6,001.64
VAC-CON	954 Hall Park Rd	45,120	\$ 6,144.97
BD Of County Commissioner	477 Houston St. (DMV)	44,960	\$ 6,176.10
Direct TV/ AT&T Services, Inc.	512 Center St.	42,080	\$ 5,404.50
BD Of Public Instruction	1 N Oakridge Ave.	39,600	\$ 6,608.43
Alternate Energy Tech	1345 Energy Cove Ct.	38,880	\$ 7,152.84
City of Green Cove Springs	925 S R 16 East SOUTH WWTP	37,760	\$ 4,920.98
MEEVER USA INC	965 Leonard C Taylor PKWY	35,120	\$ 4,950.98

## **Electric Utility Department Capital Projects:**

Item #14.

### **Pole top switch replacement**

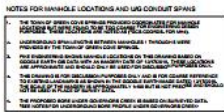
This project began 09-18-2019 with the installation of switches at Governors Creek for restoration plan of isolation of north feeder across Governors Creek Bridge during extreme emergencies. Project is now in the inspection and evaluation process involving Chapman 2 extension to Harbor Rd and load transfer of Chapman 1 to Chapman 2.

### **13kV to 23kv Conversion – US17 from Harbor Road to CR 315**

Planning for this project has begun. This project will continue the Chapman 1 and Chapman 2 circuits north of Harbor Road to provide capacity and reliability for existing and future customers north of Governors Creek. Materials for this project are being funded by a DEO Grant. Materials have arrived and are being installed

### **Governors Creek Hardening Project**

This project will allow the overhead conductor crossing Governors Creek to be placed underground from Grove Street to Harbor Road. This project has been split into two phases: (1) design and permitting and (2) construction. It is 75% funded by a FEMA HMGP grant. Phase 1 is complete. The project is now being evaluated by FDEM and FEMA funding for the construction phase. Once funding is in place and a contract is carried out, bidding and construction should take approximately 9 months. This project will also support the extension of Chapman 1 and Chapman 2 circuits north of Governors Creek to provide additional capacity and reliability for all customers north of Governors Creek.



SURVEY NOTES FOR UNDERGROUND BORE HOLES UNDER GOVERNORS CREEK	
1. REFER TO SURVEYING CAMPING RECORD NO. 100103.	4. ALL SURVEYING AND DATA
2. SURVEY WAS COMPLETED THE FIRST OF OCTOBER 1976.	5. HORIZONTAL DISTANCE
3. HORIZONTAL DISTANCE IS REPRESENTED TO THE NEAREST FEET AND CORRECTION FOR CURVATURE AND REFRACTION IS NOT APPLIED.	6. SURVEYING METHOD USED
7. THE SURVEY WAS CONDUCTED BY THE U.S. GEOLOGICAL SURVEY, BUREAU OF LAND MANAGEMENT, DENVER DISTRICT OFFICE, 1000 EAST 17TH AVENUE, DENVER, COLORADO 80202.	7. SURVEYING METHOD USED
8. SURVEYING WAS CONDUCTED BY THE U.S. GEOLOGICAL SURVEY, BUREAU OF LAND MANAGEMENT, DENVER DISTRICT OFFICE, 1000 EAST 17TH AVENUE, DENVER, COLORADO 80202.	8. SURVEYING METHOD USED
9. SURVEYING WAS CONDUCTED BY THE U.S. GEOLOGICAL SURVEY, BUREAU OF LAND MANAGEMENT, DENVER DISTRICT OFFICE, 1000 EAST 17TH AVENUE, DENVER, COLORADO 80202.	9. SURVEYING METHOD USED
10. SURVEYING WAS CONDUCTED BY THE U.S. GEOLOGICAL SURVEY, BUREAU OF LAND MANAGEMENT, DENVER DISTRICT OFFICE, 1000 EAST 17TH AVENUE, DENVER, COLORADO 80202.	10. SURVEYING METHOD USED

DIVIS. NO.	GREEN COVE SPRINGS CLAY COUNTY, FLORIDA	GE BKT PROJ. PLOT #10
	GOVERNORS CREEK CROSSING	NEW ESTATE/OWN LLC REF. 962
	GOVERNORS CREEK APPROX. MANHOLE LOCATIONS & UNDERGROUND CONDUITS	SUBMITTAL P. # 867 (SEE NOTES) DATE DEDICATED APPROVED BY OWNER

North and South substation sub-station upgrades have begun with directional bore designs completed to install URD 23KV feeds to substation transformers eliminating the possibility of catastrophic failure in the event of lightning or material failure which could cause the conductor to fall into existing buss work.



