

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, FEBRUARY 06, 2024 – 7:00 PM



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

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

AGENDA

Invocation & Pledge of Allegiance to the Flag - **Pastor Bob Brown, Cornerstone Church**

Roll Call

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

PRESENTATIONS

1. FMPA - February 2024 **Bob Page**

PUBLIC HEARINGS

2. Second and Final reading of Ordinance O-03-2024 adopting an official City Seal and the provisions of Section 165.043, Florida Statutes, which regulates the unofficial use of the City Seal. **L.J. Arnold III and Erin West**
3. First Reading of Ordinance O-01-2024, regarding the Large-Scale Future Land Use Map Amendment for property located at the Southeast corner of US 17 and SR 16 for approximately 58.12 acres of parcel #016451-000-00 and a portion of parcel #016451-003-00. Future Land Use Amendment: FROM: Mixed Use TO: Industrial **Michael Daniels**
4. First Reading of Ordinance O-02-2024, regarding the Large-Scale Future Land Use Text Amendment for property located at the Southeast corner of US 17 and SR 16 for approximately 58.12 acres of parcel #016451-000-00 and a portion of parcel #016451-003-00. Future Land Use Amendment: FROM: Mixed Use TO: Industrial **Michael Daniels**
5. First Reading of Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District as a special exception. **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.

6. City Council approval of the Spring Park dock project pay app # 1 to C&H Marine in the amount of \$87,400. *Steve Thomas*
7. City Council approval of Minutes. *Erin West*
Regular Sessions: 1/2/2024 and 1/16/2024
8. City Council approval of the purchase of a 2024 Ford Explorer for new Planning position through contract number FSA23-VEL31.0. *Michael Daniels*
9. City Council review of Site Development application for The Vineyard Transitional Center located at 518 N Pine Ave. *Michael Daniels*

COUNCIL BUSINESS

10. Gateway Corridor and Central Business District Matching Grant Application for a Façade Improvement for the Village Improvement Association located at 17 Palmetto Avenue. *Michael Daniels*
11. City Manager & City Attorney Reports / Correspondence
12. City Council Reports / Correspondence

Adjournment

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

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

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

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

ADA NOTICE

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

PUBLIC PARTICIPATION:

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

EXPARTE COMMUNICATIONS

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

February 2024

Rate Call

The average price of natural gas for the month was \$3.76. Daily natural gas prices for the past month have fluctuated in the \$2.34-3.34 range.

Even with the recent colder weather, natural gas storage remains near all time highs. The long term forecast for the remainder of winter heating season is milder than normal. These factors should keep natural gas prices in the current range.

Natural gas accounted for 66% of the generation mix. Coal was 6% and nuclear was 5%. Solar generation was 1%. The Treasure Coast Energy Center was down for a planned outage and resulted in lower than normal natural gas generation mix.

The peak for the month was 3 December at 4PM.

Board of Directors

The Board approved the annual financial audit conducted by Purvis & Gray.

There were no information items.

Executive Committee

The Executive Committee approved the annual financial audit conducted by Purvis & Gray and the renewal and expansion of natural gas storage. The storage was increased to 250,000 mmBtu capacity.

Information items include a request by New Smyrna to the ARP Under Frequency Load Shedding (UFLS) program and a discussion on a programmatic approach to hedging natural gas in future years. (Presentation attached)

Policy Maker Liaison Committee

A presentation by Ed Bielarski, Jr.. Ed was the Gainesville Region Utility General Manager from 2016-2022.

Energy Resources

Center of the American Experiment (Energy & Environment tab)

JuiceTheSeries.com



9a – New Smyrna Beach UFLS Request

Executive Committee

January 18, 2024

FRCC Requires Entities to Submit UFLS Response Plan

Purpose/Function of UFLS Last Line of Defense for Grid

- New Smyrna Beach requests addition to the ARP & Lake Worth Beach UFLS aggregation annual response due to natural load growth
- Underfrequency load shedding is a critical backstop for a reliable electric system
- Automatic underfrequency load shedding programs provide:
 - Insurance that not all customers will be lost
 - Rapid restoration of service following an underfrequency event
 - Protection of customer and utility equipment from operation at excessively low frequencies for long durations
 - Sharing the pain amongst the interconnected “users” of the system

UFLS Relaying, Settings and Program Requirements

Purpose/Function of UFLS Last Line of Defense For Grid

What happens when he stops peddling?

What happens if the road gets steeper?

What happens if the chain breaks?



Generation

Load

Underfrequency Load Shedding Seeks to Restore Load – Generation Balance

PRC-006 Managed by FRCC, But Requires UFLS Data

UFLS Entities Can Aggregate if Desired But Must Meet The Ask

PRC-006-0 (NERC) Fill
in the Blank Standard

SERC Developed PRC-
SERC-3 (per FERC
Order 693) – RE UFLS
Requirements for PC*

CFR** with FRCC to
Manage/Maintain
Compliance (FRCC-
MS-OPPL-001)

*PC = Planning Coordinator (FRCC)

**CFR = Coordinated Functional Registration

New Smyrna Beach – What is The Ask?

Investigate UFLS Entity Aggregation to Support Load Growth

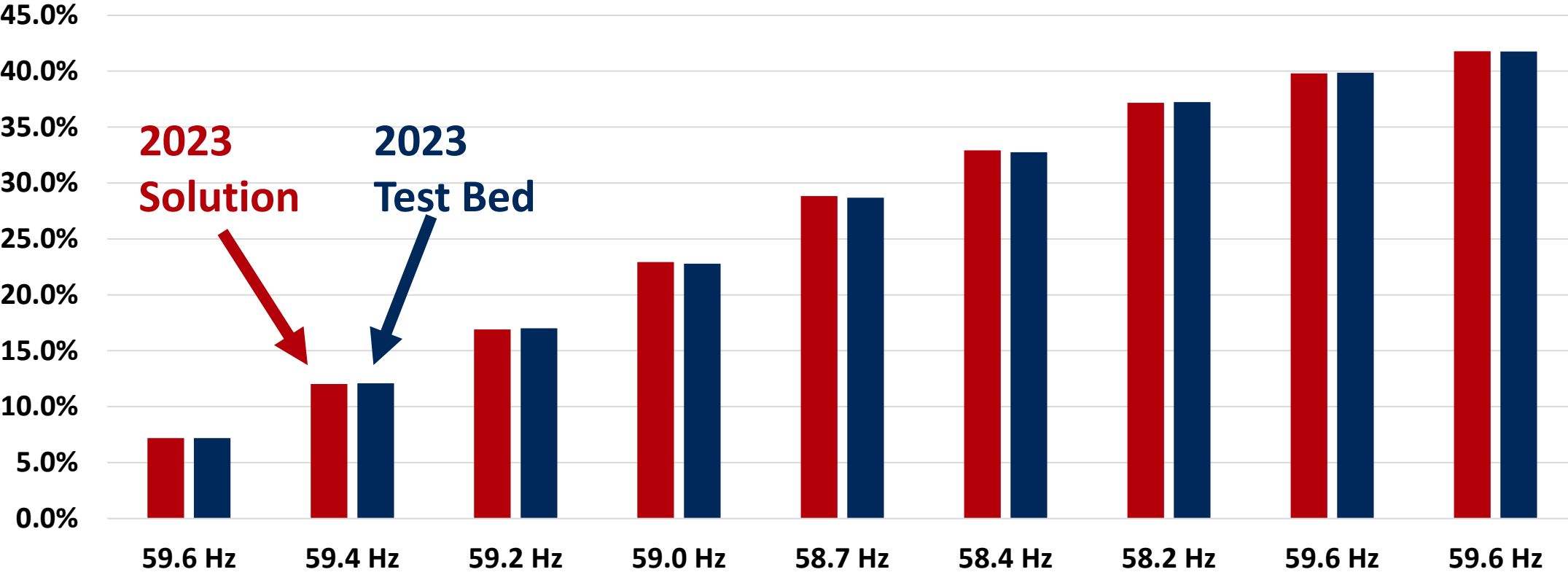
- NSB expecting to be near threshold for requiring multi-step procedure, which is more challenging to comply with alone
 - Feeders are available to be shed per current step F1-a of FRCC requirements, but not divisible easily into higher threshold buckets for each step if peak were projected to grow to above 100 MW
- Reached out to FPL for aggregation, was told no
- Per FRCC procedure section 6.2.1.3, aggregation allowable w/o need for any governing CFR (see below)

6.2.1.3 FRCC UFLS Entities may aggregate UFLS assignments with other FRCC UFLS Entities. When multiple FRCC UFLS Entities are reporting their aggregate UFLS assignments, they must notify the FRCC SPCS and designate a responsible entity for reporting purposes. However, the compliance responsibility for reporting the data still lies with the FRCC UFLS Entity that owns the actual equipment.

Test Bed From Last Year Shows No Impact To Others

New Smyrna Feeders Participate In Each Arrestation Step

Comparison of Percent of Total Load Shed By Frequency Arrestation Step



Letter Agreement Contains Strong Protections

Designed to Hold Existing Cohort Harmless From Impacts

- Annual option to renew with mutual agreement among New Smyrna and existing cohort - not a CFR (redundant with FRCC function)
- Member remains fully responsible for relay settings as directed to support annual solution
- Any incremental cost associated with tethering to be borne by New Smyrna Beach
- 100% allocable fines/fees due to action (or inaction) by New Smyrna Beach
- Current level of effort < 80 hr. Member Service policy, but will be reviewed annually in light of overall compliance uncertainties, with New Smyrna Beach option to continue and be billed time above threshold annually



Appendix



Automatic Response Ask Differs for Entities >100 MW

Individual Entity Feeder Divisibility Key Threshold Challenge

IF >25 MW AND <=100 MW, single step structure with lower load shed “floor” of 35% of projected demand.

Table A2 FRCC UFLS Schedule for FRCC UFLS Entities with > 25 MW and ≤ 100 MW of Load

UFLS Step	Frequency Set-Points (hertz)	Total Operating Time ³⁶ (seconds)	Acceptable Range for UFLS Load Assignment as % of Total UFLS Entity Peak System Load (%)
F-1a	59.5	<= 0.28	35 - 50

Table A1 – FRCC UFLS Schedule for FRCC UFLS Entities with > 100 MW of Load

UFLS Step	Frequency (hertz) Set-Points	Total Operating Time ³² (seconds)	Load as % of Total UFLS Entity Peak System Load ³³ (%)	Total Cumulative Amount of Load as % of Total UFLS Entity Peak System Load ³⁴ (%)	Acceptable Range for UFLS Load Assignment as % of Total UFLS Entity Peak System Load (%)
F-1	59.6	<= 0.28	7	7	6 – 9
F-2	59.4	<= 0.28	5	12	11 – 14
F-3	59.2	<= 0.28	5	17	16 – 19
F-4	59.0	<= 0.28	5	22	21 – 25
F-5	58.7	<= 0.28	6	28	27 – 31
F-6	58.4	<= 0.28	4	32	31 – 35
F-7	58.2	<= 0.28	4	36	35 – 39
F-8	59.6	15.0 ± 0.5	2	38	37 – 41
F-9	59.6	22.0 ± 0.5	2	40	40 - 44

IF >100 MW, multi-step structure with higher load shed “floor” of 40% of projected demand & more granular acceptable ranges. FMPA has developed a model that “solves” for shed sequence that aligns with FRCC schedule.

Test Bed From Last Year Shows No Impact to Others

Slightly Higher Overall Shedding Within FRCC Boundaries

- NSB was re-engaged to fully understand the request and has provided both legacy (pre 2017*) and new (current approach) feeder information that was used to “test bed” a tethered solution using the 2023 data that FMPA otherwise submitted
 - Can include previously included Smy1* sub with 3 feeders that could participate as required
 - FMPA currently Includes ARP + LWB in UFLS aggregation annual response
 - NSB willing to adjust frequency set points if directed, can perform work internally
- Risks include (i) more challenging “solved” solution, (ii) potential adjustments to frequency set-points for existing cohort to map to FRCC acceptable ranges, and (iii) associated cross-subsidization of the overall requirement – no such risks evident in test bed, but protections in letter



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Regular Session **MEETING DATE:** February 6, 2024

FROM: L. J. Arnold III, City Attorney
Erin West, City Clerk

SUBJECT: Second and Final reading of Ordinance O-03-024 adopting an official City Seal and the provisions of Section 165.043, Florida Statutes, which regulates the unofficial use of the City Seal.

BACKGROUND

The City Clerk was informed by Kim Thomas that there have been recent instances when persons or entities wanted to use the official seal of the City for various reasons. Upon research the City Clerk found that St. Augustine had adopted the protections set forth in the above statute which limits unofficial use of our seal without the express written approval of our governing body. This statute is similar to granting the City copyright protection for use of our official seal. As we see, the statute requires passage of an ordinance to adopt and regulate the use of our seal. The proposed ordinance together with a resolution to be presented to the Council, will legally protect the City from unofficial use of its seal.

FISCAL IMPACT

Very little, if any, assuming the followup resolution sets a reasonable fee to process requests for use of our seal. See AGO 2000-43 attached hereto.

RECOMMENDATION

Motion to Approve Ordinance No. O-03-2024 on second and final reading.

Mr. Nicholas F. Tsamoutales

Office of the Attorney General • July 20, 2000 (Approx. 4 pages)

Go

Fla. AGO 2000-43 (Fla.A.G.), 2000 WL 1072124

Office of the Attorney General

State of Florida

AGO 2000-43

July 20, 2000

RE: MUNICIPALITIES--SEALS--authorization by municipality of use of municipal seal. s. 165.043, Fla. Stat.

***1** Mr. Nicholas F. Tsamoutales
Cocoa Beach City Attorney
1900 Palm Bay Road, Northeast
Suite G
Palm Bay, Florida 32905-7538

Dear Mr. Tsamoutales:

You have requested my opinion on substantially the following question:

Is the City of Cocoa Beach, which has designated an official seal pursuant to [section 165.043, Florida Statutes](#), authorized to enter into agreements allowing the manufacture, use, or display of a facsimile or reproduction of the municipal seal and for the payment of a fee to the municipality for the privilege of doing so?

In sum:

[Section 165.043, Florida Statutes](#), authorizes the City of Cocoa Beach to enter into agreements for the manufacture, use, and display of the municipal seal for other than official use. In the absence of any prohibition against the City of Cocoa Beach imposing a fee for the unofficial use of the municipal seal I cannot say that the city is precluded from imposing such a fee.

The City of Cocoa Beach has designated an official municipal seal pursuant to [section 165.043, Florida Statutes](#):

“The governing body of a county or municipality may, by ordinance, designate an official county or municipal seal. The manufacture, use, display, or other employment of any facsimile or reproduction of the county or municipal seal, except by county or municipal officials or employees in the performance of their official duties, without the express approval of the governing body is a second degree misdemeanor, punishable as provided in s. 775.082 or s. 775.083.”

This statute was enacted in 1991 and the title of the enabling legislation indicates that its purpose was not only to authorize the adoption of an official seal but also to “restrict[] its use without the express approval of the governing body[.]”¹ The language of the statute clearly contemplates the official use of such a seal, and the use of the seal for other purposes with the express approval of the governing body.

In terms similar to those used in [section 165.043, Florida Statutes](#), the Department of State is made custodian of the Great Seal of the State of Florida and charged with its custody, use, and protection.² In accomplishing these duti

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and responsibilities the Department of State has adopted administrative rules regulating the use of the Seal of the State of Florida.

As this office noted in an informal opinion to Mr. Don Bell, General Counsel for the Department of State, "the state statutes appear to have granted the Department of State broad discretion [in the use of the state seal]." ³ The opinion states:

"The statute thus authorizes the department to grant anyone's application upon a showing of good cause for the seal's use for a proper purpose. The statute does not specify what constitutes 'good cause' or 'proper purpose'; rather the interpretation of those terms appears to be left to the discretion of the Department of State."

² The department has adopted administrative rules prescribing an application form to request approval from the department for use of the seal and provides an official contact for filing these forms. ⁴ Standards for approval are specified, and in determining what constitutes a proper purpose, the rule sets forth the minimum factors to be considered:

- "(a) the specific item to be manufactured;
- (b) the manner in which the Seal is to be displayed on the item to be manufactured;
- (c) the nature of the proposed use, including manner, purpose and place of use;
- (d) whether the public would tend to be misled by the appearance of the Seal on the product to believe that the product carries official State sanction or approval;
- (e) whether the use of the Seal would tend to mislead the public into believing that a person, meeting, project or event carries official State sanction or approval;
- (f) whether the dignity of the Seal will be preserved if approval is granted." ⁵

In addition, the rule prohibits use of the seal for certain purposes:

"(5) In no event shall approval be given for the use of the Seal for the following:

- (a) political or campaign purposes;
- (b) stationery other than official government stationery;
- (c) decorative automobile license tags;
- (d) business cards other than official government business cards;
- (e) designation of landmarks not listed in the National Registry of Historical Places or designated as a historical site under a local ordinance;
- (f) t-shirts, jackets or other clothing which might lead the public to believe that the person wearing such apparel is an official of the state;
- (g) publications other than official government publications or publications serving a governmental purpose; or
- (h) advertising and news releases." ⁶

The rule provides penalties for the submission of false or inaccurate information and provides that the department may revoke its approval relating to the use of the Seal under certain circumstances. ⁷


Your question also suggests that the City of Cocoa Beach would like to impose a fee for the unofficial use of the municipal seal. No consideration of a fee is contained in [section 165.043, Florida Statutes](#). However, [section 166.021\(1\), Florida Statutes](#), recognizes the home rule powers granted to municipalities in [Article VIII, section 2\(b\)](#), or

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the Florida Constitution, stating that they “may exercise any power for municipal purposes, except when expressly prohibited by law.” Thus, the City of Cocoa Beach must make a determination that imposing a fee for the unofficial use of the municipal seal will serve a municipal purpose in order to justify such action.

In sum, section 165.043, Florida Statutes, grants the governing body of a municipality the authority to designate an official municipal seal and the discretion to allow the use of such a seal for other than official purposes. The City of Cocoa Beach may wish to consider adopting administrative rules, such as those promulgated by the Department of State for use of the state seal, prior to approving the unofficial use of the municipal seal. Further, the imposition of a fee for the unofficial use of the municipal seal must be found by the city to serve a municipal purpose.

Sincerely,

 Robert A. Butterworth
Attorney General

Footnotes

- 1 See, Title to Chapter 91-59, Laws of Florida.
- 2 See, s. 15.03, Fla. Stat.
- 3 See, Informal Opinion to Don Bell, dated March 7, 1997.
- 4 Rule 1-2.0021, Fla.R.Admin.P.
- 5 Rule 1-2.0021(4), Fla.R.Admin.P.
- 6 Rule 1-2.0021(5), Fla.R.Admin.P.
- 7 Rule 1-2.0021(6), Fla.R.Admin.P.

Fla. AGO 2000-43 (Fla.A.G.), 2000 WL 1072124

End of Document

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Related documents

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[Impression Indicative of the Common Seal of Corporation](#)

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ORDINANCE NO. O-3-2024

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, ADOPTING AN OFFICIAL SEAL FOR THE CITY OF GREEN COVE SPRINGS, FLORIDA; ADOPTING PROVISIONS OF SECTION 165.043, FLORIDA STATUTES; AND PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City has received requests to use the official seal of the City for a variety of reasons; and

WHEREAS, the Florida Legislature enacted a law to protect the use of the official seal of Florida counties and municipalities and to allow use of such seals with the express approval of the governing body; and

WHEREAS, pursuant to Section 165.043, Florida Statutes, the City needs to adopt an ordinance regulating the use of its seal.

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

Section 1. This is hereby adopted as the official seal of the City of Green Cove Springs, Florida, that certain seal attached hereto as Exhibit “A” and as filed with the City Clerk.

Section 2. It shall be unlawful, and the City hereby adopts the provisions of Section 165.043, Florida Statutes, which is attached as Exhibit “B”, for any person to utilize any image or impression of said seal or to otherwise violate the provisions of Section 165.043, Florida Statutes, without the express approval of the City Council of Green Cove Springs.

Section 3. A violation of this ordinance shall be punished as a second degree misdemeanor, punishable as provided in Section 775.082 or Section 775.083, Florida Statutes.

Section 4. City officials shall be exempt from this ordinance when in the performance of their official duties.

Section 5. The City Council shall authorize the procedures and fees for the use of the City Seal in a subsequent Resolution.

Section 6. **REPEALER.** Any Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 7. **SEVERABILITY.** The various parts, sections and clauses of this Ordinance are hereby declared severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 8. EFFECTIVE DATE. This Ordinance shall become effective upon passage.

INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, ON THIS 16th DAY OF JANUARY 2024.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Constance W. Butler, Mayor

ATTEST: _____
Erin West, City Clerk

PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, THIS 6th DAY OF FEBRUARY 2024.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Constance W. Butler, Mayor

ATTEST: _____
Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold III, City Attorney



EXHIBIT "A"

Select Year: 2023 ▼ Go

The 2023 Florida Statutes (including Special Session C)

[Title XII](#)

MUNICIPALITIES

[Chapter 165](#)

FORMATION OF LOCAL GOVERNMENTS

[View Entire Chapter](#)

165.043 **Official county or municipal seal.**—The governing body of a county or municipality may, by ordinance, designate an official county or municipal seal. The manufacture, use, display, or other employment of any facsimile or reproduction of the county or municipal seal, except by county or municipal officials or employees in the performance of their official duties, without the express approval of the governing body is a second degree misdemeanor, punishable as provided in s. [775.082](#) or s. [775.083](#).

History.—s. 1, ch. 91-59.

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Exhibit "B"



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** February 6, 2024

FROM: Michael Daniels, AICP, Development Services Director

SUBJECT: First Reading of Ordinance O-24-001, regarding the Large-Scale Future Land Use Map Amendment for property located at the Southeast corner of US 17 and SR 16 for approximately 58.12 acres of parcel #016451-000-00 and a portion of parcel #016451-003-00.

Future Land Use Amendment: from: Mixed Use
to: Industrial

PROPERTY DESCRIPTION

APPLICANT: David Smith, Louis L Huntley Enterprises **OWNER:** Louis Ward Huntley

PROPERTY LOCATION: 965 Leonard C Taylor Highway

PARCEL NUMBER: 016451-000-00

FILE NUMBER: FLUS-24-001

CURRENT ZONING: C-2 General Commercial

FUTURE LAND USE DESIGNATION: Mixed Use

SURROUNDING LAND USE

NORTH:	FLU: MIXED USE Z: C-2 Use: Undeveloped	SOUTH:	FLU: MIXED USE Z: C-2 Use: Undeveloped
EAST:	FLU: MIXED USE Z: C-2 Use: Undeveloped	WEST:	FLU: MIXED USE Z: C-2 Use: Undeveloped

BACKGROUND

The applicant has applied for a Future Land Use and Zoning Change for the subject property for the construction of industrial development. There is an existing building on the site that had been used for manufacturing plant which has been closed in 2010. However industrial businesses such as Woodford Plywood, Meever USA and Front Runner Boatworks have been located at this location as nonconforming industrial uses.

The property is surrounded by the HLM property on all sides. Property access to SR 16 is provided through a vehicular and utility easement.

To the south and east of the property there is an extension of the CSX rail line that is owned by the City and has fallen into disrepair. The applicant has expressed an interest in entering an agreement with the City to repair the existing Rail line and add a Railroad spur to serve potential future Industrial users on the property. These actions would require a separate agreement to be approved by the City.

All proposed new development will be required to meet the City's Site Development Plan code requirements and be submitted to the Planning Commission and City Council for approval.

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

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

Application #	Description
FLUS-23-005	Future Land Use Application from Mixed Use to Industrial
ZON-23-007	Rezoning Application from C-2 General Business to M-2 Heavy Industrial
FLUS-23-006	Future Land Use Application from Mixed Use to Industrial
ZON-23-007	Rezoning Application from C-2 General Business to M-2 Heavy Industrial

These previous cases were approved at the Planning Commission in August of 2023 and table by the City Council on the September 19, 2023 meeting due to concerns by Council regarding the impact of approving additional industrial development along a key gateway corridor coming into the City. The applicant agreed to submit a Future Land Use text amendment to address the following issues:

- Land uses
- Site Design
- Buffering
- Traffic

The text amendment will be required to be a large-scale amendment, so as a result, the map amendment will now be taken as a large-scale amendment as well.

Site Specific Text Amendment

Objective 1.8 The City shall adopt, as necessary, Future Land Use Map Amendments with specific development conditions that are consistent with the City’s adopted Level of Service (LOS) standards and Future Land Use Element, and compatible with the surrounding uses. Policy 1.8.1: Future Land Use Map (FLUM) Amendment adopted by Ordinance Number O-01-2024 on XXX,XX, 2024 changes the future land use on the amendment area from Mixed Use to Industrial. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment Ordinance O-01-2024 is hereby limited based on the following:

1. Prior to the approval of a subsequent development order such as but not limited to a subdivision or site development plan, the property owner/developer must submit a developer’s agreement addressing the following development requirements for the Amendment parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17:
 - a) Address screening and buffering requirements between the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 and SR 16 and US 17.
 - b) Address Building, site and streetscape design requirements for the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 adjacent to SR 16 and US 17. These requirements shall include but are not limited to:
 - a. Block Standards
 - b. Building Placement
 - c. Building Typology and Massing
 - d. Building Frontage Design
 - e. Façade Articulation
 - f. Entrances
 - g. Building Materials
 - h. Lighting
 - i. Service Area and Mechanical Equipment Screening
 - j. Signage
2. Prior to approval of a subsequent development order, such as but not limited a zoning, subdivision or site development plan, the property owner/developer will be required to provide an Access Management Plan and Traffic Impact Analysis and to address site access and traffic capacity, the plan must be developed in cooperation with Florida Department of Transportation, Clay County and the City of Green Cove Springs. The Access Management Plan and traffic capacity plan shall be completed prior to the approval of a subsequent development order such as a Zoning, Subdivision or Site Development Plan for the Amendment Parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17;
3. Limit uses on the Amendment Parcels by allowing M-1 Uses by right and M-2 uses as a special exception.

- Property shall be rezoned to a Planned Unit Development (PUD). A conceptual plan and written description shall be included with the PUD submittal.

Aerial



Environmental Conditions Analysis

Maps of Environmental Features

Wetlands

There are Riverines or Riparian wetlands located in the northeast area of the property.



Floodplain

A portion of the subject property is located in Flood zone A which are areas subject to inundation by the 1 percent annual chance flood event generally determined using approximate methodologies.



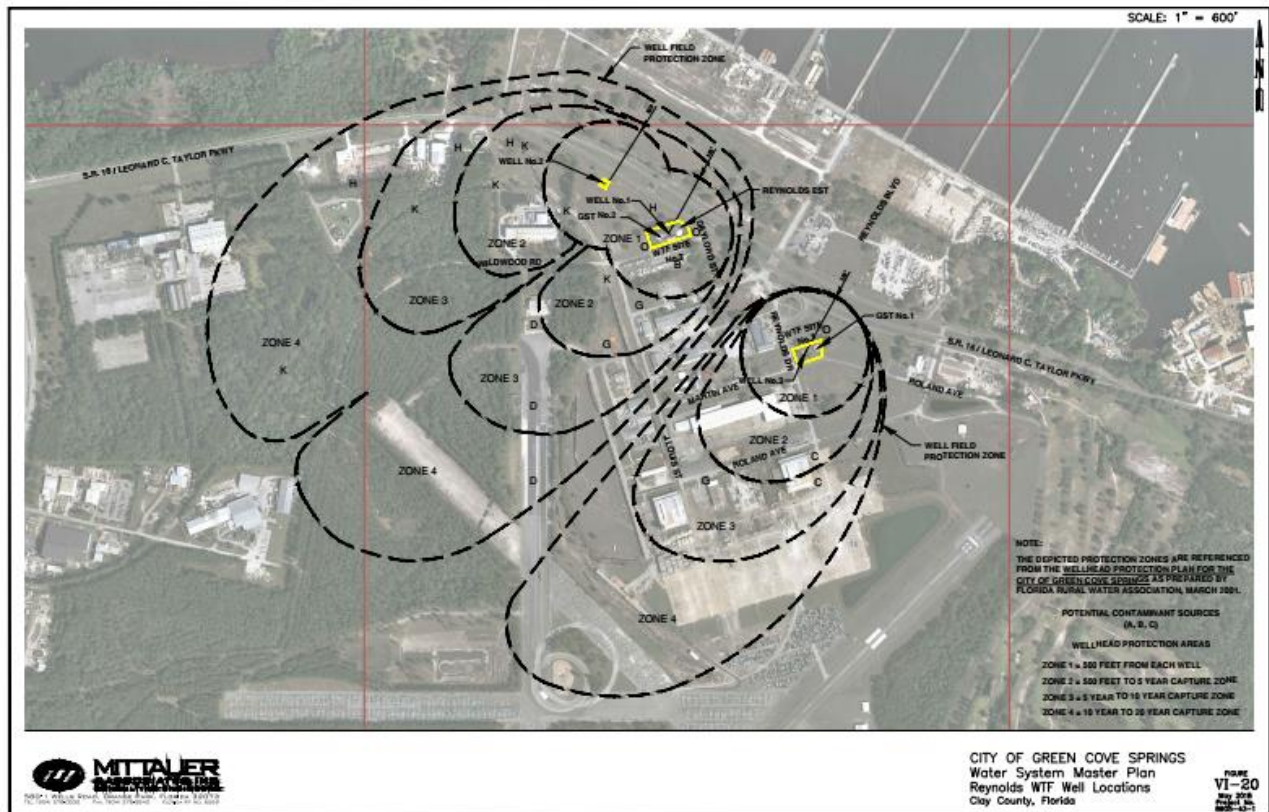
Additional Environmental Issues:

The Florida Department of Environmental Protection (FDEP) became aware of groundwater contamination on the property in July 2015 and subsequently provided a Declaration of Restrictive Covenant on the property which was recorded with the Clay County Clerk of Court in March 2020 and is attached for your review. Pursuant to FDEP’s investigation chlorinated hydrocarbons were detected on the subject property and adjacent property as set forth in Exhibit D of the 1st Amendment to the DRCGCS Town Center which is enclosed. In April of 2022, a Conditional Site Rehabilitation Completion Order was approved by FDEP that limited the contamination issue to the groundwater. As a result, the following improvements are prohibited without meeting the requirements set forth in the Completion Order:

- a) Dewatering activities
- b) Stormwater management systems (including swales and ditches) can be constructed.
- c) Drinking, irrigation or monitoring well installation.

Wellfield Protection Zone

The project site is located within Zone 4 of the wellfield protection zone. They are outside of the 500’ requirement which limits the types of uses on this site.



URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

Evaluation & Findings: The proposed amendment will revise the FLUM designation to Industrial. The area along the US 17 and SR 16 Corridors will remain as Mixed Use allowing for a mix of uses but at the same time allowing for increased employment opportunities.

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

Evaluation & Findings: The project site is located within the US 17 Corridor that is currently Land Used and Zoned for predominantly commercial/industrial development. The project site is located within the City’s water and sewer and electric urban service areas.

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

Evaluation & Findings: The proposed Industrial designation allows for industrial uses, thereby providing a balance of uses to complement the Mixed Use designation adjacent along the US 17 and SR 16 Corridors.

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

Evaluation & Findings: The site has existing wetlands, floodplains and is within the wellhead protection area. In order to ensure that natural resources are protected, a site specific land use amendment requiring future development to comply with Development Restrictions regarding protecting groundwater.

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

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

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

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

(VII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable

water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The project site is located within an existing commercial area with existing public facilities and services. The proposed development will utilize existing public facilities and services and shall mitigate for the increase in time, money, and energy for providing and maintaining these facilities through the payment of impact fees for utilities including roads, government services, and on-going ad valorem taxes.

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

Evaluation & Findings: The site is located within the City's water and sewer and electric urban service areas and is not adjacent to any rural zoned properties.

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

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

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

Evaluation & Findings: The project site will allow for industrial uses in an area that is suitable for industrial development.

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

Evaluation & Findings: The project site shall have access via an easement to SR 16.

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

Evaluation & Findings: All proposed development shall comply with the City's landscape ordinance to ensure there shall be open space provided within the development.

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

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

Evaluation & Findings: The project site is located within the City's water and sewer and electric urban service areas which have been planned to accommodate growth which allows for the preservation of the natural resources of outlying areas. In addition, all new development shall comply with the City's landscaping, tree preservation and resource protection ordinances.

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

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

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

Evaluation & Findings: Sidewalks are provided along US 17 and shall be provided as part of future development along SR 16.

Promotes conservation of water and energy.

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

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

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

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

Evaluation & Findings: All proposed development shall comply with the City's landscape ordinance to ensure there shall be open space provided within the development.

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

Evaluation & Findings: The proposed site is located within close proximity to a variety of nonresidential uses. The proposed development will provide additional employment opportunities to the residents of this community, providing a balance of land uses to the area.

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

Evaluation & Findings: N/A

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

Goal 1: To develop and maintain land use programs and activities to provide for the most appropriate use of the land and direct growth to suitable areas while protecting the public, health, safety and welfare of the public.

Objective 1.1. New development and Redevelopment shall be directed to appropriate areas of the City.

e. Industrial (IND): This FLUC is intended to accommodate primarily light and heavy manufacturing, distribution, and storage, in addition to heavy commercial and professional office uses. Maximum Intensity: 0.6 FAR

Objective 1.2. The City shall strive to cultivate a sustainable land use pattern by preventing the proliferation of urban sprawl, ensuring the efficient provision of services, and implementing smart growth principles.

Policy 1.2.1. The location and timing of new development and the issuance of permits shall be coordinated with the availability of public facilities through implementation of various smart growth management measures.

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

Policy 1.2.7. The City shall condition development orders upon the provision of essential facilities and services which meet and would not result in the failure of each service's established level of service (LOS).

Policy 1.2.8. The City shall ensure the availability and protection of lands designated for the future expansion of public infrastructure.

Objective 1.4. The City shall strive to preserve its natural resources.

Policy 1.4.5. Development orders shall not be issued in areas where soils conditions are not adequate for building construction, drainage, roads, and other development-related facilities.

TRANSPORTATION ELEMENT

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

*The City is in the process of implementing a mobility plan and fee for new development to ensure that needed transportation improvements are provided to ensure that the City is addressing transportation congestion issues and providing for multimodal improvements.

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

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

Objective 4.2. The City shall continue to provide safe and adequate sanitary sewer service to all existing and future developments located within the City limits. Existing Sanitary Sewer deficiencies shall be scheduled for correction in the Capital Improvements Element.

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

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

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

Policy 4.6.1. The City shall annually monitor the condition of level of service standards for solid waste, potable water, wastewater, and stormwater facilities. The Planning and Zoning Department shall be assigned the task of reviewing all development orders to determine their current and future impacts on the capacities of existing public facilities.

Policy 4.6.2. No permit shall be issued for new development which will result in an increase in demand on deficient capacities or if adequate facility capacities for solid waste, potable water, sanitary sewer, and drainage facilities are not available prior to or concurrent with the development's impact.

CONSERVATION ELEMENT

Policy 5.3.2. The City shall ensure that public potable water wellfields will be located in areas where they will be least impacted by development and contamination.

INTERGOVERNMENTAL COORDINATION ELEMENT

Objective 7.1. The City shall act to ensure that all planning and development related activities are coordinated with the comprehensive plan or any other plans of Clay County, the Northeast Florida Regional Council (NEFRC), and the School Board.

Policy 7.1.1. Maintain procedures to review comprehensive plans and comprehensive plan amendments of the County and the plans of the Clay County School Board and the Northeast Florida Regional Council.

ECONOMIC DEVELOPMENT ELEMENT

Policy 9.1.6. Continue collaboration through the Clay County EDC and the Clay County Chamber of Commerce with Florida Chamber of Commerce and Enterprise Florida Inc for sector strategy development, regional incentive updates and statewide attraction and site selection programs.

Objective 9.5. The City shall collaborate economic development efforts with state, regional and local partners to foster a system of enhanced communication and partnerships within the Northeast Florida region.

PRIVATE PROPERTY RIGHTS ELEMENT

Objective 10.1. The City shall recognize that each property owner has constitutionally protected private property rights and shall consider these property rights in local decision making by referring to a set of statement of rights identified in this element.

Policy 10.1.1. The following rights shall be considered in local decision making:

- a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- b. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

c. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

d. The right of a property owner to dispose of his or her property through sale or gift.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Industrial	2,531	6.83	3,554	.82	476	.85	496

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

Conclusion: There are no development plans at this time as a result, the traffic impacts were calculated on the total acreage of the proposed industrial park.

Potable Water Impacts

Industrial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	167,092
Residual Capacity after Proposed Project	3,019,907

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

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data)

Conclusion: The impact was calculated based on potential industrial uses. As shown in the table above, there is adequate capacity this use type. The City has existing water lines installed at this location.

Sanitary Sewer Impacts – South Plant WWTP

Industrial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	330,000
Projected Sewer Demand from Proposed Project ²	167,092
Residual Capacity after Proposed Project	-321,874

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

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data)

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

Solid Waste Impacts

Industrial

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	None
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs does not provide commercial sanitation services, prospective sanitation collection franchisees shall comply with City Code Section 66-10.

Solid Waste Impacts

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

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

Compatibility

The Subject Property is located adjacent to a Mixed Use Land Use District to the north and west and to the east the property is the Reynolds AirPark which is zoned Industrial. The properties to the south along Hall Park Road are also Zoned Industrial. In addition, the subject property is in close proximity to a Railroad which is conducive for Industrial Development and had previously been used as a Manufacturing facility. The property along US 17 and SR 16 shall remain as commercial properties in keeping with providing a commercial gateway into the City. As a result, the proposed Future Land Use and Zoning application is suitable for the property and compatible with the surrounding uses.

Intent of Existing Future Land Use District

This Designation encompasses lands along major transportation corridors and is intended to accommodate primarily nonresidential uses including light and heavy commercial uses, lodging, and professional offices, interspersed with medium density residential uses and public/semi-public facilities.

Intent of Proposed Future Land Use District

This Designation is intended to accommodate primarily light and heavy manufacturing, distribution, and storage, in addition to heavy commercial and professional office uses.

Existing Future Land Use



Proposed Future Land Use



STAFF RECOMMENDATION

Staff recommends of the first reading of ordinance O-01-2024, to amend the Future Land Use of the property described therein from Mixed Use to Industrial

RECOMMENDED MOTIONS:

Future Land Use

Motion to approve for form and legality the first reading of Ordinance O-01-2024 and approve transmittal to the Florida Commerce Department a request to amend the Future Land Use Designation from Mixed Use to Industrial for property located at the Southeast corner of US 17 and SR 16 for approximately 58.12 acres of parcel #016451-000-00 and a portion of parcel #016451-003-00.

ORDINANCE NO. O-01-2024

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR ±15 ACRES OF REAL PROPERTY GENERALLY LOCATED ON OFF OF THE SOUTHEAST CORNER OF LEONARD C TAYLOR PARKWAY AND US 17, IDENTIFIED AS TAX ID NUMBER 016541-000-00 AND ±43.12 ACRES OF PROPERTY LOCATED AT LEONARD C TAYLOR PARKWAY, IDENTIFIED AS A PORTION OF TAX ID NUMBER 016451-003-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM MIXED USE TO INDUSTRIAL AND; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on January 23, 2024 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Council; and,

WHEREAS, the City Council considered the recommendations of the LPA at a duly advertised public hearings on February 6, 2024 and April 16, 2024 and provided for and received public participation; and,

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

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

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

Section 1. Findings of Fact and Conclusions of Law.

1. The above recitals are true and correct and incorporated herein by reference.

2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan Future Land Use Map Amended. The Comprehensive Plan Future Land Use Map is hereby amended from Mixed Use to Industrial on a portion of Tax Parcel Number 38-06-26-016541-003-00 and Tax Parcel Number 38-06-26-016541-000-00 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

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

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

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

Section 6. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency, or the Administrative Council enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON THIS 6th DAY OF FEBRUARY 2024.

CITY OF GREEN COVE SPRINGS, FLORIDA

Constance Butler, Mayor

ATTEST:

Erin West, City Clerk

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

CITY OF GREEN COVE SPRINGS, FLORIDA

Constance Butler, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney

EXHIBIT “A”

EXHIBIT “B”



Item #3.

FOR OFFICE USE ONLY

P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Date: SRDT _____ P & Z _____ CC _____

Comprehensive Plan Amendment Application *Map & Text Amendment*

A. PROJECT

- 1. Project Name: Huntley Commerce Center-or 17-16 Commerce Center
- 2. Address of Subject Property: Leonard C Taylor Parway
- 3. Parcel ID Number(s): 38-06-26-016451-000-00 and 016451-003-00
- 4. Existing Use of Property: Commercial Industrial
- 5. Future Land Use Map Designation: Commercial
- 6. Existing Zoning Designation: C-2
- 7. Proposed Future Land Use Map Designation: Industrial
- 8. Acreage: 58 acre

B. APPLICANT

- 1. Applicant's Status Owner (title holder) Agent
- 2. Name of Applicant(s) or Contact Person(s): Kelly Hartwig Title: _____
 Company (if applicable): Cypress Management and Design
 Mailing address: PO Box 8880,
 City: Fleming Island State: Florida ZIP: 32006
 Telephone: 904-759-9576 FAX: () _____ e-mail: Siteopt@bellsouth.net
- 3. If the applicant is agent for the property owner*
 Name of Owner (title holder): HLM Investments
 Mailing address: 1890 Kingsley ave.
 City: Orange Park State: Florida ZIP: 32073
 Telephone: () _____ FAX: () _____ e-mail: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS (One copy reduced to no greater than 11 x 17, plus one copy in PDF format.)

1. Statement of proposed change, including a map showing the proposed Future Land Use Map change and Future Land Use Map designations on surrounding properties
2. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools.
3. Needs Analysis which demonstrates the necessity of the proposed change. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
4. Analysis of Consistency with the City of Green Cove Springs Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
6. Legal description with tax parcel number.
7. Boundary survey
8. Vicinity Map
9. Warranty Deed or the other proof of ownership
10. Fee.
 - a. Future Land Use Map Amendments - \$1,500 plus \$20 per acre
 - b. Text Amendment to Comprehensive Plan - \$1,500 per element
 - c. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements, and the fee for any outside consultants.

