



City of Green Cove Springs

(904) 297-7500
Florida Relay – Dial 7-1-1

321 Walnut Street

Green Cove Springs, FL 32043
www.greencovesprings.com

MEMORANDUM

To: Steve Kennedy, City Manager
From: Development Services Department
Date: May 6, 2025
Subject: Monthly Planning, Code Enforcement and Building Report for April 2025

PLANNING

- Approval of the Future Land Use and Zoning Amendment to Public / Institutional for property located at the 600 block of N Pine Avenue
- Approval of the Gustafson Park Development Agreement with Clay County Utility Authority
- Approval of the affordable housing ordinance (O-05-2025)
- Acceptance of the roads and utility improvements for phase 1 of the Rookery Subdivision

4 new business licenses were issued, and 4 licenses were renewed.

- New Businesses:
 - Tire Outlet
 - Cannon Nutrition
 - ELR Electric Inc.
 - Vallencourt Construction (2nd Location)

Total Business Tax Revenue for **April** was **\$865.00**

During the month of April:

- Began or continue reviewing the following planning applications:
 - **Rookery Phase 3A and 3B Preliminary Plat and Improvement Plan**
 - **Rookery 2B Plat**
 - **Energy Cove Warehouse/Showroom Building Site Plan**
 - **Walnut Plaza Site Plan**
 - **Special Event for Fun in the Sun**
 - **Special Event with Fireworks for RiverFest**
 - **Modification of PUD for Graylon Oaks**
 - **The Preserve at Green Cove Springs Site Plan**
 - **Variance for 462 Vermont Avenue**
 - **Meever Site Plan**
 - **Frontrunner Boats Site Plan**
 - **Wolfe Brothers Site Plan**
 - **Roger's Group Industrial Site Plan**
- The following applications were approved:
 - **Special Event - Aging True Senior Fishing Day**
 - **Rezoning and Future Land Use Amendment for Pine Ave – Clay County Parking Expansion**
 - **Feed the Children Pickleball Tournament - Fundraiser**
- **21 lien search requests**, and **5 new permit applications** were submitted.
- Revenues for Planning related fees for **April** were **\$4,222.00**.

CODE ENFORCEMENT

In April, there were 26 new enforcement complaints filed. Voluntary compliance was achieved for 4 of the cases resulting in case closure. A total of \$100.00 in Code Enforcement fines were collected in April.

Compliance for courtesy notice of violation/notice of violations:

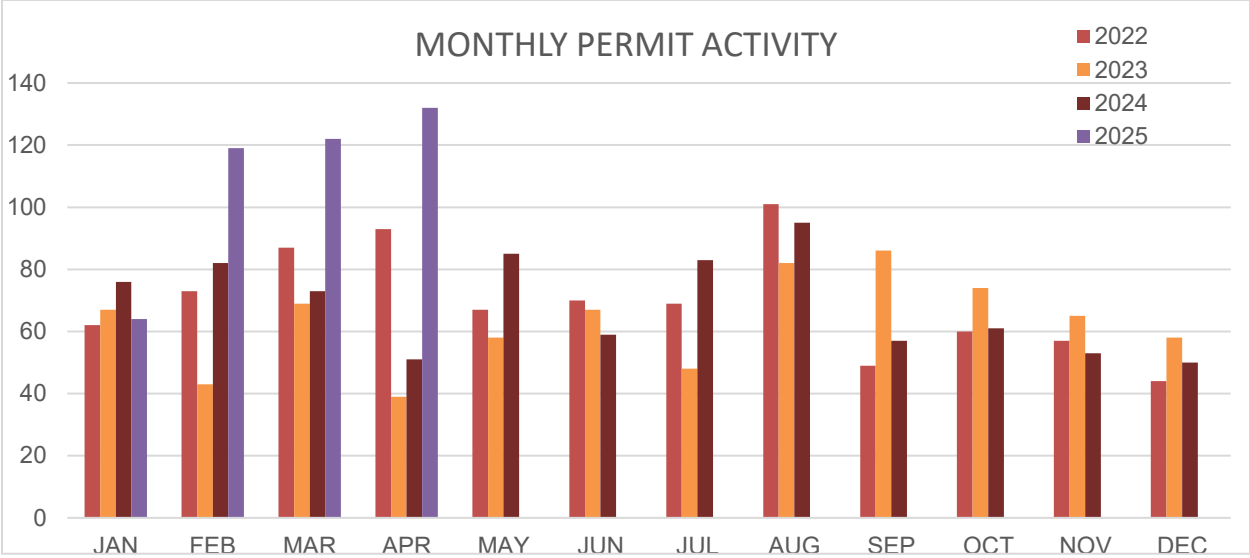
- 4 of 14 (29%) courtesy notices of violation were complied with.
- 0 of 7 (0%) notices of violation were voluntarily complied with.
- 2 courtesy notices of violation from previous months compliance was achieved resulting in closure.
- 6 notices of violation from previous months compliance were achieved resulting in case closure.
- 77 cases courtesy notices of violation/notices of violation complied year to date.