# City of Green Cove Springs

(904) 297-7500  
Florida Relay – Dial 7-1-1

321 Walnut Street

Green Cove Springs, FL 32043  
[www.greencovesprings.com](http://www.greencovesprings.com)

## MEMORANDUM

To: Steve Kennedy, City Manager

From: Development Services Department

Date: April 2, 2025

Subject: Monthly Planning, Code Enforcement and Building Report for March 2025

### **PLANNING**

7 new business licenses were issued, and 8 licenses were renewed.

- New Businesses:
  - Kountry Boyz Bail Bonds
  - Pragmatic Works Training
  - Kirilloff & Associates (returning to new location)
  - Knight Center LLC
  - Knight Center Food Trucks
  - And Then There is You PLLC
  - Skyline Roofing Services LLC

Total Business Tax Revenue for **March** was **\$1,428.00**

During the month of March:

- Began or continue reviewing the following planning applications:
  - **Rookery Phase 3A and 3B Preliminary Plat and Improvement Plan**
  - **Energy Cove Warehouse/Showroom Buildings**
  - **Walnut Plaza Site Plan**
  - **Rezoning and Future Land Use Amendment for Pine Ave – Clay County Parking Expansion**
  - **Special Event for Fun in the Sun**
  - **Fireworks for RiverFest**
  - **Special Event - Aging True Senior Fishing Day**
  - **Modification of PUD for Graylon Oaks**
  - **The Preserve at Green Cove Springs Site Plan**
  - **Variance for 462 Vermont Avenue**
- The following applications were approved:
  - **Special Event for CalaVida Annual Festival**
  - **Special Event for BOCC Vietnam Veterans Day Ceremony**
- **19 lien search requests**, and **6 new permit applications** were submitted.
- Revenues for Planning related fees for **March** were **\$8,723.00**.

## **CODE ENFORCEMENT**

In March, there were 8 new enforcement complaint filed. Voluntary compliance was achieved for 2 of the cases resulting in case closure. A total of \$0.00 in Code Enforcement fines were collected in March.

### **Compliance for courtesy notice of violation/notice of violations:**

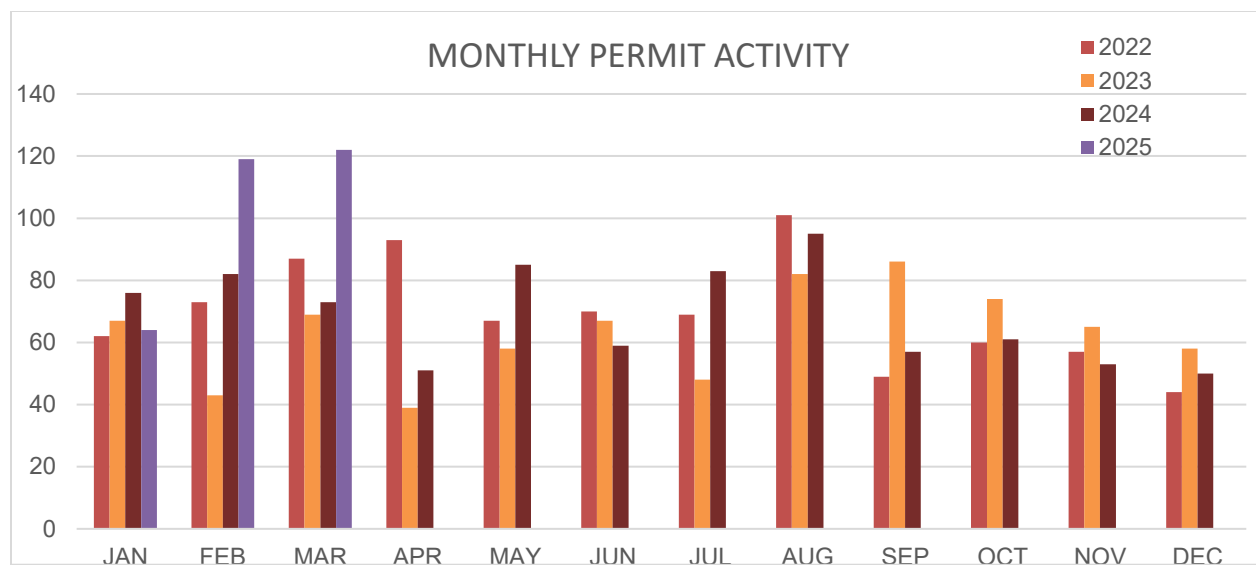
- 2 of 8 (25%) courtesy notices of violation were complied with.
- 1 of 2 (50%) notices of violation were voluntarily complied with.
- 5 courtesy notices of violation from previous months compliance was achieved resulting in closure.
- 4 notices of violation from previous months compliance were achieved resulting in case closure.
- 5 legacy case were closed that should have been closed previously.
- 65 cases courtesy notices of violation/notices of violation complied year to date.