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

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

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



Signature of Applicant
Kelly Hartwig
Typed or printed name and title of applicant

2/1/2024
Date

State of **Florida**

Signature of Co-applicant

Typed or printed name of co-applicant

Date


County of **Clay**

The foregoing application is acknowledged before me this **1st** day of **February**, 20**24** by **Kelly**

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



NOTARY SEAL




Signature of Notary Public, State of **Florida**



Existing Future Land Use

-  Downtown
-  Industrial
-  Mixed-Use
-  Mixed-Use RP
-  Neighborhood
-  Public





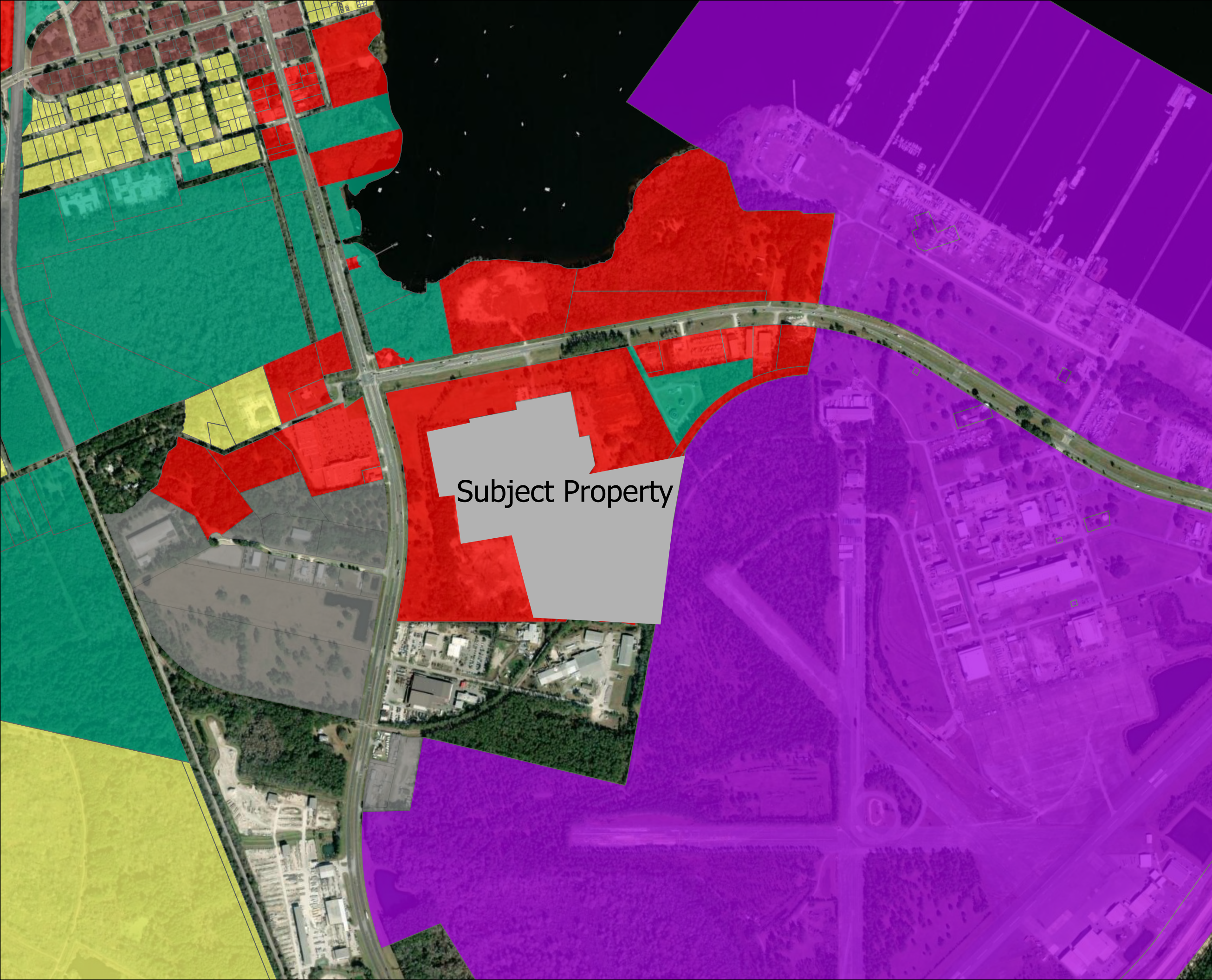
Subject Property



Item #3.

Proposed Future Land Use

-  Downtown
-  Industrial
-  Mixed-Use
-  Mixed-Use RP
-  Neighborhood
-  Public



Subject Property



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** February 6, 2024

FROM: Michael Daniels, AICP, Development Services Director

SUBJECT: First Reading of Ordinance O-24-002, regarding the Large-Scale Future Land Use Text Amendment for property located at the Southeast corner of US 17 and SR 16 for approximately 58.12 acres of parcel #016451-000-00 and a portion of parcel #016451-003-00.

Future Land Use Amendment: from: Mixed Use
to: Industrial

PROPERTY DESCRIPTION

APPLICANT: David Smith, Louis L Huntley Enterprises **OWNER:** Louis Ward Huntley

PROPERTY LOCATION: 965 Leonard C Taylor Highway

PARCEL NUMBER: 016451-000-00

FILE NUMBER: FLUS-24-001

CURRENT ZONING: C-2 General Commercial

FUTURE LAND USE DESIGNATION: Mixed Use

SURROUNDING LAND USE

NORTH:	FLU: MIXED USE Z: C-2 Use: Undeveloped	SOUTH:	FLU: MIXED USE Z: C-2 Use: Undeveloped
EAST:	FLU: MIXED USE Z: C-2 Use: Undeveloped	WEST:	FLU: MIXED USE Z: C-2 Use: Undeveloped

BACKGROUND

The applicant has applied for a Future Land Use and Zoning Change for the subject property for the construction of industrial development. There is an existing building on the site that had been used for manufacturing plant which has been closed in 2010. However industrial businesses such as Woodford Plywood, Meever USA and Front Runner Boatworks have been located at this site as nonconforming industrial uses.

The property is surrounded by the HLM property on all sides. Property access to SR 16 is provided through a vehicular and utility easement.

To the south and east of the property there is an extension of the CSX rail line that is owned by the City and has fallen into disrepair. The applicant has expressed an interest in entering an agreement with the City to repair the existing Rail line and add a Railroad spur to serve potential future Industrial users on the property. These actions would require a separate agreement to be approved by the City.

All proposed new development will be required to meet the City's Site Development Plan code requirements and be submitted to the Planning Commission and City Council for approval.

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

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

Application #	Description
FLUS-23-005	Future Land Use Application from Mixed Use to Industrial
ZON-23-007	Rezoning Application from C-2 General Business to M-2 Heavy Industrial
FLUS-23-006	Future Land Use Application from Mixed Use to Industrial
ZON-23-007	Rezoning Application from C-2 General Business to M-2 Heavy Industrial

These previous cases were approved at the Planning Commission in August of 2023 and table by the City Council on the September 19, 2023 meeting due to concerns by Council regarding the impact of approving additional industrial development along a key gateway corridor coming into the City. The applicant agreed to submit a Future Land Use text amendment to address the following issues:

- Land uses
- Site Design
- Buffering
- Traffic

The text amendment will be required to be a large-scale amendment, so as a result, the map amendment will now be taken as a large-scale amendment as well.

Site Specific Text Amendment

Objective 1.8 The City shall adopt, as necessary, Future Land Use Map Amendments with specific development conditions that are consistent with the City’s adopted Level of Service (LOS) standards and Future Land Use Element, and compatible with the surrounding uses. Policy 1.8.1: Future Land Use Map (FLUM) Amendment adopted by Ordinance Number O-01-2024 on XXX,XX, 2024 changes the future land use on the amendment area from Mixed Use to Industrial. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment Ordinance O-01-2024 is hereby limited based on the following:

1. Prior to the approval of a subsequent development order such as but not limited to a subdivision or site development plan, the property owner/developer must submit a developer’s agreement addressing the following development requirements for the Amendment parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17:
 - a) Address screening and buffering requirements between the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 and SR 16 and US 17.
 - b) Address Building, site and streetscape design requirements for the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 adjacent to SR 16 and US 17. These requirements shall include but are not limited to:
 - a. Block Standards
 - b. Building Placement
 - c. Building Typology and Massing
 - d. Building Frontage Design
 - e. Façade Articulation
 - f. Entrances
 - g. Building Materials
 - h. Lighting
 - i. Service Area and Mechanical Equipment Screening
 - j. Signage
2. Prior to approval of a subsequent development order, such as but not limited a zoning, subdivision or site development plan, the property owner/developer will be required to provide an Access Management Plan and Traffic Impact Analysis and to address site access and traffic capacity, the plan must be developed in cooperation with Florida Department of Transportation, Clay County and the City of Green Cove Springs. The Access Management Plan and traffic capacity plan shall be completed prior to the approval of a subsequent development order such as a Zoning, Subdivision or Site Development Plan for the Amendment Parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17;
3. Limit uses on the Amendment Parcels by allowing M-1 Uses by right and M-2 uses as a special exception.

4. Property shall be rezoned to a Planned Unit Development (PUD). A conceptual plan and written description shall be included with the PUD submittal.

Staff recommended approval of the Future Land Use designation from Mixed Use to Industrial subject to the Site-Specific Text Amendment with the following conditions:

1. Provide a comprehensive traffic study meeting the City Traffic Impact Analysis (TIA) for new development prior to approval of a subsequent development order.
2. Limit Uses within the amendment parcels to permitted uses in the M-1 Light Industrial Zoning Classification.

During the Tuesday, January 23rd meeting of the Planning and Zoning Commission, the board recommended that M-1 should be allowed by right and M-2 should be allowed as a special exception as requested by the applicant. The board also, at the request of the applicant, amended the condition that the traffic study be submitted prior to a new development order to instead allow that traffic study to be provided at a date certain to be negotiated between staff and the applicant. The motion was made, seconded, and passed unanimously.

Aerial



Environmental Conditions Analysis

Maps of Environmental Features

Wetlands

There are Riverines or Riparian wetlands located in the northeast area of the property.



Floodplain

A portion of the subject property is located in Flood zone A which are areas subject to inundation by the 1 percent annual chance flood event generally determined using approximate methodologies.



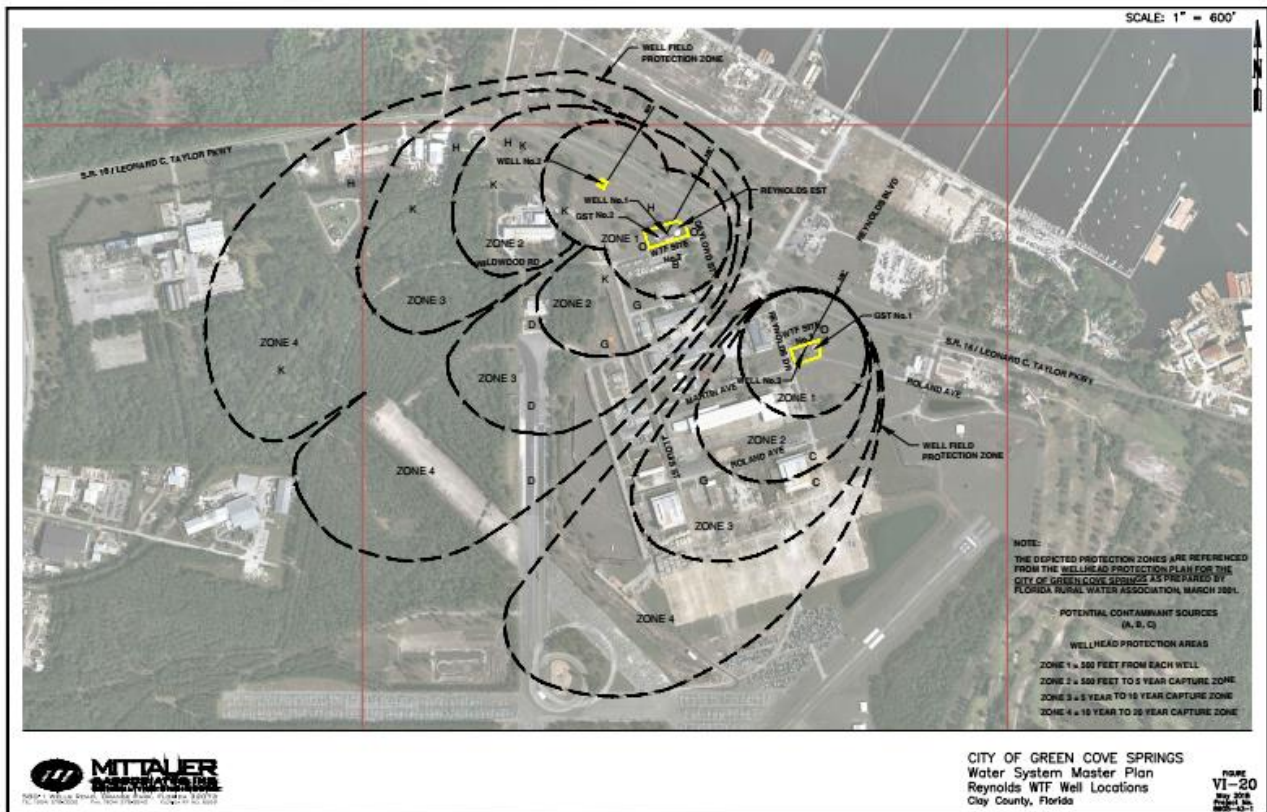
Additional Environmental Issues:

The Florida Department of Environmental Protection (FDEP) became aware of groundwater contamination on the property in July 2015 and subsequently provided a Declaration of Restrictive Covenant on the property which was recorded with the Clay County Clerk of Court in March 2020 and is attached for your review. Pursuant to FDEP’s investigation chlorinated hydrocarbons were detected on the subject property and adjacent property as set forth in Exhibit D of the 1st Amendment to the DRCGCS Town Center which is enclosed. In April of 2022, a Conditional Site Rehabilitation Completion Order was approved by FDEP that limited the contamination issue to the groundwater. As a result, the following improvements are prohibited without meeting the requirements set forth in the Completion Order:

- a) Dewatering activities
- b) Stormwater management systems (including swales and ditches) can be constructed.
- c) Drinking, irrigation or monitoring well installation.

Wellfield Protection Zone

The project site is located within Zone 4 of the wellfield protection zone. They are outside of the 500’ requirement which limits the types of uses on this site.



URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

Evaluation & Findings: The proposed amendment will revise the FLUM designation to Industrial. The area along the US 17 and SR 16 Corridors will remain as Mixed Use allowing for a mix of uses but at the same time allowing for increased employment opportunities.

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

Evaluation & Findings: The project site is located within the US 17 Corridor that is currently Land Used and Zoned for predominantly commercial/industrial development. The project site is located within the City’s water and sewer and electric urban service areas.

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

Evaluation & Findings: The proposed Industrial designation allows for industrial uses, thereby providing a balance of uses to complement the Mixed Use designation adjacent along the US 17 and SR 16 Corridors.

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

Evaluation & Findings: The site has existing wetlands, floodplains and is within the wellhead protection area. In order to ensure that natural resources are protected, a site specific land use amendment requiring future development to comply with Development Restrictions regarding protecting groundwater.

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

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

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

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

(VII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable

water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The project site is located within an existing commercial area with existing public facilities and services. The proposed development will utilize existing public facilities and services and shall mitigate for the increase in time, money, and energy for providing and maintaining these facilities through the payment of impact fees for utilities including roads, government services, and on-going ad valorem taxes.

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

Evaluation & Findings: The site is located within the City's water and sewer and electric urban service areas and is not adjacent to any rural zoned properties.

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

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

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

Evaluation & Findings: The project site will allow for industrial uses in an area that is suitable for industrial development.

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

Evaluation & Findings: The project site shall have access via an easement to SR 16.

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

Evaluation & Findings: All proposed development shall comply with the City's landscape ordinance to ensure there shall be open space provided within the development.

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

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

Evaluation & Findings: The project site is located within the City's water and sewer and electric urban service areas which have been planned to accommodate growth which allows for the preservation of the natural resources of outlying areas. In addition, all new development shall comply with the City's landscaping, tree preservation and resource protection ordinances.

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

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

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

Evaluation & Findings: Sidewalks are provided along US 17 and shall be provided as part of future development along SR 16.

Promotes conservation of water and energy.

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

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

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

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

Evaluation & Findings: All proposed development shall comply with the City's landscape ordinance to ensure there shall be open space provided within the development.

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

Evaluation & Findings: The proposed site is located within close proximity to a variety of nonresidential uses. The proposed development will provide additional employment opportunities to the residents of this community, providing a balance of land uses to the area.

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

Evaluation & Findings: N/A

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

Goal 1: To develop and maintain land use programs and activities to provide for the most appropriate use of the land and direct growth to suitable areas while protecting the public, health, safety and welfare of the public.

Objective 1.1. New development and Redevelopment shall be directed to appropriate areas of the City.

e. Industrial (IND): This FLUC is intended to accommodate primarily light and heavy manufacturing, distribution, and storage, in addition to heavy commercial and professional office uses. Maximum Intensity: 0.6 FAR

Objective 1.2. The City shall strive to cultivate a sustainable land use pattern by preventing the proliferation of urban sprawl, ensuring the efficient provision of services, and implementing smart growth principles.

Policy 1.2.1. The location and timing of new development and the issuance of permits shall be coordinated with the availability of public facilities through implementation of various smart growth management measures.

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

Policy 1.2.7. The City shall condition development orders upon the provision of essential facilities and services which meet and would not result in the failure of each service's established level of service (LOS).

Policy 1.2.8. The City shall ensure the availability and protection of lands designated for the future expansion of public infrastructure.

Objective 1.4. The City shall strive to preserve its natural resources.

Policy 1.4.5. Development orders shall not be issued in areas where soils conditions are not adequate for building construction, drainage, roads, and other development-related facilities.

TRANSPORTATION ELEMENT

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

*The City is in the process of implementing a mobility plan and fee for new development to ensure that needed transportation improvements are provided to ensure that the City is addressing transportation congestion issues and providing for multimodal improvements.

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

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

Objective 4.2. The City shall continue to provide safe and adequate sanitary sewer service to all existing and future developments located within the City limits. Existing Sanitary Sewer deficiencies shall be scheduled for correction in the Capital Improvements Element.

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

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

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

Policy 4.6.1. The City shall annually monitor the condition of level of service standards for solid waste, potable water, wastewater, and stormwater facilities. The Planning and Zoning Department shall be assigned the task of reviewing all development orders to determine their current and future impacts on the capacities of existing public facilities.

Policy 4.6.2. No permit shall be issued for new development which will result in an increase in demand on deficient capacities or if adequate facility capacities for solid waste, potable water, sanitary sewer, and drainage facilities are not available prior to or concurrent with the development's impact.

CONSERVATION ELEMENT

Policy 5.3.2. The City shall ensure that public potable water wellfields will be located in areas where they will be least impacted by development and contamination.

INTERGOVERNMENTAL COORDINATION ELEMENT

Objective 7.1. The City shall act to ensure that all planning and development related activities are coordinated with the comprehensive plan or any other plans of Clay County, the Northeast Florida Regional Council (NEFRC), and the School Board.

Policy 7.1.1. Maintain procedures to review comprehensive plans and comprehensive plan amendments of the County and the plans of the Clay County School Board and the Northeast Florida Regional Council.

ECONOMIC DEVELOPMENT ELEMENT

Policy 9.1.6. Continue collaboration through the Clay County EDC and the Clay County Chamber of Commerce with Florida Chamber of Commerce and Enterprise Florida Inc for sector strategy development, regional incentive updates and statewide attraction and site selection programs.

Objective 9.5. The City shall collaborate economic development efforts with state, regional and local partners to foster a system of enhanced communication and partnerships within the Northeast Florida region.

PRIVATE PROPERTY RIGHTS ELEMENT

Objective 10.1. The City shall recognize that each property owner has constitutionally protected private property rights and shall consider these property rights in local decision making by referring to a set of statement of rights identified in this element.

Policy 10.1.1. The following rights shall be considered in local decision making:

- a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- b. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- c. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- d. The right of a property owner to dispose of his or her property through sale or gift.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Industrial	2,531	6.83	3,554	.82	476	.85	496

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

Conclusion: There are no development plans at this time as a result, the traffic impacts were calculated on the total acreage of the proposed industrial park.

Potable Water Impacts Industrial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	167,092
Residual Capacity after Proposed Project	3,019,907

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

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data)

Conclusion: The impact was calculated based on potential industrial uses. As shown in the table above, there is adequate capacity this use type. The City has existing water lines installed at this location.

Sanitary Sewer Impacts – South Plant WWTP Industrial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	330,000
Projected Sewer Demand from Proposed Project ²	167,092
Residual Capacity after Proposed Project	-321,874

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

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data)

Conclusion: The impact was calculated based on potential commercial or residential uses. The project site is served by the South Plant Wastewater Treatment Plant (WWTP). As shown in the table above, when factoring in the current loading and the committed loading, this WWTP is over capacity to handle the estimated impacts resulting from the proposed application. The committed loading is related to the Rookery Development which will be completed in two years prior to the commencement of this project. At such time, the Rookery capacity will be served by a new wastewater treatment facility provided by the Clay

County Utility Authority. Once the facility is built, the capacity temporarily reserved to the Rookery shall be available for this development. In addition, the remaining demand will be sent via force main to the Harbor Road plant, where the City has an excess capacity of approximately 700,000 gallons per day. As a result, there is adequate capacity. The City has existing sewer lines at this location.

Solid Waste Impacts

Industrial

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	None
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs does not provide commercial sanitation services, prospective sanitation collection franchisees shall comply with City Code Section 66-10.

Solid Waste Impacts

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

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

Compatibility

The Subject Property is located adjacent to a Mixed Use Land Use District to the north and west and to the east the property is the Reynolds AirPark which is zoned Industrial. The properties to the south along Hall Park Road are also Zoned Industrial. In addition, the subject property is in close proximity to a Railroad which is conducive for Industrial Development and had previously been used as a Manufacturing facility. The property along US 17 and SR 16 shall remain as commercial properties in keeping with providing a commercial gateway into the City. As a result, the proposed Future Land Use and Zoning application is suitable for the property and compatible with the surrounding uses.

Intent of Existing Future Land Use District

This Designation encompasses lands along major transportation corridors and is intended to accommodate primarily nonresidential uses including light and heavy commercial uses, lodging, and professional offices, interspersed with medium density residential uses and public/semi-public facilities.

Intent of Proposed Future Land Use District

This Designation is intended to accommodate primarily light and heavy manufacturing, distribution, and storage, in addition to heavy commercial and professional office uses.

Existing Future Land Use



Proposed Future Land Use



STAFF RECOMMENDATION

Staff recommends approval of the first reading of ordinance O-02-2024, regarding a site-specific text amendment regarding the Future Land Use of the property described therein from Mixed Use to Industrial with the condition that Text Amendment Condition #2 shall be revised as follows:

2. Prior to approval of a subsequent development order, such as but not limited a zoning, subdivision or site development plan, the property owner/developer will be required to provide an Access Management Plan and Traffic Impact Analysis to address site access and traffic capacity, the plan must be developed in cooperation with Florida Department of Transportation, Clay County and the City of Green Cove Springs.
 - a. Traffic Study shall be completed prior to issuance of building permits for new onsite development and certificate of occupancies (CO) are issued for expansion of existing development.
 - b. Traffic Study shall address truck traffic and rail traffic as part of their analysis.
 - c. Traffic Study methodology approval shall be secured prior to approval of a subsequent development order, such as but not limited to Zoning, Subdivision or Site Development Plan.
 - d. A Development Agreement shall be completed prior to issuance of building permits for new onsite development and certificate of occupancies (CO) are issued for expansion of existing development to address the timing and costs associated with offsite improvements.

RECOMMENDED MOTIONS:

Future Land Use

Motion to approve for form and legality the first reading of Ordinance O-02-2024 and approve transmittal to the Florida Department of Commerce a Site-Specific Policy Amendment regarding development restrictions for the proposed Future Land Use Amendment in Ordinance O-02-2024 with the condition that text amendment #2 in the attached text amendment be revised as follows:

2. Prior to approval of a subsequent development order, such as but not limited a zoning, subdivision or site development plan, the property owner/developer will be required to provide an Access Management Plan and Traffic Impact Analysis to address site access and traffic capacity, the plan must be developed in cooperation with Florida Department of Transportation, Clay County and the City of Green Cove Springs.
 - a. Traffic Study shall be completed prior to issuance of building permits for new onsite development and certificate of occupancies (CO) are issued for expansion of existing development.
 - b. Traffic Study shall address truck traffic and rail traffic as part of their analysis.
 - c. Traffic Study methodology approval shall be secured prior to approval of a subsequent development order, such as but not limited to Zoning, Subdivision or Site Development Plan.
 - d. A Development Agreement shall be completed prior to issuance of building permits for new onsite development and certificate of occupancies (CO) are issued for expansion of existing development to address the timing and costs associated with offsite improvements.

ORDINANCE O-2-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF GREEN COVE SPRINGS, FLORIDA, BY ADDING FUTURE LAND USE OBJECTIVE 1.8 TO ADD SITE SPECIFIC DEVELOPMENT CONDITIONS FOR NEW DEVELOPMENT PROJECTS; AND ADDING FUTURE LAND USE POLICY 1.8.1 REGARDING SITE SPECIFIC DEVELOPMENT CONDITIONS RELATED TO FUTURE LAND USE AMENDMENT (ORDINANCE NO. O-01-2024) CHANGING THE FUTURE LAND USE FROM MIXED USE TO INDUSTRIAL FOR ±15 ACRES OF REAL PROPERTY GENERALLY LOCATED OFF OF THE SOUTHEAST CORNER OF LEONARD C TAYLOR PARKWAY AND US 17, IDENTIFIED AS A PORTION OF TAX ID NUMBER 016541-000-00 AND ±43.12 ACRES OF PROPERTY LOCATED AT LEONARD C TAYLOR PARKWAY, IDENTIFIED AS TAX ID NUMBER 016451-003-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM MIXED USE TO INDUSTRIAL AND; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, empowers the City Council of Green Cove Springs to prepare and enforce a Comprehensive Plan for the development of the City; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Council of Green Cove Springs to (a) plan for the City's future development and growth; (b) adopt and amend Comprehensive Plans, or elements or portions thereof, to guide the future growth and development of the City, (c) implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purpose of the action; and

WHEREAS, the City Council believes adding site specific policies for Future Land Use Amendments related to new development projects are necessary to ensure the quality of life; and

WHEREAS, the City Council believes adding a site-specific policy related to Future Land Use Amendment (Ordinance No. O-01-2024) is necessary to ensure the City's adopted Level of Service, quality of life and to ensure compatibility with surrounding uses; and

WHEREAS, the City Council has been established pursuant to Article II of the City Charter of the City of Green Cove Springs duly adopted July 15, 1980; and

WHEREAS, the City Council, empowered by the above-cited laws and ordinances, and by Sections 163.3161 through 163.3215, Florida Statutes, prepared an amendment to the Comprehensive Plan 2025 to address more adequately and prepare for Green Cove Springs' future development and growth; and

WHEREAS, in exercise of its authority, the City Council of Green Cove Springs has determined it necessary and desirable to adopt the amendments to the Comprehensive Plan 2025 as identified in Attachment “A”, to encourage the most appropriate use of land, water and resources, consistent with the public interest; to deal effectively with future problems that may result from the use and development of land within Green Cove Springs.

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

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent and exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended.

Section 2. Adoption of Future Land Use Element Objective 1.14 and Policy 1.14.1, for the Comprehensive Plan 2025. The City Council of Green Cove Springs hereby adopts Future Land Use Element Objective 1.14 and Policy 1.14.1 of the Green Cove Springs Comprehensive Plan 2025 as specified in Attachment “A” attached hereto and by reference made a part hereof.

Section 3. Applicability and Effect. The applicability and effect of the amendments to the Green Cove Springs Comprehensive Plan 2025 shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and this Ordinance.

Section 4. Copy on file.

(a) A certified copy of the enacting ordinance, as well as certified copies of the amendments to the City of Green Cove Springs' Comprehensive Plan 2025 and any amendments thereof, shall be filed with the City Clerk of Green Cove Springs.

(b) To make amendments to the Comprehensive Plan 2025 available to the public, a certified copy of the enacting ordinance, as well as certified copies of the amended City of Green Cove Springs Comprehensive Plan 2025 and any amendments thereto, shall be located in the Planning and Zoning Department of the City of Green Cove Springs and shall be available to the public for a reasonable publication charge.

Section 5. Repealer. All ordinances or part of Ordinances in conflict herewith be and the same are hereby repealed.

Section 6. Severability. If any portion or portions of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions of this Ordinance shall remain in full force and effect.

Section 7. Effective Date. If this ordinance becomes effective, the effective date of the comprehensive plan text amendment adopted hereby shall be the later of:

a. The date that the amendment to the local government’s future land use map that is the subject of Ordinance No. O-02-2024 becomes effective; or

b. If this amendment is not timely challenged, the effective date shall be 31 days after the state land planning agency notifies the local government that this plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a

final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency at 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-4120.

INTRODUCED AND PASSED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 6th DAY OF FEBRUARY 2024.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Constance Butler, Mayor

ATTEST: _____
Erin West, City Clerk

PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS ____ DAY OF ____ 2024.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
Constance Butler, Mayor

ATTEST: _____
Erin West, City Clerk

APPROVED AS TO FORM ONLY:

L. J. Arnold, III, City Attorney

ATTACHMENT “A”

Objective 1.8 The City shall adopt, as necessary, Future Land Use Map Amendments with specific development conditions that are consistent with the City’s adopted Level of Service (LOS) standards and Future Land Use Element, and compatible with the surrounding uses.

Policy 1.8.1: Future Land Use Map (FLUM) Amendment adopted by Ordinance Number O-01-2024 on XXX,XX, 2024 changes the future land use on the amendment area from Mixed Use to Industrial.

Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment Ordinance O-01-2024 is hereby limited based on the following:

1. Prior to the approval of a subsequent development order such as but not limited to a subdivision or site development plan, the property owner/developer must submit a developer’s agreement addressing the following development requirements for the Amendment parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17:
 - a) Address screening and buffering requirements between the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 and SR 16 and US 17.
 - b) Address Building, site and streetscape design requirements for the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 adjacent to SR 16 and US 17. These requirements shall include but are not limited to:
 - a. Block Standards
 - b. Building Placement
 - c. Building Typology and Massing
 - d. Building Frontage Design
 - e. Façade Articulation
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 - g. Building Materials
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 - j. Signage
2. Prior to approval of a subsequent development order, such as but not limited a zoning, subdivision or site development plan, the property owner/developer will be required to provide an Access Management Plan and Traffic Impact Analysis to address site access and traffic capacity, the plan must be developed in cooperation with Florida Department of Transportation, Clay County and the City of Green Cove Springs.
 - a. Traffic Study shall be completed prior to issuance of building permits for new onsite development and certificate of occupancies (CO) are issued for expansion of existing development.
 - b. Traffic Study shall address truck traffic and rail traffic as part of their analysis.
 - c. Traffic Study methodology approval shall be secured prior to approval of a subsequent development order, such as but not limited to Zoning, Subdivision or Site Development Plan.
 - d. A Development Agreement shall be completed prior to issuance of building permits for new onsite development and certificate of occupancies (CO) are issued for expansion of existing development to address the timing and costs associated with offsite improvements.



Item #4.

FOR OFFICE USE ONLY

P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Date: SRDT _____ P & Z _____ CC _____

Comprehensive Plan Amendment Application *Map & Text Amendment*

A. PROJECT

- Project Name: Huntley Commerce Center-or 17-16 Commerce Center
- Address of Subject Property: Leonard C Taylor Parway
- Parcel ID Number(s): 38-06-26-016451-000-00 and 016451-003-00
- Existing Use of Property: Commercial Industrial
- Future Land Use Map Designation: Commercial
- Existing Zoning Designation: C-2
- Proposed Future Land Use Map Designation: Industrial
- Acreage: 58 acre

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Kelly Hartwig Title: _____
 Company (if applicable): Cypress Management and Design
 Mailing address: PO Box 8880,
 City: Fleming Island State: Florida ZIP: 32006
 Telephone: 904-759-9576 FAX: () _____ e-mail: Siteopt@bellsouth.net
- If the applicant is agent for the property owner*
 Name of Owner (title holder): HLM Investments
 Mailing address: 1890 Kingsley ave.
 City: Orange Park State: Florida ZIP: 32073
 Telephone: () _____ FAX: () _____ e-mail: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS (One copy reduced to no greater than 11 x 17, plus one copy in PDF format.)

1. Statement of proposed change, including a map showing the proposed Future Land Use Map change and Future Land Use Map designations on surrounding properties
2. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools.
3. Needs Analysis which demonstrates the necessity of the proposed change. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
4. Analysis of Consistency with the City of Green Cove Springs Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
6. Legal description with tax parcel number.
7. Boundary survey
8. Vicinity Map
9. Warranty Deed or the other proof of ownership
10. Fee.
 - a. Future Land Use Map Amendments - \$1,500 plus \$20 per acre
 - b. Text Amendment to Comprehensive Plan - \$1,500 per element
 - c. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements, and the fee for any outside consultants.

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

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

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



Signature of Applicant
Kelly Hartwig
Typed or printed name and title of applicant

Date
2/1/2024

Signature of Co-applicant

Typed or printed name of co-applicant

Date


State of Florida County of Clay

The foregoing application is acknowledged before me this 1st day of February, 2024 by Kelly

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

NOTARY SEAL




Signature of Notary Public, State of Florida

Site Specific Text Amendment Proposed by Applicant

Objective 1.8 The City shall adopt, as necessary, Future Land Use Map Amendments with

specific development conditions that are consistent with the City's adopted Level of Service (LOS) standards and Future Land Use Element, and compatible with the surrounding uses.

Policy 1.8.1: Future Land Use Map (FLUM) Amendment adopted by Ordinance Number O-01-2024 on XXX,XX, 2024 changes the future land use on the amendment area from Mixed Use to Industrial. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment Ordinance O-01-2024 is hereby limited based on the following:

1. Prior to the approval of a subsequent development order such as but not limited to a subdivision or site development plan, the property owner/developer must submit a developer's agreement addressing the following development requirements for the Amendment parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17:
 - a) Address screening and buffering requirements between the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 and SR 16 and US 17.
 - b) Address Building, site and streetscape design requirements for the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 adjacent to SR 16 and US 17. These requirements shall include but are not limited to:
 - a. Block Standards
 - b. Building Placement
 - c. Building Typology and Massing
 - d. Building Frontage Design
 - e. Façade Articulation
 - f. Entrances
 - g. Building Materials
 - h. Lighting
 - i. Service Area and Mechanical Equipment Screening
 - j. Signage
2. Prior to approval of a subsequent development order, such as but not limited a zoning, subdivision or site development plan, the property owner/developer will be required to provide an Access Management Plan to address site access, the plan must be developed in cooperation with Florida Department of Transportation, Clay County and the City of Green Cove Springs. The Access Management Plan and traffic capacity plan shall be completed prior to the approval of a subsequent development order such as a Zoning, Subdivision or Site Development Plan for the Amendment Parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17;

3. Limit uses on the Amendment Parcels by allowing M-1 Uses by right and M-2 uses as a special exception.
4. Property shall be rezoned to a Planned Unit Development (PUD). A conceptual plan and written description shall be included with the PUD submittal.



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** February 6, 2024
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: First Reading of Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District as a special exception.

BACKGROUND

Staff is requesting an ordinance change to add street walls as an alternative design standard in the Gateway Corridor District. Currently the City requires that within the Gateway Corridor District which includes the Gateway Corridor Commercial, Neighborhood and Residential Districts, parking cannot be located between the primary building and the street frontage. As an alternative to this requirement, staff is proposing that the code be revised to allow a street wall to be placed at or near the property line between the street and parking area with specific design criteria designed to mask the parking areas as set forth in the ordinance. Examples of street walls are provided in the packet.

The Planning and Zoning Commission unanimously approved the proposed ordinance on 11/28/23.

At the 2nd City Council meeting on December 19, 2024, City Council voted to require the street wall ordinance be revised to be allowed as a special exception as opposed to a permitted use. As a result, the ordinance was readvertised and sent back to the Planning and Zoning Commission for a recommendation.

The Planning and Zoning Commission voted unanimously to recommend approval of Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District as a special exception to City Council.

FISCAL IMPACT

N/A

RECOMMENDATION

Motion to recommend approval of First Reading of Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District as a special exception

ORDINANCE NO. O-36-2024

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING CHAPTER 117, TO ALLOW FOR AN ALTERNATIVE OF REQUIRING PARKING TO BE LOCATED BETWEEN THE STREET FRONT AND BUILDING LOCATION SUBJECT TO A SPECIAL EXCEPTION AND THE INSTALLATION OF A STREET WALL; AMENDING SECTION 117-3, PERMITTED USE TABLE FOOTNOTES; AMENDING SEC. 117-541, REQUIRING A SPECIAL EXCEPTION FOR A STREET WALL SUBJECT TO THE REQUIREMENTS OF SECTION 117-656(1); AMENDING SEC. 117-565, REQUIRING A SPECIAL EXCEPTION FOR A STREET WALL SUBJECT TO THE REQUIREMENTS OF SECTION 117-656(1); AMENDING SEC 117-656 GATEWAY CORRIDOR DESIGN GUIDELINES OF THE CITY CODE TO ALLOW FOR PARKING TO BE LOCATED BETWEEN THE STREET FRONT AND BUILDING LOCATION SUBJECT TO THE INSTALLATION OF A STREET WALL WITH CERTAIN REQUIREMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

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

WHEREAS, the City Code should be evaluated on an ongoing basis to determine if the allowable uses are consistent with the Comprehensive Plan; and

WHEREAS, the City desires to promote development and redevelopment of the U.S. Highway 17 and S.R. 16 corridor; and

WHEREAS, due to the existing space limitations within the district and its close proximity to established residential neighborhoods, there needs to be flexibility in design to allow efficient use of the land.

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 GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

Section 1. That Chapter 117, Sec. 117-3 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. Street walls, in lieu of orienting the building to face the street with parking behind or to the sides of the buildings subject to the requirements of Sec 117-656(1) are a special exception in the Gateway Corridor Neighborhood and Commercial Zoning Districts as set forth in Sec. 117-541 and Sec. 117-565 respectively.

Section 2. That Chapter 117, Sec. 117-541 shall be amended as follows:

Sec. 117-541. - Special exceptions.

Special exceptions are as follows:

- (1) Convenience retail stores with gas pumps;**
- (2) Establishment of facilities for the retail sale of beer and wine off-premises;**
- (3) Hospitals;**
- (4) Restaurants with drive-through facilities;**
- (5) Automotive service establishments:**
 - a. Retail and service establishments for automotive service and repair and automobile parts store.**
 - b. The permitted uses in section 117-540 (excluding automobile sales) are subject to the following limitations:**
 - 1. Sale, repair (excluding automobile sales), service, and storage shall be conducted within a completely enclosed building.**
 - 2. The building footprint used for the uses in this section shall not be larger than 2,500 square feet.**
 - 3. Lot size of no more than 21,000 square feet shall be used for the uses in this section.**
 - 4. Outdoor storage area is limited to 20 percent of the lot size, but no more than 40 percent of the building footprint of the principal structure.**
 - 5. Outdoor storage area must be located in a fenced area with a visual barrier of not less than 85 percent opacity.**
- (6) Single-family residential development on a flag lot as defined in section 101-5 and subject to the conditions set forth in section 101-60.**

(7) Street walls, in lieu of orienting the building to face the street with parking behind or to the sides of the buildings subject to the requirements of Sec 117-656(1)

Section 3. That Chapter 117, Sec. 117-565 shall be amended as follows:

Sec. 117-565. - Special exceptions.

The following uses are special exceptions in the gateway corridor commercial zoning category:

(1) Establishments or facilities for automobile parts, sales and services 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.

(2) Establishments or facilities for the retail sale and service of all alcoholic beverages for on-premises consumption.

(3) Single-family detached dwelling units meeting the density requirements of the gateway corridor neighborhood zoning category.

(4) Multifamily dwelling units without garages. (5) Single-family residential development on a flag lot as defined in section 101-5 and subject to the conditions set forth in section 101-60.

(6) Outdoor sales of swimming pools, spas and hot tubs shall be a permitted use subject to the requirements of section 117-797.

(7) Street walls, in lieu of orienting the building to face the street with parking behind or to the sides of the buildings subject to the requirements of Sec 117-656(1)

Section 4. That Chapter 117, Sec. 117-656 shall be amended as follows:

Sec. 117-656. Design guidelines.

Compliance with all land development regulations as adopted is required for all properties located within the corridor. In addition to the requirements of this Code, development in the gateway corridor zoning categories shall meet the following design guidelines:

- (1) Orient nonresidential uses to face the street with parking behind or to the sides of buildings or provide a street wall subject to the requirements set forth below:
 - a. Street walls are freestanding walls that are intended to mask parking areas from the street and shall have a minimum height of 3 feet and a maximum height of six feet (measured from the elevation of the public sidewalk). The portion of the street wall 3 feet and below shall be solid (e.g. brick and masonry or similar material). The portion of the street wall above 4 feet shall be transparent (e.g., wrought iron or similar material). Street walls shall have columns/posts (one foot by one foot minimum) spaced every 24 feet.
 - b. Street walls shall have openings no larger than necessary to allow automobile and/or pedestrian access.
 - c. Street walls shall not be permitted within the right-of-way.
 - d. Street walls shall be constructed of wrought iron, brick, masonry, stone, powder-coated aluminum, or other decorative materials that complement the finish on the primary building. Chain link, wood and PVC street walls/fences shall be prohibited.

- e. The area in front and behind the street wall/fences shall include a landscaped strip pursuant to the requirements forth in Sec. 117-626 and Sec. 113-244(d)(3).
 - f. Street walls shall be with clear site line requirements set forth in Sec. 113-76.
 - g. **Secure a special exception as set forth in Sec. 117-541(7) and Sec. 117-565(7)**
- (2) In lieu of meeting onsite parking requirements, the developer may enter into an agreement with the city to reduce the required on-street parking. The reduction of on-street parking shall be approved if the developer agrees to improve the adjoining right-of-ways with landscaping and on-street parking or provides the city with funds to provide additional public parking.
 - (3) No commercial access, except for ingress and egress for office uses, shall be allowed on residential streets or streets where residential future land use categories exist. This includes access for service vehicles.
 - (4) Commercial land uses facing residential land uses or future land use categories must be residential in character, with residential elevations or facades.
 - (5) Density controls for buildings with both residential and commercial permitted uses and/or permissible by special exception shall be based on the density controls for the building use on the first story of the structure.
 - (6) Improvements to offsite parking spaces to develop on-street parking shall be counted to meet the minimum parking requirements and to meet the minimum landscape area and pervious surface requirements.

