

## **ORDINANCE NO. O-11-2025**

**AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±5.08 ACRES OF REAL PROPERTY GENERALLY LOCATED IN THE 800 BLOCK OF COOKS LANE, IDENTIFIED AS OF A PORTION TAX ID NUMBER 016562-000-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM R-3, RESIDENTIAL HIGH DENSITY TO M-1, LIGHT INDUSTRIAL; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.**

### **RECITALS**

**WHEREAS**, the City has received a request to amend the Future Land Use Map for the subject parcel from Industrial (County) to Industrial; and

**WHEREAS**, the City approved the Future Land Use Map amendment (Ordinance O-09-2025) for the subject property it will be designated as Industrial on the Future Land Use Map of the City, and

**WHEREAS**, the City has received a request to rezone the subject parcel from R-3, residential high density to Industrial District (M-1); 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 June 24, 2025 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 July 1, 2025 and October 7, 2025 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. Zoning Map Amended.** The Zoning Map is hereby amended for the following property from R-3 Residential High Density to Light Industrial (M-1). For Tax Parcel Number 38-06-26-016562-000-00 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

**Section 2. 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 3. Repealing Clause.** All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

**Section 4. 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 5. 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 1ST DAY OF JULY 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Edward R. Gaw, 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 7TH DAY OF  
OCTOBER 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Edward R. Gaw, 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"

Tax Parcel Number 38-06-26-016515-001-00

## LEGAL DESCRIPTION

DESCRIPTION: A PORTION OF A PARCEL OF LAND AS RECORDED IN O.R. 4709, PAGE 178

A parcel of land being a portion of that certain property as recorded in Official Records Book 4709, page 178 of the Public Records of Clay County, Florida; being a part of Lot 1, Block 1, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in said Public Records in Deed Book "J", pages 273 and 274, said parcel also being a portion of Section 29, Block 1, according to plat of Bayard Tract recorded in Plat Book 1, page 34 of said Public records and lying in Section 38, Township 6 South, Range 26 East, said Clay County, said parcel being more particularly described as follows:

Commence at the Southwest corner of said Lot 1, Block 1, Bayard Tract; thence on the West line thereof, North 24°21'05" West, 47.00 feet to the northwesterly line of those lands described in Official Records Book 3006, page 935 of said Public Records; thence on said northwesterly line, North 61°51'10" East, 600.54 feet; thence North 26°40'57" West, 54.22 feet to the most southerly corner of said property recorded in Official Records Book 4709, page 178 of said Public Records, said corner being on the northerly right-of-way line of Energy Cove Court as recorded in Official Records Book 3251, page 1137 of said Public Records; thence continue North 26°40'57" West, along the westerly line of said property, 262.43 feet to the POINT OF BEGINNING of the parcel described herein.

Thence continue along said westerly line the following two (2) courses: (1) North 26°40'57" West, 5.16 feet; thence North 59°41'25" West, 408 feet, more or less to the centerline of Coventry Branch; thence northeasterly, along said centerline, 493 feet, more or less to a point on the proposed southerly right-of-way line of Cooks Lane (a proposed 60 foot right-of-way) per sketch by McKee, Eiland and Mullis, dated April 12, 1983 and being file number D25:242; thence along said proposed southerly right-of-way line the following two (2) courses: (1) South 66°28'21" East, 352 feet more or less to the point of curvature of a curve concave to the North, having a radius of 210.06 feet; (2) easterly along the arc of said curve, an arc distance of 29.21 feet, said arc being subtended by a chord bearing and a distance of South 70°27'26" East, 29.19 feet; thence departing said southerly right-of-way line and along the easterly line of aforesaid property, South 35°44'54" East, 216.61 feet; thence departing said easterly line, South 54°15'06" West, 264.63 feet to the point of curvature of a not tangent curve concave to the Southeast, having a radius of 52.32 feet; thence southwesterly along the arc of said curve, an arc distance of 21.52 feet, said arc being subtended by a chord bearing and a distance of South 42°16'50" West, 21.36 feet; thence along a line non-tangent to said curve, South 30°18'34" West, 172.18 feet to the POINT OF BEGINNING of Parcel herein described.

Containing 5.4 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.

## EXHIBIT “B”



Legend	
	Target Parcel
ZONING	
	R1
	R1A
	R2
	R3
	RRF
	PUD
	RPO
	C1
	C2
	FBC
	FBC - Downtown Core
	FBC - Primary Corridor
	FBC - Secondary Corridor
	FBC - Transition
	FBC - Civic
	GCC
	GCN
	GCR
	M-2
	M-1
	MUH
	INS
	RC

0 110 220 440  
US Feet