## **BUILDING**

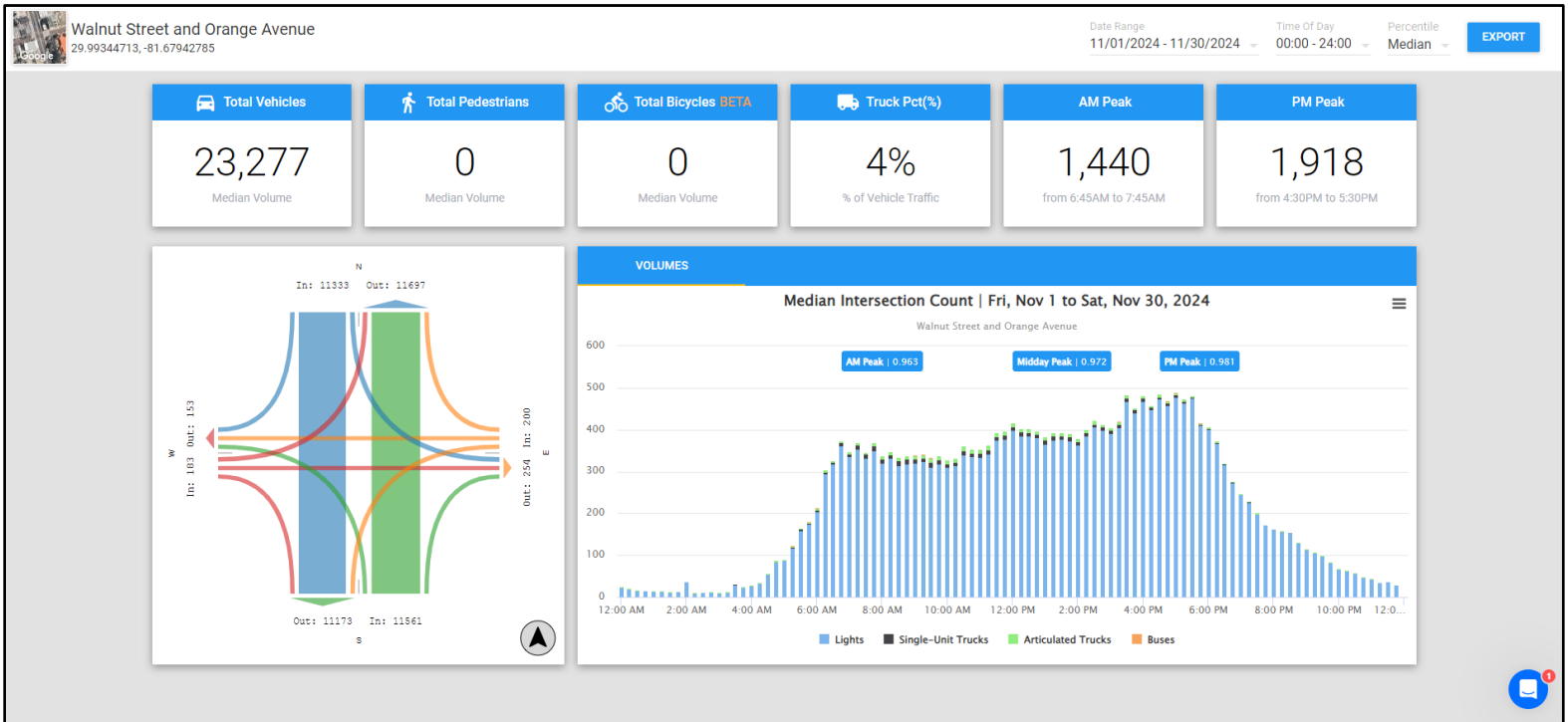
Building permit activity increased 2.52% from February to March. The total number of building permits issued in February was 119 compared to 122 in March. Permit activity for March 2024 increased by 67.12% from March 2025.

Revenues for Building related fees for **March** were **\$51,002.00**.