BUILDING

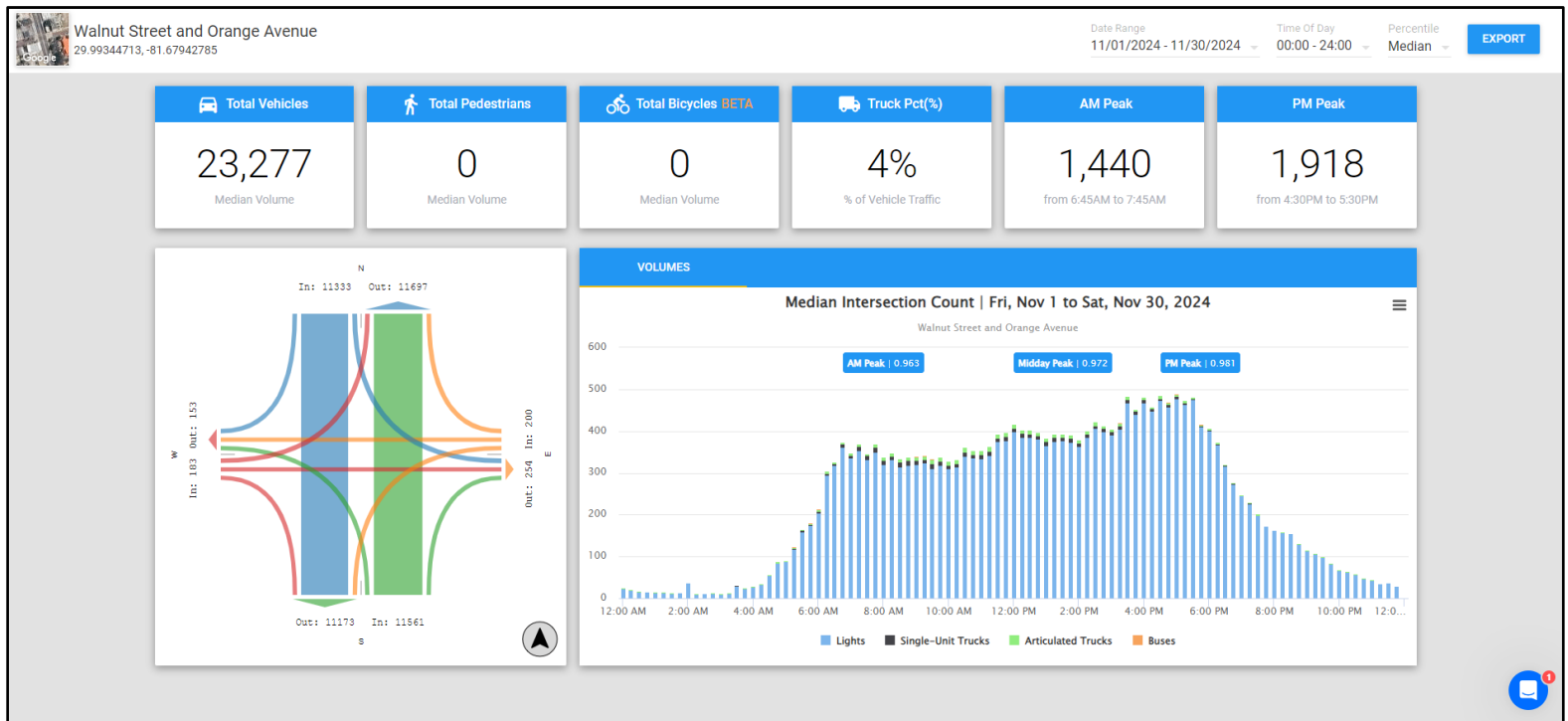
Building permit activity increased 8.19% from March to April. The total number of building permits issued in March was 122 compared to 132 in April. Permit activity for April 2024 increased by 158.82% from April 2023.