Section 5. Conflicts. If any portion of this Ordinance is in conflict with any other ordinance, then the provisions of this Ordinance shall govern.

Section 6. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 7. Effective Date. Upon its adoption by the City Council, this ordinance shall become effective.

INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON THIS 5th DAY OF DECEMBER 2023.

CITY OF GREEN COVE SPRINGS, FLORIDA

Constance Butler, Mayor

ATTEST:

Erin West, City Clerk

PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 19th DAY OF DECEMBER 2023.

CITY OF GREEN COVE SPRINGS, FLORIDA

Constance Butler, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney







STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council regular session **MEETING DATE:** 1/6/2024
FROM: Steve Thomas
SUBJECT: Spring Park dock project pay app # 1 to C&H Marine in the amount of \$87,400. *Steve Thomas*

BACKGROUND

City Council approved a Legislative Line Item appropriation from DEP to extend the Kayak dock and add to boat house and lifts to hold the city police boat and possibly the Sheriff's boat as well in Spring Park. Dockworks of Northeast Florida LLC dba C&H marine was the low bidder and the City Council approved award of the bid in the amount of \$276,495.00 at the October 3, 2023 meeting. Staff is coming to you for approval of the 1st pay application in the amount of \$87,400.00.

FISCAL IMPACT

001-3072-5006300 - \$ 87,400.00

RECOMMENDATION

Staff recommends approval of Pay application # 1 in the amount of \$ 87,400.00 to Dock works of North East Florida LLC dba C&H Marine.

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

TO OWNER:
 City of Green Cove Springs
 321 Walnut Street
 Green Cove Springs, FL 32043

PROJECT:
 Spring Park Dock Extension

FROM CONTRACTOR:
 C&H Marine Construction
 417 Stowe Avenue, Suite B
 Orange Park, FL 32073

VIA ARCHITECT:

CONTRACT FOR:

APPLICATION NO 1

PERIOD TO: 01.26.2024

PROJECT NO: PO# 2725485

CONTRACT DATE: 09.25.2023

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

CONTRACTOR'S APPLICATION FOR PAYMENT

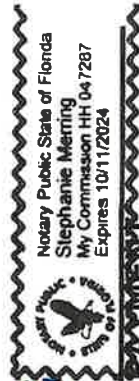
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 276,495.00
2. Net change by Change Orders \$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 276,495.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 92,000.00
5. RETAINAGE:
 - a. 5 % of Completed Work \$ 4,600.00
 (Column D + E on G703)
 - b. 0 % of Stored Material \$ _____
 (Column F on G703)
 Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 4,600.00
6. TOTAL EARNED LESS RETAINAGE \$ 4,600.00
 (Line 4 Less Line 5 Total) \$ 87,400.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 0.00
8. CURRENT PAYMENT DUE \$ 87,400.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 189,095.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature] Date: 01/26/2024
 Robert D Mathews/ Chief Operating Officer
 State of Florida
 County of: Clay
 Subscribed and sworn to before me this 26th day of Jan, 2024
 Notary Public: [Signature]
 My Commission expires: 10/11/2024



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 87,400.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: _____ Date: _____
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE TWO OF TWO PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 1

APPLICATION DATE: 01.26.2024

PERIOD TO: 01.26.2024

PROJECT NO: PO#2725485

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D O R E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE) 5%
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
1	Mobilization/Site Set Up	\$15,000.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	100%	\$0.00	\$750.00
2	Piling Installation/Pile Wrap	\$70,000.00	\$0.00	\$35,000.00	\$0.00	\$0.00	\$35,000.00	50%	\$35,000.00	\$1,750.00
3	Dock Framing/Decking	\$41,398.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$41,398.00	\$0.00
4	Handrails	\$12,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,700.00	\$0.00
5	Boathouse Roof	\$46,397.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$46,397.00	\$0.00
6	Boat Lifts	\$38,000.00	\$0.00	\$22,000.00	\$0.00	\$0.00	\$22,000.00	58%	\$16,000.00	\$1,100.00
7	Floating Dock	\$25,000.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00	80%	\$5,000.00	\$1,000.00
8	Electric/Water	\$28,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$28,000.00	\$0.00
9										
10										
11										
12										
13										
GRAND TOTALS		\$276,495.00	\$0.00	\$92,000.00	\$0.00	\$0.00	\$92,000.00	33%	\$184,495.00	\$4,600.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

Account Open Balance Due		\$87,400.00		Stephanie@candhmarine.com	
Payments/Credits		\$0.00		Ph 904-264-7500 Fax 904-264-1731	
Invoice Total		\$87,400.00		Thank You for Your Business!	
<p style="text-align: center;">REQUISITION NO: PW009420 G/I# 001-3072-5006300 WITH GANGWAY BOATHOUSES WITH LIFTS, AND FLOATING DOCK</p>					
Quantity	Description	Price Each	% Billed To Date	Amount	
0.3	CITY DOCK EXTENSION, ADDITION OF TWO BOATHOUSES WITH LIFTS, AND FLOATING DOCK WITH GANGWAY	276,495.00	33%	87,400.00	
P.O. Number		Project Name			
2725485		23-069 Spring Park Dock Extension		Net 7	

Property Location
 City of Green Cove Springs
 Spring Park
 106 St. Johns Ave
 Green Cove Springs, FL 32043

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

Date	1/26/2024
Invoice #	5343

417 STOWE AVE, SUITE B
 ORANGE PARK, FL 32073
 Lic. # SCC131153006



Invoice

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JANUARY 02, 2024 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag – **Bob Page**

Roll Call

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

AWARDS & RECOGNITION

1. Proclamation - Martin Luther King, Jr Day
Vice Mayor Kelley reads and presents the proclamation to Mayor Butler.
Mayor Butler advises she will present the proclamation at the MLK Ceremony on January 15, 2024.

PRESENTATIONS

2. FMPA - January 2024 **Bob Page**
Mr. Bob Page presents the January FMPA report.

CONSENT AGENDA

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

Motion to approve Consent Agenda items 3 through 7.

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

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

3. City Council approval of Resolution No. R-01-2024, a Resolution canceling and rescheduling the regularly scheduled meetings of the Green Cove Springs City Council. **Erin West**
4. City Council approval of the Arbor Day Proclamation. **Erin West**

5. City Council approval of the Black History Month Proclamation. *Erin West*
6. City Council approval of subgrant agreement # Z3996 with FDEM for FEMA reimbursements related to Hurricane Idalia. *Mike Null*
7. City Council approval of execution of Construction and Maintenance Agreement (CMA) with FDOT to construct brick crosswalks across Orange Ave at Walnut Street and approval of Resolution R-02- 2024. *Mike Null*

COUNCIL BUSINESS

8. Approval of Takeover Agreement (“TA”) between City and Sompo International Companies (“Sompo” or “Surety”) which provides terms and conditions relative to completion of the Harbor Road Wastewater Treatment Plant Expansion (“Project”). *L.J. Arnold III*

City Attorney Arnold presents on the Takeover Agreement and advises of a change in the agreement.

Mr. Arnold advises 7.1 references 7.4 but 7.4 was removed and moved to 6.2 in the final draft. Council discussion followed concerning the Takeover and the next steps.

Assistant Water Utilities Director Scott Schultz speaks and explains phase 1 and phase 2 of the takeover.

Motion to approve the TA and authorize the Mayor and City Clerk to execute such agreement.

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

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

9. City Manager & City Attorney Reports / Correspondence
The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.
10. 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 8:20 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Constance W. Butler, Mayor

Attest:

Erin West, City Clerk

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JANUARY 16, 2024 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Pastor Robert Cook, Praise in the Park**

Roll Call

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

1. Robert Cook 434 Cove Ct. GCS speaks concerning the stormwater fee and the method of charging the citizens the fee.

AWARDS & RECOGNITION

1. Proclamation – Arbor Day

Mayor Butler reads the proclamation and presents to members of the GCS Garden Club:
Susan Jachimiec and Care Valleau

Ms. Valleau speaks about the Arbor Day Ceremony being held on January 19, 2024.

2. Proclamation – Black History Month

Vice Mayor Kelley reads the proclamation and presents it to Mayor Butler.

Mayor Butler speaks about Black History Month and the activities that are planned during the month of February.

3. Recognition of Eliberto Castro for 46 years with the City of Green Cove Springs

Assistant Water Utilities Director Scott Schultz speaks about Eliberto Castro and his 46 years with the City.

Mr. Castro speaks about his time working with the City.

CONSENT AGENDA

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

Motion to approve Consent Agenda items 4 through 8.

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

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

4. City Council approval of the 2024 Food Truck Friday Dates. *Kimberly Thomas*
5. City Council approval of Minutes. *Erin West*
Regular Sessions: 12/5/2023 and 12/19/2023
6. City Council approval of Amendment #3 to the Interlocal Agreement with Clay County for the Augusta Savage Pickleball Courts. *Mike Null*
7. City Council award of Bid # 2023-14 West Street CDBG Stormwater and Sidewalk Improvements to Besch and Smith in the amount of \$4,700,359.70. *Mike Null*
8. City Council approval to request to include SR 16 Trail Projects into the North Florida TPO's List of Priority Projects. *Michael Daniels*

COUNCIL BUSINESS

9. First reading of Ordinance O-03-2024 adopting an official City Seal and the provisions of Section 165.043, Florida Statutes, which regulates the unofficial use of the City Seal. *L. J. Arnold III and Erin West*

City Attorney Arnold reads Ordinance No. O-03-2024 by title.

City Clerk Erin West advises Executive Assistant Kim Thomas brought to her attention of the possible use of the city seal by citizens. After some research it was found that in 1991 the State of Florida passed a law allowing municipalities to create an ordinance against any use of seals without permission.

Mr. Arnold advises the Council a resolution will be brought forward that will allow citizens to submit a request to the Council for the use of the city seal.

Motion to approve Ordinance No. O-03-2024 on first reading for form and legality.

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

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

10. Review and Update Regarding City's Capability and Impact to Offer Medical Insurance to Law Enforcement Officers Eligible for Retirement up to age 65. *Dee Jones*
Human Resources Director Dee Jones speaks about the projections that were provided to Council in the agenda packet.
Council discussion followed concerning the guidelines and the financial impact.
Police Chief John Guzman and City Manager Steve Kennedy speak about the cost of a new officer and how this benefit will help with longevity.
Discussion followed concerning costs and the future of the benefit.
Council discussion followed with the Council giving Ms. Jones the directive to create the policy.
Joe Sobotta 212 North St. GCS speaks future Councils and employee longevity.

Felicia Hampshire 508 Franklin St. GCS speaks for the new benefit and helping lobby during legislative days.

11. City Manager & City Attorney Reports / Correspondence

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

12. 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 8:54 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Constance W. Butler, Mayor

Attest:

Erin West, City Clerk



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** February 6, 2024
FROM: Michael Daniels, Development Services Department
SUBJECT: Approve purchase of 2024 Ford Explorer for new Planning position through contract number FSA23-VEL31.0

BACKGROUND

The Development Services hired a new Planner on January 16th of this year, as part of hiring for this position staff budgeted for a vehicle to be used to conduct site visits and inspections which is included as part of the Planner's job responsibilities.

FISCAL IMPACT

\$27,784 from the Development Services CIP Budget.

RECOMMENDATION

Approve the purchase a Vac-Con Truck from Southern Sewer Equipment Sales, in the amount of \$27,784 for the purchase of a 2024 Ford Explorer through purchasing contract number FSA23-VEL31.0

Recommended Motion:

Motion to approve the purchase a Vac-Con Truck from Southern Sewer Equipment Sales, in the amount of \$27,784 for the purchase of a 2024 Ford Explorer through purchasing contract number FSA23-VEL31.0.



Specification #	219
Unit Description	K7D

Prepared for: City of Green Cove Springs FL Prepared by: Garber Ford

1/15/2024
 City of Green Cove Springs FL
 Attn: Steve Thomas
sthomas@greencovesprings.com
 904-297-7500

Garber Ford
 Dan Drake
 (904) 264-2442 ext.2332 FAX: (904) 284-0054
 3380 Hwy 17 Green Cove Springs, FL 32043
ddrake@garberautomall.com

Florida Sheriffs Association

Prices are published by the Florida Sheriffs Association (www.fisheriffs.org)
 Purchasing contract number is FSA23-VEL31.0 Pursuit Administrative & Other Vehicles,
 expiring September 30th, 2024. If you have any questions regarding this quote please call!

		Base Price	North
K7D	2024 Ford Explorer XLT RWD		\$39,084.00
Codes	Optional Equipment	Unit Price	OEM Discount 2.00% Net Price
U0G	Option to 2023 Ford Escape Active Model FWD	(11,875.00)	(\$11,875.00)
99N	Engine: 1.5L EcoBoost	Included	\$0.00
448	Transmission: 8-Speed Automatic (STD)	Included	\$0.00
JS	Iconic Silver Metallic	Included	\$0.00
200A	Equipment Group 200A	Included	\$0.00
CB	Ebony, Unique Cloth Front Bucket Seats	Included	\$0.00
153	Front License Plate Bracket	Included	\$0.00
NON OEM OPTIONS:			
TINT	Dealer Tint All Windows Legal Level; Includes Windshield Strip	320.00	\$320.00
MATS	1st and 2nd Row Weathertech Floor Liners	249.00	\$249.00
DEL	Delivery	Included	\$0.00
TTAG	Temporary Tag	6.00	\$6.00
TOTAL PURCHASE AMOUNT PER VEHICLE			\$ 27,784.00



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** February 6, 2024
FROM: Michael Daniels, Planning and Zoning Director
SUBJECT: Review of Site Development application for The Vineyard Transitional Center located at 518 N Pine Ave

PROPERTY DESCRIPTION

APPLICANT: True Vine Fellowship **OWNER:** True Vine Fellowship
PROPERTY LOCATION: 518 N Pine Ave
PARCEL NUMBER: 017656-000-00 and 017659-000-00
FILE NUMBER: SPL-23-008
CURRENT ZONING: Institutional (INS)
FUTURE LAND USE DESIGNATION: Public

SURROUNDING LAND USE

<p>NORTH: FLU: Neighborhood ZONING: C-1 Use: Single Family Residential</p>	<p>SOUTH: FLU: CHI Z: C-2 Use: Church</p>
<p>EAST: FLU: Mixed Use (CMI) Z: Gateway Corridor Neighborhood (GCN) Use: Undeveloped</p>	<p>WEST: FLU: Mixed Use Z: C-2 Use: Undeveloped</p>

BACKGROUND

The applicant was approved for a Special Exception in November 2021 to have an emergency shelter pursuant to the requirements in City Code Sec. 117-796 with conditions.

DEVELOPMENT DESCRIPTION

The property consists of 0.433 acres and is vacant. The applicant proposes to build a 3,300 square foot transitional living facility with 6 beds and a 1,000 square foot office. There will be two restrooms available from the hallway for any guests to use.

PARKING

The plan shows 10 parking spaces plus 1 handicapped parking space. Per code they are required to have 6 parking spaces and 1 handicapped space.

DRAINAGE RETENTION

Due to the size of the proposed development, the applicant's stormwater engineer has self-certified with the Florida Department of Environmental Protection, which is enclosed. That said, the applicant will provide a small retention pond in the rear of the property to ensure compliance with the City Comprehensive Plan requirements that post retention runoff shall be reduced from pre retention runoff.

TRAFFIC AND ACCESS

Access will be provided off Pine Avenue. There will be minimal traffic to this location. As part of the site development, a 6' sidewalk shall be constructed from the property line to the southwestern side office building as well as from the parking lot to the northeastern side of the office building.

UTILITY CONNECTIONS AND SOLID WASTE

The buildings are connected to City Water and Sewer. The existing septic tanks on the site are not active and shall be removed. An on-site dumpster shall be provided.

LANDSCAPE PLAN

The plan is showing the installation of 3 new trees. The existing landscape buffer at the north and northwest property line shall be preserved and shall count towards meeting exterior landscaping requirements.

COMPLIANCE WITH SEC. 117-796 – EMERGENCY SHELTERS

(a) An emergency shelter shall be permitted in the Institutional Zoning District as a special exception, subject to the following provisions:

(1) A minimum of 300 square feet of private indoor living space shall be provided for each occupant of a structure.

At the time of building permit submittal, the applicant will have to provide a finalized floor plan showing compliance with this item.

(2) Minimum parking requirements shall be as follows:

a. One parking space for each three beds; and

For 6 beds, they must have three parking spaces.

b. One parking space for each employee. There are four parking spaces available for employees.

There are 10 total parking spaces, two of which are required for the guests, leaving 8 spaces for employees, plus an ADA space.

(3) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.

This will be determined at the time of building permit.

(4) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such license is presented to the building official.

The applicant must receive a license pursuant to Florida Administrative Code (FAC) G2.002, to the best of staff knowledge, as well as passing requisite county health department inspections. Minimally, a business tax receipt and possibly a Certificate of Occupancy shall not be provided until such items are complete. A temporary Certificate of Occupancy could be provided up to the point in time assurance is received that the license has been issued.

(5) No emergency shelter shall be located within 1,000 feet of any other emergency shelter. The distance requirements between two emergency shelters shall be measured from property line to property line.

No other emergency shelter exists in town at this time.

(6) The planning and zoning commission may place any reasonable special conditions, in addition to those provided in this subsection, on the special exception to ensure that the proposed use conforms with the character of the surrounding neighborhood; especially concerning: the prevailing dwelling unit density, the anticipated number of nonresident employees, lighting, service facilities, the background and history of the applicant/organization, approval can be limited to the owner/applicant, the type of activities and time limits regarding outdoor activities. In addition, the planning and zoning commission can evaluate and limit approval to the applicant/organization.

The following conditions are required:

1. Approval of the Special Exception is limited to the applicant / owner: John Sanders/The Vineyard. Any transfer of ownership will require a new Special Exception application.
2. Post the responsible party contact information at a visible location in the front interior of both buildings.
3. The maximum number of transitional housing units shall be limited to 8 units.
4. All outdoor activities shall be limited to no later than 8:00 pm.

(7) An emergency shelter shall adhere to all site plan requirements as per article IV of this chapter.

The site development plan has been reviewed by staff and the outstanding comments are enclosed.

(8) This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection. Any changes in ownership or to the use of the property will require a new special exception application.

This requirement was a condition of the SE approval.

(b) *Emergency shelter responsible party.*

(1) The purpose of the responsible party is to respond to routine inspections, non-routine complaints, and other more immediate problems related to the emergency shelter of the property.

(2) The property owner shall serve in this capacity or shall otherwise designate in writing to the city an emergency shelter responsible party to act on the property owner's behalf. Any person 18 years of age or older may be so designated provided they can perform the duties listed in subsection (c).

(3) The duties of the emergency shelter responsible party, whether the party is a property owner or an agent, are to:

- a. Be available at a listed phone number 24 hours a day, seven days a week and capable of legally handling any issues arising from the emergency shelter use;

b. Ensure all tenants have undergone a police background check. Individuals found guilty of violent crimes are prohibited from being tenants in an emergency shelter regardless of the length of stay. Failure to comply with this requirement shall result in revocation of the business tax receipt;

c. Ensuring sexual offenders/predators as defined in F.S. §§ 775.21, 943.0435, 944.607, or 985.4815 register at the Clay County Sheriff's Office and the Green Cove Springs Police Department, following the process set forth in F.S. § 775.21, 48 hours prior to arrival at an emergency shelter, regardless of the length of stay. The property owner or agent shall comply with F.S. § 775.215, as amended from time to time, pertaining to the distance separation of homes with a sexual offender/predator residing within the emergency shelter and any business, school, childcare facility, park, playground, or other places where children regularly congregate. Failure to comply with this requirement shall result in revocation of the business tax receipt.

The responsible party (John Sanders) will be noted in the Business Tax Receipt File and is in alignment with state requirements for licensing of the facility.

Attachments Include:

1. Special Exception Staff Report
2. Submitted Site Development Plan and Landscape Plan
3. Outstanding Staff Comments-Deficiency Report

STAFF RECOMMENDATION

Staff recommends approval of the proposed Site Development Plan on the condition that the site plan is revised to address the outstanding staff comments.

RECOMMENDED MOTIONS:

Site Development Plan

Motion to recommend approval of the Vineyard Transitional Center Site Development Plan on the condition that the site plan is revised to address the outstanding staff comments noted in the attached deficiency report.



City of Green Cove Springs Site Plan Application

FOR OFFICE USE ONLY	Item #9.
P Z File # _____	
Application Fee: _____	
Filing Date: _____ Acceptance Date: _____	
Review Type: SRDT <input type="checkbox"/> P & Z <input type="checkbox"/> CC <input type="checkbox"/>	

A. PROJECT

- Project Name: VINEYARD TRANSITIONAL CENTER
- Address of Subject Property: 518 NORTH PINE AVE
- Parcel ID Number(s): 017656-000-00
- Existing Use of Property: EMPTY BUILDING SPACE
- Future Land Use Map Designation: PUBLIC
- Zoning Designation: INSTITUTIONAL
- Acreage: 0.44

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): JOHN SANDERS Title: _____
 Company (if applicable): THE VINEYARD TRANSITIONAL CENTER
 Mailing address: PO BOX 523
 City: GREEN COVE SPRINGS State: FL ZIP: 32043
 Telephone: () 904-305-4641 FAX: () _____ e-mail: johnsanders5728@yahoo.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): _____
 Company (if applicable): _____
 Mailing address: _____
 City: _____ State: _____ ZIP: _____
 Telephone: () _____ FAX: () _____ e-mail: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS (One copy reduced to no greater than 11 x 17, plus one copy in PDF format)

1. Site Plan and Survey including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - d. Complete legal description.
 - e. Statement of Proposed Uses.
 - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - g. Location of nearest fire hydrant, adjacent pedestrian sidewalks and bicycle paths.
 - h. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet).
 - i. Area and dimensions of site.
 - j. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - k. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
 - m. Location and dimensions of all existing and proposed parking areas, loading areas, curb cuts.
 - n. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - o. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, proposed surface materials of driveways and parking areas, property or lot lines, and floor area ratio.
 - p. Required buffers.
 - q. Location of existing trees, identifying any trees to be removed.
 - r. Landscaping plan depicting type, size, and design of landscaped areas, buffers, and tree mitigation calculations.
 - s. Percent of pervious surface.
 - t. Lighting plan.
 - u. Location, design, height, and orientation of signs.
 - v. Location of dumpsters and detail of dumpster enclosure.
 - w. For development consisting of Multi-family residential;
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Floor area of dwelling units.
 - vi. Number of proposed parking spaces.
 - vii. Street layout.
2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
3. Legal description with tax parcel number.
4. Warranty Deed or other proof of ownership.
5. Permit or Letter of Exemption from the St. Johns River Water Management District.

6. Fee.

a. Based on size of site:

- i. For sites <10,000 s.f. - \$500
- ii. For sites >10,000 s.f.- \$1,000 + \$20 per acre

b. All applications are subject 10% administrative fee and must pay the cost of any outside consultants' fees.

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

All 6 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

[Handwritten Signature]

Signature of Applicant

John Vander Dir

Typed or printed name and title of applicant

Dec 28 2023

Date

State of Florida

County of Clay

Signature of Co-applicant

Typed or printed name of co-applicant

Date

The foregoing application is acknowledged before me this 28 day of December, 2023 by John

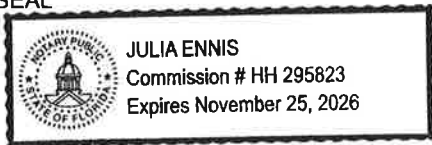
Sanders

who is/are personally known to me, or who has/have produced

FLIDL

as identification.

NOTARY SEAL



[Handwritten Signature]

Signature of Notary Public, State of Florida

SPECIAL EXCEPTIONS GRANTED ON 09/28/2021 BY PLANNING AND ZONING COMMISSION.

CONDITIONS:

- A. APPROVAL OF SPECIAL EXCEPTION IS LIMITED TO THE APPLICANT / OWNER: JOHN SANDERS/THE VINEYARD. ANY TRANSFER OF OWNERSHIP WILL REQUIRE A NEW SPECIAL EXCEPTION APPLICATION
- B. THE MAXIMUM NUMBER TRANSITIONAL HOUSING UNITS SHALL BE LIMITED TO 8 UNITS.
- C. ALL OUTDOOR ACTIVITIES SHALL BE LIMITED TO NO LATER THAN 8:00 PM
- D. APPROVAL OF THE SPECIAL EXCEPTION IS THE CONTINGENT UPON THE APPROVAL OF THE FUTURE LAND USE AND ZONING AMENDMENTS BY CITY COUNCIL.

SITE IMPROVEMENTS

FOR

VINEYARD TRANSITIONAL CENTER

518 PINE AVE. N., GREEN COVE SPRINGS, FL 32043

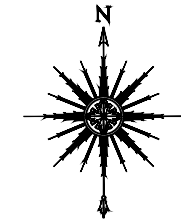
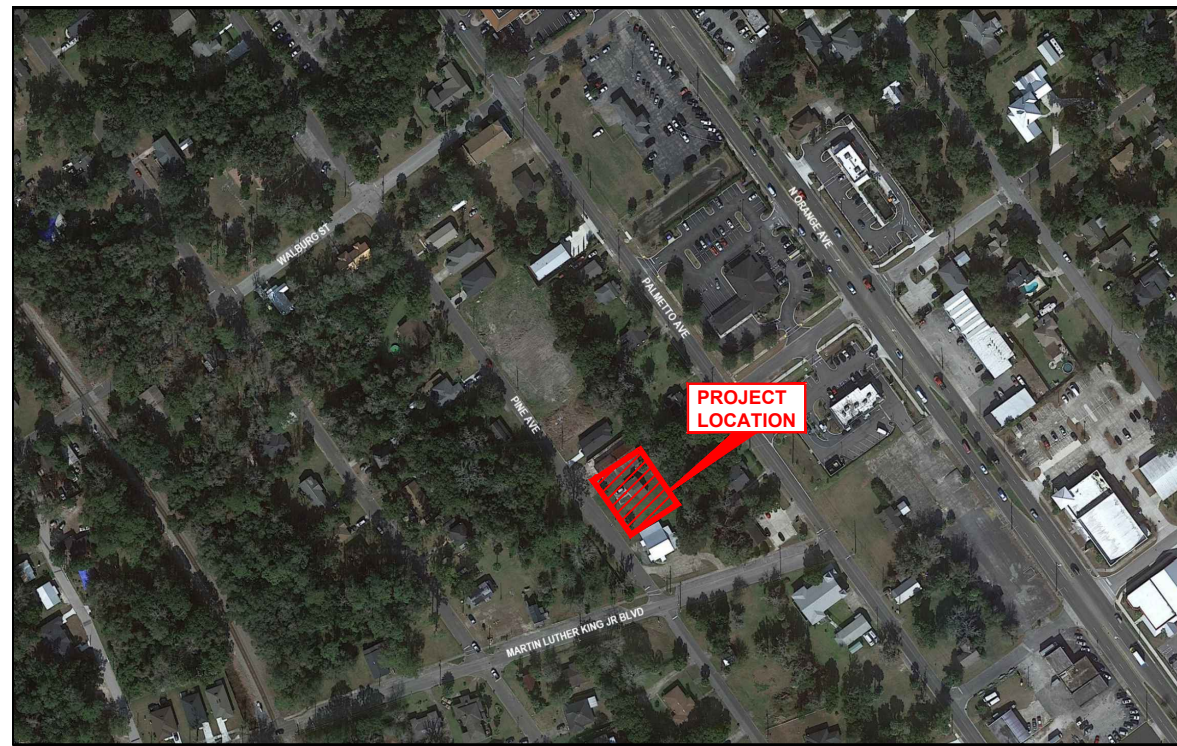
CLAY COUNTY

PROJECT OWNER AND CONSULTANTS

OWNER: Vineyard Transitional Center
John Sanders
518 Pine Avenue North
Green Cove Springs, FL 32043
TEL: 904-305-4641

SURVEYOR: Eiland and Associates, Inc
Harold Eiland
615 Blanding Boulevard
Orange Park, FL 32073
TEL: (904) 272-1000

ENGINEER: TocoI Engineering, LLC
Charles Sohm, P.E.
714 North Orange Avenue
Green Cove Springs, FL 32043
TEL: 904-215-1388

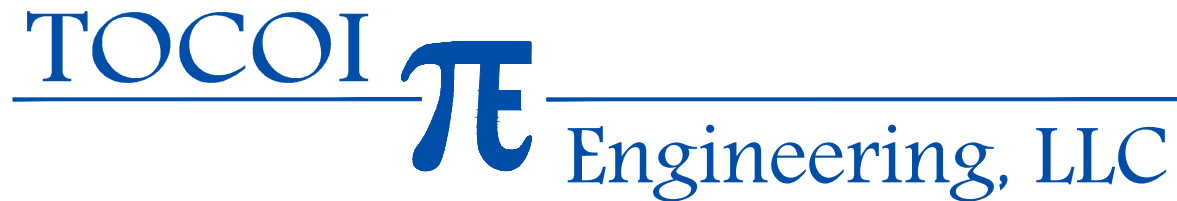


INDEX OF DRAWINGS

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- 2 GENERAL NOTES
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- 5 PROPOSED DRAINAGE MAP
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- 9 DRAINAGE DETAILS
- 10 EROSION CONTROL DETAILS
- 11 UTILITY PLAN
- 12 UTILITY DETAILS
- 13 SIGNAGE & PAVEMENT MARKING PLAN
- 14 FIRE SUPPRESSION DETAILS
- 15 MISCELLANEOUS DETAILS
- 16 SWPP CONTRACTOR REQUIREMENTS
- 17 SWPP CONTRACTOR CERTIFICATION
- 18 PHOTOMETRIC PLAN
- LS LANDSCAPE PLAN

TE JOB NO: 20-367

LOCATION MAP
N.T.S.



714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
 PH: 904-215-1388 E.B. NUMBER: 26383
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 www.tocoi.com



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800-432-4770

Charles Sohm, PE Digitally signed by Charles Sohm, PE
 Date: 2023.10.18 17:24:24 -04'00'

CHARLES SOHM, P.E.
 FLA. REGISTERED ENGINEER, #79289

October 18, 2023

Date: 10/18/23 Time: 2:11 PM DWG Name: \\TEL-Vault\Projects\20-367 Vineyard Transitional Center\03-CADD\01_20-367 COVER SHEET - GCS.dwg Layout: Cover

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF THE CITY OF GREEN COVE SPRINGS (G.C.S.) & GREEN COVE SPRINGS PUBLIC WORKS (G.C.S.P.W.) STANDARDS, (LATEST REVISION) AND ALL CURRENT CITY & G.C.S.P.W. DETAILS AS WELL AS ALL APPLICABLE STATE AND LOCAL REGULATIONS. THE WORK SHALL ALSO BE PERFORMED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORT PROVIDED BY JACKSON GEOTECHNICAL ENGINEERING, LLC PROJECT No. 23-414.1. IF MORE STRINGENT THAN CITY OF G.C.S. REQUIREMENTS.
2. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED.
5. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER AND CITY OF G.C.S. FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER AND CITY OF G.C.S.
6. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) UNITED STATES COASTAL AND GEODETIC SURVEY (U.S.C. & G.S.), AS DETERMINED BY EILAND AND ASSOCIATES, INC.
7. FOR BOUNDARY, ROADWAY AND LOT GEOMETRY INFORMATION SEE PLAT.
8. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH CITY OF G.C.S. AND/OR G.C.S.P.W. REQUIREMENTS. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS CONCRETE TESTING AND ALL OTHER MATERIAL TESTING. PRIOR TO LIMEROCK PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATION FOR UNDER DRAIN PLACEMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING CITY RIGHT-OF-WAY PERMITS FOR WORK IN CITY OF G.C.S. RIGHT-OF-WAY OR EASEMENT.
10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OF G.C.S. OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
11. ALL PUBLIC DRAINAGE EASEMENTS SHALL BE "UNOBSTRUCTED" EASEMENTS. ALL "UNOBSTRUCTED" EASEMENTS TO BE CLEAR AND DRIVEABLE.
12. "AS-BUILT" DRAWINGS - AS-BUILTS TO CITY OF G.C.S. AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT CITY OF G.C.S. & G.C.S.P.W. STANDARDS AND SPECIFICATIONS AND SJRWMD REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE "AS-BUILT" DRAWINGS FOR APPROVAL BY CITY OF G.C.S.
13. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
14. ALL CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, AND BERMS INCLUDED IN THIS PROJECT AND THE CLEARING AND GRUBBING OF ALL RIGHT-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THE PROJECT.
15. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY OF G.C.S. STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
16. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
17. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
18. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.
19. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.
20. BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED AND COORDINATED WITH CITY OF G.C.S. FIRE MARSHAL.

21. ROADWAY UNDER DRAINS SHALL BE AS REQUIRED ON THE PLANS OR AS MAY BE DETERMINED NECESSARY BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF HIGH GROUND WATER CONDITIONS ARE PRESENT DURING THE PREPARATION OF THE ROADWAY SUB-BASE. CITY OF G.C.S. WILL RESERVE THE RIGHT TO REQUEST ADDITIONAL UNDER DRAIN AS DEEMED NECESSARY. REPRESENTATIVE.
22. CONTRACTOR SHALL PROVIDE CONTRACTION JOINTS AT 10' INTERVALS AND EXPANSION JOINTS SHALL BE CONSTRUCTED AT 50' INTERVALS AND AT ALL RADIUS POINTS ON ALL CURBING.
23. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AT 18' INTERVALS AND CONTRACTION JOINTS SHALL BE SPACED AT 6' INTERVALS BETWEEN EXPANSION JOINTS.
24. MAINTENANCE OF TRAFFIC SHALL CONFORM TO F.D.O.T. STANDARD INDEX 600, LATEST EDITION.
25. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEXES 11860, 17346, AND 17352.
26. WHERE RCP IS CALLED OUT IN THE PLANS CONTRACTOR MAY SPECIFY RCP, OR HDPE FOR APPROVAL BY ENGINEER OF RECORD.
27. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE PROPOSED ROADWAY/SITE DEVELOPMENT SHALL BE REMOVED BY THE CONTRACTOR UTILIZING THE HYDRO-BLASTING METHOD.

UTILITY NOTES:

1. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH HE SHALL CONNECT.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS, IF REQUIRED, TO THE ENGINEER FOR REVIEW AND APPROVAL, PRIOR TO SUBMITTAL TO CITY OF G.C.S. & G.C.S.P.W., AND PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY PIPE OR STRUCTURE.
3. ALL PIPE LENGTHS ARE SCALED DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH CITY OF G.C.S. REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES AND LOW POINTS AS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
5. ALL DRAINAGE STRUCTURES TO HAVE TRAFFIC BEARING GRATES.
6. ALL DRAINAGE PIPE JOINTS IN CITY OF G.C.S. DRAINAGE EASEMENTS, DRAINAGE EASEMENTS BETWEEN PRIVATE LOTS, DRAINAGE RIGHT-OF-WAYS AND UNDER PAVED ROADS ARE TO BE FILTER-WRAPPED.
7. ALL INVERTS IN DRAINAGE STRUCTURES TO BE PRE CAST OR BRICK WITH LAYER OF MORTAR BETWEEN EACH LAYER OF BRICK, OR REDDI-MIX CONCRETE WITH #57 STONE.
8. UNSUITABLE MATERIALS UNDER WATER, SEWER PIPE, STORM PIPE OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED.
9. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUB GRADE FOR PAVEMENT.
10. ALL WATER AND SEWER CONSTRUCTION WITHIN CITY OF G.C.S. SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.
11. CONTRACTOR SHALL PROVIDE, TO THE ENGINEER, A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES & DRAINAGE STRUCTURES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS BUILT" DRAWINGS FOR THIS PROJECT.
12. WATER AND SEWER LINES ARE DESIGNATED TO FINISHED GRADES AND SHALL BE PROTECTED UNTIL FINISHED WORK IS COMPLETE. HORIZONTAL SEPARATION BETWEEN WATER MAINS, VALVES, FITTINGS AND SANITARY OR STORM SEWER SHALL BE A MINIMUM OF 10 FEET OR IN ACCORDANCE WITH THE F.D.E.P. REGULATIONS AND G.C.S.P.W. STANDARD DETAILS.
14. ALL WATER LINE CROSSINGS SHALL HAVE A FULL LENGTH OF PIPE CENTERED OVER THE EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING AT CROSSINGS. WATER MAINS CROSSING SANITARY AND STORM SEWER LINES, AS WELL AS VALVES AND FITTINGS, MUST HAVE A MINIMUM 18" VERTICAL SEPARATION. IF THIS SEPARATION CANNOT BE OBTAINED, THE WATER MAIN MUST BE CONSTRUCTED OF DUCTILE IRON PIPE FOR A DISTANCE OF 10' EITHER SIDE OF THE SANITARY OR STORM SEWER MAIN, OR INSTALL WATER MAIN IN D.I. SLEEVE MIN. LENGTH 20' CENTERED, ENDS OF SLEEVE TO BE GROUT FILLED, IN EITHER CASE, MINIMUM OF 6" OF VERTICAL SEPARATION SHALL BE MAINTAINED.
15. MECHANICAL RESTRAINING DEVICES ARE REQUIRED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.
16. ALL ELECTRIC CONDUIT WORK SHALL BE COMPLETED PRIOR TO THE PRESSURE TESTING OF WATER AND SEWAGE FORCE MAINS.

17. TELEVISION INSPECTION SHALL BE REQUIRED ON ALL GRAVITY SEWER MAINS. THIS SERVICE SHALL BE PROVIDED BY THE CONTRACTOR AS PART OF THE SANITARY SEWER CONTRACT. A FULL WRITTEN REPORT AS TO THE CONDITION OF THE PIPE WITH PERTINENT DATA SUCH AS DISTANCE BETWEEN MANHOLES, LOCATION OF SERVICES, ETC. SHALL BE SUBMITTED TO THE OWNER AND ENGINEER PRIOR TO ACCEPTANCE, AND ONE COPY OF THE VIDEO TAPE SHALL BE SUBMITTED TO CITY OF G.C.S.. ALL DEFECTIVE AREAS AND ITEMS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE. ALL REPAIRED SECTIONS MUST BE REINSPECTED PRIOR TO ACCEPTANCE.
18. ALL NEW AND/OR RELOCATED WATER MAIN PIPES AND FITTINGS SHALL NOT CONTAIN MORE THAN EIGHT PERCENT LEAD AND ALL PACKING AND JOINT MATERIALS USED IN THE JOINTS SHALL CONFORM WITH ALL APPLICABLE AWWA STANDARDS. ALL NEW AND/OR RELOCATED WATER SERVICES AND PLUMBING SHALL CONTAIN NO MORE THAN EIGHT PERCENT LEAD AND ALL SOLDERS AND FLUX SHALL CONTAIN NO MORE THAN 0.2 PERCENT LEAD.
19. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH APPROVAL OF THE PERMITTING AGENCY, DUCTILE FITTINGS AND SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED.

Item #9.

TOCOI π Engineering, LLC

714 NORTH ORANGE AVENUE GREEN COVE SPRINGS, FL 32043
PH: 904-215-1388
E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOHM

FLORIDA
REGISTRATION NUMBER:
79289

SITE IMPROVEMENTS
FOR
VINEYARD TRANSITIONAL CENTER
GREEN COVE SPRINGS GENERAL NOTES

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.

2A
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CITY GENERAL REQUIREMENTS:

- 1. CITY OF G.C.S. DEPARTMENT OF ENGINEERING REQUIRES TWENTY-FOUR (24) HOUR NOTICE ON ALL MEETINGS AND OR TESTING MEASURES RELATED TO SAID PROJECT.
2. CONSTRUCTION WARNING SIGNS ARE TO BE POST MOUNTED AND ERECTED BEFORE CONSTRUCTION CAN COMMENCE. THESE AND ALL TRAFFIC CONTROL DEVICES SHALL FOLLOW THE STANDARDS SET FORTH BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS WELL AS THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEXES.
3. ALL SUB BASE SHALL BE FIRM AND UNYIELDING.
4. ALL JOINTS OF PIPE, REGARDLESS OF MATERIAL TYPE, SHALL BE WRAPPED WITH FABRIC FILTER CLOTH PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 280.
5. ALL DISTURBED CITY OF G.C.S. RIGHTS-OF-WAY SHALL BE SODDED TO THE DISCRETION AND APPROVAL OF THE CITY OF G.C.S. ENGINEERING DEPARTMENT.
6. THE CURB SHALL BE CHECKED FOR FLOW DESIGN AT ANY STAGE OF THE PROJECT. A WATER TRUCK IS TO BE PROVIDED AT THE FINAL INSPECTION IN ORDER TO CHECK FLOW DESIGN.
7. ALL UNDER DRAIN LINES SHALL HAVE A FORTY-FIVE DEGREE CLEAN OUT AT TWO HUNDRED FOOT (200') INTERVALS AND AT THE END OF THE RUN. THE CURB SHALL BE MARKED WITH TEAL OR HUNTER GREEN PAINT AS TO THE LOCATION OF THE CLEAN OUT.
8. HANDICAP RAMPS SHALL BE INSTALLED WHEREVER THE SIDEWALK MEETS THE CURB.
9. ALL INFORMATION REQUESTED BY THE CITY SHALL BE IN HAND AT THE TIME OF THE FINAL INSPECTION. NO CONDITIONAL CERTIFICATES OF OCCUPANCY SHALL BE GIVEN.
10. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION AND TAKE ALL MEASURES NECESSARY TO PROTECT UTILITIES DURING CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPONSIBLE UTILITY COMPANY, THE ENGINEER, AND THE CITY.
11. ALL SWALE SECTIONS ARE TO BE SODDED.
12. ALL DEVELOPER OR CONTRACTOR INSTALLED SIDEWALKS SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION.
13. A COPY OF THE CONTRACTORS' GENERAL LICENSE AND OR UNDER GROUND UTILITY LICENSE SHALL BE PROVIDED AT THE TIME OF THE PRE-CONSTRUCTION CONFERENCE.
14. ANY APPLICABLE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) OR FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PERMITS SHALL BE PROVIDED TO THE CITY BY THE PRE-CONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN WITHOUT ALL APPLICABLE PERMITS ON FILE.
15. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) BEFORE THE CITY WILL ACCEPT THE PROJECT.
16. THERE SHALL BE A MINIMUM THREE (3) DAYS NOTICE GIVEN FOR SCHEDULING THE FINAL INSPECTION.
17. AT THE FINAL INSPECTION, A LETTER OF COMPLIANCE, PROVIDED BY THE CITY, WILL NEED TO BE FILLED OUT AND SIGNED THE STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER OF RECORD.
18. FIVE (5) DAYS PRIOR TO THE FINAL INSPECTION TWO (2) SETS OF BLUE LINE AS-BUILTS AND ONE (1) COPY ON DISK IN AUTOCAD FORMAT SHOWING THE FOLLOWING SHALL BE SUBMITTED:

CITY EROSION CONTROL NOTES:

- 19. PURSUANT TO COMPREHENSIVE PLAN POLICY 9:1 OF THE CONSERVATION ELEMENT, THE USE OF ONE OR MORE EROSION CONTROL MEASURES, AS REQUESTED BY THE CITY OF G.C.S. ENGINEERING DEPARTMENT, SHALL BE USED DURING CONSTRUCTION. THESE WILL BE, BUT NOT LIMITED TO, ITEMS SUCH AS TEMPORARY GRASS COVER, SEDIMENT BASINS OR PONDS, MULCHING, TEMPORARY FENCES, DIVERSION CHANNELS AND HAY BALES.
20. PURSUANT TO COMPREHENSIVE PLAN POLICY 9:1 OF THE CONSERVATION ELEMENT, SCHEDULING OF CONSTRUCTION SHALL BE GIVEN SPECIAL CONSIDERATION TO MINIMIZE EXPOSURE OF BARE SOIL. THE CONTRACTOR WILL FORMULATE A CONSTRUCTION SCHEDULE TO BE GIVEN TO THE CITY REPRESENTATIVE.
21. THE CONTRACTOR SHALL CHECK EACH DAY TO INSURE THAT ALL EROSION CONTROL DEVICES ARE IN PLACE AND WORKING PROPERLY.
22. ALL EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE RULES, REGULATION AND STANDARDS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND THE UNITED STATES ARMY CORP OF ENGINEERS.
23. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT THE EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON ADJACENT AND DOWNSTREAM PROPERTIES.
24. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

CITY PUBLIC SAFETY NOTES:

- 25. BLUE, ALL-DIRECTIONAL HIGHWAY-STYLE REFLECTIVE MARKERS SHALL BE PROVIDED ON ALL ROADWAYS, ALLEYS, ACCESS ROADS AND ALL PAVED AREA IN FRONT OF EACH HYDRANT. SAID MARKERS SHALL BE LOCATED IN THE LANE OF TRAVEL ON THE SAME SIDE AS THE HYDRANT. THESE MARKERS SHALL BE IN PLACE AT THE TIME OF FINAL INSPECTION OR APPROVAL.