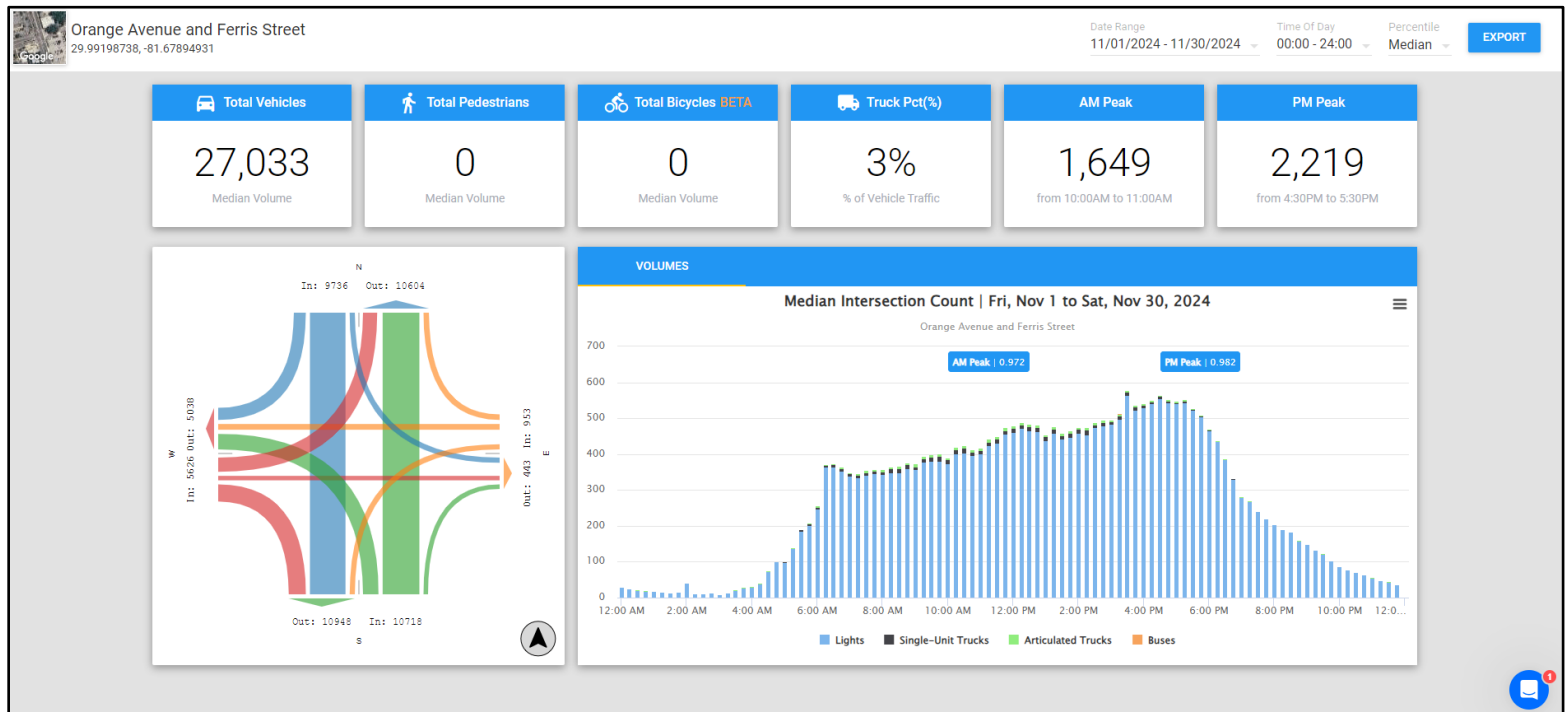
MARCH 2025 PERMIT SUMMARY	
RESIDENTIAL NEW	20
COMMERCIAL NEW	1
RESIDENTIAL ADDITION	3
COMMERCIAL ADDITION	0
RESIDENTIAL REMODEL / IMPROVEMENT	8
COMMERCIAL REMODEL / IMPROVEMENT	0
DEMOLITION	1
SIGNS	0
POOLS	0
RE-ROOFING	9
FENCES	9
MECHANICAL / ELECTRICAL / PLUMBING	67
OTHER PERMITS	4
<b>TOTAL PERMITS ISSUED</b>	<b>122</b>