Revenues for Building related fees for **April** were **\$33,772.15**.

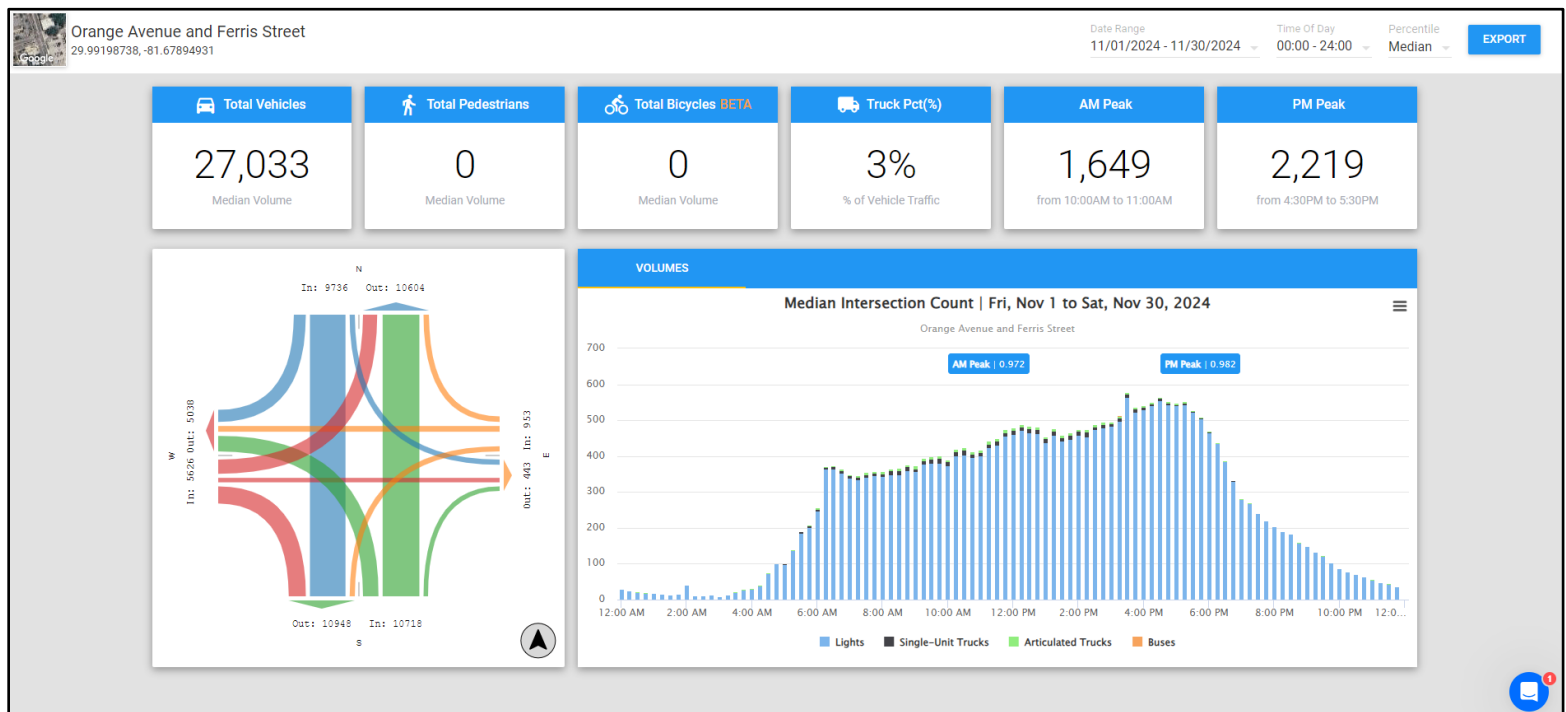
RESIDENTIAL NEW	9
COMMERCIAL NEW	1
RESIDENTIAL ADDITION	3
COMMERCIAL ADDITION	2
RESIDENTIAL REMODEL / IMPROVEMENT	4
COMMERCIAL REMODEL / IMPROVEMENT	1
DEMOLITION	2
SIGNS	0
POOLS	1
RE-ROOFING	18
FENCES	7
MECHANICAL / ELECTRICAL / PLUMBING	64
OTHER PERMITS	20
TOTAL PERMITS ISSUED	132