26. A DISK SHALL BE PROVIDED, IN AUTOCAD FORMAT, SHOWING THE LOCATION OF ALL FIRE HYDRANTS BEFORE FINAL APPROVAL. PAVING, DRAINAGE AND CONSTRUCTION NOTES:

27. ALL UNSUITABLE MATERIAL SHALL BE REMOVED TWO FEET (2') BEYOND THE BACK OF CURB AND TWO FEET (2') BELOW FINISHED GRADE.

28. COMPACTION DENSITIES FOR ALL ROADWAY CROSSINGS ARE TO BE TAKEN IN ONE-FOOT (1') LIFTS. STORM SEWER PIPE DENSITIES WILL START AT THE HAUNCHES OF THE PIPE AND BE TAKEN EVERY 6" UNTIL IT HAS REACHED 1' ABOVE THE PIPE.

29. IF UNSUITABLE MATERIAL IS FOUND WITHIN THE LIMITS OF THE ROAD OR IF MATERIAL IS HAULED IN FOR ROADWAY FILL AT A DEPTH GREATER THAN ONE-FOOT (1') THEN THE ENTIRE ROADWAY SHALL BE UNDER DRAINED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND INSTALLED PER THE APPROVED CITY OF G.C.S. DETAIL.

30. ALL STORM SEWER PIPES SHALL BE CUT FLUSH WITH THE INTERIOR WALL OF ANY TYPE MANHOLE OR CURB AND DITCH BOTTOM INLETS.

31. COMPACTION DENSITY TESTS FOR ALL WATER AND SEWER CROSSINGS WILL START THREE FEET (3') ABOVE THE PIPE.

32. COMPACTION DENSITY TESTS FOR ALL WATER AND SEWER CROSSINGS WILL START AT THE SPRING LINE OF THE PIPE.

33. IF THE APPROVED DESIGN REQUIRED THE INLET OR STORM RUN TO BE SURCHARGED, ALL INLETS SHALL BE INSPECTED BEFORE BEING EXPOSED TO THE SYSTEM.

34. TEST CYLINDERS SHALL RUN FOR ALL CONCRETE STRUCTURES. THERE WILL BE THREE (3) TESTS PER EACH DAY POUR WITH ONE (1) AT SEVEN (7) DAY BREAK, AND TWO (2) TWENTY-EIGHT (28) DAY BREAKS.

35. THE ASPHALT SHALL BE CORED FOR THICKNESS AND WILL BE GIVEN A ONE-QUARTER INCH (1/4") TOLERANCE. IF HOWEVER THE CITY'S REPRESENTATIVE IS PRESENT AT POUR AND FEELS COMFORTABLE WITH THE REQUIREMENTS THEN HE OR SHE MAY WAVE THIS POLICY.

36. LBR'S FOR SUBGRADE AT FORTY (40) AND LIME ROCK OR ALTERNATIVE BASE COURSE AT ONE HUNDRED (100). THERE WILL BE NO UNDER TOLERANCE.

37. ALL MATERIAL USED FOR BACK FILL SHALL BE SAND (A3) FREE DRAINING.

38. THERE ARE TO BE NO OPENED TRENCHES AT DAY'S END.

39. ALL DIRT AND DEBRIS TRACKED OUT OF THE PROJECT SHALL BE CLEANED DAILY AND TO THE DISCRETION OF THE CITY OF G.C.S. ENGINEERING DEPARTMENT.

SIGNING AND PAVEMENT MARKING NOTES:

40. ALL SIGNS MUST MEET THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS FOR ENGINEERING GRADE SIGN FACES IN REFLECTIVITY.

41. ALL FINAL PAVEMENT MARKINGS WITHIN THE RIGHTS-OF-WAY SHALL BE THERMOPLASTIC.

42. ALL SIGNS SHALL BE ON A TEN-FOOT (10') POLE A MINIMUM OF SEVEN FEET (7') FROM THE GROUND.

43. STREET SIGNS SHALL BE MOUNTED WITH TEE CAPS.

44. STREET SIGNS SHALL BE SIX INCHES (6") WIDE WITH GREEN BACKINGS AND WHITE LETTERS AND BORDERING.

45. STOP SIGNS SHALL BE A MINIMUM TWENTY-FOUR INCH BY TWENTY-FOUR INCH (24" X 24").

46. STOP SIGNS ARE TO BE PLACED FOUR FEET (4') FROM BACK OF CURB, FOR FEET (4') BEHIND CROSS WALKS AND ON THE RIGHT HAND SIDE OF THE ROAD.

47. STREET SIGNS ARE TO BE LOCATED ON THE LEFT HAND CORNER OF THE INTERSECTION FOUR FEET (4') FROM THE BACK OF CURB.

48. STREET / STOP SIGN COMBINATIONS ARE NOT ALLOWED.

49. ALL REGULATORY SIGNS SHALL BE BLACK AND WHITE. ALL CONSTRUCTION WARNING SIGNS SHALL BE ORANGE AND BLACK. ALL WARNING SIGNS SHALL BE YELLOW AND BLACK. ALL NO PARKING AND STOP SIGNS SHALL BE RED AND WHITE.

50. STOP BARS SHALL BE TWENTY-FOUR INCHES (24") WIDE AND LANE WIDTH. ALL STOP BARS SHALL BE THERMOPLASTIC.

51. ALL SIGNS SHALL BE SIDED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

52. ALL DETECTABLE WARNING PADS FOR ADA RAMPS ARE TO BE WET-SET MATS.

CITY MAINTENANCE OF TRAFFIC:

53. AFTER ISSUANCE OF THE PERMIT, THE PERMITTEE SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF TWO BUSINESS DAYS PRIOR TO COMMENCING CONSTRUCTION. THIS NOTIFICATION WILL ALLOW FOR SCHEDULING OF INSPECTIONS.

54. IF A ROAD CLOSURE IS REQUIRED, THE PERMITTEE SHALL SUBMIT WITH THE PERMIT APPLICATION A MAINTENANCE OF TRAFFIC (MOT) PLAN TO INCLUDE ALL PROPOSED ROAD CLOSURES AND AN EXPECTED TIME DURATION FOR EACH CLOSING.

55. ROAD CLOSURES SHALL REQUIRE SEPARATE APPROVAL BY THE PUBLIC WORKS DEPARTMENT AND A MINIMUM OF THREE BUSINESS DAYS PRIOR NOTIFICATION BEFORE THE COMMENCEMENT OR CONSTRUCTION.

56. ROAD CLOSURES SHALL REQUIRE SEPARATE APPROVAL OF CLAY COUNTY FIRE AND RESCUE.

57. ROAD CLOSURES OF FEWER THAN 15 MINUTES SHALL NOT REQUIRE NOTIFICATION.

CITY AS-BUILT REQUIREMENTS:

58. AS-BUILTS MUST BE SUBMITTED ON THE APPROVED GRADING.

CITY EMERGENCY SHELTER NOTES PER SEC 117-192-B-3

AN EMERGENCY SHELTER SHALL BE PERMITTED IN THE INSTITUTIONAL ZONING DISTRICT AS A SPECIAL EXCEPTION, SUBJECT TO THE FOLLOWING PROVISIONS:

(1) A MINIMUM OF 300 SQUARE FEET OF PRIVATE INDOOR LIVING SPACE SHALL BE PROVIDED FOR EACH OCCUPANT OF A STRUCTURE.

(2) MINIMUM PARKING REQUIREMENTS SHALL BE AS FOLLOWS:

- A. ONE PARKING SPACE FOR EACH THREE BEDS; AND
- B. ONE PARKING SPACE FOR EACH EMPLOYEE.

Date: 9/27/23 Time: 3:34 PM DWG Name: \\TEL-Vault\01Projects\20-367 Vineyard Transitional Center\03-CADD\02_20-367 GENERAL NOTES - GCS.dwg Layout: 2B

Item #9.

TOCOPI Engineering, LLC
714 NORTH ORANGE AVENUE GREEN COVE SPRINGS, FL 32043
PH: 904-215-1388 E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOTH
FLORIDA
REGISTRATION NUMBER:
79289

SITE IMPROVEMENTS
FOR
VINEYARD TRANSITIONAL CENTER
GREEN COVE SPRINGS GENERAL NOTES

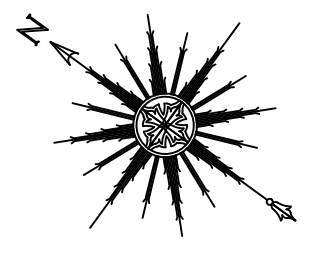
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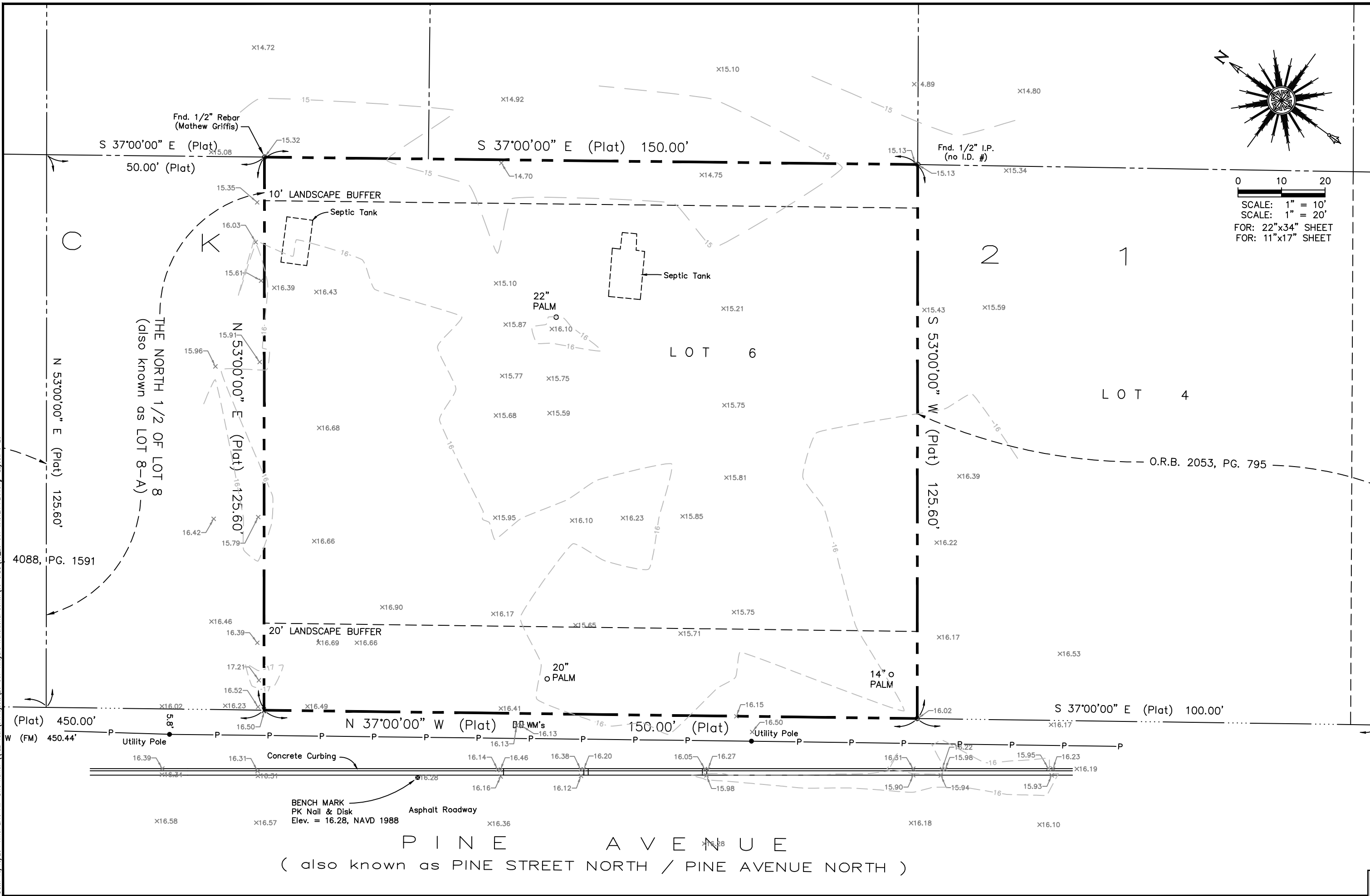
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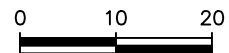
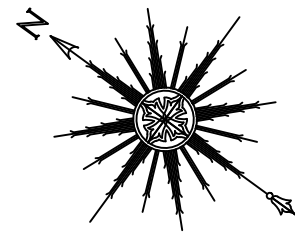


0 10 20
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SCALE: 1" = 20'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET



Date: 10/18/23 Time: 2:13 PM DWG Name: \\TEL-Vault\Projects\20-367 Vineyard Transitional Center\03-CADD\03_20-367 MASTER PLAN.dwg Layout: 3-EG

PINE AVENUE
(also known as PINE STREET NORTH / PINE AVENUE NORTH)



SCALE: 1" = 10'
SCALE: 1" = 20'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

SITE DATA
PARCEL AREA = 0.44 AC
IMPERVIOUS AREA = 0.00 AC
WETLANDS AREA = 0.00 AC

CN UPLANDS = 91
CN WETLANDS = 95
CN WEIGHTED = 91

LEGEND
--- DRAINAGE DIVIDE

BASIN A
AREA = 0.39 AC
IMP. = 0.00 AC
L = 187 FT
S = 0.71% AVG.
Tc = 10 MIN.

BASIN B
AREA = 0.03 AC
IMP. = 0.00 AC

BASIN C
AREA = 0.02 AC
IMP. = 0.00 AC



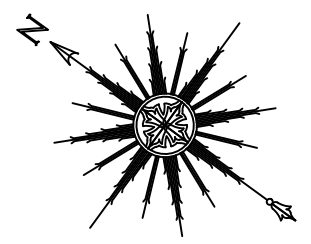
PINE AVENUE
(also known as PINE STREET NORTH / PINE AVENUE NORTH)

REVISIONS

NO.	DATE	DESCRIPTION

PLOT DATE: _____
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JOB NO.: _____
SHEET NO. 1

Date: 10/18/23 Time: 2:15 PM DWG Name: \\TEL-Vault\01\Projects\20-367 Vineyard Transitional Center\03-CADD\03_20-367 MASTER PLAN.dwg Layout: 4-EDRAIN



0 10 20
SCALE: 1" = 10'
SCALE: 1" = 20'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

SITE DATA

PROJECT AREA	= 0.47 AC
PARCEL AREA	= 0.44 AC
IMPERVIOUS AREA	= 0.24 AC
WETLANDS AREA	= 0.00 AC
CN UPLANDS	= 92
CN WETLANDS	= 98
CN WEIGHTED	= 95

LEGEND
--- DRAINAGE DIVIDE

DEP SITE DATA

PROJECT AREA	= 0.47 AC
PARCEL AREA	= 0.44 AC
IMPERVIOUS AREA	
EXISTING CONDITIONS	= 0.00 AC
PROPOSED CONDITIONS	= 0.24 AC
ADDED IMPERVIOUS	= 0.24 AC

BASIN A
AREA = 0.44 AC
IMP. = 0.21 AC
L = 206 FT
S = 1.00% AVG.
Tc = 10 MIN.

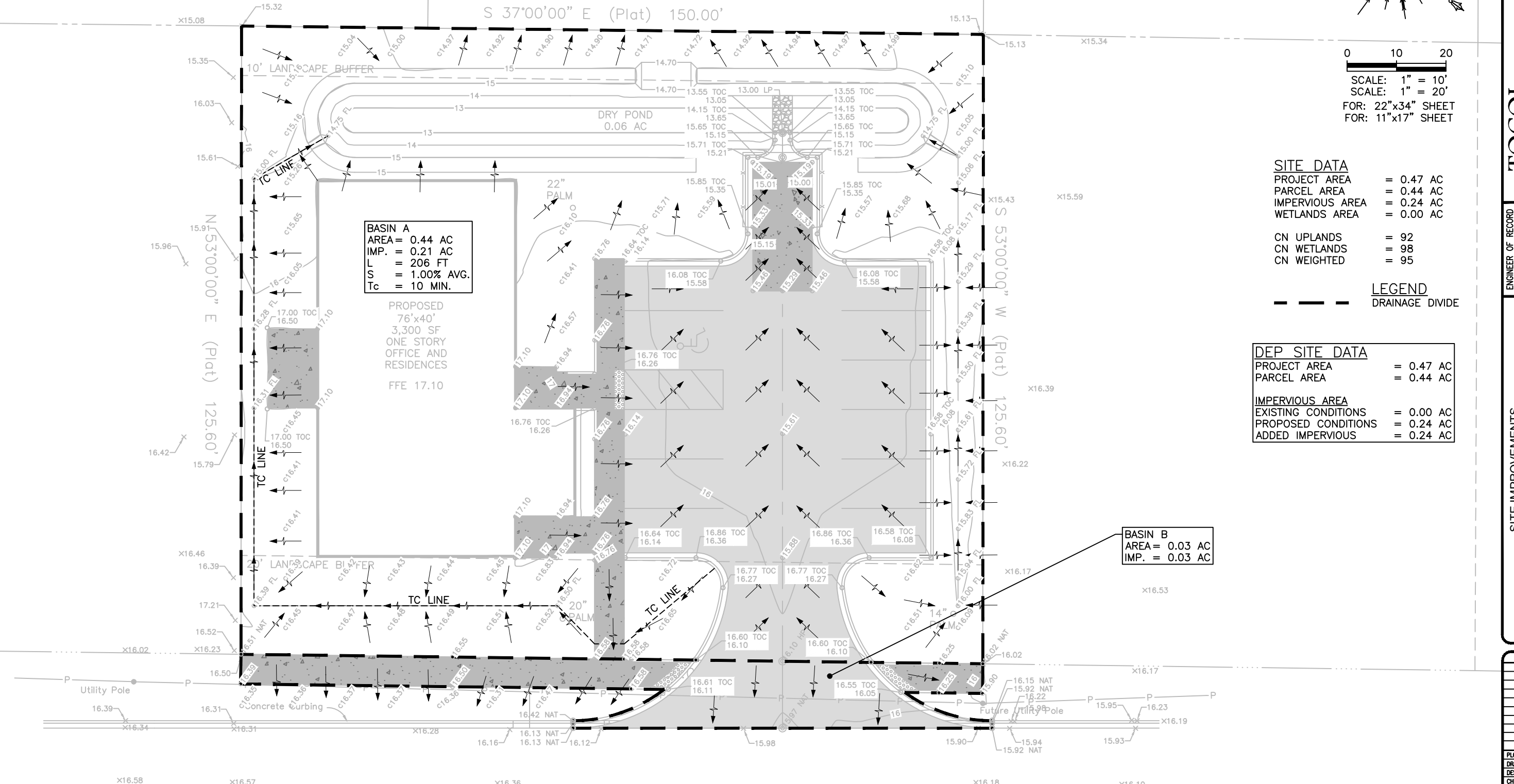
BASIN B
AREA = 0.03 AC
IMP. = 0.03 AC

PROPOSED
76'x40'
3,300 SF
ONE STORY
OFFICE AND
RESIDENCES
FFE 17.10

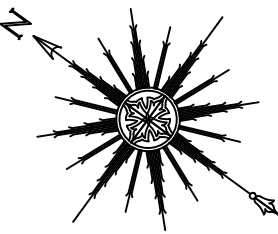
DRY POND
0.06 AC

Date: 10/18/23 Time: 2:32 PM DWG Name: \\TEL-Vault\01Projects\20-367 Vineyard Transitional Center\03-CADD\03_20-367 MASTER PLAN.dwg Layout: 5-PDRAN

PINE AVENUE
(also known as PINE STREET NORTH / PINE AVENUE NORTH)



REVISIONS	



0 10 20
SCALE: 1" = 10'
SCALE: 1" = 20'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

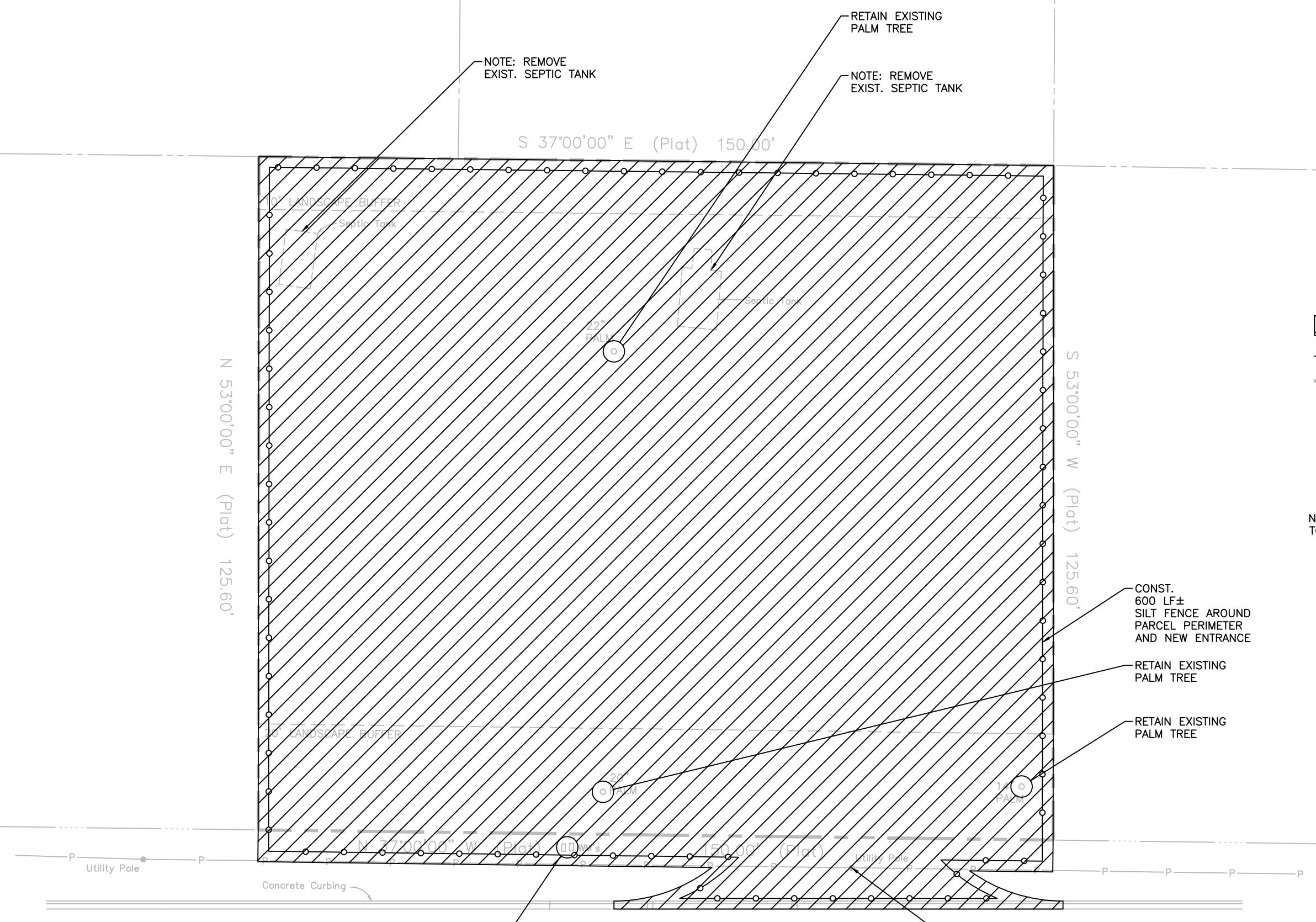
LEGEND
[Hatched Area] ITEMS TO BE REMOVED UNLESS OTHERWISE NOTED
[Line with Circles] SILT FENCE
[Dashed Line] PROPERTY BOUNDARY

SITE DATA

PROJECT AREA	= 0.47 AC
PARCEL AREA	= 0.44 AC
IMPERVIOUS AREA	= 0.22 AC
WETLANDS AREA	= 0.00 AC

NOTE: STABILIZED CONSTRUCTION ENTRANCE TO BE DETERMINED BY ONSITE PERSONNEL

Date: 10/18/23 Time: 2:37 PM DWG Name: \\TEL-Vault\01Projects\20-367 Vineyard Transitional Center\03-CADD\03_20-367 MASTER PLAN.dwg Layout: 6-DEMO



NOTE: REMOVE EXIST. SEPTIC TANK
RETAIN EXISTING PALM TREE
NOTE: REMOVE EXIST. SEPTIC TANK

S 37°00'00" E (Plat) 150.00'

N 53°00'00" E (Plat) 125.60'

S 53°00'00" W (Plat) 125.60'

RETAIN EXISTING WATER METERS

CONST. 600 LF \pm SILT FENCE AROUND PARCEL PERIMETER AND NEW ENTRANCE

RETAIN EXISTING PALM TREE

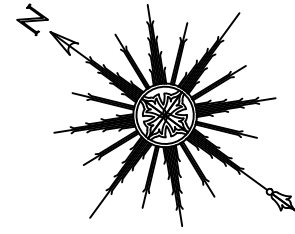
RETAIN EXISTING PALM TREE

NOTE: COORDINATE RELOCATION OF EXIST. UTILITY POLE WITH UTILITY COMPANY (SEE GEOMETRY PLAN)

PINE AVENUE
(also known as PINE STREET NORTH / PINE AVENUE NORTH)

10' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER



0 10 20
SCALE: 1" = 10'
SCALE: 1" = 20'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

LEGEND

[Patterned Box] AREAS WHERE NEW CONCRETE CONSTRUCTION IS TO OCCUR

[Solid Grey Box] AREAS WHERE NEW ASPHALT CONSTRUCTION IS TO OCCUR

[Dashed Line] PROPERTY BOUNDARY

[Solid Arrows] SOLID ARROWS ARE FOR DIRECTIONAL PURPOSES ONLY NOT FOR PAVEMENT MARKINGS

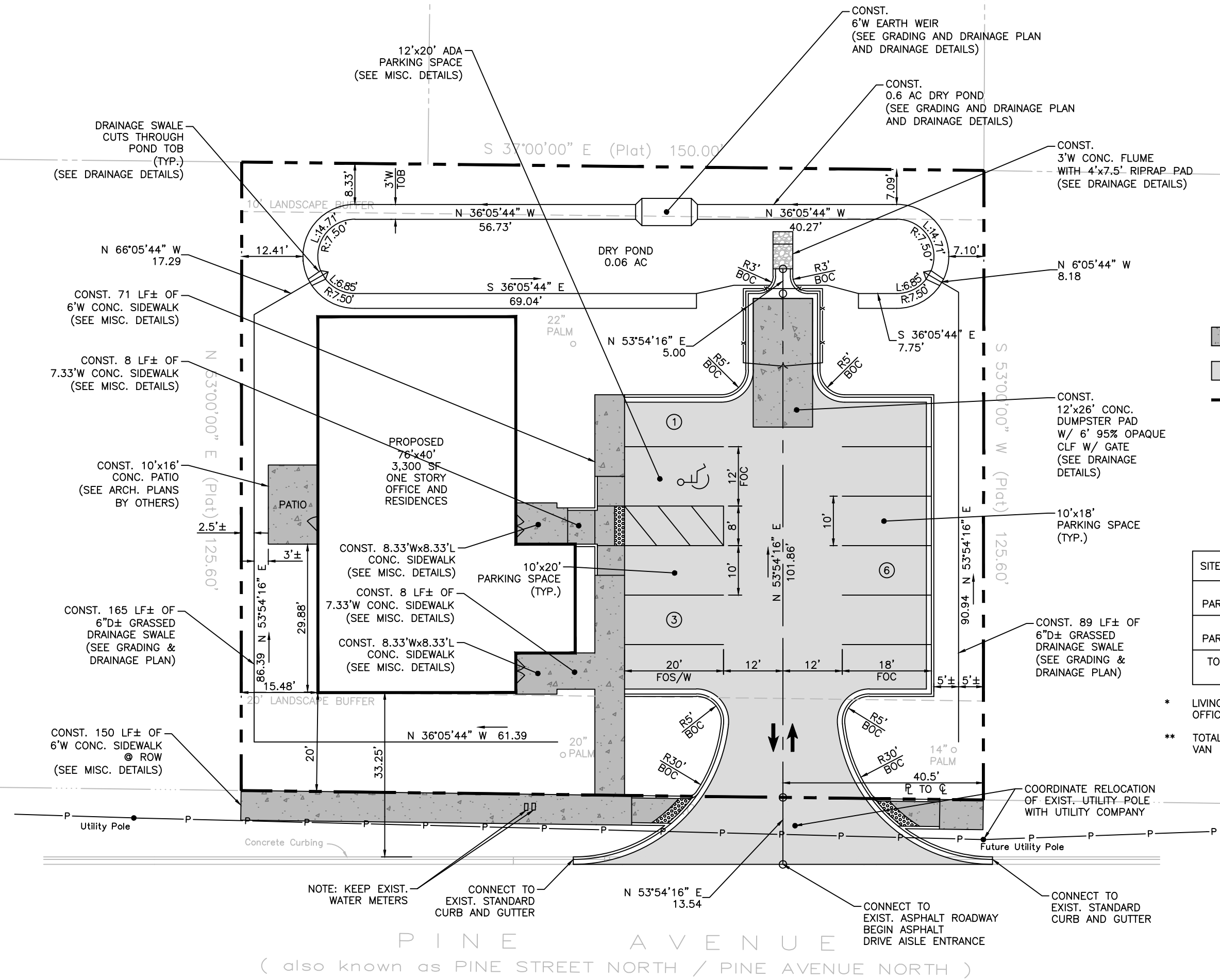
(10) NUMBER OF STANDARD PARKING SPACES

NOTE: FOR ADA PARKING AND SIDEWALK DETAILS SEE MISC. DETAILS

SITE INFORMATION	DESIGNED	REQUIRED
STANDARD PARKING SPACES	10	6*
ADA PARKING SPACES	1 VAN	1 ADA**
TOTAL PARKING SPACES	10 + 1 ADA	6 + 1 ADA

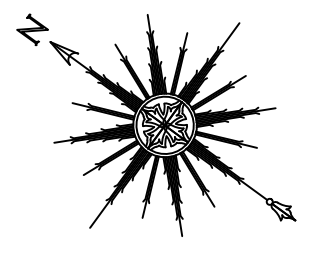
* LIVING SPACE 6 BEDS 1 PER 3 BEDS = 2 SP
OFFICE SPACE 954 SF 1 PER 250 SF = 4 SP

** TOTAL ADA = 1 PER 25 STANDARD SP
VAN = 1 PER 1-400 ADA SP



PINE AVENUE
(also known as PINE STREET NORTH / PINE AVENUE NORTH)

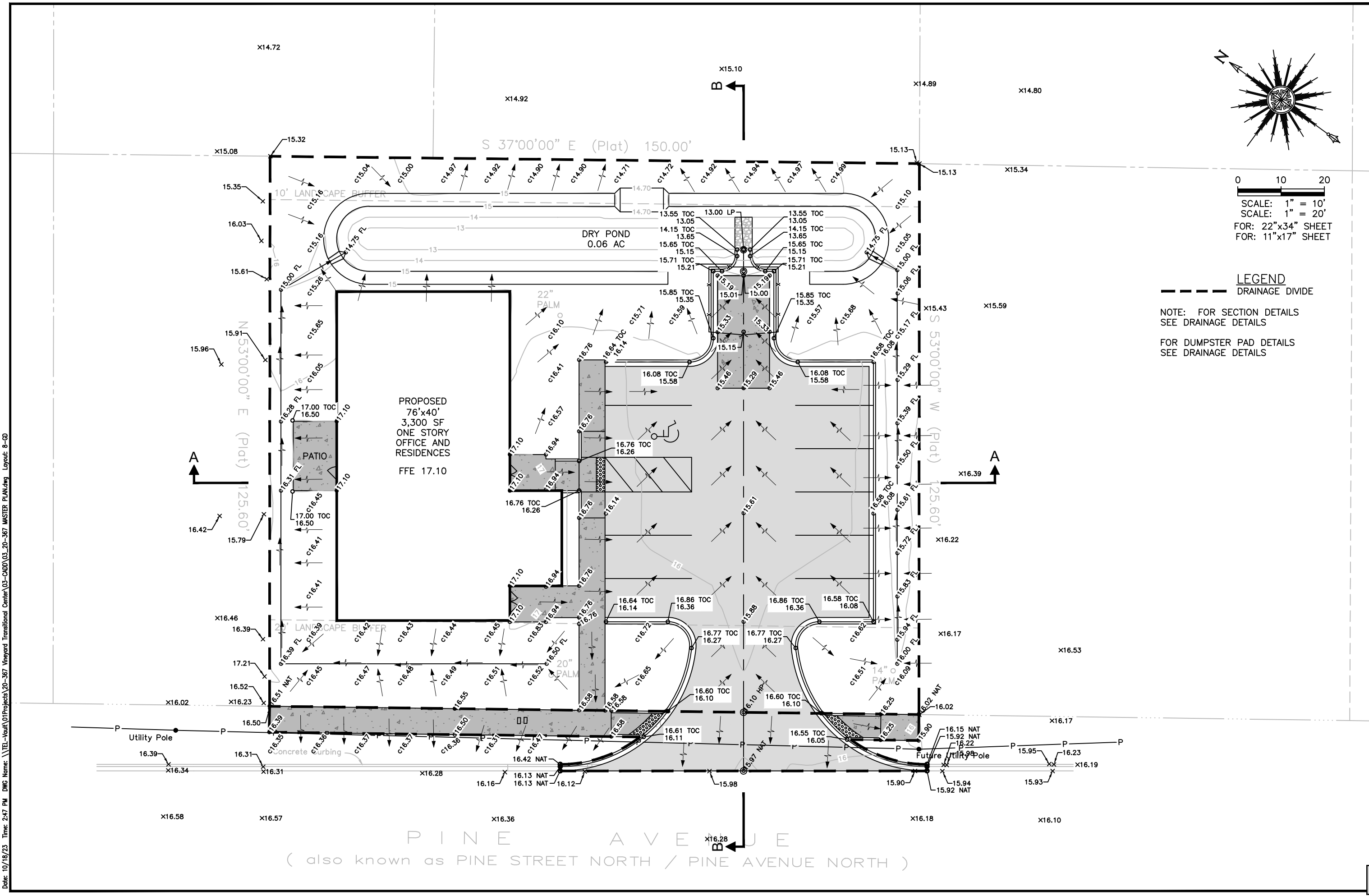
Date: 10/18/23 Time: 2:42 PM DWG Name: \\TEL-Vault\01Projects\20-367 Vineyard Transitional Center\03-CADD\03_20-367 MASTER PLAN.dwg Layout: 7-GEO



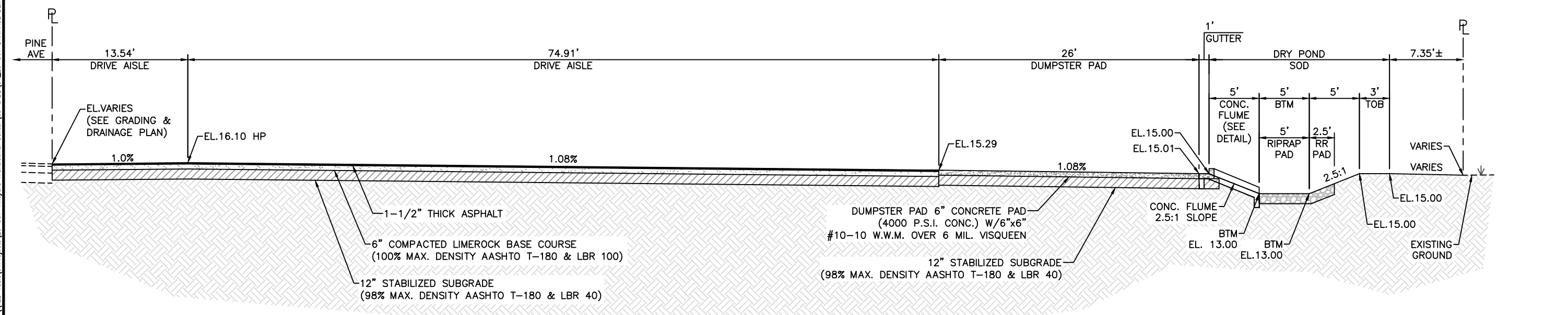
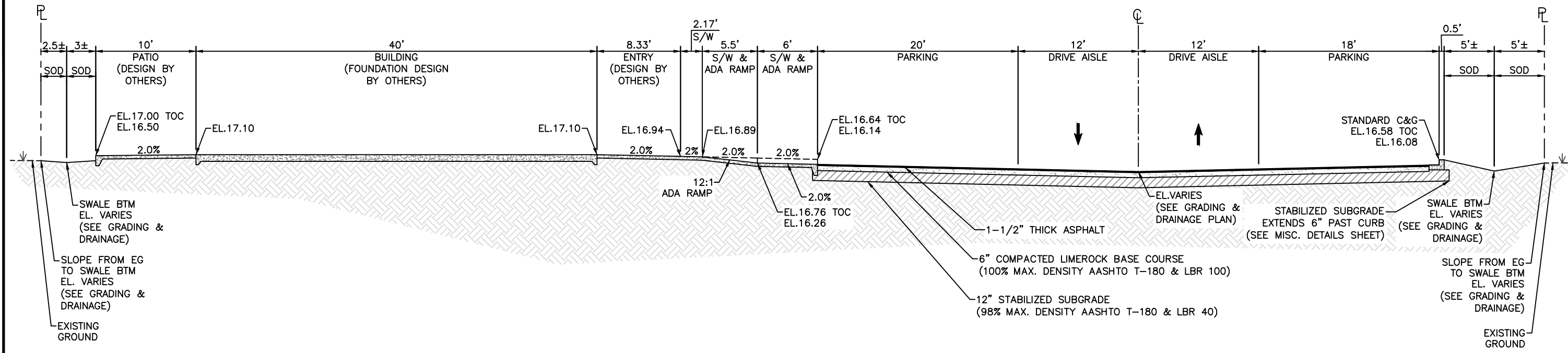
0 10 20
SCALE: 1" = 10'
SCALE: 1" = 20'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

LEGEND
--- DRAINAGE DIVIDE

NOTE: FOR SECTION DETAILS
SEE DRAINAGE DETAILS
FOR DUMPSTER PAD DETAILS
SEE DRAINAGE DETAILS



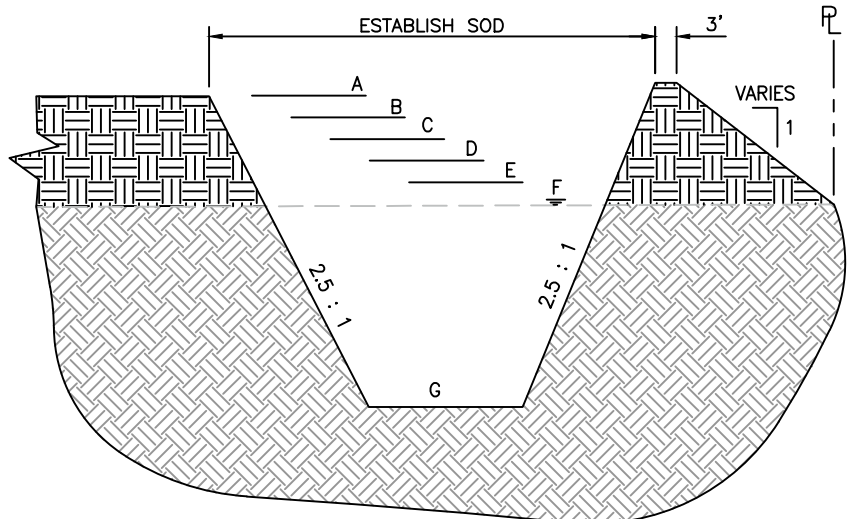
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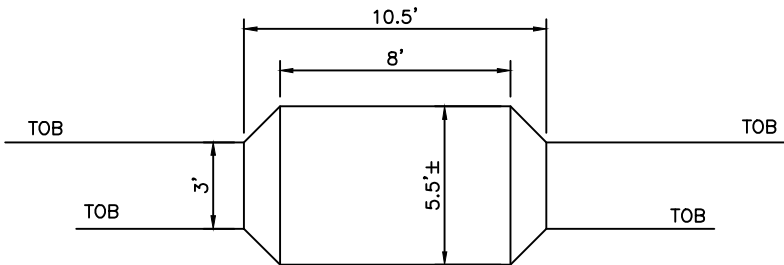
DESCRIPTION	ELEVATION
A TOP OF BANK	15.00
B DESIGN HIGH WATER (DHW) 100-YR	14.97
C DHW 25-YR	14.92
D MEAN ANNUAL	14.76
E WEIR EL.	14.70
F NORMAL WATER LEVEL (NWL)	N/A
G POND BOTTOM	13.00

LEGEND

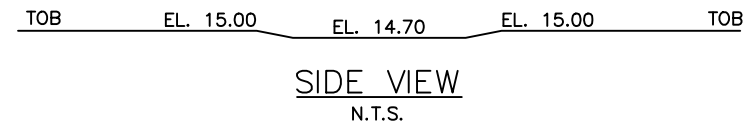
 GROUND



DRY POND
 N.T.S.