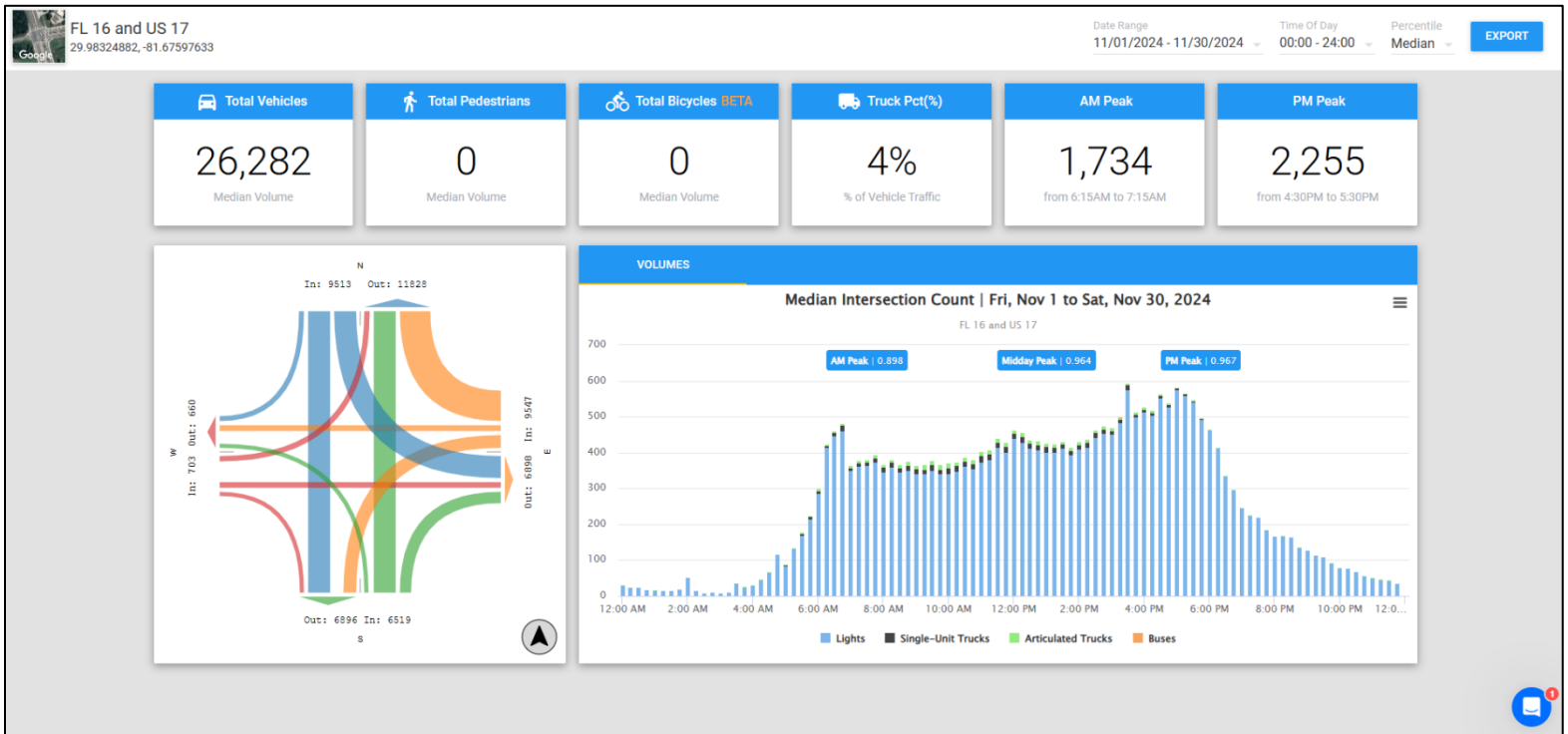
## Walnut Street and Orange Avenue Intersection Traffic Volumes



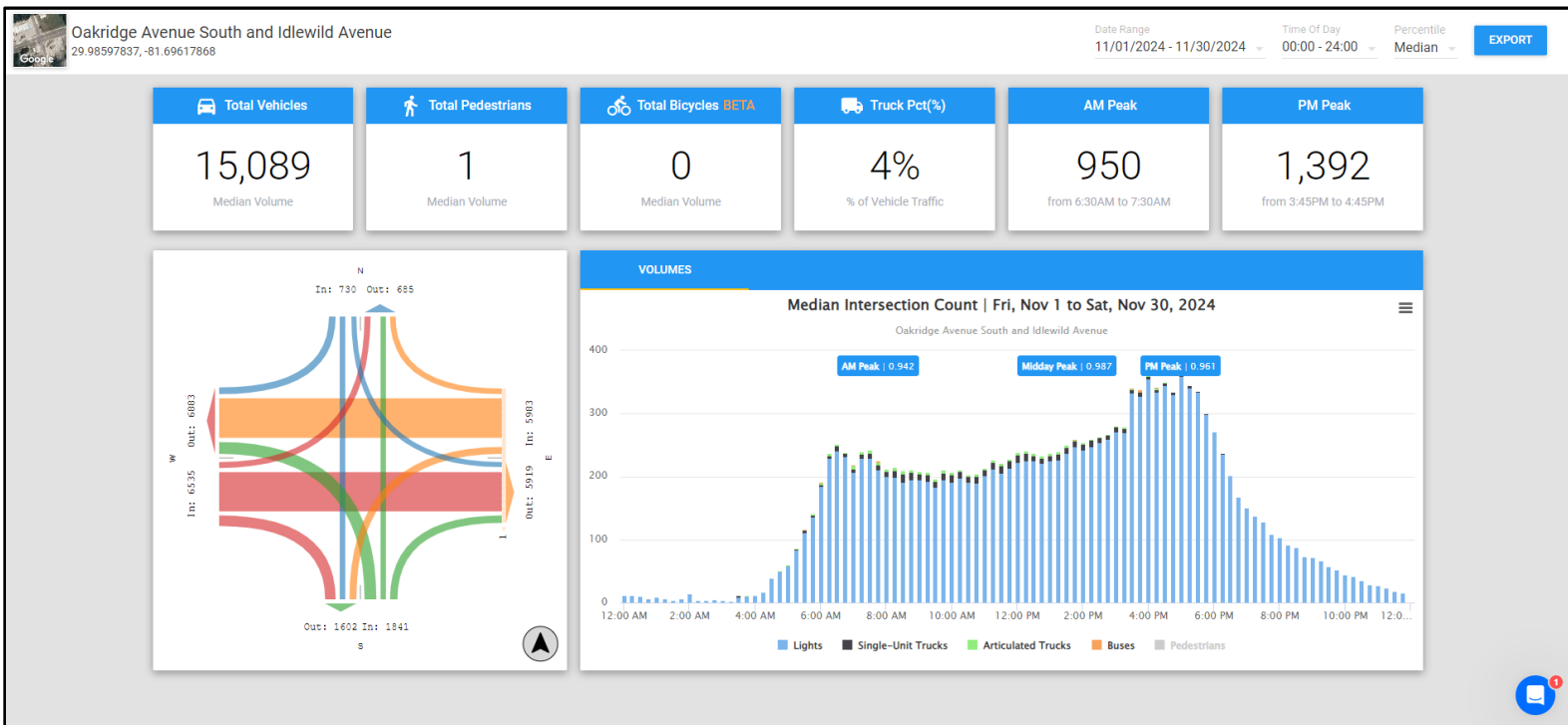
## Ferris Street and Orange Avenue Intersection Traffic Volumes