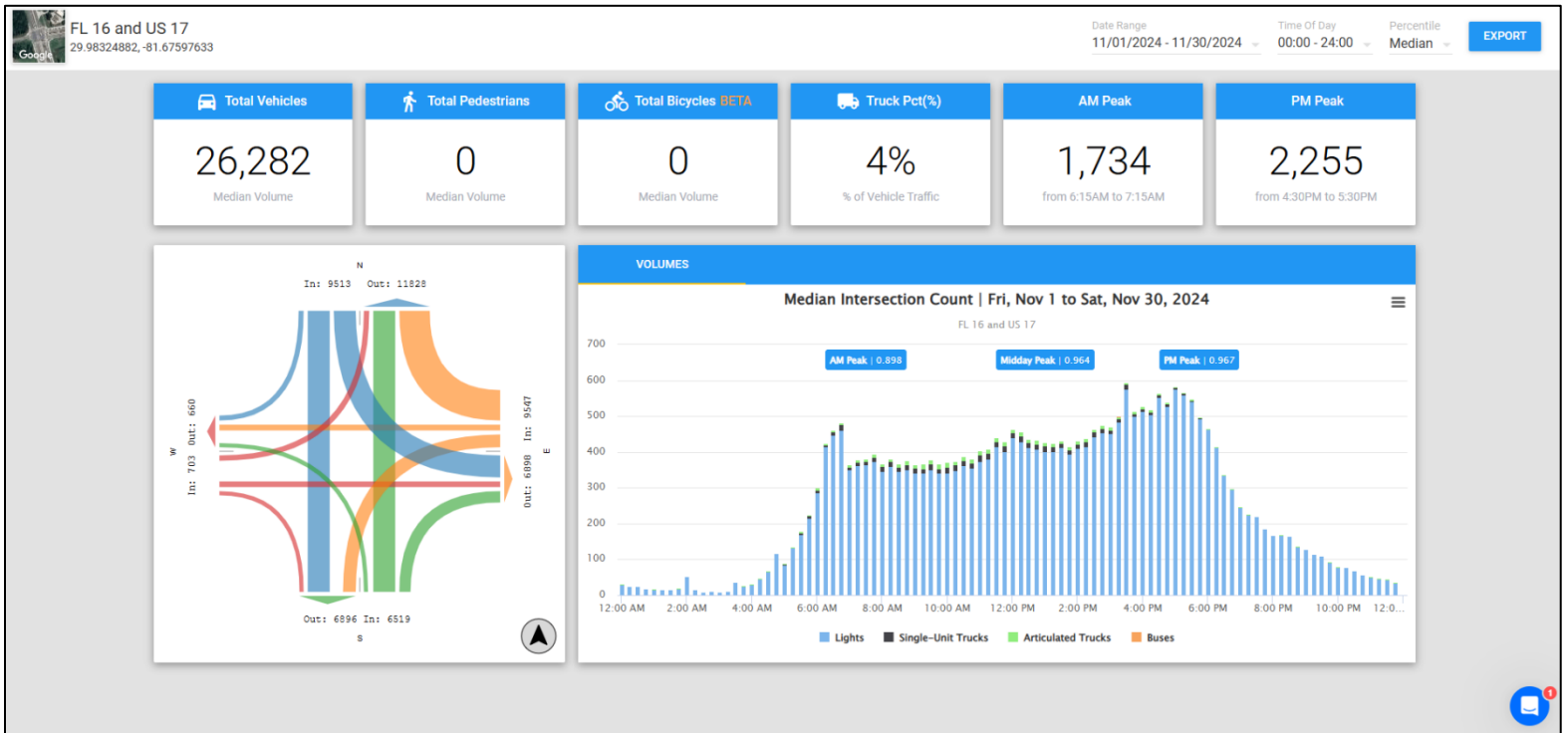
Walnut Street and Orange Avenue Intersection Traffic Volumes