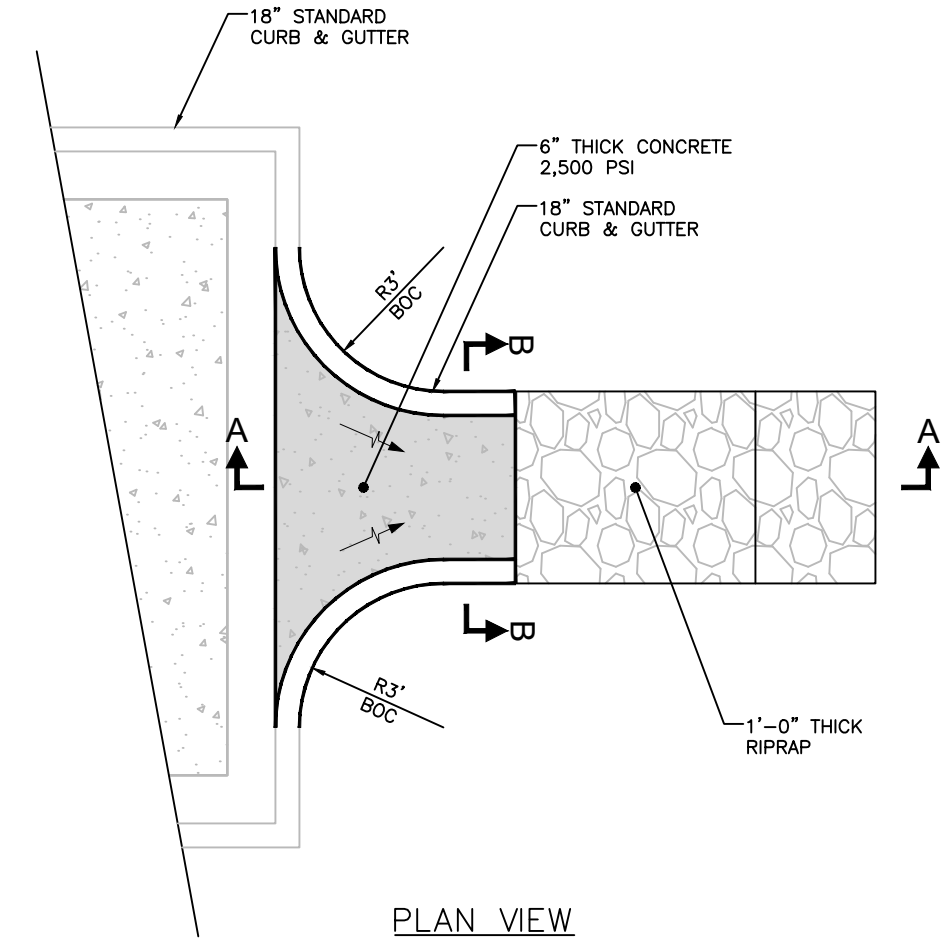


PLAN VIEW
 N.T.S.

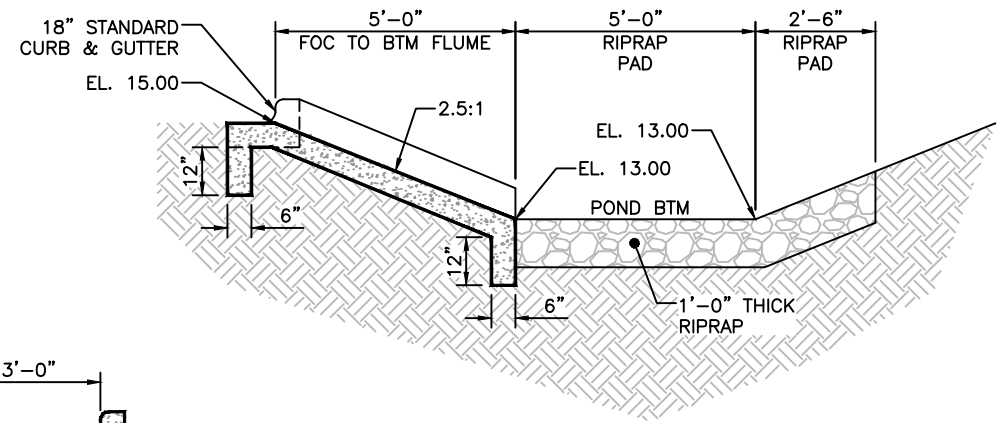


SIDE VIEW
 N.T.S.

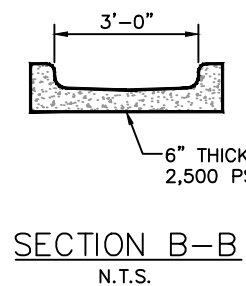
EARTH WEIR
DETAIL
 N.T.S.



PLAN VIEW
 N.T.S.

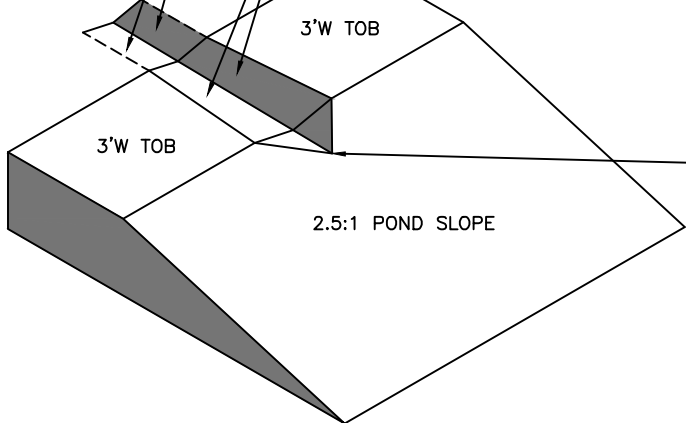


SECTION A-A
 N.T.S.



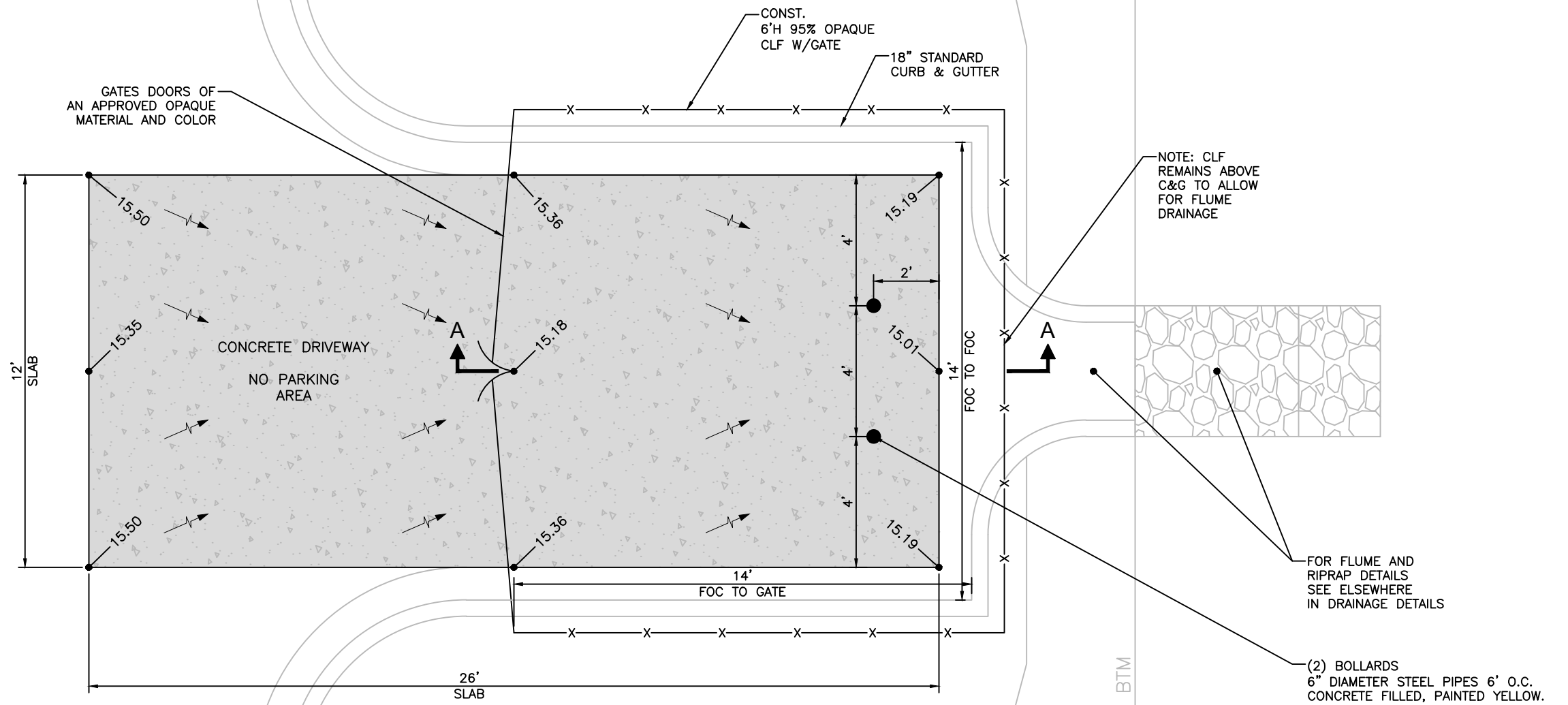
SECTION B-B
 N.T.S.

CONCRETE FLUME
AND RIPRAP
DETAIL
 N.T.S.

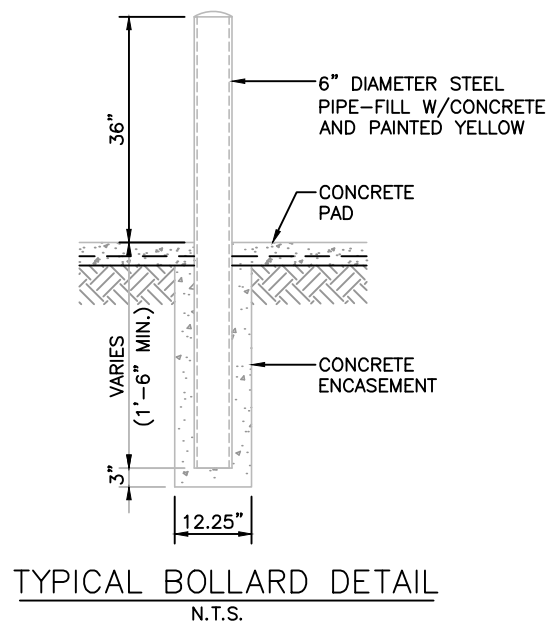
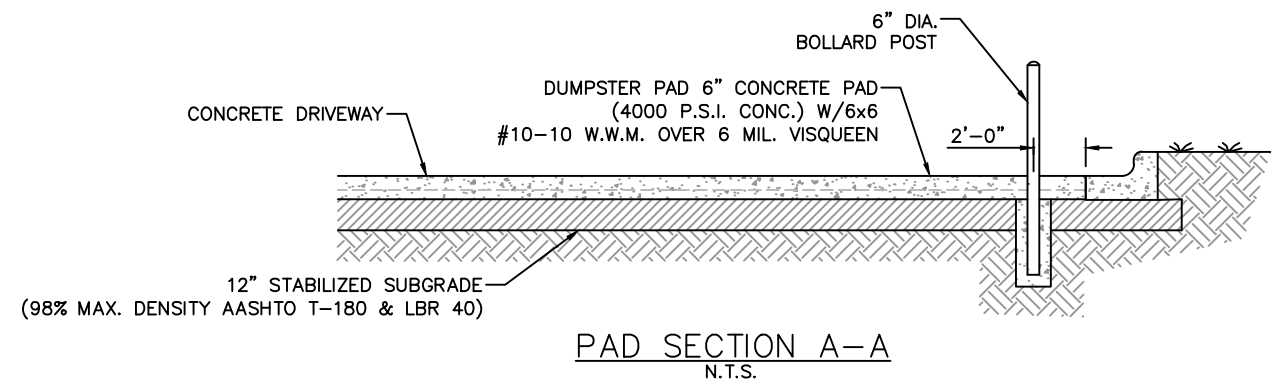


GRASSY DRAINAGE SWALE
CUTTING THROUGH
TOP OF POND BANK
DETAIL
 N.T.S.

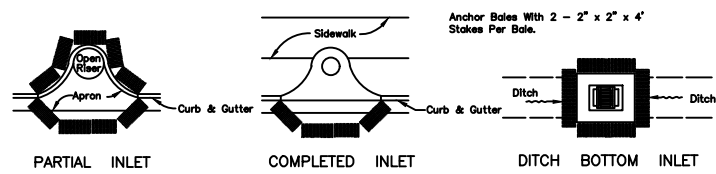
Date: 10/18/23 Time: 4:46 PM DWG Name: \\TEL-Vault\01Projects\20-367 Vineyard Transitional Center\03-CADD\04_20-367_DRAINAGE_DETAILS.dwg Layout: 9B



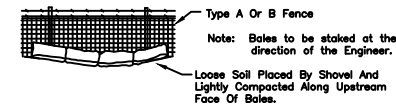
CONCRETE
DUMPSTER PAD
PLAN VIEW
DETAIL
N.T.S.



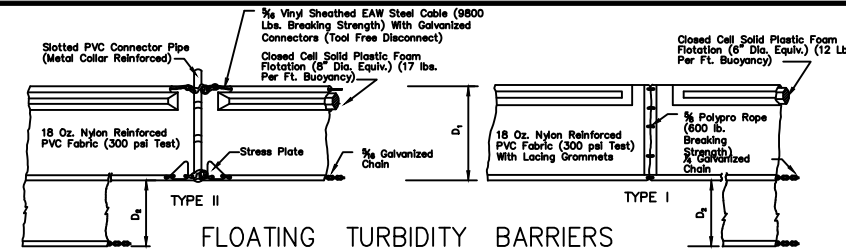
Date: 10/18/23 Time: 4:57 PM DWG Name: \\TEL-Vault\01\Projects\20-367 Vineyard Transitional Center\03-CADD\04_20-367 DRAINAGE DETAILS.dwg Layout: 9C



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

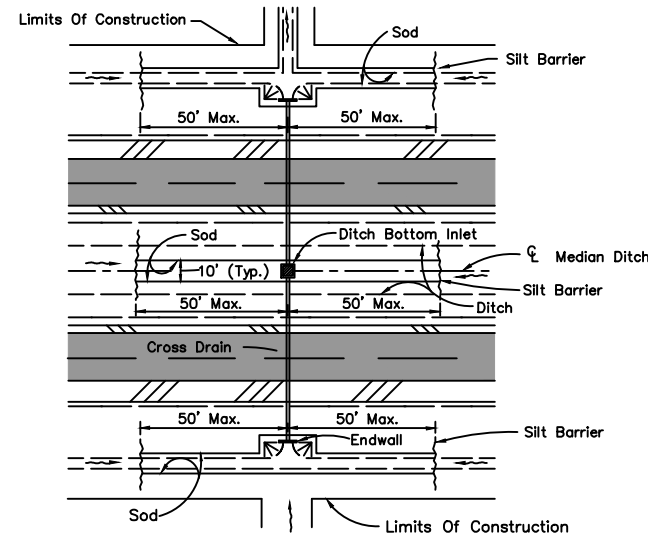


BALES BACKED BY FENCE

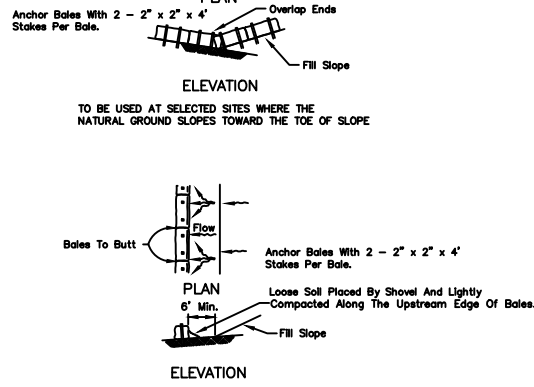
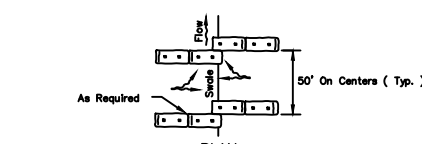


FLOATING TURBIDITY BARRIERS

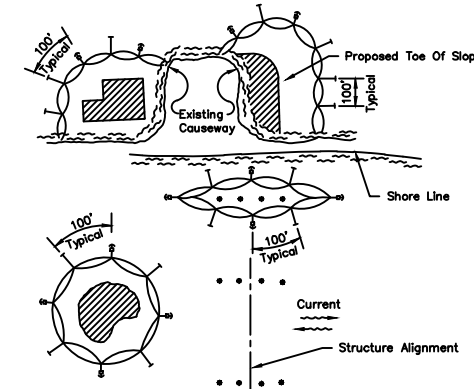
NOTICE:
COMPONENTS OF TYPES I & TYPE II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES

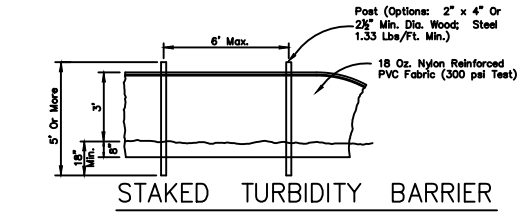


BARRIERS FOR FILL SLOPES

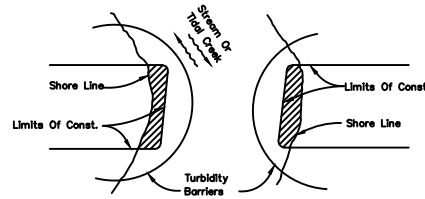


- NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
 2. Number and spacing of anchors dependent on current velocities.
 3. Deployment of barrier around pile locations may vary to accommodate construction operations.
 4. Navigation may require segmenting barrier during construction operations.
 5. For additional information see Section 104 of the FDOT Standard Specifications.

TURBIDITY BARRIER APPLICATIONS



STAKED TURBIDITY BARRIER



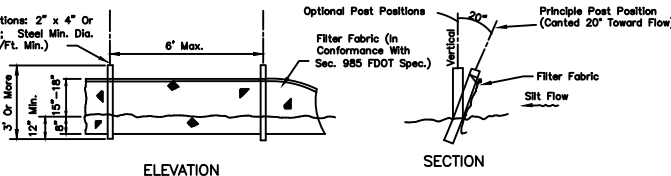
Note:
Turbidity barriers for floating streams and tidal creeks may be either floating, or staked types or any combination of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractor's option unless otherwise specified in the plans, however payment will be under the contract lump sum price established in the bid proposal for Erosion & Sediment Control Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

HAY BALE LOCATION

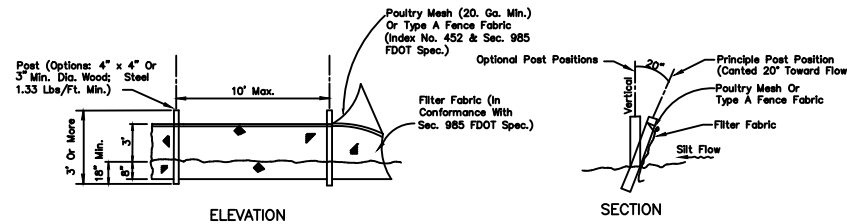
(D-901)
N.T.S.

TURBIDITY BARRIERS

(D-907)
N.T.S.

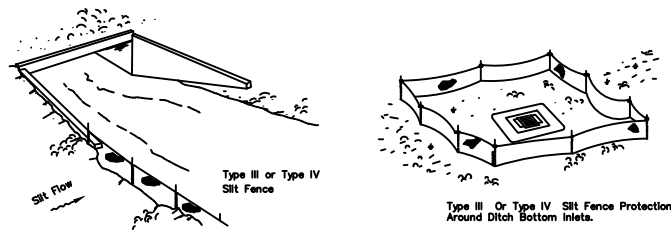


TYPE III SILT FENCE



TYPE IV SILT FENCE

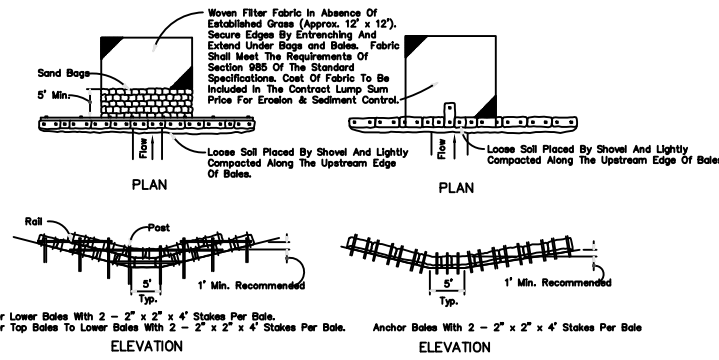
Note: Silt Fence to be paid for under the contract lump sum price for Erosion and Sediment Control.



SILT FENCE APPLICATIONS

SILT FENCE TYPE III & IV

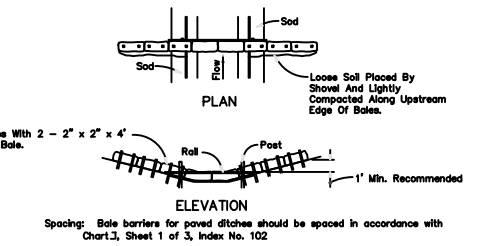
(D-908)



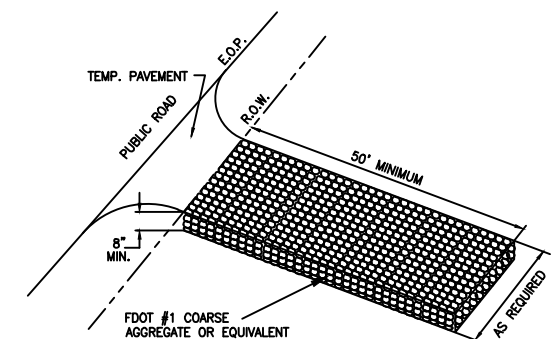
BARRIER FOR UNPAVED DITCHES

HAY BALE BARRIERS TYPE I & II

(D-912)
N.T.S.



BARRIER FOR PAVED DITCH



STABILIZED CONSTRUCTION ENTRANCE

N.T.S. (per FDOT Index 106)

NOTE:
WHERE FDOT SPECS AND INDEX ARE REFERENCED, PLEASE REFER TO FDOT ROADWAY & TRAFFIC DESIGN STANDARDS, AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

Item #9.

TOCOI Engineering, LLC
714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
PH: 904-215-1386
E.B. NUMBER: 26383

SITE IMPROVEMENTS FOR VINEYARD TRANSITIONAL CENTER
EROSION CONTROL DETAILS

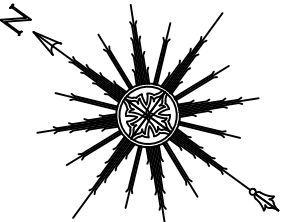
REVISIONS

NO.	DATE	DESCRIPTION

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

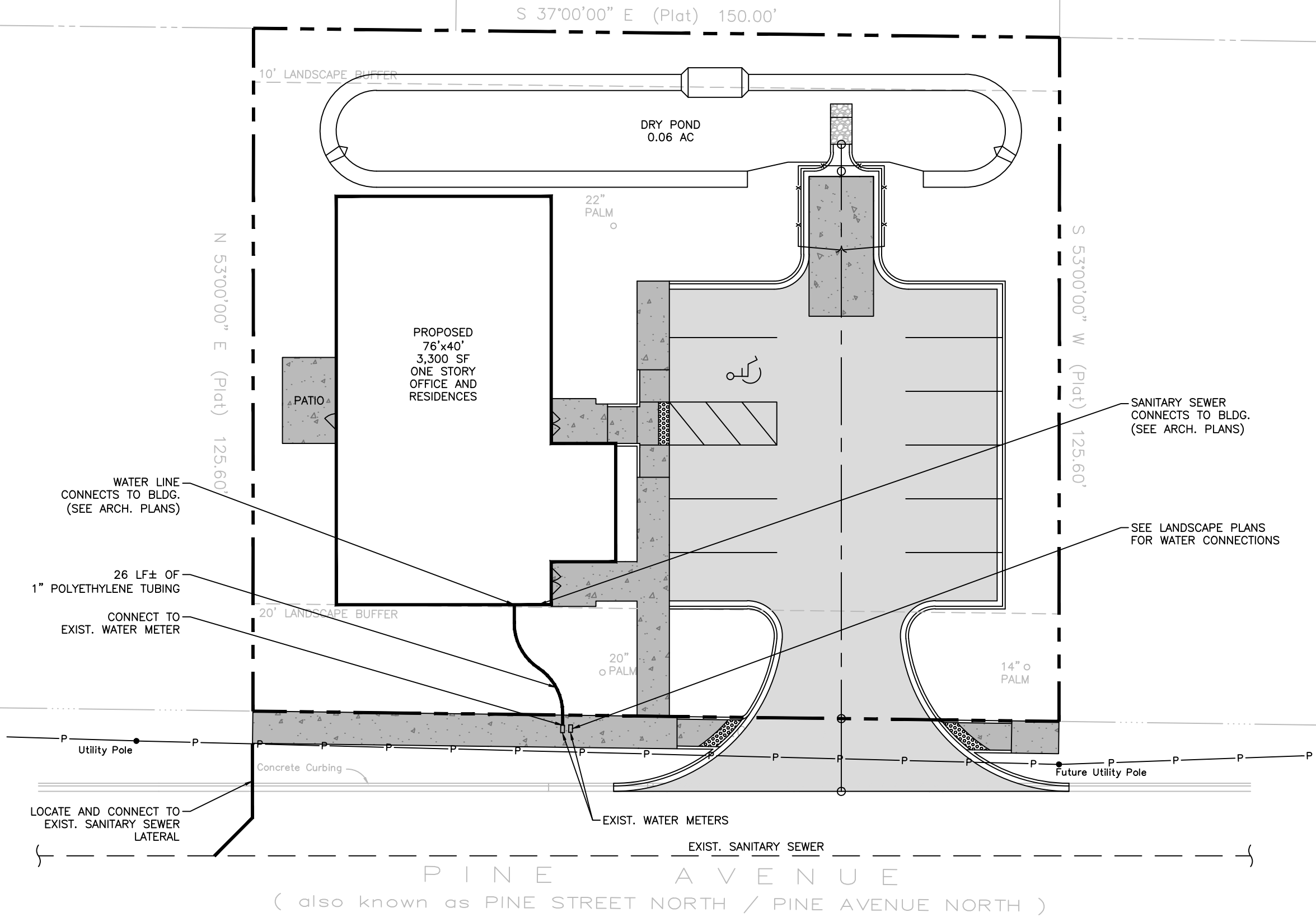
SHEET NO.
10

Date: 10/6/23 Time: 2:19 PM DWG Name: \\TEL-Vault\01\Projects\20-367 Vineyard Transitional Center\03-CADD\05-20-367 EROSION CONTROL DETAILS.dwg Layout: 10



0 10 20
SCALE: 1" = 10'
SCALE: 1" = 20'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

LEGEND
- - - - - PROPERTY BOUNDARY



Date: 10/18/23 Time: 6:40 PM DWG Name: \\\TEL-Vault\01Projects\20-367 Vineyard Transitional Center\03-CADD\03_20-367 MASTER PLAN.dwg Layout: 11-UTIL

GREEN COVE SPRINGS GENERAL NOTES

- 1. AS-BUILT DRAWINGS. During the daily progress of the work, the Contractor's job superintendent shall record on his field set of drawings all work installed. All manholes, sewer mains, laterals, valves, fittings, fire hydrants, etc. shall be located in two directions. One location shall be referenced perpendicular to the right-of-way lines and/or property lines (preferably both) or existing permanent utility structures are acceptable (i.e manholes, catch basins, fire hydrants, head/endwalls, etc.). No power / utility poles may be used for reference. Elevations of manhole inverts and center of cover shall be shown to the nearest hundredth of a foot. Size, type, class and slope of sewer main shall be shown (i.e. 8" PVC, SDR-35). Size, type and class of water mains, valves, fittings, fire hydrants, etc. shall be shown (i.e. 8" D.I.P., 6" Gate Valve). All locations where the top of the water main is less than 36" deep or more than 50" deep shall be noted on the as-builts. R The As-Builts shall be at the Contractor's expense, provided in AutoCad R10, or later, in accordance with the City of Green Cove Springs required format. R A copy of the AutoCAD data shall be furnished on a compact disk (CD) and the contractor shall provide two double matte mylars and six prints of the as-builts on 18"x 24" sheets. Title Block format, as-built page numbers, fire hydrant numbers, and continuation sheet numbers shall be obtained from the City of Green Cove Springs staff before preparation of the as-builts and shall be incorporated into the as-built drawings prior to submittal. Scale shall be 1"=100', however, in congested areas where dimensions and data are not legible an insert shall be drawn to a scale which will provide adequate space for the as-built data. The lettering and numerals shall be legible and a minimum height of 0.06 inches. The mylars shall be signed by the General Contractor and Florida Registered Surveyor for the job. The signature shall certify that the "As-Built Drawings" do in fact, reflect the true as-built conditions. Upon completion of the job and the preparation of the as-builts, a "proof" set of the as-builts will be delivered to the Utility and the Design Engineer for their review and comment, prior to the final as-builts being submitted to the Design Engineer for his use in final certification to the Florida Department of Environmental Protection. As-built corrections based on the Utility's and the Design Engineer's comments shall be incorporated into the as-builts that the engineer uses for final certification, and the appropriate number of R copies of such as-builts along with the mylar and AutoCAD disk shall be delivered to the Utility with the request for execution of the final certification or prior. Water as-builts and sewer as-builts shall be on separate sheets.
- 2. CONSTRUCTION WARRANTY AND WARRANTY SECURITY PERIOD. Developer shall warranty Utility against defects in material and workmanship for the portion of the on-site system to be owned by the Utility. Developer shall secure from its Contractor a written and fully assignable warranty that the system installed will be and remain free from all defects, latent or otherwise with respect to workmanship, materials, installation, and accuracy of his as-built drawings in accordance with the Utility approved plans and specifications for a period of one year from the date of the system acceptance by the Utility, and immediately assign the same and the right to enforce the same to Utility on or before the date of the Utility's acceptance of the system for ownership and maintenance.
- 3. CLEAN-UP. All surplus materials of construction shall be removed from the site and disposed of by the Contractor as part of his contract with the owner.
- 4. RESTORATION. New Sanitary Sewer and Water Main Construction in earthen areas shall be seeded and mulched in accordance with Section 570 of the Standard Specifications of the Florida Department of Transportation (latest edition). In locations where existing grassed (sodded) areas are disturbed, sod shall be replaced to preconstruction condition and to limits of construction or where directed by the engineer.
- 5. PERMITS. The Contractor shall be responsible for obtaining all permits required for performing work under this contract, except that the F.D.E.P. permits and wetlands permits, if required, will be secured by the owner or developer.
- 6. PIPE BEDDING. In the event unsuitable or unstable bedding material is encountered at or below the limits of the excavation required for installation, such material shall be removed and replaced with suitable compacted backfill material specified by the design engineer and approved by the City of Green Cove Springs so as to provide a stable trench bedding surface suitable for proper pipe installation.
- 7. DEWATERING. The contractor shall at all time during construction provide ample means and equipment with which to promptly remove and dispose of all water entering the trench and structure excavations and shall keep said excavations acceptably dry, until the piping and/or structures to be built therein are completed. All water pumped or drained from the work area shall be disposed of in a manner as to not damage sewer, water, electrical or any other piping, structures or property. No pipe shall be laid in water and no water shall be allowed to rise above the bottom of any pipe while it is being jointed, except as may be approved in writing by the City of Green Cove Springs.
- 8. HYDROSTATIC TESTING. After all pressure pipes (water mains, services, and force mains) are laid, the joints completed, and the trench backfilled, the newly laid pipe and appurtenances shall be subjected to a hydrostatic test of 150 P.S.I. for a period of at least 2 hours. The Engineer and the City of Green Cove Springs must be notified 24 hours before a test is to be performed. Test shall be as set forth in AWWA standard C600. Any leaks detected shall be corrected and the section of pipeline retested. The 2 hour test period shall begin when all joints have been determined to be water tight. Leakage shall be limited to that allowance set forth in Section 4 of AWWA Standard C600-87. Hydrostatic and leakage test and blow-down (zeroing of gage) must occur before sampling for bacteriological test. The maximum allowable pressure loss is 5 P.S.I. regardless of the length of pipe.
- 9. REPORTS. Reports of hydrostatic and leakage tests and sterilization of the newly completed systems shall be submitted to the City of Green Cove Springs prior to requesting acceptance of the system.
- 10. DENSITY TESTING. In-place density tests are required at intervals not to exceed 150' along pipelines for every other lift. A minimum of one test between manholes is required for every other lift regardless of the distance between sanitary sewer manholes.
- 11. CONCRETE. All Portland Cement concrete shall be of Type II Portland Cement, 2,500 P.S.I. minimum, ready mixed. All concrete shall be placed before the initial set has taken place. Stale or retempered concrete shall not be used.
- 12. GATE VALVES AND BOXES. Gate valves shall have a 2" operating nut and open left. Gate valves shall have joints suitable for the type main on which installed. Valves 2" and 3" shall be iron body, bronze fitted. Valves 4" and larger shall be iron body, bronze fitted with resilient seat. The word "WATER" on water boxes and "SEWER" on force main boxes shall be cast in the covers.
- 13. SEPARATION OF WATER AND SEWER MAINS. A horizontal separation of a minimum of 10 feet shall be maintained between parallel water mains and sanitary sewers (including force mains) where practical. Where water mains and sanitary sewers cross with less than 18 inches vertical clearance, all PVC pipe shall be encased in concrete for a distance of 20 feet centered on the point of crossing; or a 20 foot section of ductile iron sewer pipe or DR-18 water pipe centered on the point of crossing may be substituted. This situation may or may not be noted on the design drawings. The City of Green Cove Springs must specifically approve use of ductile iron pipe for this situation.
- 14. NEW CONNECTION TO EXISTING MAIN. New connection to existing main in service shall be accomplished by the "wet tap" method utilizing full circle stainless steel tapping sleeve and mechanical joint tapping valve. Tapping sleeve shall be rated at 200 P.S.I., non-shock working pressure conforming to AWWA Standard C110, latest revision. Romac SST or JCM 432 stainless steel tapping sleeve with ductile iron flange is preferred. Tapping valve shall be mechanical joint one end and standard flanged joint on other end. Valve shall conform to Section 12. of these specifications.
- 15. JOBSITE SAFETY. While on the jobsite, the contractor shall at all times observe all Federal, State and local safety rules, regulations and laws. This applies to all aspects of the project including all rules, regulations, laws and requirements governing "confined spaces" for which a specific permit from the City of Green Cove Springs will be required.
- 16. CLOSE OUT / COMPLETION. Minimum items required for Close Out / Completion for submittal to the City of Green Cove Springs will include:
 - 16.a. Construction Warranty from Developer in the form of a Bond, Letter of Credit or Cashier's Check for a two-year period.
 - 16.b. Warranty Certificate for a two-year warranty from the contractor to the Developer and assignment of same to the City of Green Cove Springs.
 - 16.c. Developer's Affidavit certifying there is no outstanding debt against utility assets to be deeded to City of Green Cove Springs.
 - 16.d. Value of Acceptance Report showing value of assets to be deeded to the City of Green Cove Springs.
 - 16.e. Bill of Sale to City of Green Cove Springs.
 - 16.f. Bacteriological Test(s)
 - 16.g. Pressure Test(s)
 - 16.h. Television Reports and Tapes
 - 16.i. Density Reports
 - 16.j. Final As-Built Drawings and disks
- 17. AS-BUILT PLANS AND COST RECORDS. All cost records pertaining to the cost of water and sewer facilities donated to the Utility shall be provided to the Utility by Applicant. Prior to acceptance of any extension to the Utility's system that is completed by a licensed underground utility contractor, the Utility will require that the Applicant's contractor provide the Utility to retain for its permanent records, with:
 - 17.a. Neat, legible, handwritten field copy as-built drawings showing all dimensions and elevations required by the Utility; and
 - 17.b. A written report, in a format acceptable to the Utility, certified to by a Florida registered surveyor or mapper which:
 - 17.b.1. Identifies each manhole by reference number;
 - 17.b.2. Provides the top elevation of each manhole;
 - 17.b.3. Identifies the inverts of all pipes coming into each manhole;
 - 17.b.4. Provides the elevation of each invert and;
 - 17.b.5. Provides the distance and grade on each pipe between manholes.
 - 17.b.6. Applicant's Contractor shall be responsible for paying in advance the Utility's cost for preparation and completion of the Utility's final CADD as-built plans for each such extension of the Utility's system, based on the Utility's initial estimate of the cost to complete the Utility's final CADD as-built plans. Extra time required for revisions to the Utility's CADD as-built plans, caused either by inadequate as-built field copies provided by the Applicant's contractor, inaccurate or incomplete dimensions provided by the Applicant's surveyor, or other incomplete or inadequate information required of Applicant, Applicant's contractor or surveyor to complete the Utilities CADD as-built plans, or by any combination of such factors, shall be charged to and paid by the Applicant as an additional cost of completing th Utility's final CADD as-built plans, based on an hourly rate of \$30.00 per hour, plus plotting and printing costs for any extra proof sets. Once the Utility has completed its proposed final CADD as-built plans for such extension, a proof set of the proposed plans will be provided to the Applicant's contractor for proofreading and verification of the accuracy of the Utility's proposed final CADD as-built plans, based on the information provided to the Utility by the Applicant, Applicant's contractor or surveyor. When the Utility's proposed final CADD as-built plans have been verified as accurate by the Applicant's contractor, then a final set of "official" as-built plans will be plotted by the Utility and mylars will be prepared and submitted for the signature of the Applicant's contractor.
- 18. Location wire and warning tape is to installed on all water, sewer and forcemain to be dedicated to Green Cove Springs per Green Cove Springs standards and specifications.

Item #9.

TOCOI π Engineering, LLC
714 NORTH ORANGE AVENUE GREEN COVE SPRINGS, FL 32043
PH: 904-215-1386
E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOUTH
FLORIDA
REGISTRATION NUMBER:
79289

SITE IMPROVEMENTS
FOR
VINEYARD TRANSITIONAL CENTER
GREEN COVE SPRINGS UTILITY DETAILS

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.