## US 17/SR 16 LCT Intersection Traffic Volumes



## Oakridge and Idlewild Intersection Traffic Volumes



Building Permit Processing Information					
March 2025					
Permit Type	Permit Number	Date Submitted	Date Approved	Date Issued	Processing Days
GAS RESIDENTIAL	BLD-24-0918	12/18/2024	03/10/2025	03/10/2025	38*
COMMERCIAL NEW	BLD-24-0707	09/11/2024	01/23/2025	03/06/2025	34*
ELECTRIC RESIDENTIAL	BLD-25-0085	01/29/2025	03/10/2025	03/24/2025	29
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0012	01/02/2025	02/24/2025	03/03/2025	26
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0013	01/03/2025	02/24/2025	03/03/2025	22
RESIDENTIAL NEW	BLD-25-0160	02/14/2025	03/31/2025	03/31/2025	22
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0006	01/02/2025	02/26/2025	03/03/2025	20
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0006	01/02/2025	02/26/2025	03/03/2025	17
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0146	02/12/2025	02/27/2025	03/05/2025	16
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0149	02/12/2025	02/27/2025	03/31/2025	16

ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0253	03/05/2025	03/24/2025	03/31/2025	15
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0147	02/12/2025	02/26/2025	03/05/2025	15
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0148	02/12/2025	02/26/2025	03/05/2025	15
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0145	02/12/2025	02/26/2025	03/05/2025	15
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0005	01/02/2025	02/24/2025	03/03/2025	15
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0141	02/12/2025	02/26/2025	03/03/2025	15
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0142	02/12/2025	02/26/2025	03/03/2025	15
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0143	02/12/2025	02/26/2025	03/03/2025	15
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0144	02/12/2025	02/26/2025	03/04/2025	15
IRRIGATION	BLD-25-0263	03/06/2025	03/20/2025	03/24/2025	15

ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0005	01/02/2025	02/24/2025	03/03/2025	14
DEMOLITION	BLD-25-0258	03/06/2025	03/18/2025	03/19/2025	13
RESIDENTIAL IMPROVEMENT	BLD-25-0094	01/30/2025	02/11/2025	03/10/2025	13
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0005	01/02/2025	02/24/2025	03/03/2025	12
RESIDENTIAL NEW	BLD-25-0160	02/14/2025	03/31/2025	03/31/2025	12
RESIDENTIAL IMPROVEMENT	BLD-25-0291	03/13/2025	03/24/2025	03/26/2025	12
RESIDENTIAL NEW	BLD-25-0298	03/16/2025	03/31/2025	03/31/2025	11
IRRIGATION	BLD-25-0300	03/17/2025	03/27/2025	03/31/2025	11
IRRIGATION	BLD-25-0301	03/17/2025	03/27/2025	03/31/2025	11
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0137	02/12/2025	02/27/2025	03/04/2025	10
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0138	02/12/2025	02/27/2025	03/04/2025	10
RESIDENTIAL IMPROVEMENT	BLD-25-0221	02/28/2025	03/13/2025	03/13/2025	10
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0293	03/13/2025	03/26/2025	03/31/2025	9
RESIDENTIAL ADDITION	BLD-25-0175	02/19/2025	03/19/2025	03/19/2025	9