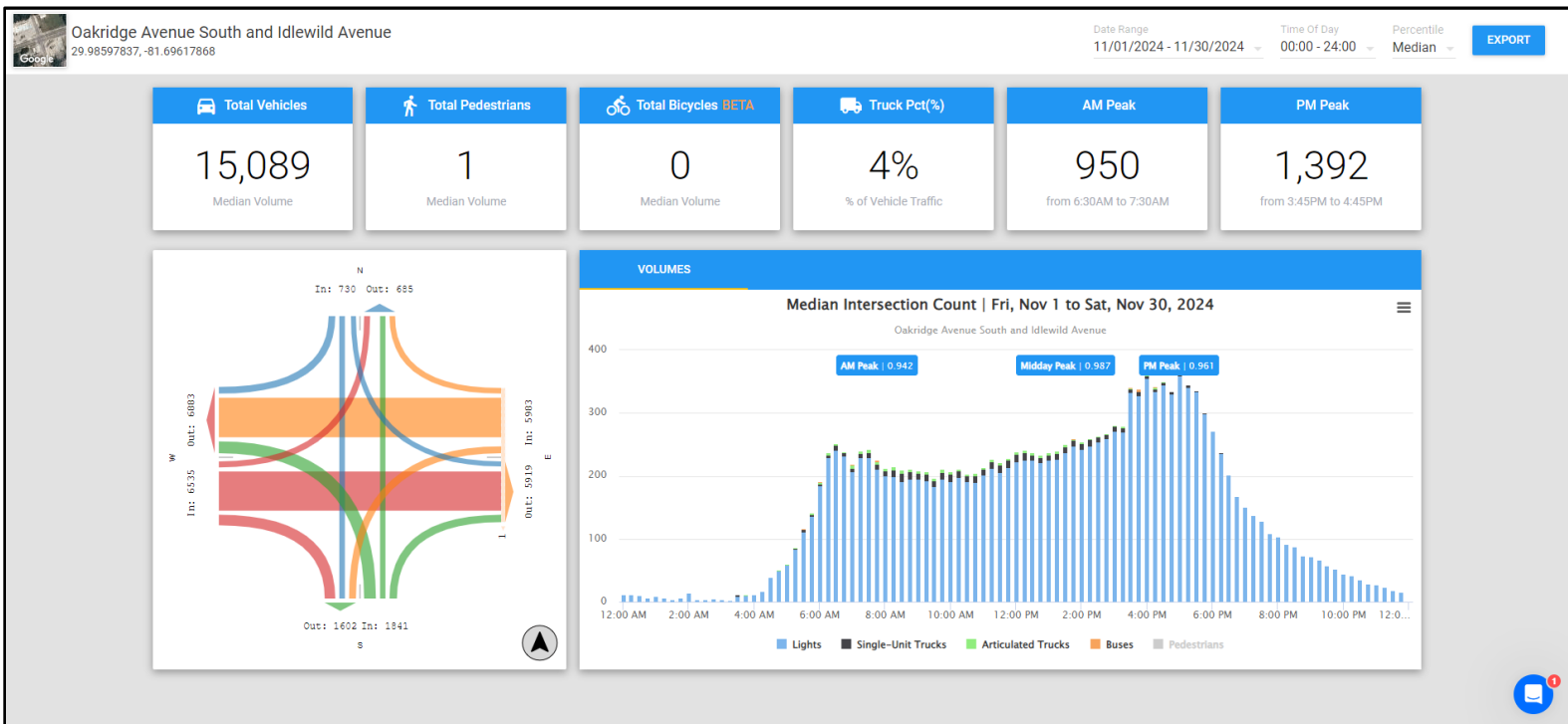
Ferris Street and Orange Avenue Intersection Traffic Volumes



