

## **ORDINANCE NO. O-17-2022**

**AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±0.185 ACRES OF PROPERTY LOCATED ON 203 NORTH PALMETTO AVENUE, IDENTIFIED AS TAX ID NUMBER 017356-000-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM GCN, GATEWAY CORRIDOR NEIGHBORHOOD, TO PUD, PLANNED UNIT DEVELOPMENT KNOWN AS PALMETTO AVENUE/CENTER ST PUD; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request to rezone the subject parcel from GCN, Gateway Corridor Neighborhood to PUD, Planned Unit Development and

**WHEREAS**, the City has the authority pursuant to its home rule and other statutory powers to rezone properties within the City; and

**WHEREAS**, a duly advertised public hearing was conducted on the proposed rezoning on April 26, 2022 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Council; and,

**WHEREAS**, the City Council considered the recommendations of the LPA at a duly advertised public hearing on August 16, 2022 and September 6, 2022 and provided for and received public participation; and,

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

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

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

**Section 1. Findings of Fact and Conclusions of Law**

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City’s LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

**Section 2. Official Zoning Map Amended.** The Zoning Map is hereby amended for the following property from GCN, Gateway Corridor Neighborhood to Planned Unit Development (PUD). Tax Parcel ID# 38-06-26-017356-000-00, in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

**Section 3. Development Parameters.** The development shall be consistent with the description, uses and restrictions and design guidelines set forth in Exhibit C Written Description with the following additional requirements:

1. Removal of the privacy fence in the front yard along Center and Palmetto Avenue.
2. Provide 2 paved parking spaces per unit that comply with parking dimensions set forth in sec. 117-718(1).
3. Repair and provide a 5’ sidewalk along Center Street.

**Section 4. 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 5. Repealing Clause.** All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

**Section 6. 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 7. Effective Date.** This Ordinance shall become effective upon passage.

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON THIS 16<sup>TH</sup> DAY OF AUGUST 2022.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Matthew Johnson, Mayor

ATTEST:

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Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY  
OF GREEN COVE SPRINGS, FLORIDA, THIS 6<sup>TH</sup> DAY OF SEPTEMBER 2022.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Matthew Johnson, Mayor

ATTEST:

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Erin West, City Clerk

APPROVED AS TO FORM:

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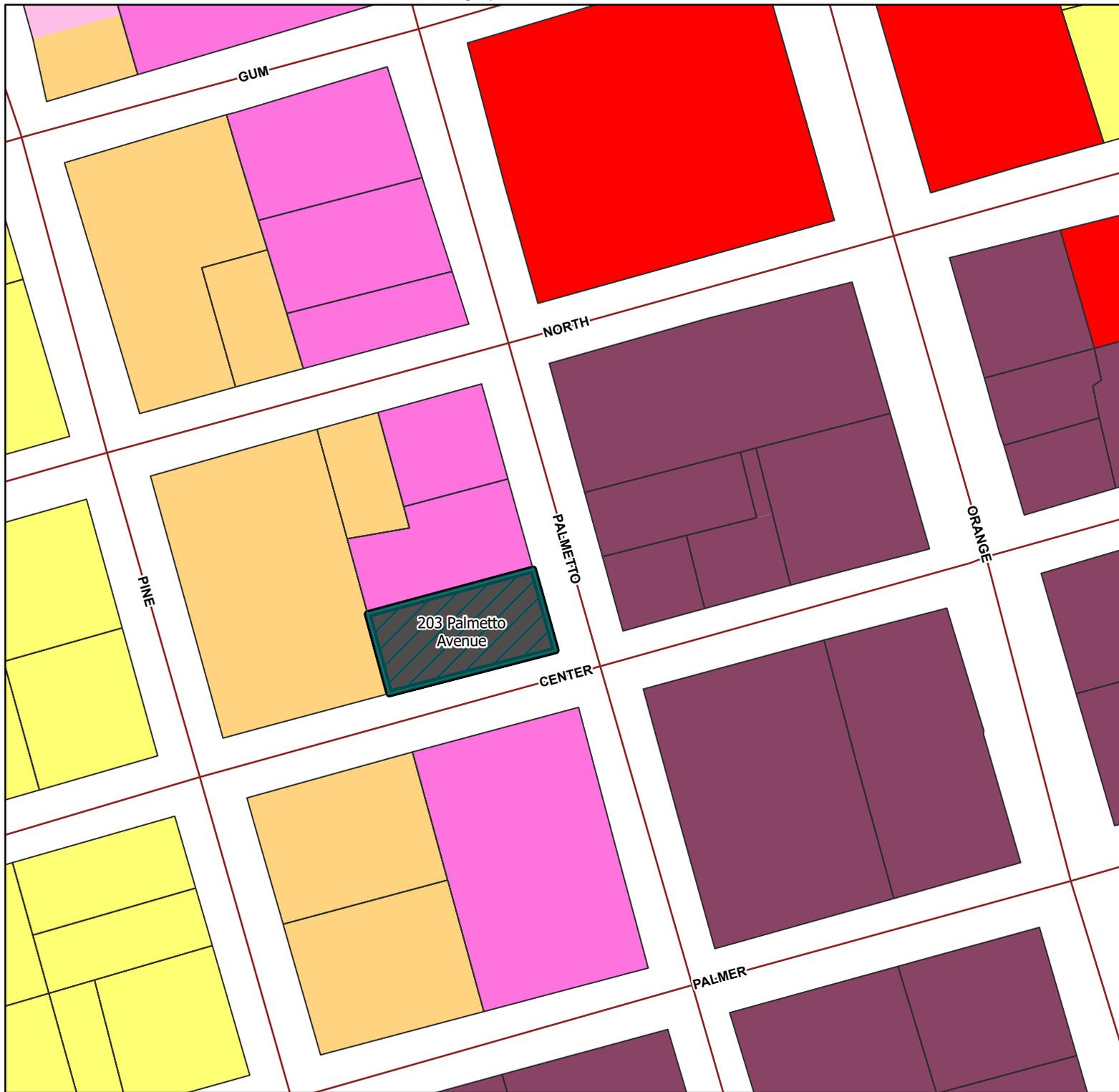
L. J. Arnold, III, City Attorney