RESIDENTIAL IMPROVEMENT	BLD-25-0306	03/18/2025	03/26/2025	03/27/2025	9
RESIDENTIAL IMPROVEMENT	BLD-25-0164	02/17/2025	02/26/2025	03/13/2025	9
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0140	02/12/2025	02/27/2025	03/04/2025	8
RESIDENTIAL IMPROVEMENT	BLD-23-0755	10/12/2023	10/19/2023	03/03/2025	8
RESIDENTIAL IMPROVEMENT	BLD-25-0166	02/18/2025	02/25/2025	03/03/2025	8
PLUMBING RESIDENTIAL	BLD-25-0268	03/10/2025	03/17/2025	03/17/2025	8
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0137	02/12/2025	02/27/2025	03/04/2025	7
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0140	02/12/2025	02/27/2025	03/04/2025	7
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0138	02/12/2025	02/27/2025	03/04/2025	7
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0013	01/03/2025	02/24/2025	03/03/2025	6
RESIDENTIAL ADDITION	BLD-25-0283	03/12/2025	03/17/2025	03/17/2025	6
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0012	01/02/2025	02/24/2025	03/03/2025	6

ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0293	03/13/2025	03/26/2025	03/31/2025	5
RESIDENTIAL ADDITION	BLD-25-0175	02/19/2025	03/19/2025	03/19/2025	5
ELECTRIC COMMERCIAL NEW	BLD-25-0262	03/06/2025	03/13/2025	03/13/2025	4
RESIDENTIAL IMPROVEMENT	BLD-25-0267	03/07/2025	03/12/2025	03/12/2025	3
RESIDENTIAL ADDITION	BLD-24-0368	05/15/2024	09/24/2024	03/20/2025	2
RESIDENTIAL NEW	BLD-25-0298	03/16/2025	03/31/2025	03/31/2025	1
RESIDENTIAL NEW	BLD-25-0160	02/14/2025	03/31/2025	03/31/2025	1
ROOKERY ONLY- RESIDENTIAL NEW	BLD-25-0253	03/05/2025	03/24/2025	03/31/2025	1
RE-ROOF	BLD-25-0344	03/28/2025	03/31/2025	03/31/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0303	03/18/2025	03/18/2025	03/19/2025	1
ELECTRIC COMMERCIAL NEW	BLD-25-0315	03/19/2025	03/19/2025	03/19/2025	1
ELECTRIC COMMERCIAL NEW	BLD-25-0305	03/18/2025	03/24/2025	03/24/2025	1

PLUMBING COMMERCIAL NEW	BLD-25-0324	03/25/2025	03/25/2025	03/25/2025	1
PLUMBING RESIDENTIAL	BLD-25-0326	03/25/2025	03/25/2025	03/25/2025	1
ELECTRIC RESIDENTIAL	BLD-25-0322	03/25/2025	03/25/2025	03/26/2025	1
ELECTRIC RESIDENTIAL	BLD-25-0325	03/25/2025	03/25/2025	03/26/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0332	03/27/2025	03/27/2025	03/27/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0333	03/27/2025	03/27/2025	03/27/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0334	03/27/2025	03/27/2025	03/27/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0342	03/27/2025	03/27/2025	03/28/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0338	03/27/2025	03/27/2025	03/28/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0339	03/27/2025	03/27/2025	03/28/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0340	03/27/2025	03/27/2025	03/28/2025	1

PLUMBING RESIDENTIAL NEW	BLD-25-0341	03/27/2025	03/27/2025	03/28/2025	1
PLUMBING RESIDENTIAL	BLD-25-0099	01/31/2025	02/03/2025	03/30/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0026	01/06/2025	03/03/2025	03/04/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0029	01/07/2025	03/03/2025	03/04/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0118	02/07/2025	03/03/2025	03/04/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0119	02/07/2025	03/03/2025	03/04/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0158	02/14/2025	02/18/2025	03/04/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0159	02/14/2025	03/03/2025	03/04/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0204	02/24/2025	03/03/2025	03/04/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0206	02/24/2025	03/03/2025	03/04/2025	1

MECHANICAL RESIDENTIAL NEW	BLD-25-0222	02/28/2025	03/03/2025	03/04/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0223	02/28/2025	03/03/2025	03/04/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0224	02/28/2025	03/03/2025	03/04/2025	1
PLUMBING COMMERCIAL	BLD-25-0227	03/03/2025	03/04/2025	03/04/2025	1
RE-ROOF	BLD-25-0228	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0230	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0231	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0232	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0233	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0234	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0235	03/04/2025	03/04/2025	03/04/2025	1

ELECTRIC RESIDENTIAL NEW	BLD-25-0236	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0237	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0238	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0239	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0240	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0241	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0242	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0243	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0244	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0245	03/04/2025	03/04/2025	03/04/2025	1