US 17/SR 16 LCT Intersection Traffic Volumes



Oakridge and Idlewild Intersection Traffic Volumes



Building Permit Processing Information

April 2025

Permit Type	Permit Number	Date Submitted	Date Approved	Date Issued	Processing Days
DEMOLITION	BLD-24-0935	12/31/2024	04/03/2025	04/03/2025	39*
POOL	BLD-25-0181	02/20/2025	04/03/2025	04/03/2025	30
RESIDENTIAL NEW	BLD-25-0151	02/12/2025	04/01/2025	04/01/2025	27
RESIDENTIAL NEW	BLD-25-0168	02/18/2025	04/01/2025	04/01/2025	23
ELECTRIC RESIDENTIAL	BLD-25-0330	03/26/2025	04/22/2025	04/22/2025	22
RESIDENTIAL NEW	BLD-25-0354	04/01/2025	04/16/2025	04/17/2025	16
RESIDENTIAL NEW	BLD-25-0319	03/20/2025	04/22/2025	04/22/2025	16
ELECTRIC COMMERCIAL	BLD-25-0343	03/27/2025	04/15/2025	04/15/2025	16
RESIDENTIAL NEW	BLD-25-0100	01/31/2025	04/16/2025	04/23/2025	15
COMMERCIAL INTERIOR	BLD-24-0035	01/16/2024	01/30/2024	04/28/2025	15
RESIDENTIAL NEW	BLD-25-0219	02/27/2025	04/24/2025	04/24/2025	13
RESIDENTIAL NEW	BLD-25-0319	03/20/2025	04/22/2025	04/22/2025	11
COMMERCIAL NEW	BLD-25-0316	03/20/2025	04/24/2025	04/28/2025	10
RESIDENTIAL NEW	BLD-25-0100	01/31/2025	04/16/2025	04/23/2025	10
RESIDENTIAL IMPROVEMENT	BLD-25-0323	03/25/2025	04/03/2025	04/03/2025	10
RESIDENTIAL NEW	BLD-25-0100	01/31/2025	04/16/2025	04/23/2025	9
RESIDENTIAL NEW	BLD-25-0151	02/12/2025	04/01/2025	04/01/2025	9
COMMERCIAL NEW	BLD-25-0316	03/20/2025	04/24/2025	04/28/2025	9
RESIDENTIAL NEW	BLD-25-0168	02/18/2025	04/01/2025	04/01/2025	9
RESIDENTIAL IMPROVEMENT	BLD-25-0320	03/24/2025	04/01/2025	04/02/2025	9

GAS RESIDENTIAL	BLD-25-0331	03/26/2025	04/03/2025	04/09/2025	9
RESIDENTIAL ADDITION	BLD-25-0365	04/03/2025	04/10/2025	04/10/2025	8
COMMERCIAL ADDITION	BLD-24-0732	09/23/2024	10/01/2024	04/24/2025	8
RESIDENTIAL NEW	BLD-25-0219	02/27/2025	04/24/2025	04/24/2025	8
RESIDENTIAL NEW	BLD-25-0219	02/27/2025	04/24/2025	04/24/2025	8
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0178	02/20/2025	03/17/2025	04/28/2025	8
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0179	02/20/2025	03/17/2025	04/28/2025	8
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0182	02/20/2025	03/17/2025	04/28/2025	8
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0182	02/20/2025	03/17/2025	04/28/2025	5
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0179	02/20/2025	03/17/2025	04/28/2025	5
ROOKERY ONLY-RESIDENTIAL NEW	BLD-25-0178	02/20/2025	03/17/2025	04/28/2025	5
RESIDENTIAL ADDITION	BLD-25-0358	04/02/2025	04/07/2025	04/07/2025	5
RESIDENTIAL IMPROVEMENT	BLD-25-0346	03/28/2025	04/03/2025	04/03/2025	4
GAS COMMERCIAL	BLD-25-0376	04/04/2025	04/10/2025	04/10/2025	4
RESIDENTIAL IMPROVEMENT	BLD-25-0448	04/21/2025	04/24/2025	04/24/2025	3
RESIDENTIAL ADDITION	BLD-25-0384	04/07/2025	04/15/2025	04/15/2025	2
RESIDENTIAL ADDITION	BLD-25-0384	04/07/2025	04/15/2025	04/15/2025	2

RESIDENTIAL NEW	BLD-25-0219	02/27/2025	04/24/2025	04/24/2025	2
COMMERCIAL NEW	BLD-25-0316	03/20/2025	04/24/2025	04/28/2025	2
COMMERCIAL ADDITION	BLD-25-0464	04/28/2025	04/29/2025	04/29/2025	2
DEMOLITION	BLD-25-0429	04/20/2025	04/22/2025	04/23/2025	2
RESIDENTIAL NEW	BLD-25-0219	02/27/2025	04/24/2025	04/24/2025	1
RESIDENTIAL NEW	BLD-25-0151	02/12/2025	04/01/2025	04/01/2025	1
RESIDENTIAL NEW	BLD-25-0100	01/31/2025	04/16/2025	04/23/2025	1
RESIDENTIAL NEW	BLD-25-0354	04/01/2025	04/16/2025	04/17/2025	1
RESIDENTIAL NEW	BLD-25-0168	02/18/2025	04/01/2025	04/01/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0250	03/04/2025	03/31/2025	04/01/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0348	03/31/2025	03/31/2025	04/01/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0349	03/31/2025	03/31/2025	04/01/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0350	03/31/2025	03/31/2025	04/01/2025	1
MECHANICAL RESIDENTIAL	BLD-25-0351	04/01/2025	04/02/2025	04/02/2025	1
ELECTRIC COMMERCIAL	BLD-25-0357	04/01/2025	04/01/2025	04/02/2025	1
RE-ROOF	BLD-25-0353	04/01/2025	04/02/2025	04/03/2025	1
ELECTRIC COMMERCIAL	BLD-25-0356	04/01/2025	04/01/2025	04/03/2025	1
SAFETY	BLD-25-0360	04/02/2025	04/03/2025	04/03/2025	1
ELECTRIC COMMERCIAL	BLD-25-0361	04/02/2025	04/03/2025	04/03/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0362	04/03/2025	04/03/2025	04/03/2025	1