12A

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Date: 10/9/23 Time: 1:59 PM DWG Name: \\TEL-Vault\01\Projects\20-367 Vineyard Transitional Center\20-367 GCS UTILITY DETAILS.dwg Layout: 12A

OUTLINE SPECIFICATIONS FOR CONSTRUCTION OF WATER DISTRIBUTION SYSTEM

- 1. INTENTION. It is the declared and acknowledged intention to secure a new water distribution system, complete, in accordance with the plans and specifications, and contract documents. All new work shall be in accordance with City of Green Cove Springs Specifications and Details and Approved Materials Manual.
- 2. GENERAL. All materials shall be new and unused. Materials shall be warranted by the Contractor as to materials, workmanship and accuracy of As-Built drawings for a period of two years from the date of completion of the work or beneficial use of the facilities. Workmanship shall be of good quality; i.e., mains shall be laid in a uniform alignment, fittings shall be properly restrained, trenches shall be properly excavated and backfilled, fire hydrants and valve boxes shall be adjusted to finished grade.
- 3. SURVEYS. The Utility Contractor shall provide all surveys necessary for the layout and construction of the work of his contract.
- 4. EARTHWORK. Earthwork shall include all excavation, fill and backfill (hand/machine), compaction and rough grading of materials encountered. No unsuitable materials clay, muck, or peat removed from pipe trenches are to be used for backfill. All fill or backfill shall be either sand or sandy clay, free of roots, trash or other debris. All backfill alongside of and to a height twenty-four inches above all pipe shall be free of clay or organic material, compacted by either hand or machine operation carefully to 98%. All other backfill shall be compacted by either hand or machine operation carefully to 95% (outside of paving), 98% (under paving) of its optimum moisture content as determined by ASTM D698, latest.
- 5. JOINT RESTRAINT. All fittings shall be properly and adequately restrained against lateral movement at all water main tees, crosses, valves bends and fire hydrants. Restrainers shall be Mega-lug or Uni-Flange Series 1300, 1350, 1390 or approved equal installed per manufacturer's recommendations and the City of Green Cove Springs Details and Specifications.
- 6. DUCTILE IRON PIPE. Ductile iron pipe shall conform to ANSI Specification A21.50 (AWWA C150) latest, "Thickness Design of Ductile Iron Pipe", Table 50.5, laying condition Type 2, internal operating pressure 250 p.s.i. for an 8-foot depth of cover, Class 51 minimum and shall be ANSI A21.51 (AWWA C151), latest centrifugally cast pipe. Laying lengths shall be 20 feet or less, each length clearly marked with pressure rating, thickness class, height of pipe without lining, length, and manufacturer. Ductile iron pipe for water service shall be furnished with cement lining per AWWA C110, C115 and C151. The pipe shall have design values of 60,000 P.S.I. minimum tensile strength, and 42,000 P.S.I. minimum yield strength. Ductile iron pipe for water service shall be used only between lots with close houses or with prior approval of the City of Green Cove Springs.
- 7. DUCTILE IRON FITTINGS shall be C153 cement lined and suitable for the type and class of pipe to which connected. Gaskets shall be suitable for potable, domestic water service. Minimum working pressure shall be 150 P.S.I.
- 8. STEEL CASING PIPE. Steel casing pipe shall be of size indicated on the Drawings and shall conform to ASTM A139, with a minimum yield strength of 35,000 p.s.i.
- 9. POLYVINYL CHLORIDE PIPE. Polyvinyl chloride pipe for water mains 4 inch in diameter and larger, shall be P.V.C. C900, DR18 or DR25.
- 10. POLYVINYL CHLORIDE PRESSURE PIPE. Pipe shall be virgin polyvinyl chloride (PVC) pipe for potable water and shall have a bell type coupling with a thickened wall section integral with the pipe barrel in accordance with ASTM D3139. Elastomeric seals shall meet ASTM F477. The pipe material shall be clean, virgin, National Sanitation Foundation NO.14 approved, Class 12454-A or 1254-8 PVC compound conforming to ASTM resin specification D1784. Each length shall be clearly marked with the manufacturer, location of plant, pressure rating, nominal pipe diameter and length. Storage and handling of PVC pipe shall be in accordance with chapter 6 of AWWA manual M23. All PVC water pipe shall be blue. PVC 1120, CLASS 100, DR 25 PIPE Pipe shall conform to AWWA standard C900 for 4 inch through 12 inch pipe, and AWWA standard C905 for 14 inch through 36 inch pipe. All pipe shall be hydrostatically proof tested at the factory in conformance with UNI-8-11 standards. In case of conflict between standards specified herein, the requirements of AWWA Standard C900 and C905 shall prevail. Pipe is to be manufactured to ductile iron pipe equivalent outside diameters. The pipe shall be designed to pass without failure a sustained pressure test of 350 psi in conformance with ASTM D1598 and a quick burst test of 535 psi in conformance with ASTM D1599. PVC 1120, CLASS 150, DR 18 PIPE Pipe shall conform to AWWA standard C900 for 4 inch through 12 inch pipe, and AWWA standard C905 for 14 inch through 36 inch pipe. All pipe shall be hydrostatically proof tested at the factory in conformance with UNI-8-11 standards. In case of conflict between standards specified herein, the requirements of AWWA Standard C900 and C905 shall prevail. Pipe is to be

- manufactured to ductile iron pipe equivalent outside diameters. The pipe shall be designed to pass without failure a sustained pressure test of 500 psi in conformance with ASTM D1598 and a quick burst test of 755 psi in conformance with ASTM D1599. PVC 1120, CLASS 200, DR 14 PIPE Pipe shall conform to AWWA standard C900 for 4 inch through 12 inch pipe, and AWWA standard C905 for 14 inch through 36 inch pipe. All pipe shall be hydrostatically proof tested at the factory in conformance with UNI-8-11 standards. In case of conflict between standards specified herein, the requirements of AWWA Standard C900 and C905 shall prevail. Pipe is to be manufactured to ductile iron pipe equivalent outside diameters. The pipe shall be designed to pass without failure a sustained pressure test of 650 psi in conformance with ASTM D1598 and a quick burst test of 985 psi in conformance with ASTM D1599. PVC 1120, CLASS 200, SDR 21 PIPE Pipe shall conform to ASTM D2241 and shall be used only for construction of 2 inch water mains. Pipe is to be manufactured to I.P.S. (Steel) Standard Pipe equivalent outside diameters. The pipe shall be designed for a hydrostatic working pressure of 200 psi at 73.4 degrees F. and to pass without failure a sustained pressure of 420 psi minimum when tested in accordance with ASTM D1598, and a quick burst test of 630 psi minimum when tested in accordance with ASTM D1599. Pipe shall be marked NSF-pw approved. PVC 1120, SCHEDULE 40 AND 80 PIPE Pipe shall conform to ASTM D1784 and D1785 shall be used only for construction of 2 inch water mains. Pipe is to be manufactured to I.P.S. (Steel) Standard Pipe equivalent outside diameters. The sustained pressure test shall be conducted in accordance with ASTM D1598 at test pressures given in ASTM D1785. The burst pressure test shall be conducted in accordance with ASTM D1599 at test pressures given in ASTM D1785. Pipe shall be marked NSF-PW approved.
- 11. POLYVINYL CHLORIDE (PVC 1120, SCHEDULE 80) PIPE shall conform to the requirements of ASTM D 1785. Fittings shall be suitable for type of installation required. All piping smaller than 4" shall be Schedule 80 PVC.
- 12. GATE VALVES AND BOXES. Gate valves shall be non-rising stem type and shall be suitable for a 200 p.s.i. non-shock working pressure Gate valves shall be mechanical joint, flanged or screwed. Gate valves shall have a 2" operating nut and open left. Gate valves shall have joints suitable for the type of main on which installed. Valves 2" & 3" shall be iron body, bronze fitted (distribution mains only). Valves 4" and larger shall be iron body, bronze fitted with resilient seat. Valves shall be of domestic (American) manufacture and shall be A.F.C., M&H, Mueller or approved equal. Valves 16" and larger shall be AWWA C-509, M&H Valve Co. Valve boxes with screw extensions shall be provided for all gate valves. Boxes shall be of cast iron construction, 7/32" minimum wall thickness and shall be nontacky tar enamel coated. The word "WATER" shall be cast in the cover. Other valves 2" and smaller shall be heavy-duty bronze, key operated ball valves.
- 13. WATER METER BOXES. Water meter boxes for residential services shall be DFW #D-1200. Meter boxes for flushing hydrants shall be Russco meter #D-112. Developer shall be responsible for installation of meter boxes on all water services as part of the water main installation. All curb stops shall be adjusted to the proper elevation and shall be accessible for the installation of the water meter. The contractor shall be required to open all boxes for the Authority's inspector at the final inspection. A treated 6'-6" long treated fence post marker shall be installed at the side of and centered on the meter box and painted blue for identification. DFW #D-1200 lid shall be C282 and Russell #112 shall be C283 for Touch Read meters.
- 14. CURB STOPS. Curb stops shall be cast bronze, inverted key stop, roundway, with check, lock wing type, for locking in the closed position. Curb stops shall be Ford Ball Valve, with F.I.P.T.
- 15. FIRE HYDRANTS. Fire hydrants shall be traffic type, 150 pound working pressure, AWWA Standard C502, latest revisions, with two 2 1/2" nozzles, one 4 1/2" nozzle and 5 1/4" main valve. Fire hydrant shall be be compression type with breakable coupling and bolts. Pipe connection shall be mechanical joint. Mueller A-423 or M&H 5 1/4 129T are the only acceptable fire hydrants. Fire hydrants shall be painted red with a white top and 1 1/2" penta nuts, opening left.
- 16. INSTALLATION. The minimum cover over top of potable water main shall be 36" minimum. All water lines and appurtenances shall be thoroughly cleaned of all foreign matter before being lowered into the trench and shall be kept clean during laying operations by means of plugs or other approved methods. All pipe shall be checked for defects before being lowered into the trench. Defective pipe shall not be used. Pipe found to be defective, after installation, shall be removed and replaced with sound pipe at no additional expense to the Owner. The full length of each section of pipe shall rest solidly upon the pipe bed, with recesses excavated to accommodate the bells and joints. All pipe that

has the grade or joint disturbed after laying shall be taken up and reinstalled. The pipe shall not be laid in water, or, when trench or weather conditions are unsuitable for the work. All joints shall be cleaned of all foreign matter before making the joint. Fittings at bends in the pipe shall be properly restrained with joint restrainers adequately sized to prevent movement and dislocating or blowing off when the line is under pressure. Service laterals shall terminate at the point noted in the details.

- 17. TESTS. After the pipe is laid, the joints completed, and the trench backfilled, the newly laid pipe and appurtenances shall be subjected to a Hydrostatic and Leakage test of 150 pounds per square inch for a period of at least two hours. During this period, all joints shall be inspected to determine water tightness of the system. Any leaks detected shall be corrected. Tests shall be in accordance with the City of Green Cove Springs requirements and specifications. Curb and limerock may be installed after construction of the water mains, however, limerock priming and paving operations may not proceed until such time as the C.O.G.C.S. inspector approves the water distribution system pressure test. This will be strictly enforced. If the water main is damaged during any of the operations prior to paving, a follow-up test may be required by the City of Green Cove Springs.
- 18. STERILIZATION. After completion of construction and testing, the water system shall be sterilized with chlorine in accordance with AWWA Standard C601 latest, and State of Florida Department of Environmental Protection requirements before acceptance for domestic operation. The amount of chlorine applied shall be sufficient to provide a dosage of 50 parts per million or more. The chlorine solution shall remain in the system for a period of at least 8 hours, during which time every valve in the system shall remain opened and closed several times to assure contact with every surface of the system. After completion of sterilization procedures, the system shall be flushed using chlorinated water from a domestic water source having a chlorine residual of at least 1 part per million. The contractor shall obtain all bacteriological clearances as required by the Florida Department of Environmental Protection. After bacteriological clearances, the pressure in the main shall not drop below 20 P.S.I. Clearance report to be submitted to the Engineer. The contractor should be aware that there is a timing maximum related to bacteriological clearance of the main, completion of as-built drawings and Engineer / The City of Green Cove Springs completion of Certificate of Completion. In any project where the bacteriological clearances are greater than 30 days old at the time of submittal of Certificate of Completion to F.D.E.P., the contractor may be required to pull more samples and obtain more bacteriological clearances. Prior to introducing the chlorine solution, the lines shall be thoroughly flushed with clean water utilizing full pipe diameter flushing for pipe up to and including 8" diameter. Contractor shall be responsible for dechlorination of the disinfectant water prior to any discharge to any ditch or surface waters.

19. BACTERIOLOGICAL SAMPLING. Contractor shall assure the project construction is completely finished prior to any bacteriological sampling and testing.

FINAL INSPECTION PROCEDURES

PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING:

- 1. The sewer line T.V. report and tape
- 2. The pressure test and bacteriological clearance analysis report.
- 3. The engineer of record certification to D.E.P. This can be done with preliminary as-builts.
- 4. Preliminary as-builts showing at least the following: a.) Location of valves, mains, services and manholes. b.) Elevation of sewer lines in the manhole.
- 5. All services and valves to be plainly marked with a treated fence post.
- 6. Pump station start-up report with draw down data for each pump and with both pumps in operation. All electrical components to be completely installed and in proper working condition.
- 7. Tracer wire test required prior to final inspection.

ITEMS THAT DO NOT HAVE TO BE TOTALLY COMPLETED AT THE FINAL INSPECTION ARE AS FOLLOWS:

- 1. The water services do not have to be lowered if the area between the back of curb and the right-of-way line has not been dressed up.
- 2. The meter boxes do not have to be set.
- 3. The manhole rings and covers do not have to be adjusted to final finish grade.

PRIOR TO FINAL ACCEPTANCE FOR OWNERSHIP, THE FOLLOWING MUST BE COMPLETED:

- 1. All manhole rings and covers have to be adjusted to finish grade.
- 2. Water services must be lowered and meter boxes installed, valve boxes must be set on all gate valves.
- 3. As-built drawings shall have been updated to accommodate the City of Green Cove Springs comments and the final elevation of the manhole tops must be included.
- 4. As-builts must be accepted by the City of Green Cove Springs.

Date: 10/9/23 Time: 2:00 PM DWG Name: \\TEL-Vault\01\Projects\20-367 Vineyard Transitional Center\03-CADD\06_20-367_GCS UTILITY DETAILS.dwg Layout: 12C

Item #9.

TOCOI Engineering, LLC
714 NORTH ORANGE AVENUE GREEN COVE SPRINGS, FL 32043
P.O. BOX 215-1389 E.B. NUMBER: 26383

ENGINEER OF RECORD: CHARLES SOMM FLORIDA REGISTRATION NUMBER: 79289

SITE IMPROVEMENTS FOR VINEYARD TRANSITIONAL CENTER GREEN COVE SPRINGS UTILITY DETAILS

REVISIONS

PLOT DATE: _____
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____
SCALE: _____
JOB NO.: _____

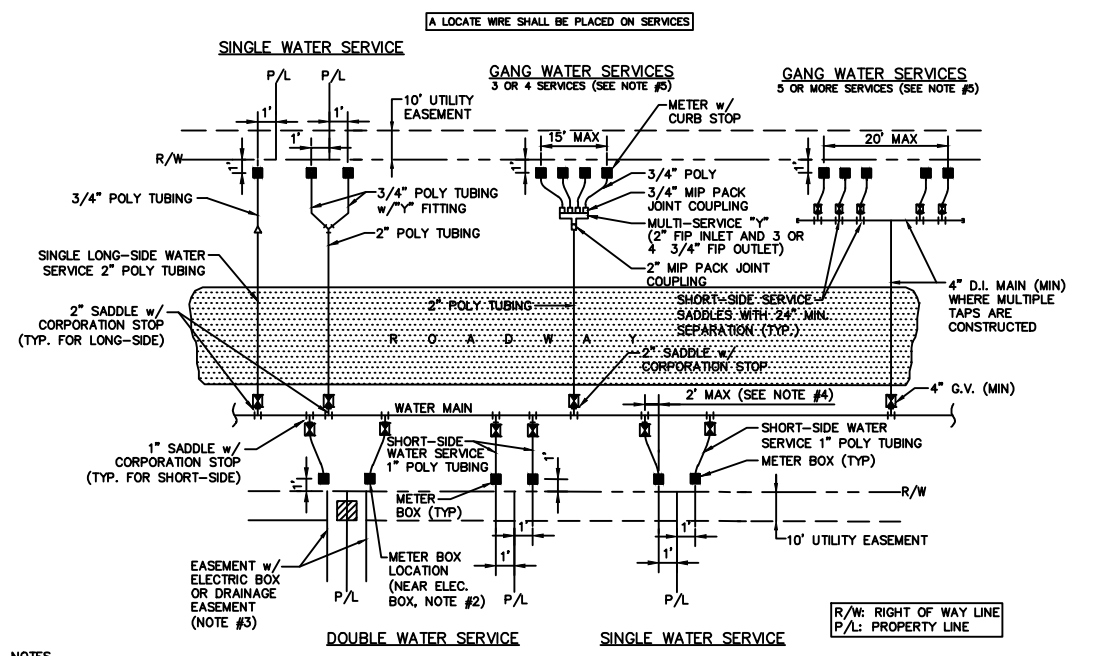
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OUTLINE SPECIFICATIONS FOR CONSTRUCTION OF SEWAGE COLLECTION SYSTEM

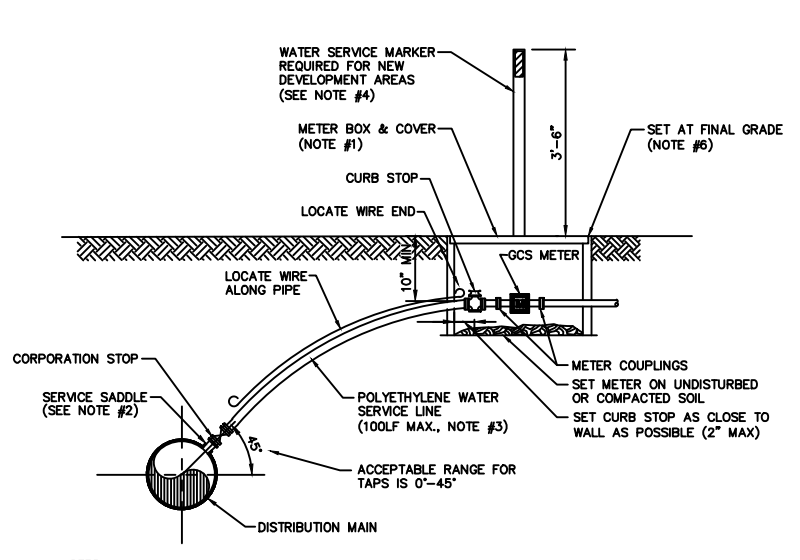
1. INTENTION. It is the declared and acknowledged intention to secure a new sewerage system, complete, in accordance with the plans, specifications, and contract documents. All new work shall be in accordance with City of Green Cove Springs Specifications and Details and with City of Green Cove Springs Approved Materials Manual.
2. GENERAL. All materials shall be new and unused. The installation shall be warranted by the Contractor as to materials, workmanship and accuracy of As-Built drawings for a period of two years from the date of completion of the work or beneficial use of the facilities. Workmanship shall be of good quality; i.e., sewers shall be laid true to line and grade, fittings shall be properly installed and restrained, trenches shall be properly excavated and backfilled, manholes shall be installed at locations and to elevations shown on the plans.
3. SURVEYS. The Utility Contractor shall provide all surveys necessary for the layout and construction of the work of his contract.
4. EARTHWORK. Earthwork shall include all excavation, fill and backfill (hand/machine), compaction and rough grading of materials encountered. No unsuitable materials clay, muck, or peat removed from pipe trenches are to be used for backfill. All fill or backfill shall be either sand or sandy clay, free of roots, trash or other debris. All backfill alongside of and to a height twenty-four inches above all pipe shall be free of clay or organic material, compacted by either hand or machine operation carefully to 98%. All other backfill shall be compacted by either hand or machine operation carefully to 95% (outside of paving), 98% (under paving) of its optimum moisture content as determined by ASTM D698, latest.
5. MANHOLES. Manhole bases, sections and cones shall conform to the requirements of ASTM C478, Specifications for Precast Reinforced Concrete Manhole Sections. Cement shall meet the requirements of ASTM C150, Specifications for Portland Cement, Type II. Concrete shall meet the minimum requirements for Class "A" Concrete Work. Minimum wall thickness shall be 1/12 the inside diameter in inches plus one (1) inch. Bases for manholes shall be cast integrally with the bottom manhole section. Joint contact surfaces shall be formed with machined castings; they shall be exactly parallel with a 2 degree slope and nominal 1/16 inch clearance with the tongue equipped with a proper recess for the installation of an O-ring rubber gasket, conforming to ASTM C443, Joints for circular concrete sewer and culvert pipe using Rubber gasket, or RAM-NEK premolded Plastic Joint Sealer with joints Manhole adjustment materials shall be sound, hard, and pre-primed. uniformly burned brick, regular and uniform in shape and size, of compact texture and satisfactory to the Engineer. Precast concrete adjustment rings as manufactured by Taylor Precast Co. (or equal) may be utilized in lieu of brick adjustment. Brick shall comply with the ASTM Standard Specifications for Sewer Brick, Designation C-32, latest, Grade MM. Field mixed mortar for brick shall be composed of portland cement Type II, sand and clean water. Mortar shall be one part cement Type II and two parts sand; lime shall not be used. The outside faces of brick masonry shall be plastered with mortar from 1/4" to 3/8" thick. Precast manhole walls shall not be coated, unless otherwise noted. Cement grout for manhole bottoms shall be a stiff rich mix of Type II Portland Cement and sharp plaster sand. Calcium chloride may be added (maximum of 2%) to aid in obtaining a faster set. At pump station locations, the first upstream manhole from the station shall be lined with a polyethylene liner as manufactured and installed by Taylor Precast Co. or approved equal.
 - 5.1. CAST IRON MANHOLE FRAMES AND COVERS. Cast iron manhole frames and covers shall be as detailed on drawings. Castings shall meet the requirements of ASTM A48, Specifications for Gray Iron Castings, Class No. 30, or Grade 65-45-12, Ductile Iron meeting the requirements of ASTM A536, Standard Specification for Ductile Iron Castings. In either case, manhole frame and cover shall be designed to withstand an HS20-44 loading defined in the ASSHTO Specifications. Frames and covers shall be machined or ground at touching surfaces so as to seat firmly and prevent rocking.
 - 5.2. FLEXIBLE MANHOLE CONNECTOR. All connections between sewer pipe and pre-cast concrete manholes shall be accomplished by a Flexible Connector, "Kor-N-Seal", as manufactured by National Pollution Control Systems, Inc. or approved equal.
 - 5.3. FLOW CHANNELS. Flow channels in manhole base shall be formed of D.O.T. Class I, Type II cement grout with brick or rubble and trowel to a smooth surface finish. Grout surface shall be 1" min. thickness over brick or rubble. While the manholes are under construction, cut off pipes at inside face of the manhole and construct the invert to the shape and sizes of pipe indicated. All inverts shall provide a constant gradient from influent pipe to effluent pipe through manhole. Changes in direction of the sewer and entering branch or branches shall be laid out in smooth curves of the longest possible radius which is tangent to the center lines of adjoining pipelines.
- 5.4. DROP INLETS. Where shown on the drawings, drop inlets to the manholes shall be constructed as shown on the drawings and specified herein.
6. POLYVINYL CHLORIDE PIPE. Polyvinyl Chloride Sewer Pipe shall conform to the requirements of ASTM D-3034, SDR 26. The PVC compound conforming to ASTM D-1784. Pipe shall be clearly marked in 5 Ft. intervals or less, indicating manufacturers name, nominal size, cell classification and legend. Joints shall be push-on rubber gasketed, conforming to ASTM D-3034. Pipe and fittings shall be installed in accordance with recommended practice ASTM D-2321. Maximum depth of gravity sewer without prior approval shall be 15 feet.
7. PIPE BETWEEN MANHOLES. All piping installed between manholes shall be the same material and class. No dissimilar pipe material will be allowed anywhere within a single run of pipe.
8. SANITARY SERVICE LATERALS. Sanitary service laterals shall be Polyvinyl Chloride Pipe conforming to the requirements of ASTM D-3034, DR 35 where cover over top of pipe is 36 inches or greater. Where cover over top of pipe is less than 36 inches, sanitary service lateral shall be Ductile Iron Pipe, Polylined or Epoxy lined conforming to ANSI A 21.50, latest (unless specific construction conditions are agreed to by the City of Green Cove Springs). All sanitary service laterals shall be 6-inch diameter from the main to the right-of-way line with a minimum slope of 0.60% (0.6 feet per hundred feet). In single family residential developments, services shall reduce to 4" in size at the property line utilizing the proper fittings for the type of pipe specified. Mark end of all sewer laterals with 6'-6" treated post painted green.
9. FORCE MAINS. Force mains shall be C900 DR-18 PVC and conform to the requirements of ASTM D-1784, D-2241, D-3139 and F-477. Pipe shall be color coded and marked "FORCE MAIN" on at least two sides and at every 12" along the barrel of the pipe. Ductile iron pipe for force main service shall be asphaltic lined. Ductile iron pipe is not to be used without prior approval of the City of Green Cove Springs. Fittings shall be C110 gray iron and shall be asphaltic lined. Epoxy shall be 40 mil minimum thickness when approved with ductile iron pipe.
 - 9.1. LIFT STATION VALVES. Plug valves shall be Dezurik or approved equal with full port opening. Check valves shall be M&H, Mueller or American Darling.
 - 9.2. FORCE MAIN VALVE. Gate valve, resilient seated, same as specified in Water Distribution System Specifications Section 12 below. Valve box shall have the word "SEWER" cast into the cover.
 - 9.3. FORCE MAIN JOINT RESTRAINT. All fittings shall be properly and adequately restrained against lateral movement at all force main tees, crosses, valves and bends. Restrainers shall be Mega-lug or Uni-Flange Series 1300, 1350, 1390 or approved equal installed per manufacturer's recommendations and City of Green Cove Springs details and specifications.
 - 9.4. FORCE MAIN PIPE FLUSHING. All force main piping shall be flushed clean with water utilizing full pipe diameter flushing for all piping up to and including 8" diameter.
10. INSTALLATION. All sewer lines, manholes, and appurtenances shall be constructed to the dimensions and elevations indicated on the drawings. Trenches shall be excavated to a width approximately twelve inches greater than the outside diameter of the pipe. Machine excavation shall be to a depth one-fourth pipe diameter above proposed pipe grade; the remaining depth shall be hand excavated and shaped to give full support to the lower one-fourth of each pipe. Each section of pipe shall be inspected for defects prior to being lowered into the trench. The inside of each bell and the outside of each spigot shall be thoroughly cleaned of all foreign matter, prior to making the joint. All sewer lines shall be constructed with the spigot ends pointing in the direction of the flow. Both the bell and the spigot of each joint shall be lubricated with the lubricant recommended by the pipe manufacturer. All sewer lines shall be cleaned of foreign matter as construction progresses, and shall be in a clean condition upon completion of construction operations. Pipe materials shall remain the same on runs between manholes and / or other structures.
11. INSPECTIONS. Each section of the completed sewer system shall be inspected for proper alignment. Inspection shall consist of "lamping" from manhole to manhole. Any section of the sewer system which does not display true, concentric alignment shall be reinstalled at no additional expense to the Owner. A written log of inspection shall be kept indicating location of test, potential problems in sewer, dips and depth of water, service locations, and other irregularities in the pipe lines. A video tape in DVD format shall be made of the television inspection and submitted to the Engineer and the City of Green Cove Springs.
 - 11.1. Television inspection will be required on all new gravity sewers constructed. This service shall be provided by the Contractor as a part of this Contract. The newly constructed sewers shall be televised in the presence of the Inspector of the City of Green Cove Springs. A full report as to the condition of pipe, type, depth, location of services, length, type, joint and distance between manholes, etc. shall be furnished to the City of G.C.S. inspector prior to the final acceptance of the system. Any pipe found to be cracked, leaking or otherwise defective shall be removed and replaced with new pipe at no additional costs to the Owner. Deflection testing with 5% mandrel also required. Any section not passing the mandrel test shall be corrected. Curb and limerock may be installed after construction of the sewer lines, however, limerock priming and paving operations may not proceed until such time as the City of Green Cove Springs inspector reviews and approves the television tape of the gravity sewer system and/or approval of force main pressure tests. This will be strictly enforced. All gravity sewers must be flushed no sooner than 4 hours prior to any television inspection.
 - 11.2. TEST, INFILTRATION: After completion, the sewers or sections thereof, shall be tested and gauged for infiltration. To check the amount of infiltration, the Contractor, at no added compensation over the contract price for the sewers, shall furnish, and install and maintain a V-notch sharp crested weir in a wood frame on the main sewers as directed by the Engineer. Maximum allowable infiltration shall be 50 gallons per mile, per inch of dia. of sewer per 24 hour day at any time.
 - 11.3. TEST, EXFILTRATION: In areas where ground water is not encountered in sewer construction, or it is desired to run exfiltration tests, the Contractor shall furnish and install all necessary materials, equipments, shall supply water, etc., and shall run exfiltration tests to determine acceptance of the sewer. The maximum allowable exfiltration shall be 50 gallons per mile per inch of diameter of sewer per 24 hour day at any time based on two foot minimum internal head.

Date: 10/9/23 Time: 2:22 PM DWG Name: \\TEL-Vault\01\Projects\20-367 Vineyard Transitional Center\03-CADD\06_20-367_GCS UTILITY DETAILS.dwg Layout: 12D



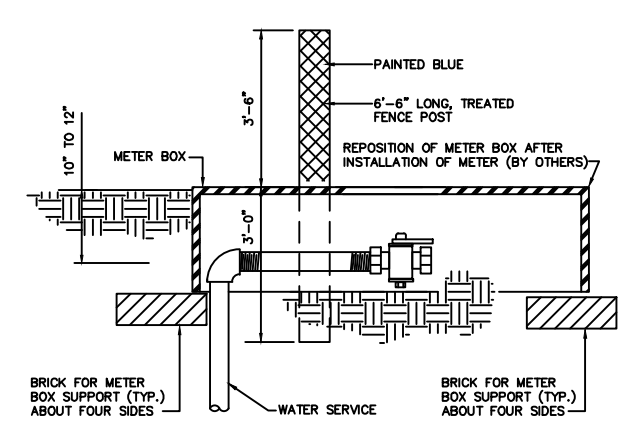
- NOTES**
- THE SKETCHES ABOVE INDICATE TYPICAL WATER SERVICE AND METER BOX LOCATIONS. ACTUAL LOCATIONS OF BOXES MAY VARY SLIGHTLY ACCORDING TO FIELD CONDITIONS ENCOUNTERED. TYPICALLY, THE METER BOX SHALL BE LOCATED 1.0' OFF OF THE R/W LINE.
 - UNLESS SPECIFIED OTHERWISE BY THE CITY OF GREEN COVE SPRINGS, THE METER BOX SHALL BE LOCATED 1.0' OFF OF THE R/W LINE, AND 1.0' FOOT INSIDE OF THE PROLONGATION OF ONE OF THE SIDE PROPERTY LINES. IF A CONFLICT EXISTS WITH OTHER UTILITIES, THE METER BOX MAY BE ADJUSTED TO FOUR FEET (MAX.) INSIDE PROPERTY LINES (IN LIEU OF 1.0' FEET). UNLESS APPROVED OTHERWISE BY THE CITY, THE WATER METER BOX SHALL BE LOCATED IN NON-TRAFFIC AREAS (NOT IN SIDEWALKS OR DRIVEWAYS). IF AN UNAPPROVED METER BOX IS IDENTIFIED BY THE CITY, THEN THE CONTRACTOR OR CUSTOMER SHALL BE RESPONSIBLE FOR THE COST OF RELOCATING ANY METER BOX WHICH IS LOCATED IN THE SIDEWALK OR DRIVEWAY OR THE COST TO PROVIDE THE CORRECT METER BOX. THE CITY SHALL APPROVE ALL DEVIATIONS TO THE ABOVE PRIOR TO CONSTRUCTION.
 - IF DRAINAGE OR OTHER EASEMENT IS LOCATED BETWEEN LOTS, METER BOXES SHALL BE LOCATED AT THE EASEMENT LINE BUT OUTSIDE THE EASEMENT AREA.
 - FOR SINGLE SERVICES, THE HORIZONTAL DISTANCE (PERPENDICULAR TO THE MAIN) BETWEEN THE SERVICE'S SADDLE AND THE METER BOX SHALL BE 2 FEET MAXIMUM. FOR DOUBLE 3/4" SERVICES, THE 2" POLY MAIN SHALL BE LOCATED CENTERED BETWEEN THE TWO METER BOXES. LOCATE WIRE IS REQUIRED ON ALL SERVICES. THE WIRE SHALL RUN FROM THE METER BOX TO THE MAIN (WITH NO CONNECTION TO MAIN WIRE WITH THE LAST 24 INCHES STRIPPED OF INSULATION/BARE WIRE AS GROUND). ALL EXCEPTIONS TO THIS REQUIREMENT MUST BE APPROVED BY THE CITY OF GREEN COVE SPRINGS. THIS WILL ASSIST IN LOCATING EXISTING SERVICE LINES IN THE FUTURE.
 - GANG WATER SERVICES: FOR 3 OR 4 SERVICES IN ONE AREA, A DUCTILE IRON PIPE (D.I.P.) WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG-SIDE SERVICES WHERE SHOWN ON THE DRAWINGS. LOCATE WIRE SHALL EXTEND FROM ONE METER BOX TO CURB STOP AT WATER MAIN. FOR 5 OR MORE SERVICES IN ONE AREA, A WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG-SIDE SERVICES WHERE SHOWN ON THE DRAWINGS (TAPS STAGGERED AND AT 2 FEET ON CENTER (MIN). FOR WATER SUPPLY HEADERS WHERE 5 OR MORE TAPS ARE CONSTRUCTED, THE HEADER PIPE SHALL BE 4" AT A MINIMUM. EXAMPLE: CONSTRUCT A 4" MAIN D.I. CROSSING THE STREET FOR 5 RESIDENTIAL CUSTOMERS, UTILIZING 4" G.V., 4" PIPE, 4"x1" SADDLES AND 1" CURB STOPS (NO GLUED TEE FITTINGS). THE 4" OR LARGER D.I.P. WATER MAIN MUST BE SIZED AND DESIGNED BY THE ENGINEER.
 - ALL COMMERCIAL WATER SERVICES SHALL BE 2" POLYETHYLENE PIPING CONNECTED TO 2" CURB STOP IN METER BOX, UNLESS OTHERWISE APPROVED BY THE CITY.

WATER SERVICE INSTALLATIONS 2" AND SMALLER METER



- NOTES**
- SEE CITY OF GREEN COVE SPRINGS APPROVED MATERIALS MANUAL AND SYSTEM DETAILS FOR REQUIREMENTS.
 - SINGLE BAND SADDLES MAYBE UTILIZED ON NEW 1" WATER SERVICES WHICH ARE INSTALLED ON A DRY 10" SIZE OR SMALLER WATER MAIN (NEW WATER MAIN CONSTRUCTION). FOR WET TAPS OR WATER MAINS 12" SIZE AND LARGER, A DOUBLE BAND SADDLE IS REQUIRED.
 - NO OPEN CUT UNDER ROADWAY PAVING ALLOWED UNLESS THE ROADWAY IS BEING RECONSTRUCTED OR IF DIRECTED OTHERWISE BY CITY OF GREEN COVE SPRINGS. CONSTRUCT POLY LINE WITH 36" (MIN.) COVER UNDER ROADWAYS. THE POLY WATER SERVICE LINE SHALL BE SAME SIZE AS THE METER (3/4" MINIMUM) AND BE INSTALLED PERPENDICULAR TO THE MAIN AND NOT EXCEED 100LF UNLESS OTHERWISE APPROVED BY CITY OF GREEN COVE SPRINGS.
 - INSTALL PVC PLUG IN ALL CURB STOPS IF WATER SERVICE IS "NOT IN USE" (I.E.: IF NO METER IS INSTALLED). IN ADDITION, INSTALL A 6" P.T. FENCE POST (TOP PAINTED BLUE) 12" OFF SIDE OF METER BOX. THE REMOVAL OR TRANSFER OF A WATER SERVICE SHALL INCLUDE BRASS METER COUPLINGS (HEX ON BARREL TYPE).
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE BOXES, METERS OR ELECTRONIC DEVICES IF DAMAGED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD.
 - METER BOX AND TOP SHALL BE CLEAR OF ALL DEBRIS TO ALLOW FULL ACCESS TO BOX (I.E., NO DIRT, TRASH OR OTHER DEBRIS PLACED ON TOP OF BOX).
 - LOCATE WIRING REQUIRED ON ALL LONG AND SHORT SERVICES.

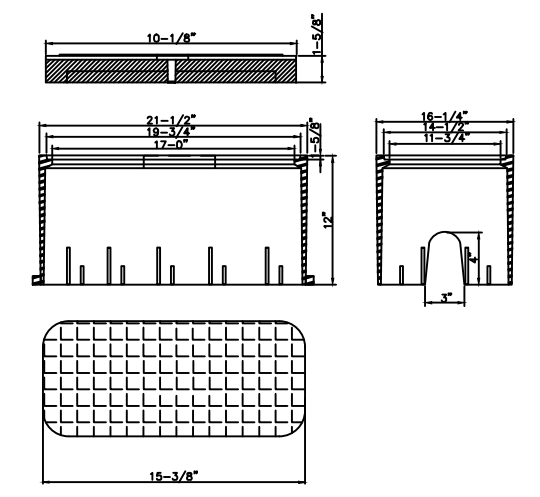
WATER SERVICE DETAIL- 2" AND SMALLER METER



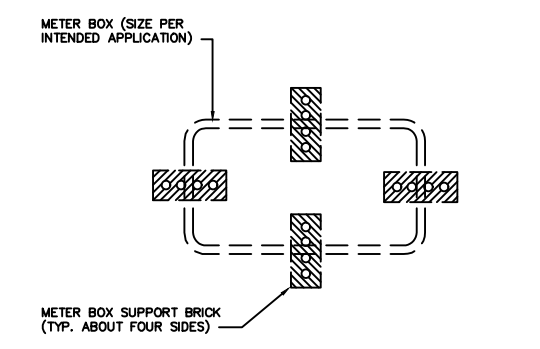
WATER SERVICE MARKER POST

- NOTE:**
- ALL SERVICES ARE TO BE CLEARLY MARKED BY A TREATED 6"-6" LONG MARKER POST PAINTED BLUE. ALL SERVICES ARE TO BE EXTENDED ABOVE GRADE UNTIL COMPLETION OF ALL GRADING ACTIVITIES. ONCE FINAL ROAD GRADING IS COMPLETE, LOWER SERVICES BY CUTTING OFF RISER 10" TO 12" BELOW FINAL GRADE AND INSTALL 90° BEND, NIPPLE AND LW BALL VALVE AT THAT ELEVATION. SET METER BOX OVER ENTIRE HORIZONTAL SECTION OF SERVICE LINE FROM LAST 90° BEND TO THE END OF THE CURB STOP. BOX TO BE REPOSITIONED WHEN THE METER IS INSTALLED. MARKER POST TO BE INSTALLED ADJACENT TO AND LOCATED AT THE MID SECTION OF THE METER BOX.

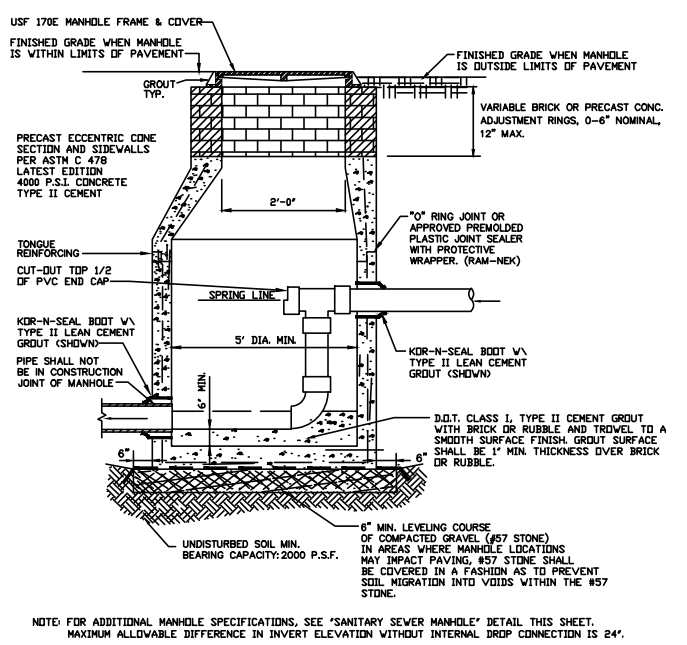
- NOTE:**
- MIN. WALL THICKNESS: .25"
DOUBLE WALL BODY w/STRUCTURAL SUPPORT RIBS
w/MIN. THICKNESS: 3/16"
1" BOTTOM FLANGE
BOX IS INJECTED MOLDED STRUCTURAL FOAM RECYCLED POLYPROPYLENE MATERIAL



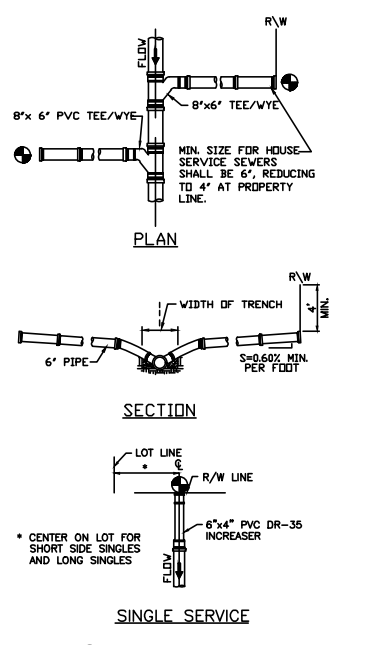
METER BOX & SOLID BLUE LID



METER BOX SUPPORT DETAIL



TYPICAL GRAVITY SEWER DROP PIPE CONNECTION TO MANHOLE



STANDARD SINGLE SEWER SERVICE LATERALS

Item #9.

TOCOI Engineering, LLC

714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
PH: 904-215-1388 E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOHM

FLORIDA
REGISTRATION NUMBER:
79289

SITE IMPROVEMENTS
FOR
VINEYARD TRANSITIONAL CENTER
GREEN COVE SPRINGS UTILITY DETAILS

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.
12D

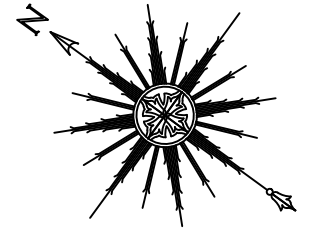
Page 122

REVISIONS

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 DRAWN BY:
 DESIGNED BY:
 CHECKED BY:
 SCALE:
 JOB NO.:

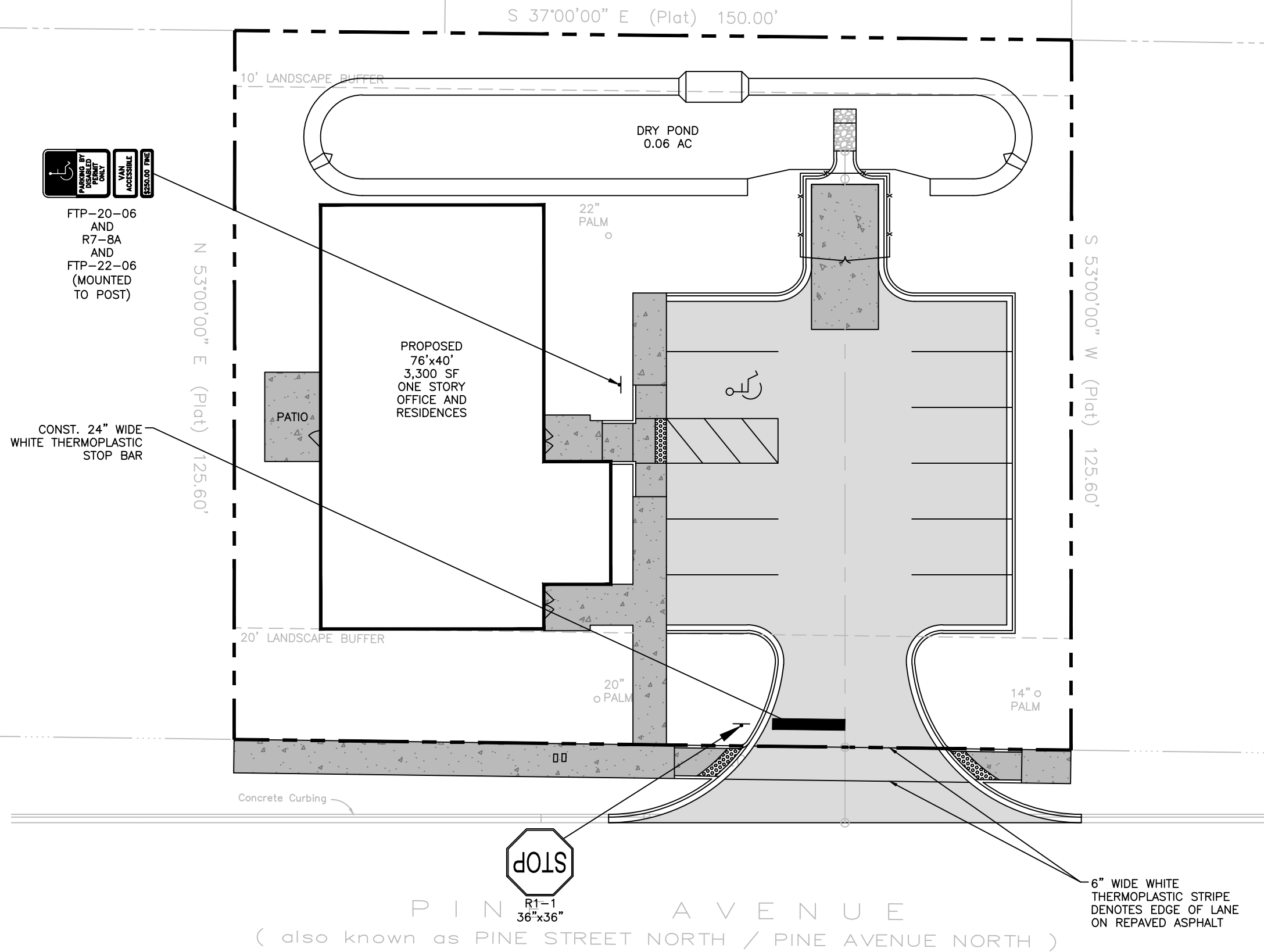
SHEET NO.

