



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

---

**TO:** City Council **MEETING DATE:** March 15, 2022  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** City Council approval of the Houston Place plat, a replat of a portion of Lots 1 and 2, Block 64, North Suburbs of Green Cove Springs, identified as parcel ID 018094-000-00

### BACKGROUND

Jeff Budde, owner of 22 & Oaks Homes, submitted a replat of the subject lot to divide it into three lots for single family residential development. The zoning of this parcel is R-2, which requires a minimum of 50' of lot width.

This plat has been reviewed by City Staff and on the City's behalf by CHW for compliance with Chapter 177, Florida Statutes.

Approval of this replat will enable residential development which conforms with surrounding development and meets City Zoning Code requirements.

#### Attachments:

- Plat Page 1
- Plat Page 2
- Boundary Survey
- Title Certification
- Application

### FISCAL IMPACT

This replat will establish three appropriately sized lots and enable three single-family residential homes to be developed in the Core City. This in-fill development will add to the City's tax base in an area where City services are already provided.

### RECOMMENDATION

Approve the Houston Place plat and authorize the Mayor to sign the plat.