PLUMBING RESIDENTIAL	BLD-25-0359	04/02/2025	04/03/2025	04/04/2025	1
ELECTRIC RESIDENTIAL	BLD-25-0363	04/03/2025	04/03/2025	04/04/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0364	04/03/2025	04/03/2025	04/04/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0367	04/03/2025	04/03/2025	04/04/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0368	04/03/2025	04/03/2025	04/04/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0369	04/03/2025	04/03/2025	04/04/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0370	04/03/2025	04/03/2025	04/04/2025	1
IRRIGATION	BLD-25-0311	03/19/2025	03/24/2025	04/07/2025	1
RE-ROOF	BLD-25-0355	04/01/2025	04/02/2025	04/07/2025	1
MECHANICAL RESIDENTIAL	BLD-25-0371	04/04/2025	04/07/2025	04/07/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0372	04/04/2025	04/07/2025	04/07/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0373	04/04/2025	04/07/2025	04/07/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0374	04/04/2025	04/07/2025	04/07/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0375	04/04/2025	04/07/2025	04/07/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0378	04/07/2025	04/07/2025	04/07/2025	1
IRRIGATION	BLD-25-0379	04/07/2025	04/07/2025	04/07/2025	1
IRRIGATION	BLD-25-0380	04/07/2025	04/07/2025	04/07/2025	1

RE-ROOF	BLD-25-0381	04/07/2025	04/07/2025	04/07/2025	1
SAFETY	BLD-25-0382	04/07/2025	04/08/2025	04/08/2025	1
RE-ROOF	BLD-25-0386	04/08/2025	04/08/2025	04/08/2025	1
RE-ROOF	BLD-25-0385	04/08/2025	04/08/2025	04/08/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0388	04/08/2025	04/08/2025	04/08/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0389	04/08/2025	04/08/2025	04/08/2025	1
IRRIGATION	BLD-25-0391	04/09/2025	04/09/2025	04/09/2025	1
IRRIGATION	BLD-25-0393	04/09/2025	04/09/2025	04/09/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0390	04/09/2025	04/09/2025	04/09/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0392	04/09/2025	04/09/2025	04/09/2025	1
SAFETY	BLD-25-0395	04/09/2025	04/09/2025	04/10/2025	1
RE-ROOF	BLD-25-0414	04/15/2025	04/16/2025	04/17/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0415	04/16/2025	04/16/2025	04/17/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0416	04/16/2025	04/16/2025	04/17/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0417	04/16/2025	04/16/2025	04/17/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0418	04/16/2025	04/16/2025	04/17/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0420	04/17/2025	04/17/2025	04/18/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0421	04/17/2025	04/17/2025	04/18/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0422	04/17/2025	04/17/2025	04/18/2025	1