13



0 10 20
 SCALE: 1" = 10'
 SCALE: 1" = 20'
 FOR: 22"x34" SHEET
 FOR: 11"x17" SHEET

LEGEND
 - - - - - PROPERTY BOUNDARY



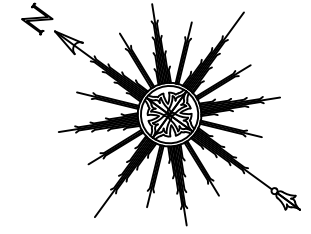
- FTP-20-06 AND R7-8A AND FTP-22-06 (MOUNTED TO POST)
- VAN ACCESSIBLE \$250.00 FINE

CONST. 24" WIDE WHITE THERMOPLASTIC STOP BAR

REVISIONS

PLOT DATE:
 DRAWN BY:
 DESIGNED BY:
 CHECKED BY:
 SCALE:
 JOB NO.:

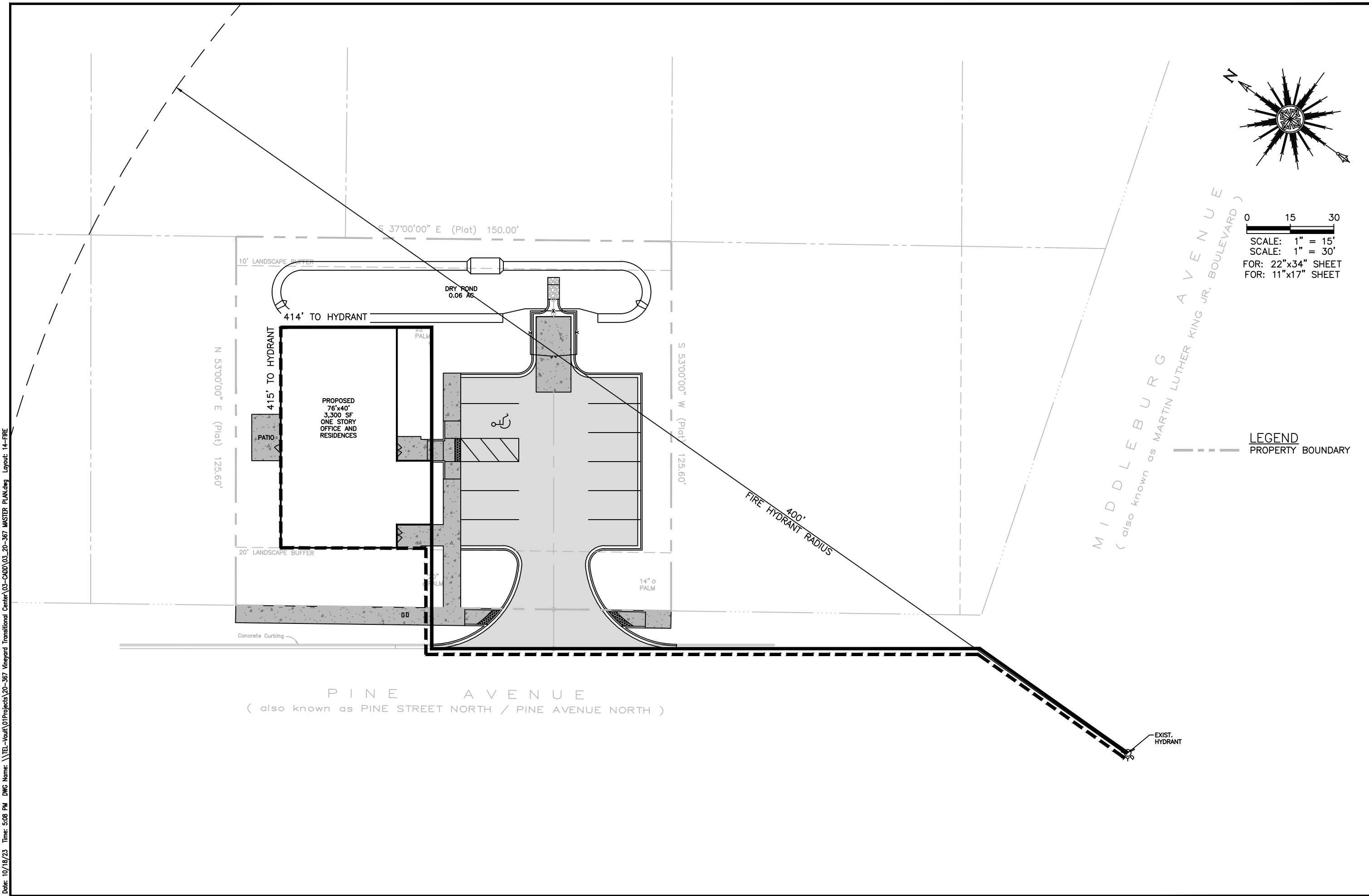
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14

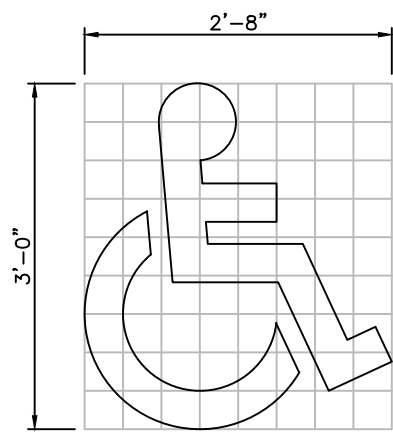


0 15 30

SCALE: 1" = 15'
 SCALE: 1" = 30'
 FOR: 22"x34" SHEET
 FOR: 11"x17" SHEET

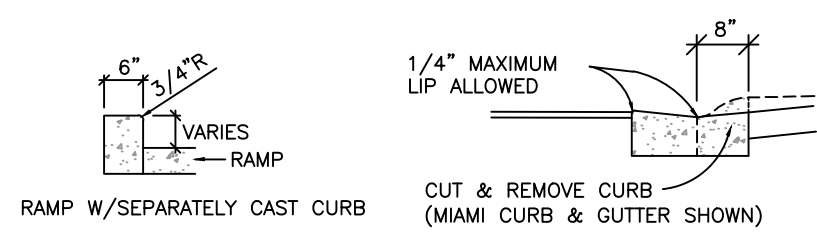
LEGEND
 PROPERTY BOUNDARY





ADA SYMBOL SHALL BE WHITE THERMOPLASTIC WITHIN OUTLINE SHOWN

ADA SYMBOL DETAIL
 N.T.S.



RAMP CURB OPTIONS
 N.T.S.

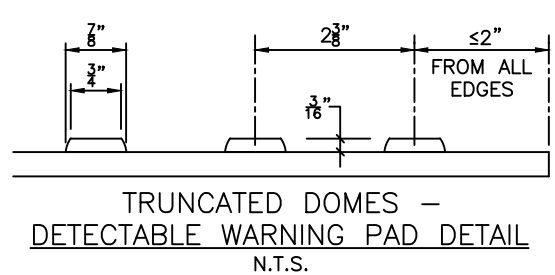
RAMP W/SEPARATELY CAST CURB

CUT & REMOVE CURB (MIAMI CURB & GUTTER SHOWN)

RAMP W/INTEGRAL CAST CURB

CUT & REMOVE CURB (STANDARD CURB & GUTTER SHOWN)

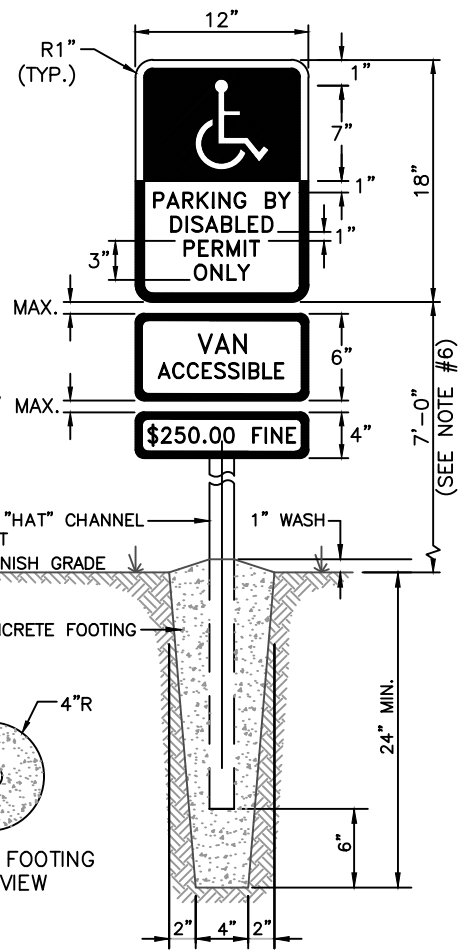
SECTION C-C
 N.T.S.



TRUNCATED DOMES - DETECTABLE WARNING PAD DETAIL
 N.T.S.

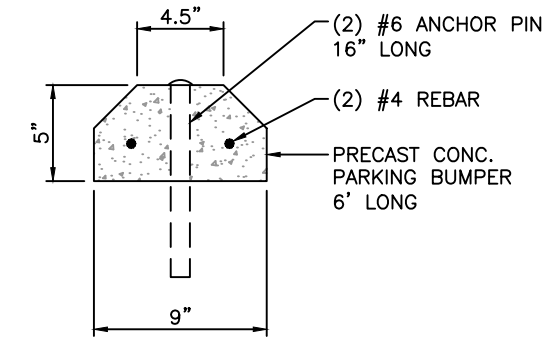
DETECTABLE WARNINGS IN CURB RAMPS/CROSSWALKS SHALL COMPLY WITH ALL ADA REQUIREMENTS INCLUDING FDOT STANDARD SPECIFICATIONS 527 AND FDOT INDEX NO. 522

ALL NEW CONCRETE RAMP SURFACES TO RECEIVE BROOM FINISH. SEE FDOT STANDARD SPECIFICATIONS 522-7.2 (SURFACE REQUIREMENTS)

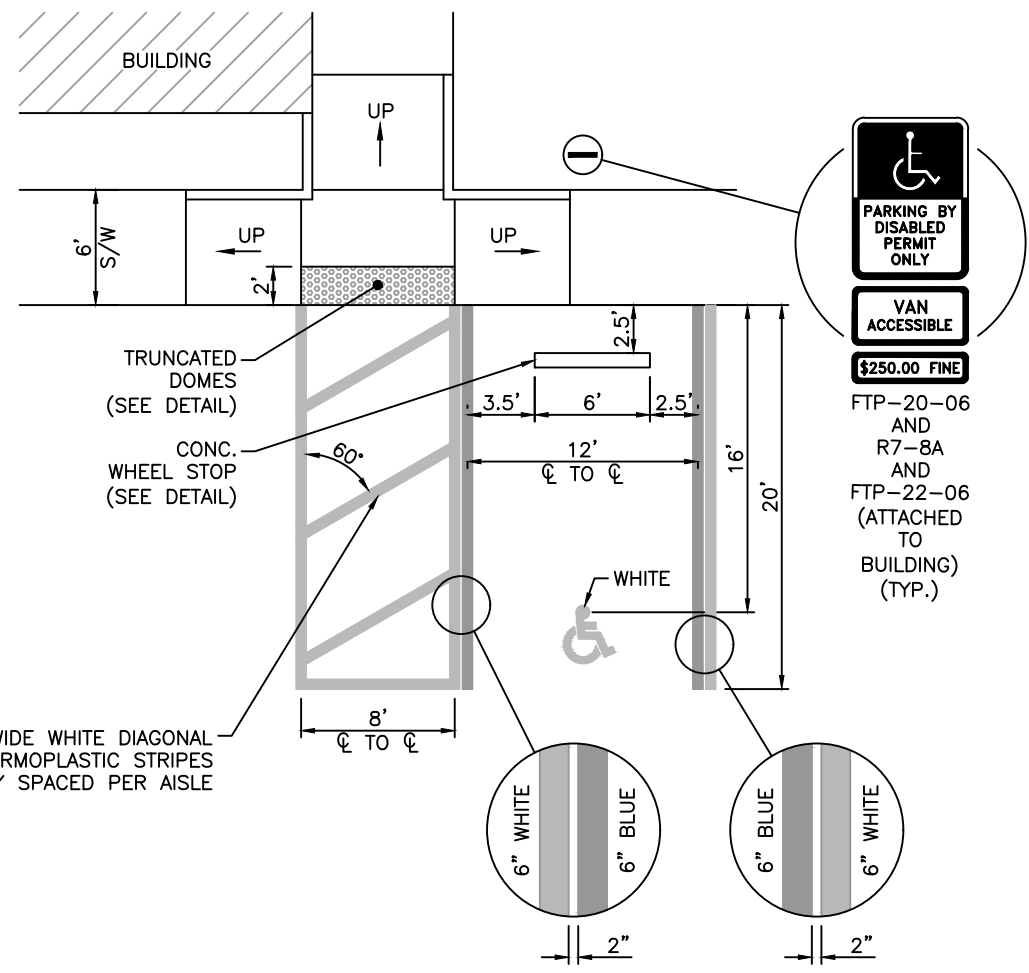


- NOTES**
1. ALL LETTERS ARE 1" SERIES.
 2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLOCK OPAQUE LEGEND & BORDER.
 4. LETTERS AND NUMBERS ON SIGN SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
 5. ADDITIONAL ASSOCIATED SIGNS ("VAN ACCESSIBLE, ETC.") SHALL BE WHITE REFLECTORIZED BACKGROUND WITH 1" SERIES C BLUE REFLECTORIZED LETTERING AND BORDER.
 6. SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
 7. ADA PARKING SPACE SIZE, STRIPING, AND SIGNAGE SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE, & FEDERAL REGULATIONS.

ADA SIGN DETAIL
 N.T.S.

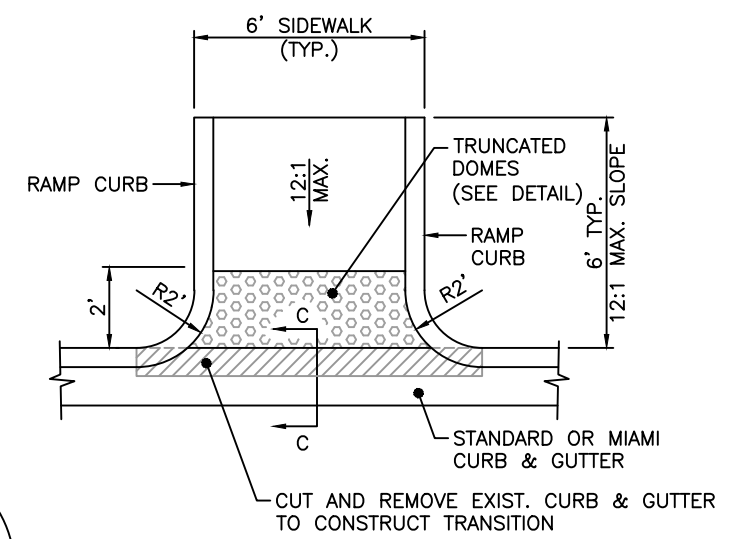


CONCRETE WHEEL STOP
 N.T.S.

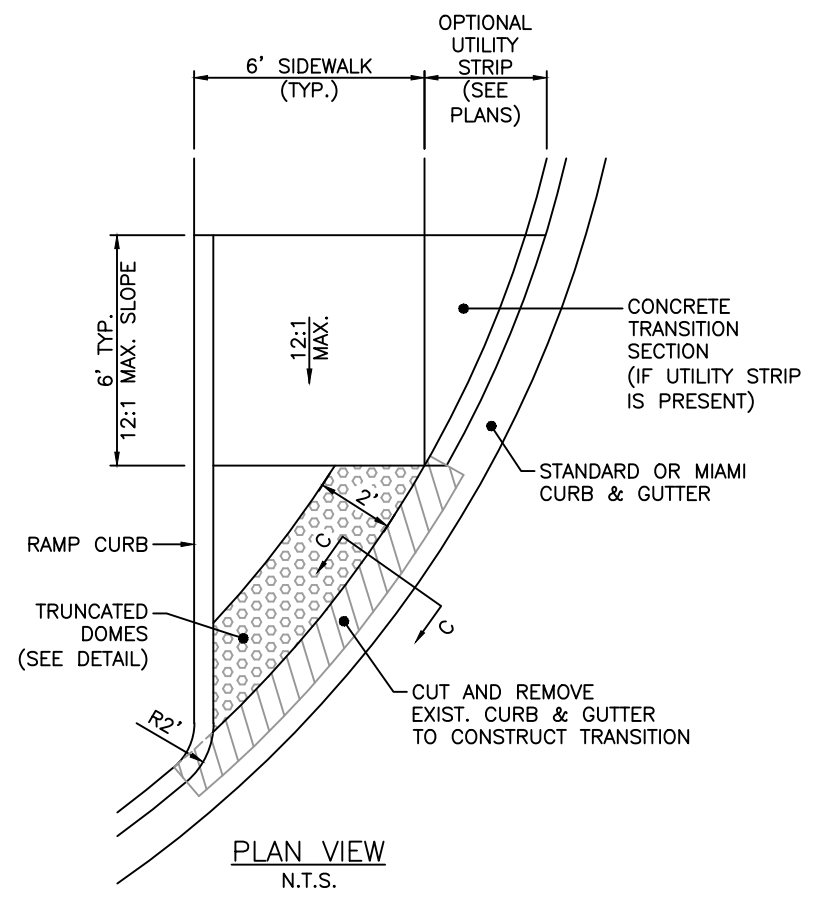


- (3) 6" WIDE WHITE DIAGONAL THERMOPLASTIC STRIPES EQUALLY SPACED PER AISLE
- NOTES**
1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE THERMOPLASTIC, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY", OR BEARING BOTH SUCH SYMBOLS AND CAPTION. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL ADA PARKING SPACES MUST BE DESIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
 2. THE FTP-22-06 AND R7-8A PANEL SHALL BE MOUNTED BELOW THE FTP-20-06 SIGN.

ADA PARKING DETAIL
 N.T.S.

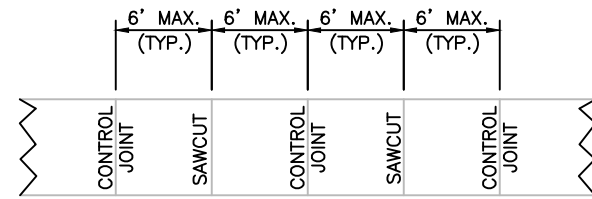


PLAN VIEW
 N.T.S.

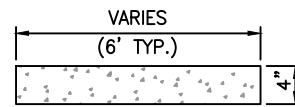


PLAN VIEW
 N.T.S.

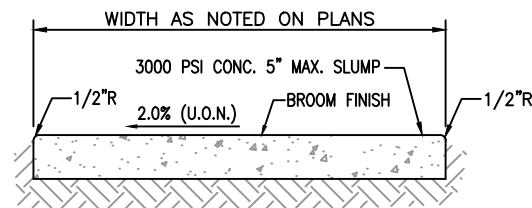
ADA RAMP AND CURB CUT DETAIL
 N.T.S.



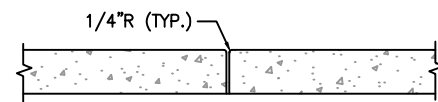
PLAN



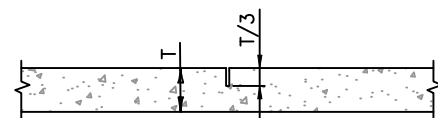
SECTION



SECTION DETAILS



PROVIDE AT INTERVALS SHOWN IN PLAN VIEW
CONTROL JOINT (1-1/2" DEEP)

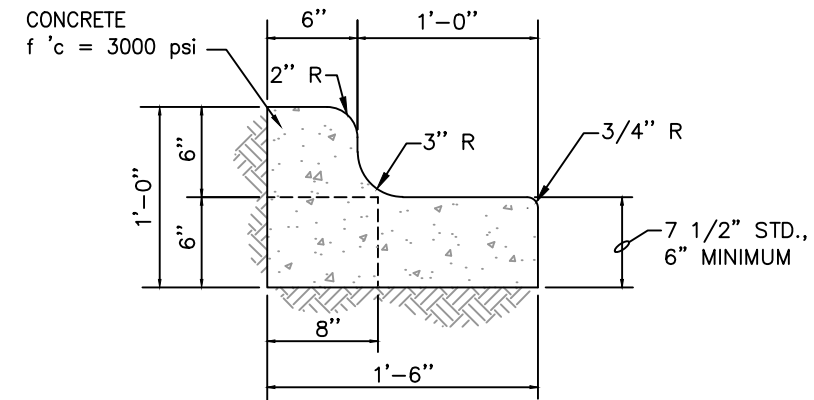


PROVIDE AT INTERVALS SHOWN IN PLAN VIEW
SAWCUT

SIDEWALKS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, CLASS NON-STRESS (NS), AND ALL METHODS OF CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDING TO THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAILS

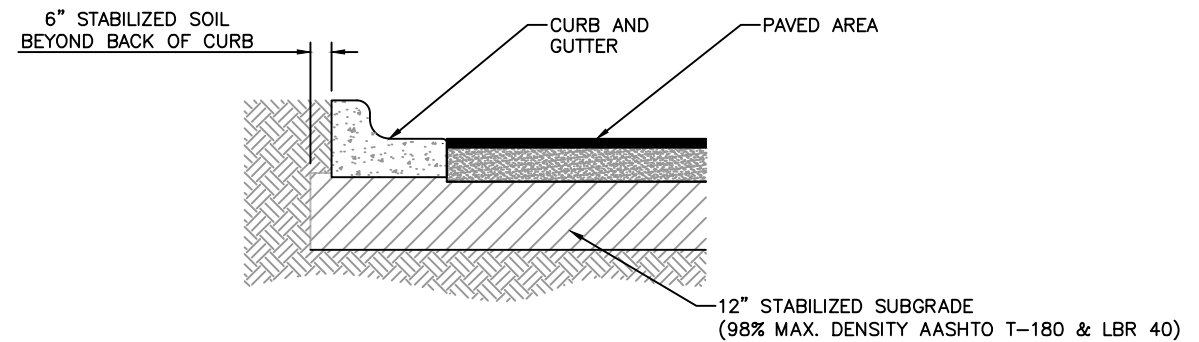
N.T.S.



NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

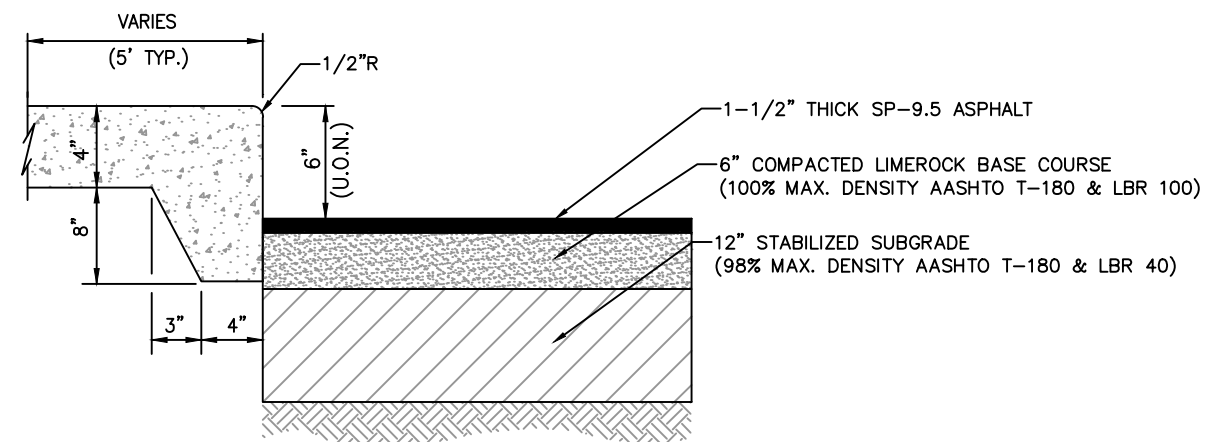
STANDARD TYPE CURB & GUTTER

N.T.S.



SOIL STABILIZATION DETAIL

N.T.S.



NOTE:
UNDERCUT ALL UNSUITABLE MATERIAL AND BACKFILL WITH CLEAN FREE-DRAINING SAND (BOTTOM OF CUT SHALL BE 24" MIN. BELOW FINISH GRADE)

SIDEWALK DETAIL AT PAVEMENT
AND
NEW ASPHALT PAVEMENT SECTION

N.T.S.

Item #9.

TOCOPI Engineering, LLC
714 NORTH ORANGE AVENUE GREEN COVE SPRINGS, FL 32043
PH: 904-215-1386 E.B. NUMBER: 26383

ENGINEER OF RECORD
CHARLES SOHM
FLORIDA
REGISTRATION NUMBER:
79289

SITE IMPROVEMENTS
FOR
VINEYARD TRANSITIONAL CENTER
MISCELLANEOUS DETAILS

REVISIONS





PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

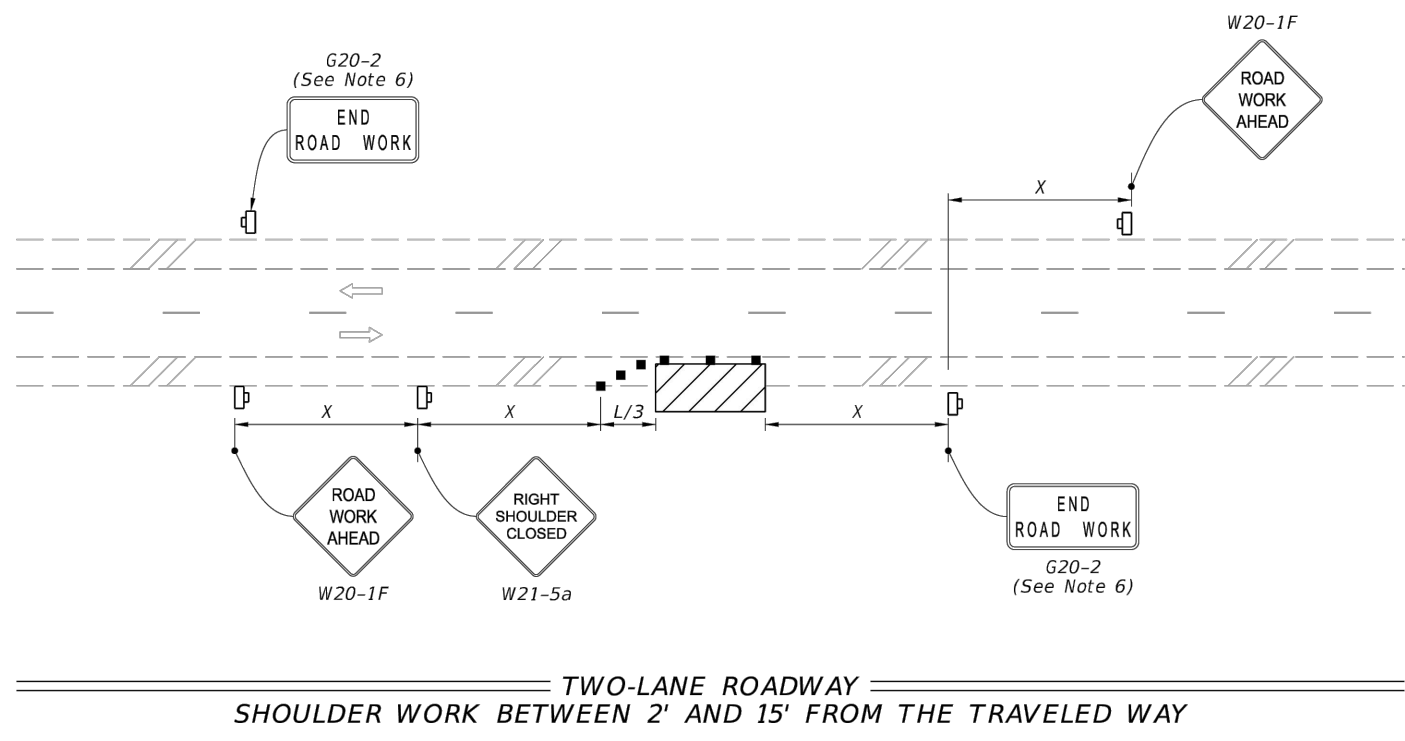
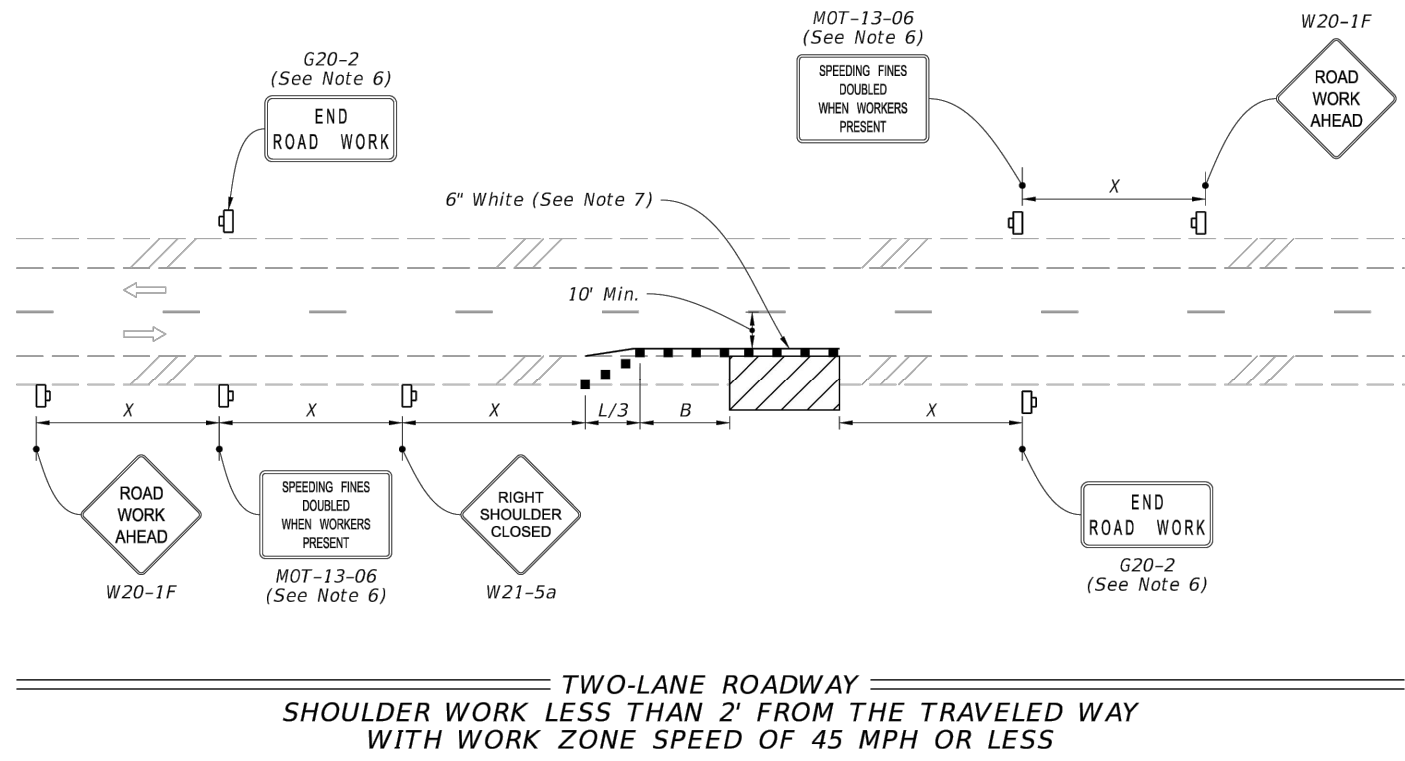
SHEET NO.
15B


NOTE:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
X = Work Zone Sign Spacing
B = Buffer Length
See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

-  Work Area
-  Channelizing Device (See Index 102-600)
-  Work Zone Sign
-  Lane Identification and Direction of Traffic



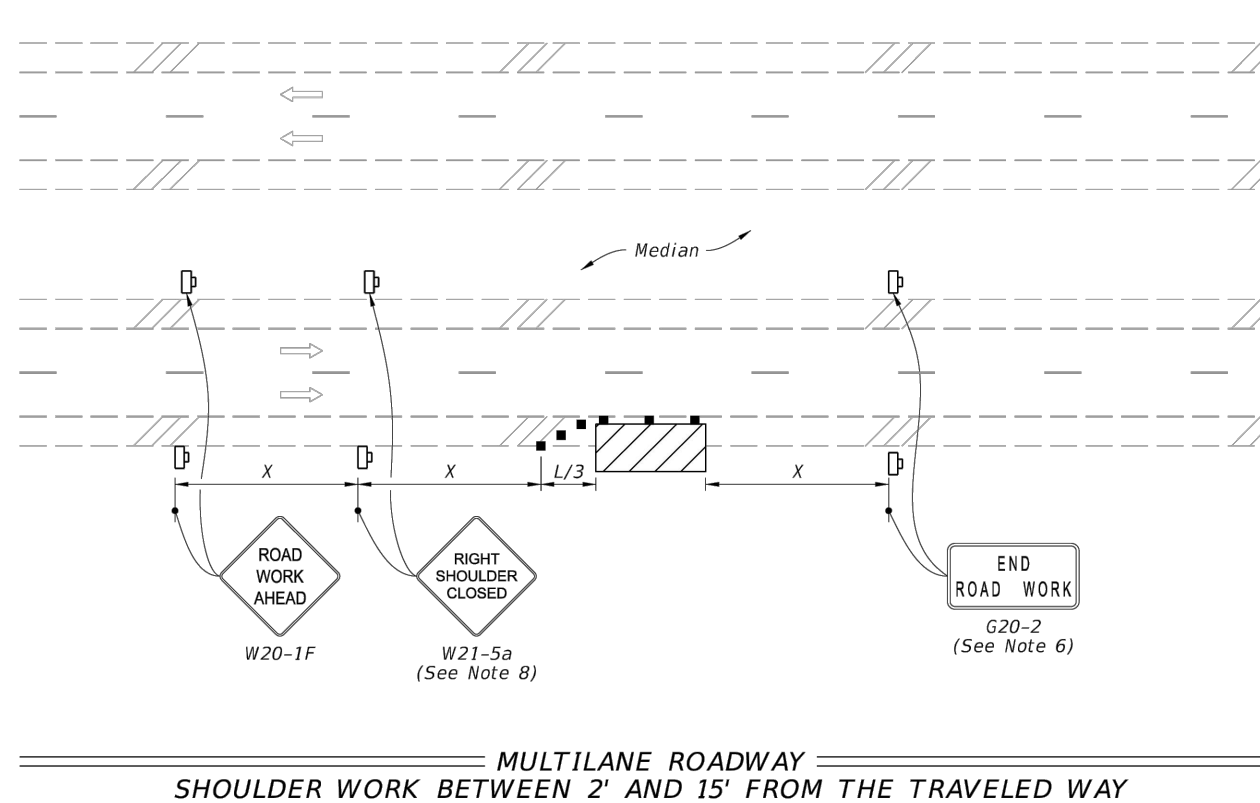
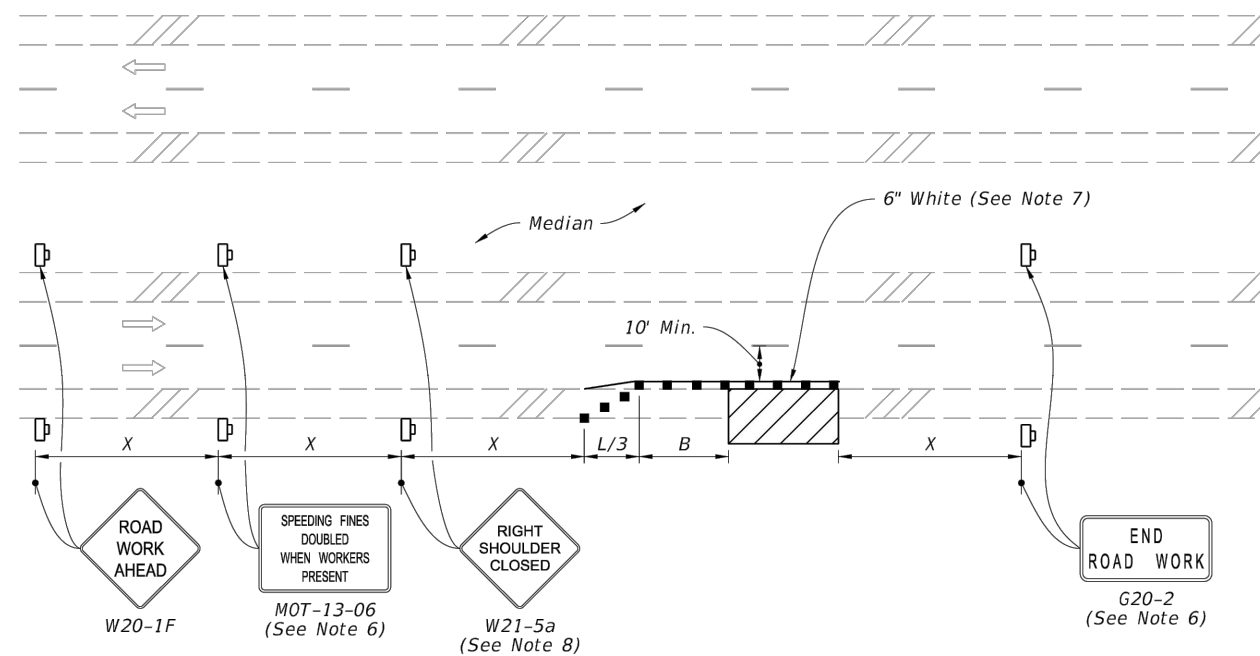
LAST REVISION 11/01/21	REVISION	DESCRIPTION:	 FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2
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Date: 10/18/23 Time: 5:05 PM DWG Name: \\TEL-Vault\01\Projects\20-367 Vineyard Transitional Center\03-CADD\06_20-367_MISC_DETAILS.dwg Layout: 15C

2/2/2023 10:33:35 AM

REVISIONS	

PLOT DATE:
 DRAWN BY:
 DESIGNED BY:
 CHECKED BY:
 SCALE:
 JOB NO.:



SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



FY 2023-24
 STANDARD PLANS

TWO-LANE AND MULTILANE, WORK ON SHOULDER

INDEX
 102-602

SHEET
 2 of 2

LAST REVISION	DESCRIPTION:
11/01/20	

STORM WATER POLLUTION PREVENTION PLAN

CITY'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
 VINEYARD TRANSITIONAL CENTER
 518 PINE AVENUE NORTH
 GREEN COVE SPRINGS, FL 32043

OWNER NAME AND ADDRESS:
 VINEYARD TRANSITIONAL CENTER
 JOHN SANDERS
 518 PINE AVENUE NORTH
 GREEN COVE SPRINGS, FL 32043

DESCRIPTION
 LOT 6 BLK 21 N.S. GCS AS REC OR
 4159 PG 1719

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
 CLEARING AND GRUBBING; EARTHWORK, PAVEMENT AND GRADING;
 STORM SEWER, UTILITIES, AND PREPARATION FOR FINAL PLANTING
 AND SEEDING.

RUNOFF CURVE NUMBERS:

- PRE-CONSTRUCTION =
- DURING CONSTRUCTION =
- POST-CONSTRUCTION =

SOILS:
 SEE SOIL BORING REPORT FOR SOILS DATA

SITE MAPS:
 * SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES,
 AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS,
 PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS
 AND STORM WATER DISCHARGE POINTS.
 * SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR LOCATION OF
 TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS
 * SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND
 PERMANENT STABILIZATION.

SITE AREA:

- TOTAL AREA OF SITE =
- TOTAL AREA TO BE DISTURBED =

NAME OF RECEIVING WATERS:

GENERAL

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE	9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED	10. APPLY BASE TO PROJECT
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN	11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
4. CONSTRUCT SEDIMENTATION BASIN	12. COMPLETE FINAL PAVING
5. CONTINUE CLEARING AND GRUBBING	13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
6. STOCK PILE TOP SOIL IF REQUIRED	14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED	
8. STABILIZE DENuded AREAS AND STOCKPILES AS SOON AS PRACTICABLE	

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT
 STORM WATER DRAINAGE WILL BE PROVIDED BY (DESCRIPTION): _____

FOR THE PROJECT, AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE. WHEN CONSTRUCTION IS COMPLETE, A TOTAL OF _____ ACRES WILL HAVE BEEN REGRADED, _____ ACRES LEFT UNDISTURBED. THE SITE DISCHARGES TO A WET DETENTION SYSTEM, WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN. THE WET DETENTION SYSTEM IS DESIGNED WITH A _____ DAY MINIMUM RESIDENCE VOLUME. THIS IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR THIS TYPE OF DEVELOPMENT AT THE TIME OF PERMITTING.

TIMING OF CONTROLS/MEASURES

REFER TO "CONTRACTORS RESPONSIBILITY" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

D.E.R. DREDGE/FILL PERMIT # _____
 C.O.E. DREDGE/FILL PERMIT # _____
 S.J.R.W.M.D. M.S.S.W. PERMIT # _____

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____
 CITY ENGINEER

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE	9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED	10. APPLY BASE TO PROJECT
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN	11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
4. CONSTRUCT SEDIMENTATION BASIN	12. COMPLETE FINAL PAVING
5. CONTINUE CLEARING AND GRUBBING	13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
6. STOCK PILE TOP SOIL IF REQUIRED	14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED	
8. STABILIZE DENuded AREAS AND STOCKPILES AS SOON AS PRACTICABLE	

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

GENERAL

CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL UP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY STANDARD DETAIL D-914.

