



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Regular Meeting **MEETING DATE:** July 20, 2021
FROM: Michael Daniels
SUBJECT: City Council approval of Land Dedication for new roadway adjacent to Ruby Street.
Michael Daniels

BACKGROUND

In November 2020, Clay County Habitat submitted an application for a lot split for parcel #017053-000-00 which is located at 314 Ruby Street. During the review of the request, City staff determined that, due to the narrowness of the existing roadway on Ruby Street, that in order to be able to complete a lot split, the parcel would need to be split parallel to Ruby Street (see attached surveys) and a new roadway would need to be constructed on the east side of Ruby Street, from the existing asphalt driveway and extending 60' to the east to provide road frontage for the two newly created lots. As a result, the applicant is requesting to dedicate the northern portion of the subject property to the City for the creation of a new road. The new roadway plans and construction have been completed by the applicant and approved by the City. The cost of the roadway improvements paid by the applicant are \$8,027.50. The applicant also has provided a 3-year maintenance bond in accordance with City Surety requirements. In addition, the applicant will convey to the City the property by warranty deed which will be recorded in the Official County Records. The roadway and the conveyance shall be completed prior to issuance of a Certificate of Occupancy for the new single-family houses.

The City Attorney noted a correction to be made on the maintenance bond regarding the date. This correction will be completed prior to issuance of a Certificate of Occupancy.

FISCAL IMPACT

Due to the small size of the roadway, the ongoing maintenance costs to the City will be minimal.

RECOMMENDATION

Approval of Land Dedication for new Roadway adjacent to Ruby Street