RE-ROOF	BLD-25-0419	04/16/2025	04/21/2025	04/21/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0426	04/18/2025	04/21/2025	04/21/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0430	04/21/2025	04/21/2025	04/21/2025	1
IRRIGATION	BLD-25-0431	04/21/2025	04/21/2025	04/21/2025	1
IRRIGATION	BLD-25-0432	04/21/2025	04/21/2025	04/21/2025	1
IRRIGATION	BLD-25-0434	04/21/2025	04/21/2025	04/21/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0446	04/21/2025	04/21/2025	04/21/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0387	04/08/2025	04/14/2025	04/15/2025	1
RE-ROOF	BLD-25-0407	04/15/2025	04/15/2025	04/15/2025	1
RE-ROOF	BLD-25-0408	04/15/2025	04/15/2025	04/15/2025	1
PLUMBING RESIDENTIAL	BLD-25-0409	04/15/2025	04/15/2025	04/15/2025	1
RE-ROOF	BLD-25-0412	04/15/2025	04/15/2025	04/15/2025	1
RE-ROOF	BLD-25-0413	04/15/2025	04/16/2025	04/16/2025	1
PLUMBING RESIDENTIAL	BLD-25-0050	01/14/2025	01/14/2025	04/17/2025	1
PLUMBING RESIDENTIAL	BLD-25-0259	03/06/2025	03/06/2025	04/17/2025	1
MECHANICAL RESIDENTIAL	BLD-25-0394	04/09/2025	04/09/2025	04/10/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0396	04/10/2025	04/10/2025	04/10/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0398	04/10/2025	04/10/2025	04/10/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0399	04/10/2025	04/10/2025	04/10/2025	1

ELECTRIC RESIDENTIAL NEW	BLD-25-0401	04/10/2025	04/10/2025	04/10/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0402	04/10/2025	04/10/2025	04/10/2025	1
RE-ROOF	BLD-25-0400	04/10/2025	04/10/2025	04/11/2025	1
RE-ROOF	BLD-25-0403	04/11/2025	04/14/2025	04/14/2025	1
PLUMBING RESIDENTIAL	BLD-25-0406	04/14/2025	04/14/2025	04/14/2025	1
IRRIGATION	BLD-25-0435	04/21/2025	04/21/2025	04/23/2025	1
IRRIGATION	BLD-25-0436	04/21/2025	04/21/2025	04/23/2025	1
IRRIGATION	BLD-25-0437	04/21/2025	04/21/2025	04/23/2025	1
IRRIGATION	BLD-25-0438	04/21/2025	04/21/2025	04/23/2025	1
IRRIGATION	BLD-25-0439	04/21/2025	04/21/2025	04/23/2025	1
IRRIGATION	BLD-25-0440	04/21/2025	04/21/2025	04/23/2025	1
MECHANICAL RESIDENTIAL	BLD-25-0441	04/21/2025	04/23/2025	04/23/2025	1
PLUMBING RESIDENTIAL NEW	BLD-25-0451	04/22/2025	04/22/2025	04/23/2025	1
ELECTRIC COMMERCIAL	BLD-25-0453	04/23/2025	04/23/2025	04/23/2025	1
RE-ROOF	BLD-25-0452	04/23/2025	04/23/2025	04/23/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0433	04/21/2025	04/21/2025	04/22/2025	1
RE-ROOF	BLD-25-0427	04/18/2025	04/21/2025	04/22/2025	1
RE-ROOF	BLD-25-0442	04/21/2025	04/21/2025	04/22/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0443	04/21/2025	04/21/2025	04/22/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0444	04/21/2025	04/21/2025	04/22/2025	1

ELECTRIC COMMERCIAL	BLD-25-0447	04/21/2025	04/22/2025	04/22/2025	1
RE-ROOF	BLD-25-0455	04/24/2025	04/24/2025	04/24/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0461	04/27/2025	04/28/2025	04/28/2025	1
ELECTRIC RESIDENTIAL NEW	BLD-25-0462	04/27/2025	04/28/2025	04/28/2025	1
MECHANICAL RESIDENTIAL NEW	BLD-25-0458	04/25/2025	04/28/2025	04/28/2025	1
MECHANICAL RESIDENTIAL	BLD-25-0459	04/25/2025	04/28/2025	04/28/2025	1
RE-ROOF	BLD-25-0465	04/28/2025	04/29/2025	04/29/2025	1
MECHANICAL RESIDENTIAL	BLD-25-0466	04/28/2025	04/29/2025	04/29/2025	1
MECHANICAL RESIDENTIAL	BLD-25-0469	04/29/2025	04/29/2025	04/30/2025	1
MECHANICAL RESIDENTIAL	BLD-25-0470	04/30/2025	04/30/2025	04/30/2025	1
PLUMBING RESIDENTIAL	BLD-25-0473	04/30/2025	04/30/2025	04/30/2025	1

Note: BLD-24-0935 - 1st review was 4 days, 2nd review was 2 days, 3rd review was 28 days, 4rd review for 5 days