## EXHIBIT A

# LEGAL DESCRIPTION

A PORTION OF LOT 4, BLOCK 30, GREEN COVE SPRINGS, AS SHOWN ON MAP RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 3 (ALSO BEING THE NORTHWESTERLY CORNER OF THE INTERSECTION OF PALMETTO AVENUE AND CENTER STREET); THENCE ON THE SOUTHERLY LINE OF SAID LOT 4 (ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET), RUN SOUTH 73°34' WEST, 133 FEET; THENCE NORTH 16°16'30" WEST, 60 FEET ALONG AN EXISTING FENCE; THENCE NORTH 73°39'08" EAST, 132.77 FEET ALONG AN EXISTING FENCE TO THE WESTERLY RIGHT OF WAY LINE OF PALMETTO AVENUE; THENCE ON LAST SAID LINE, SOUTH 16°30' EAST, 59.8 FEET TO THE POINT OF BEGINNING

# Exhibit B



## Proposed Zoning

-  Project Site
-  C-2
- Zoning4**
-  CBD
- ZONING**
-  R-1
-  GCR
-  R-2
-  GCN
-  R-3
-  GCC
-  RRF
-  INS
-  PUD
-  REC
-  RPO
-  M-1
-  C-1
-  M-2
-  MUH

0 25 50 100 Feet



## **PUD Written Description**

### **PALMETTO AVENUE/CENTER STREET PUD**

#### **I. PROJECT DESCRIPTION**

Palmetto Avenue/Center Street PUD is a 0.185 acre development located at the northwest corner of the intersection of Palmetto Avenue and Center Street. The parcel has 59.8 ft. fronting Palmetto Avenue and 133 ft. fronting on Center Street. It has 2 single family dwellings units on the parcel, one built in 1946 and the second one built in 1953.

The parcel is zoned GCN and has a Future Land Use Map (FLUM) designation of Neighborhood. The Neighborhood FLUM allows up to 12 dwelling units per acre and each dwelling unit must have a minimum lot size of 3,630 s.f. The minimum lot size for the GCN zoning district is 5,000 s.f. This PUD will allow a lot size of 4,029 s.f. for each dwelling unit. Without the PUD rezoning, only one single family dwelling unit could remain on the property.

The PUD will allow for the 2 existing single family dwelling units on the property to remain. The existing access points, one on Palmetto Avenue and one on Center Street, will remain and will not be altered. The parcel will be maintained under common ownership with two rental dwelling units.

The project will allow for the existing structures to remain as they were constructed almost 70 years ago. It will provide affordable housing to residents of Green Cove Springs and will increase the property values in the area.

#### **II. USES AND RESTRICTIONS**

##### **A. Permitted Uses**

1. Single-family detached dwellings, without an attached garage
2. Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit.

##### **B. Uses by Special Exception**

1. Home Occupations

##### **C. Restrictions on Uses**

1. None

### **III. DESIGN GUIDELINES**

#### **A. Lot Requirements**

1. Minimum lot area – 8,000 square feet
2. Minimum lot width – 55 feet
3. Maximum lot coverage of buildings – 25%
4. Minimum front yard - 10 feet
5. Minimum side yard - 9 feet
6. Minimum rear yard -9 feet
7. Maximum height of structures – 35 feet

#### **B. Ingress, Egress and Circulation**

1. Parking Requirements – 1 space per dwelling unit, one shall be in the in the driveway.
2. Vehicular Access – Existing on Palmetto Avenue and Center Street
3. Pedestrian Access – Existing sidewalk on Palmetto Avenue and Center Street