5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.

6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.

7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.

9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.

10. TEMPORARY GRASSING: THE SEEDDED OR SEEDDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.

11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.

12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDDED AND MULCHED OR SODDED.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PROCEDURES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.

* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SANDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

- * AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- * ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- * PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
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- * WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
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IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SANDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

- * AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- * ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- * PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- * SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- * WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- * MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- * THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.

* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

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- * PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- * SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- * WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- * MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- * THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

CONSTRUCTION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES

- HAY BALE BARRIER:** HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
 - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
 - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
 - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
 REFER TO CITY STANDARD DETAIL D-913 FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO D-901, D-911 AND D-12 FOR PROPER LOCATION, MATERIAL & USAGE.
- FILTER FABRIC BARRIER:** FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
 - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
 REFER TO CITY STANDARD DETAIL D-910 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
- BRUSH BARRIER WITH FILTER FABRIC:** BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
- LEVEL SPREADER:** A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE

CONTRACTOR'S REQUIREMENTS

THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTED AS NEEDED AND THE TR

PROJECT:

**STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM**
TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF
A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS:

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____ INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 1 OF 4

PROJECT:

**STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM**
STRUCTURAL CONTROLS

DATE: _____

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGGING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING ?	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 2 OF 4

PROJECT:

**STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM**

SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS
STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 3 OF 4

PROJECT:

**STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM**

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

REASONS FOR CHANGES:

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

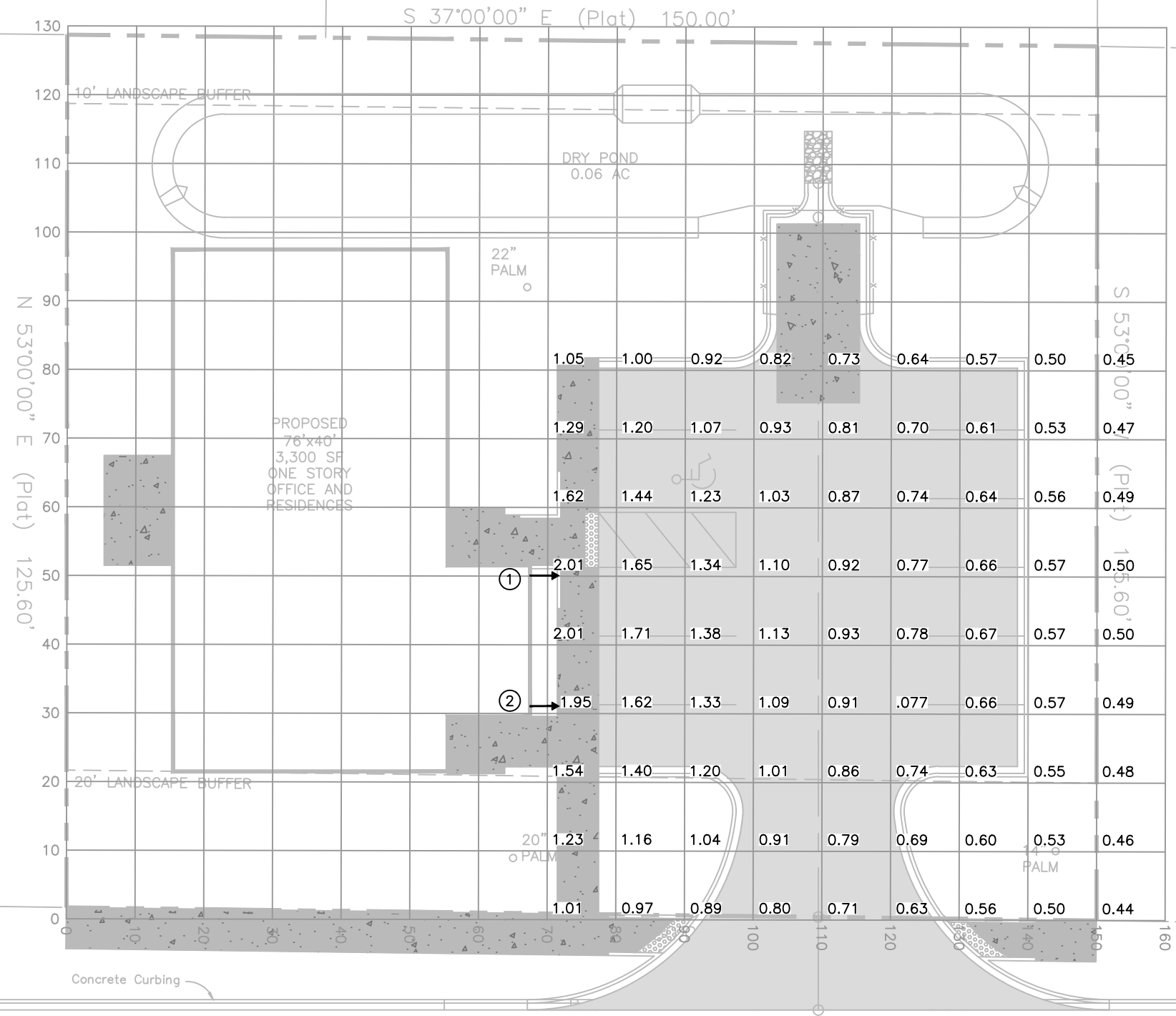
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DATE: _____

PAGE 4 OF 4

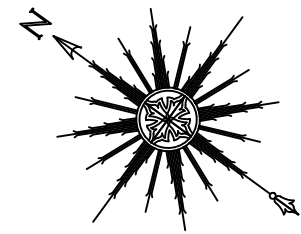
NOTE TO CONTRACTOR:

THIS IS THE CONTRACTOR'S CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 5 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

Date: 10/18/23 Time: 5:09 PM DWG Name: \\TEL-Vault\01\Projects\20-367 Vineyard Transitional Center\03-CADD\03_20-367 MASTER PLAN.dwg Layout: 18-PHOTO



PINE AVENUE
(also known as PINE STREET NORTH / PINE AVENUE NORTH)



0 10 20
SCALE: 1" = 10'
SCALE: 1" = 20'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

LEGEND
→ 10,000 L LAMP
ON BUILDING
8' ABOVE GRADE

Item #9.

TOCOI π Engineering, LLC
714 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043
PH: 904-215-1388 E.B. NUMBER: 26383

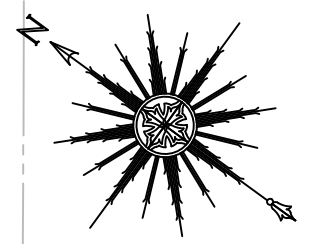
ENGINEER OF RECORD
CHARLES SOMM
FLORIDA
REGISTRATION NUMBER:
79289

SITE IMPROVEMENTS
FOR
VINEYARD TRANSITIONAL CENTER
PHOTOMETRIC PLAN

REVISIONS

PLOT DATE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
JOB NO.:

SHEET NO.
18



0 10 20
SCALE: 1" = 10'
SCALE: 1" = 20'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

S 37°00'00" E (Plat) 150.00'

10' LANDSCAPE BUFFER

DRY POND
0.06 AC

22" PALM

PROPOSED 75'
76'x46'
3,300 SF
ONE STORY
OFFICE AND
RESIDENCES

3/4" HOSE BIB RADIUS

HB

S 53°00'00" W (Plat) 143.50'

(1)QV

NOTE:
PLACE OUTSIDE
DRAINAGE SWALE
(SEE
DRAINAGE PLANS)

N 53°00'00" E (Plat) 125.60'

20' LANDSCAPE BUFFER

(1)LF

(1)LF

20" PALM

14" PALM

Concrete Curbing

P I N E A V E N U E

(also known as PINE STREET NORTH / PINE AVENUE NORTH)

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	QV	1	LIVE OAK	QUERCUS VIRGINIANA	FLORIDA #1, 3" CAL MIN, 12' HT, 5' FT SPD
	LF	2	CREPE MYRTLE	LAGERSTROEMIA X FAURIEI	FLORIDA #1, 2.5" CAL MIN, 8' HT MIN.
	VO	44	WALTER'S VIBURNUM	VIBURNUM OBOBATUM	FLORIDA #1, 3 GAL, 24' HT MIN.

CITY OF GREEN COVE SPRINGS LANDSCAPE NOTES

1. THESE PLANS ARE FOR LANDSCAPE PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL APPROPRIATE RULES AND REGULATIONS.
2. TREE PROTECTION BARRIERS ARE TO REMAIN IN PLACE UNTIL ALL SITE DEVELOPMENT IS COMPLETED.
3. EXISTING TREES SHOWN ON THIS PLAN ARE THOSE LOCATED BY SURVEYOR. ENGINEER TAKES NO RESPONSIBILITY FOR THEIR LOCATION AND SIZE.
4. ENGINEER CAN NOT GUARANTEE EXISTING TREE SURVIVAL FROM CONSTRUCTION IMPACT.
5. PLANT SIZE TAKES PRECEDENCE OVER CONTAINER SIZE.
6. PLANT QUANTITIES AND SQUARE FOOTAGE TABULATIONS ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THE CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES AND SQUARE FOOTAGES.
7. ALL TREES LOCATED IN LAWN AREAS ARE TO HAVE A 2' RADIUS MULCHED CIRCLE AROUND BASE OF TREE.
8. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 OR BETTER.
9. ALL PLANTING AREAS AND MULCHED RADII AROUND TREES ARE TO BE A MIN. 2" OF ORGANIC MULCH.
10. ALL SHADE TREES TO BE 15 FT MIN. FROM ALL OVER HEAD POWER LINES.
11. ALL SHADE TREES TO BE 5 FT MIN. AND UNDERSTORY TREES ARE TO BE A 2 1/2' FT MIN. FROM ALL SIDEWALKS, CURBS AND HARDSURFACES.
12. CONTRACTOR RESPONSIBLE TO PROVIDE ON SITE, TOTAL CALIPER INCHES SHOWN ON PLANTING SCHEDULE.
13. FINAL ACCEPTANCE OF LANDSCAPE IS NOT TO BE ASSUMED UNTIL:
 - 13.1. CITY FINAL LANDSCAPE INSPECTION IS COMPLETE AND APPROVED,
 - 13.2. A FORMAL LETTER FROM GENERAL CONTRACTOR TO ENGINEER STATING FINAL APPROVAL IS DELIVERED TO ENGINEER.
14. CONTRACTOR RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL APPROVAL LETTER RELEASES LANDSCAPE TO OWNER.
15. ALL DISTURBED AREAS ON THE SITE AND THE RIGHT-OF-WAY SHALL BE SODDED WITH TURF GRASS (ST. AUGUSTINE OR EQUIVALENT).
16. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL REQUIRED PERMITS AND ASSOCIATED FEES TO COMPLETE THE WORK.
17. CONTRACTOR SHALL LOCATE AND VISIBLY MARK ALL BURIED UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
18. SUBSTITUTIONS WILL REQUIRE CITY OF GREEN COVE SPRINGS APPROVAL AND AMENDED PLANS.

CODE REQUIREMENT CALCULATIONS (FROM ARTICLE VI)

TOTAL SITE AREA (SF)	19,074.30
ZONING AREA	C2
PCT LANDSCAPED AREA (MIN 15%)	2,861.15

PERIMETER LANDSCAPING				
	FRONT	SIDE	TOTAL	CALIPER
PERIMETER LENGTH (FT)	150	125.6	275.6	(5)2.5"
NUMBER OF TREES @ 50'	3	2	5	12.5"
TOTAL MIN CALIPER REQUIRED				12.50
TOTAL CALIPER PROVIDED (SEE LANDSCAPE PLAN)				24.50

INTERIOR LANDSCAPING				
SITE AREA (SF)	SQ. FEET/			
10,500.00	1500	SQ FT/ TREE (FIRST 10,500 SF)=		7
8,574.30	4000	REMAINING SF		3
REQUIRED TREES				10
MIN CALIPER PER TREE (IN)				2.5
TOTAL MIN CALIPER REQUIRED				25.00
TOTAL CALIPER PROVIDED (SEE LANDSCAPE PLAN)				35.50

OVERALL LANDSCAPE POINTS				
SIZE	RETAINED POINTS	REMOVED POINTS	INSTALLED POINTS	TOTAL POINTS
UNDERSTORY	0	0	5.00	5.00
CANOPY	28.00	0	2.50	30.50
TOTAL POINTS				35.50

IRRIGATION

1. HOSE BIBS ARE TO BE PROVIDED EVERY 75' WITHIN ALL LANDSCAPED AREAS WITHIN THE PROJECT AREA.
2. UPON COMPLETION, CONTRACTOR SHALL SUBMIT AN AS-BUILT PLAN OF THE INSTALLED IRRIGATION SYSTEM, LOCATION OF ALL COMPONENTS AND SLEEVES TO THE OWNER (AND MUNICIPAL AUTHORITY IF REQUIRED).
3. ALL PIPE AND WIRE UNDER PAVING SHALL BE PLACED IN SCHEDULE 40 PVC SLEEVES FOR THE FULL PAVEMENT COVERAGE LENGTH AND SHALL BE AT LEAST 24" BELOW FINISHED GRADE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICABLE PERMITS AND FEES.

WATERING SCHEDULE

ALL REQUIRED LANDSCAPING SHOWN ON THESE PLANS WILL BE WATERED MANUALLY USING HOSE BIBS DISPERSED THROUGHOUT THE DEVELOPMENT SO THAT EVERY REQUIRED LANDSCAPE AREA IS WITHIN 75' OF A HOSE BIB. TREES SHALL BE WATERED AS NEEDED TO PREVENT DECLINE, AND AT MINIMUM, THREE TIMES WEEKLY DURING NO-RAIN PERIODS FOR THE FIRST 60 DAYS. WATER THEREAFTER ACCORDING TO THE FOLLOWING 180-DAY SCHEDULE:

LARGE TREES/PALMS: 30GAL/APPLICATION
 SMALL TREES: 20GAL/APPLICATION
 SHRUBS AND SOD: AS NEEDED TO PREVENT WILTING

1ST 8 WEEKS: 3 WATERINGS PER WEEK (24 TOTAL)
 2ND 8 WEEKS: 2 WATERINGS PER WEEK (16 TOTAL)
 FINAL 10 WEEKS: 1 WATERING PER WEEK (10 TOTAL)

ALL WATERING MUST COMPLY WITH ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT LAWN AND IRRIGATION RULES AND REGULATIONS.

Item #9.

TOCOI π Engineering, LLC
 714 NORTH ORANGE AVENUE GREEN COVE SPRINGS, FL 32043
 PH: 904-215-1388 E.B. NUMBER: 26383

ENGINEER OF RECORD
 CHARLES SOTHM
 FLORIDA
 REGISTRATION NUMBER:
 79289

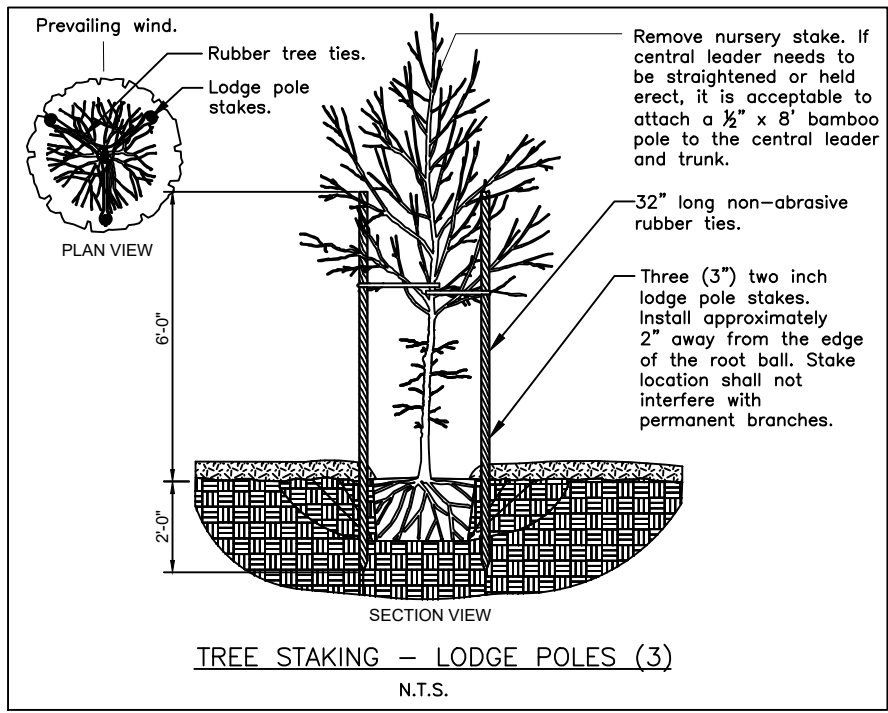
SITE IMPROVEMENTS
 FOR
 VINEYARD TRANSITIONAL CENTER
 LANDSCAPE PLAN

REVISIONS

PLOT DATE:
 DRAWN BY:
 DESIGNED BY:
 CHECKED BY:
 SCALE:
 JOB NO.:

SHEET NO.

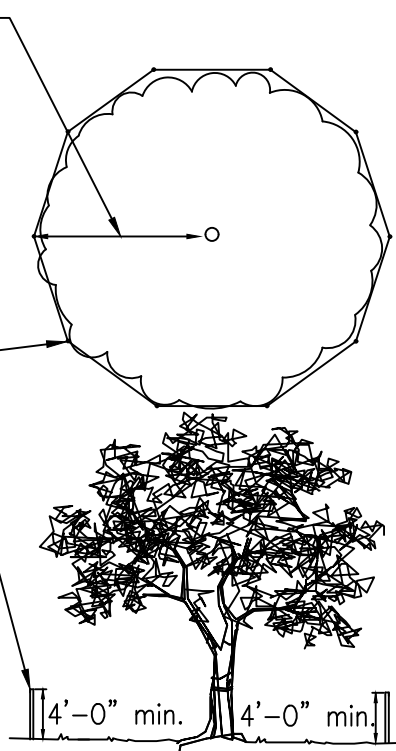
Date: 10/9/23 Time: 2:52 PM DWG Name: \\TEL-Vault\01Projects\20-367 Vineyard Transitional Center\03-CADD\03_20-367 MASTER PLAN.dwg Layout: LS-3



TEMPORARY TREE PROTECTION BARRIER SHALL BE LOCATED AS INDICATED ON PLAN BUT SHALL ALWAYS BE AT 1'-0" OF RADIUS FOR EVERY 1" OF D.B.H. IF NO CONSTRUCTION ACTIVITIES ARE TO TAKE PLACE WITHIN THE DRIP LINE. IN NO CASE SHALL THE PROTECTED AREA BE LESS THEN ONE-HALF THE AVERAGE RADIUS OF THE DRIP LINE OR LESS THAN 10 FEET.

THE BARRIER SHALL BE CONSTRUCTED OF: 4'-0" SAFETY DRAINAGE COPOLYMER BARRIER FENCING RETAINED TAUGHT BY WIRE TIES TO POSTS. POSTS SHALL BE #3 REBAR 6'-0" LONG DRIVEN 2'-0" INTO GROUND NO MORE THEN 6'-0" APART. REBAR POST SHALL HAVE A SAFETY CAP ON EACH POST'S EXPOSED END.

NOTES:
-NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.
-NO ATTACHMENT (WIRES, SIGNS, ETC.), SHALL BE ATTACHED TO A PROTECTED TREE.
-PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NAT. ARBORIST ASSOC. PRUNING STANDARDS.



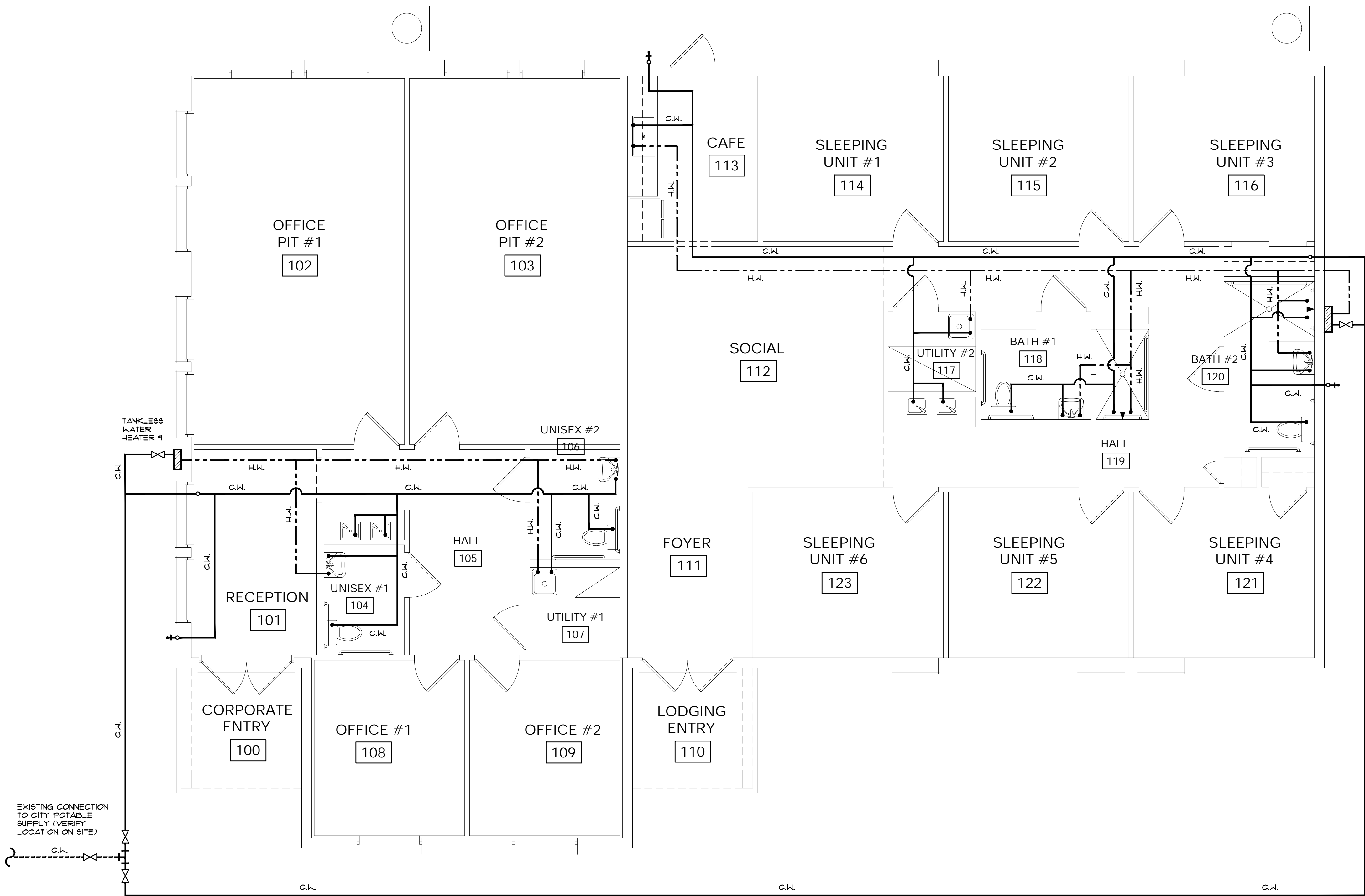
TREE PROTECTION BARRIER DETAIL
N.T.S.

NOTE:
 ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND/OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.



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Seal:



**POTABLE (SUPPLY)
PLUMBING LINE LEGEND**

	NEW COLD-WATER SUPPLY LINE
	NEW HOT WATER SUPPLY LINE
	EXISTING POTABLE SUPPLY LINE
	SHUT-OFF VALVE

PROVIDE APPROVED WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) AT RESTROOM LAVATORIES FOR THE DELIVERY OF TEMPERED WATER

1 PLUMBING PLAN POTABLE (SUPPLY)
 SCALE: 1/4" = 1'-0"

PLUMBING CONTRACTOR: _____
 ADDRESS: _____
 LICENSE #: _____
 TELEPHONE: _____

**VINEYARD
TRANSITIONAL CENTER**
 518 NORTH PINE AVENUE
 GREEN COVE SPRINGS, FL 32043

Contract Stage:
 REVIEW SET

Revisions:

Project No: 23-1066 (23_0xx)
 Drawn By: JBF
 Checked By: GDH

Sheet Title:
PLUMBING PLAN POTABLE (SUPPLY)

Sheet No:
P1

Last Plot Date: 9/1/2023
 CAD File:

**Planning & Zoning**

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

APPLICATION DEFICIENCY NOTICE**DATE:** December 11, 2023**APPLICATION REFERENCE:** Trent, Angela, SPL-23-008 - 518 PINE Ave

Dear Applicant:

The items you submitted for the above-referenced permit have been reviewed by the City representatives responsible for approving different aspects of your application. Attached to this notice is a list of comments in response to the materials submitted.

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

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

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

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

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

APPLICATION DEFICIENCY NOTICE

DATE: December 11, 2023

APPLICATION REFERENCE: Trent, Angela, SPL-23-008

PLANNING DIVISION COMMENTS - contact Michael Daniels (mdaniels@greencovesprings.com)

1. 1. Provide building layout to determine compliance with 117-796(a)(1)
2. Provide a note on the plan that this use shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection. Any changes in ownership or to the use of the property will require a new special exception application.
3. Provide a note of compliance with Sec. 117-796(b) and provide Responsible contact information on the Site Plan.
4. Provide a minimum 10 landscape buffer adjacent to residential property to the north and east. Including small trees an average 1 per 25 on center and a continuous hedge row.
5. Provide large trees in landscape islands in parking areas.
6. Perimeter planting calculation shall be based on all four sides which result in 12 large trees being planted around perimeter of property, where power lines encroach on perimeter plantings, small trees can be substituted at two for one.
7. drainage retention must be fenced.



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** 2/6/24
FROM: Development Services Department
SUBJECT: Gateway Corridor and Central Business District Matching Grant Application for a Façade Improvement for the Village Improvement Association located at 17 Palmetto Avenue

BACKGROUND

One of the critical goals identified as part of the 2022 Comprehensive Plan update and the 2023 Downtown Master Plan was to improve the quality of the built environment particularly in the downtown area and to commit to the preservation of the City's historic architectural heritage. To promote improvements to existing properties in the Gateway Corridor and the Central Business District, the Pilot Matching façade Grant Program was established between 2013 to 2020. It was determined that for future façade grant improvements requesting city matching grant requirements that they would be taken to the City Council on a case by case basis.

The land was donated to the Village Improvement Association Federated Women's Club of Green Cove Springs has been located at 17 Palmetto Avenue in 1885 by Penelope Borden of condensed milk fame. The building, which was constructed in 1915, is identified in the City's National Historic District as well as a Florida Heritage site. It is also the location of the first Federated Women's Club in Florida.

The applicant is proposing to repaint, pressure, properly seal windows and doors and repair existing stucco fractures to restore the building to its original appearance. The quote for the improvements is \$18,200. They are requesting a grant of \$5,000, which is the maximum allowable grant.

There are no building permits required for this application. The project work shall be completed within 90 days of City Council approval and monies for improvements shall be reimbursed upon project completion.

Attachments:

1. Photos
2. Project Cost Quote
3. Application

STAFF RECOMMENDATION

Staff recommends approval of the Gateway Corridor and Central Business District Matching Grant application for façade improvements to the Village Improvement Association Federated Women’s Club of Green Cove Springs building located at 17 Palmetto Avenue.

Recommended Motion:

Motion to approve the Gateway Corridor and Central Business District Matching Grant application for façade improvements to the Village Improvement Association Federated Women’s Club of Green Cove Springs building located at 17 Palmetto Avenue.



City of Green Cove Springs

GATEWAY CORRIDOR AND CENTRAL BUSINESS DISTRICT MATCHING GRANT PROGRAM APPLICATION

1. Project: VIA Restoration and Revitalization Project
2. Applicant Name: Village Improvement Association, INc.Federated Women's Club of Green Cove Springs
3. Owner Name: Larriane Stutts, President
4. Applicant Address: 17 N Palmetto Ave., Green Cove Springs, Fl. 32043
5. Property Address: 17 N Palmetto Ave., Green Cove Springs, Fl. 32043
6. Applicant Phone: (904) 251-4995 Fax: () Email: L.stutts@aol.com
7. Local Contact Person: Larriane Stutts, President
8. Local Contact Phone: (904) 251-4995 Fax: () Email: L.stutts@aol.com
9. Estimated Cost of Project: \$20,000 Amount Requested: \$5000

Attach detailed outline of the proposed work, including:

- Photographs of the existing conditions
- Detailed drawings showing proposed improvements
- Project budgets

I understand that in order for my request for funding to be approved, I must agree to follow the recommendation of the City Council and comply with the following:

1. Submit an application for site plan approval, if none exists or the site plan must be modified. The site plan application fee shall count towards applicant's project match.
2. Obtain all required permits before beginning any work. No reimbursements shall be made without proper permits obtained before work has commenced.
3. Project work shall be completed within 90 days after application is approved by the City Council.
4. Monies are for improvements only and will be reimbursed upon completion of the work.

All attachments are required for a complete application.

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

Signature of Applicant

Typed or printed name and title of applicant



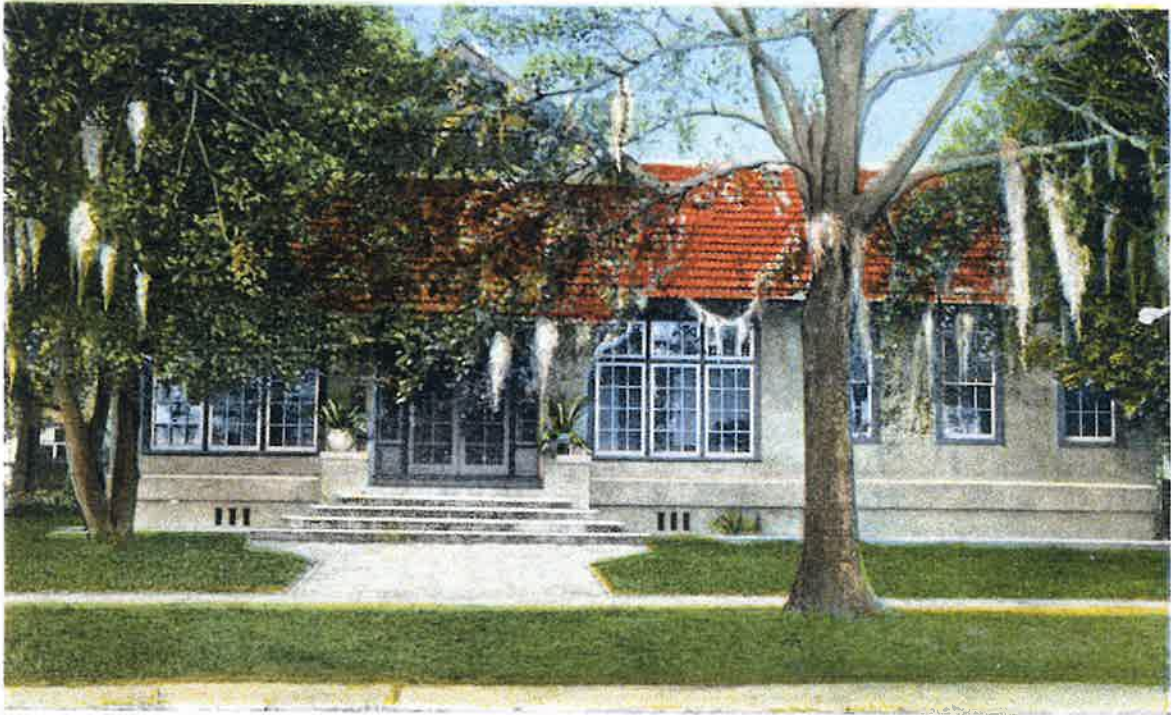
**Village Improvement Association Federated Woman's Club, Inc.
of Green Cove Springs, Florida**

**Gateway Corridor and Central Business District Matching Grant
Program Application**

The Village Improvement Association, (VIA), Federated Woman's Club of Green Cove Springs, the oldest federated woman's club in Florida right here in our amazing city. Being the first, we have an obligation to impact the lives of our community through service acts dedicated to community improvement as our mission statement indicates.

One of the major ways we do this is through fund raising to give back to our community. Our largest fundraising effort comes from the rental of our building to individuals and organizations for graduations, birthdays, baby and wedding showers and business meetings just to name a few. It is the intent of the VIA to improve the outside appearance of our building to blend with all the development that is being completed around us in Green Cove Springs. Our city is expanding rapidly, and the VIA wants to support these efforts.

The VIA project involves pressure washing and repainting of the exterior of our building which improves the appearance.



V. I. A. CLUB HOUSE, GREEN COVE SPRINGS, FLA.

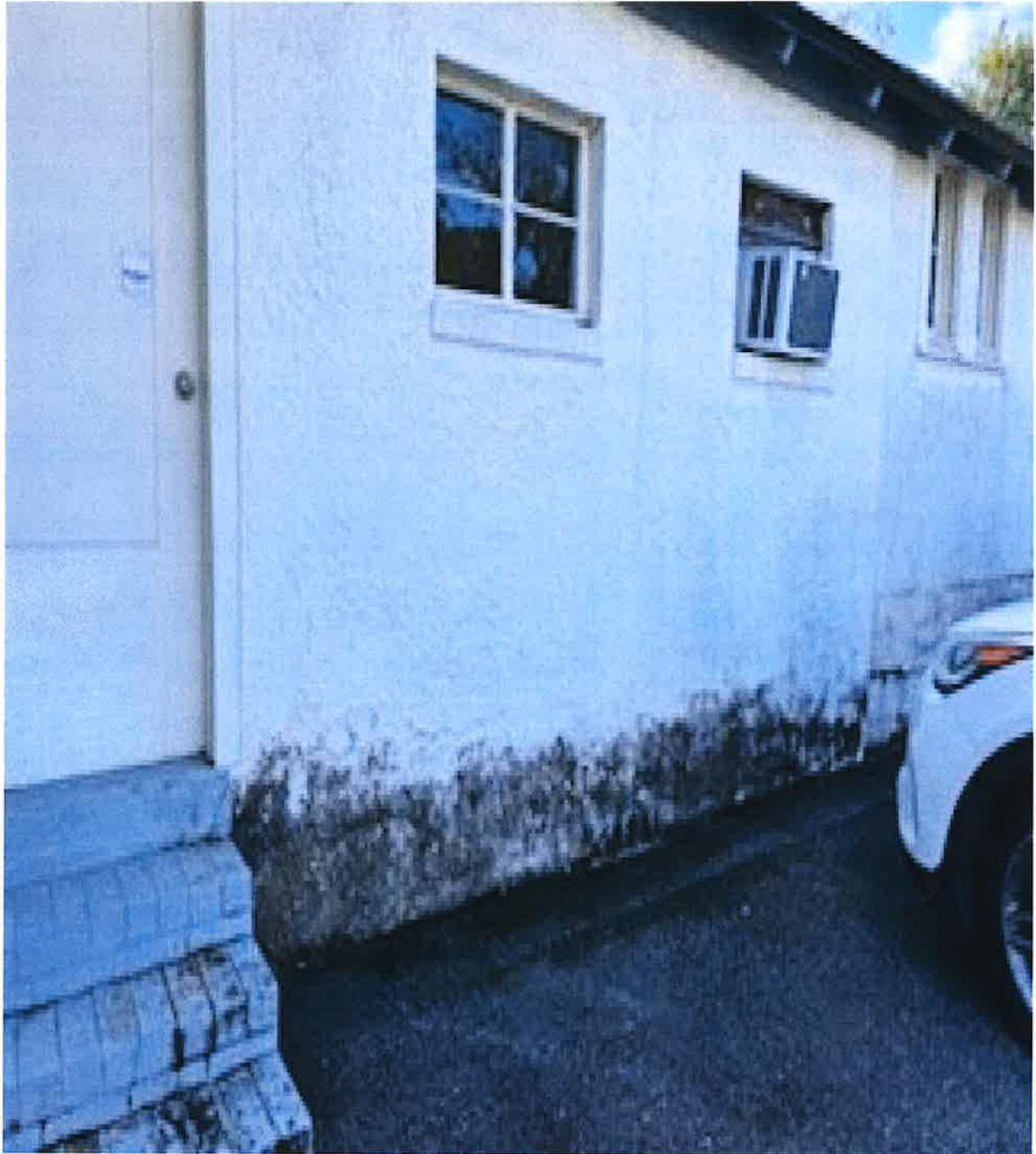
Finished restoration to look similar to what the V.I.A. looked like in the past.

Not roof, the trimming around windows and whitish color of building.

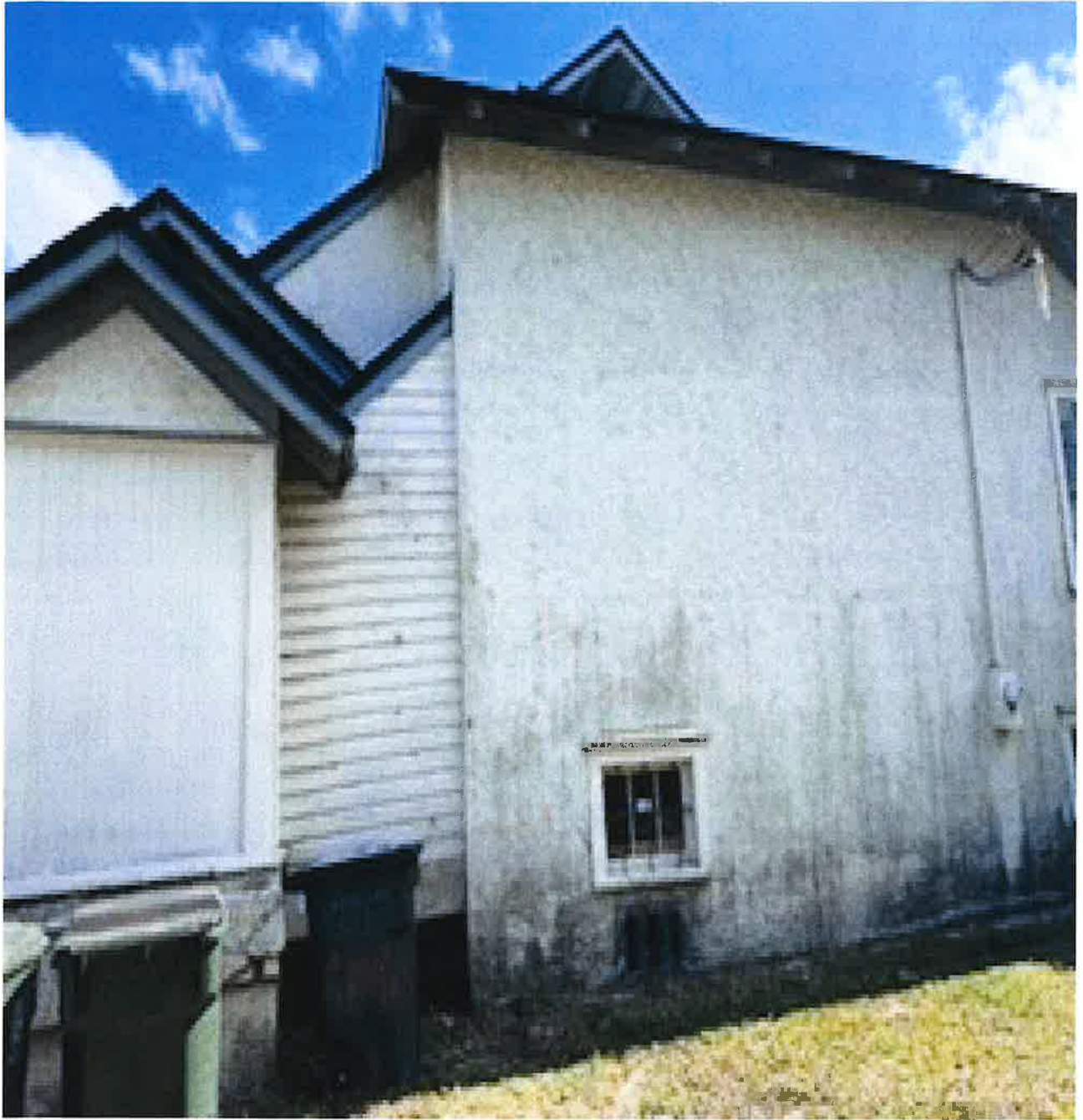


This entire packet indicates what painting needs to be completed.















Bill To

Sandi Dunnavant VIA
17 N Palmetto
GCS

Pristine Painting And Restoration

Bryceville, Fl
Phone: (904) 235-0423
Email: arronmarlowe@gmail.com
Web: pristinepaintjax.com

Payment terms 10 Days
Invoice # 386
Date 09/27/2023

Description

Total

Exterior stucco repaint \$14,300.00

Pressure wash using a bleach water mixture to kill any mildew or mold that would prevent proper paint adhesion

Smooth and fill all stucco fractures with elastomeric sealant to prevent further damage and fracturing

Caulk around windows and doors to ensure proper seal

Protect all unpaintable substrates with plastic paper and tape

Seal all stucco with Loxxon conditioner sealer to make chalky surface ready for paint

Apply Sherwin Williams Duration to the body of the building in its entirety to include window casing, sashes, glazing, and soffits

Customer to select color

Suggested sheen is satin due to its durability

Time on site estimated to be roughly 3weeks

This process will be labor intensive as all the windows will need to be repaired and fully restored to preserve the integrity of the buildings look.

I will supply an 10 year labor warranty on chipping or peeling.

stucco repairs

\$3, Item #10.

Cut out bad stucco and repair to match existing

disclaimer

\$0.00

All waste materials and debris will be removed by Pristine Painting and Restoration

There are no permits required for above mentioned scope of work

Subtotal \$18,200.00

Total \$18,200.00

Deposit Due \$5,000.00

Payment Schedule

Deposit (27.47%) \$5,000.00

1st Payment (50%) \$9,100.00

Final Payment (22.53%) \$4,100.00

Full payment must be submitted no later than 10 business days from completion of scope in order to receive a release of lien agreement

*paint
primer waiting*

[Handwritten Signature]

Signed on: 09/27/2023

Arron Marlowe

[Handwritten Signature]
Guillermo A. Connel, Treas