ELECTRIC RESIDENTIAL NEW	BLD-25-0246	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0247	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0248	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0249	03/04/2025	03/04/2025	03/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0251	03/04/2025	03/04/2025	03/04/2025	1
RE-ROOF	BLD-25-0260	03/06/2025	03/13/2025	03/17/2025	1
RE-ROOF	BLD-25-0296	03/13/2025	03/13/2025	03/17/2025	1
ELECTRIC COMMERCIAL NEW	BLD-25-0308	03/18/2025	03/18/2025	03/18/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0304	03/18/2025	03/18/2025	03/18/2025	1
RE-ROOF	BLD-25-0261	03/06/2025	03/06/2025	03/06/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0256	03/05/2025	03/05/2025	03/07/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0265	03/07/2025	03/10/2025	03/10/2025	1

PLUMBING RESIDENTIAL NEW	BLD-25-0266	03/07/2025	03/10/2025	03/10/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0270	03/10/2025	03/10/2025	03/10/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0271	03/10/2025	03/10/2025	03/10/2025	1
RE-ROOF	BLD-25-0272	03/10/2025	03/10/2025	03/10/2025	1
MECHANICAL RESIDENTIAL	BLD-25-0273	03/10/2025	03/11/2025	03/11/2025	1
RE-ROOF	BLD-25-0274	03/11/2025	03/11/2025	03/11/2025	1
RE-ROOF	BLD-25-0277	03/11/2025	03/11/2025	03/11/2025	1
ELECTRIC RESIDENTIAL	BLD-25-0280	03/11/2025	03/12/2025	03/12/2025	1
MECHANICAL RESIDENTIAL	BLD-25-0284	03/12/2025	03/12/2025	03/12/2025	1
RE-ROOF	BLD-25-0287	03/12/2025	03/12/2025	03/12/2025	1
PLUMBING COMMERCIAL NEW	BLD-25-0294	03/13/2025	03/13/2025	03/13/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0285	03/12/2025	03/12/2025	03/14/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0286	03/12/2025	03/12/2025	03/14/2025	1

MECHANICAL RESIDENTIAL NEW	BLD-25-0289	03/13/2025	03/13/2025	03/14/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0290	03/13/2025	03/13/2025	03/14/2025	1
Processing Notes					
<i>*BLD-24-0707-Pending LOMR CERT BY FEMA, Pending information by architect - did not close cycle during this time.</i>					
<i>*BLD-24-0918 - Holidays played a role in the review timeline</i>					



# CITY OF GREEN COVE SPRINGS POLICE DEPARTMENT



Item #14.

• 1001 Idlewild Avenue • Green Cove Springs, FL 32043 • Main (904) 297-7300 • Fax (904) 284-1436 • www.gcspd.com

The following is the official summary of activity conducted by members of the Green Cove Springs Police Department for the month of March 2025:

Total # Calls for Service: **419**

Total # Arrests: **28**

Total # Traffic Stops: **410** Total # Citations: **167** % Citations to stops: **40%**

Total # Building and business security checks: **1,224**

Total # Police Related Services: **3,608**

Response Times: **Priority:** 6 M 44 Sec **Over-all Response Time:** 10M 25 Sec

Dispatch Phone Communication: 911 calls: **270** Non-Emergency calls: **309** Walk-In: **23**

## Red Light Camera Program:

Video Review:

Officers reviewed 1,124 violations, approved 780 and rejected 344

Total violations reviewed for the month: **1,224** Approval Rating: 69.40%

Total hours reviewing video: **14.26**

## Traffic complaints received/completed:

Location	Issue	# Officer	Traffic	Traffic	Traffic	Parking	Issue
		# Times	Stops	Citations	Warnings	Citations	Y/N
Orange Av/Center St	Running Red Light	9	4	2	1	0	N
Mag Pt Blvd/Harbor Rd	Running stop sign	8	6	2	3	0	N
1400 blk Walnut St	Blk SUV speeding	1	4	1	2	1	N
Medinah/Canyon Falls	Running Stop Sign	3	4	2	1	0	N

**\*\*When evaluating traffic complaints, low numbers of stops/citations are a good indication that the issue may not be as prevalent as the citizen believes. 17**

## Notable Arrests:

2025000267: Burglary to business

2025000272: Robbery by sudden snatching

2025000273: Trespass after warning

2025000287: Criminal Mischief at Vera Hall Park

2025000288: Felony Habitual Traffic Offender

2025000299: Domestic Battery

2025000292: DUI/Habitual Traffic Offender

2025000343: DUI

2025000347: Aggravated Assault with a Deadly Weapon

**Training:**

Item #14.

Department wide Firearms Qualifications for all officers.

Officer Whitney FTO school

Officers Van Hof and Green attended Narcotics and Dangerous drugs course