#### **C. Signs**

1. No signs will be located on the property.

#### **D. Landscaping, Tree Mitigation, and Buffers**

1. Landscaping per Section 113-244 of the Land Development Regulations.
2. Tree Mitigation – Exempt per 113-276
3. Buffers – None Required

#### **E. Recreation and Open Space**

1. The lot will be sodded.

**F. Utilities**

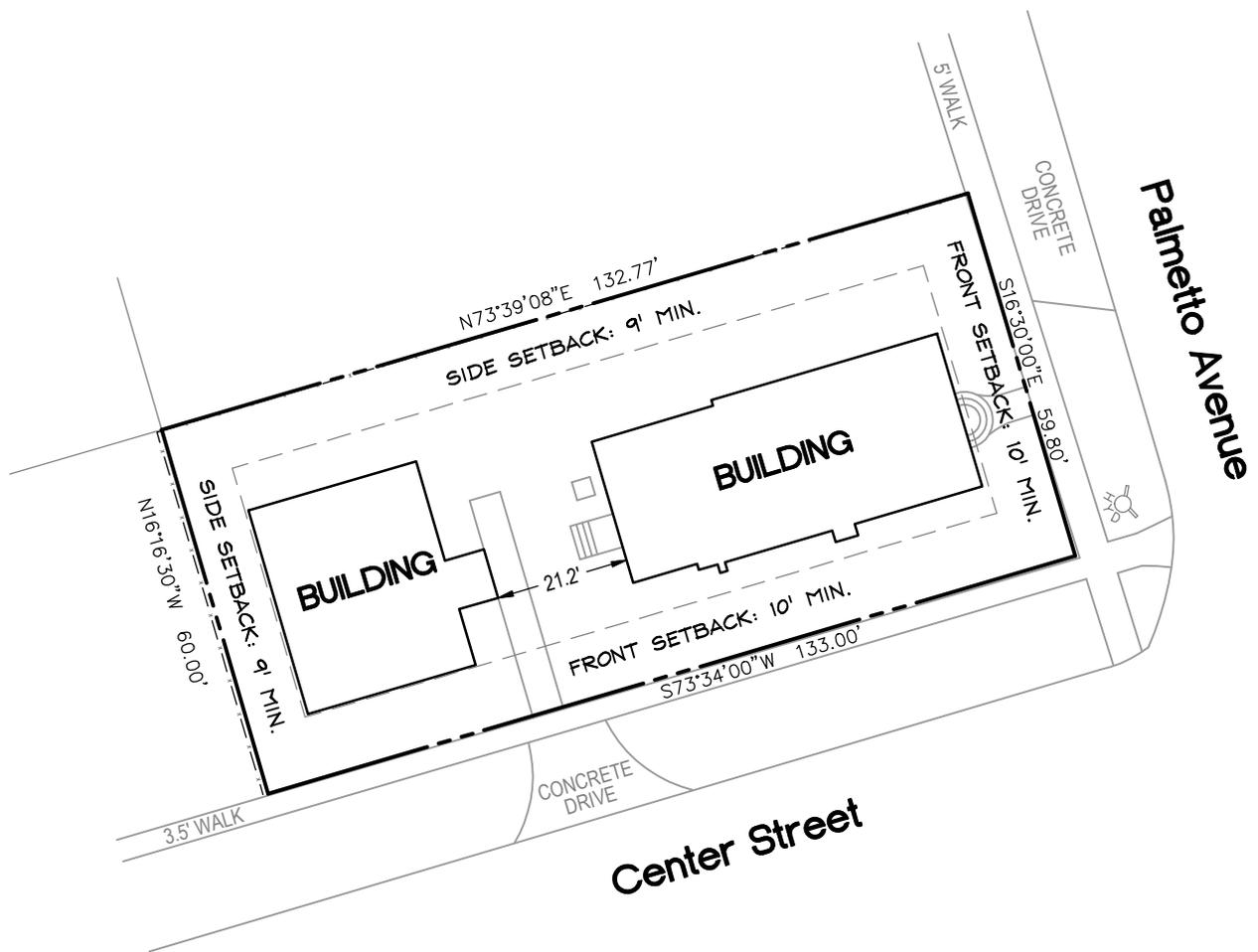
1. Water will be provided by the City of Green Cove Springs
2. Sanitary sewer will be provided by the City of Green Cove Springs
3. Electric will be provided by the City of Green Cove Springs

**G. Wetlands**

1. There are no wetlands on the property.

**H. Site Lighting**

1. Lighting will be located on the buildings and shall be shaded or screened and positioned in such a manner as to minimize offensiveness to any neighboring property.



# CONCEPTUAL SITE PLAN



6/6/2022

PALMETTO AVENUE/CENTER STREET PUD  
Green Cove Springs, Florida



**FLEET & ASSOCIATES**  
ARCHITECTS/PLANNERS, INC.

11557 Hidden Harbor Way Jacksonville FL 32223  
(904) 666-7038 AA C001226