



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** October 15, 2024
FROM: Michael Daniels, Development Services Director
SUBJECT: Lifeline Landing Final Plat for the development of 6 single-family lots on parcel #: 018373-001-00 at the NE corner of Kirk and Harring Street

PROPERTY DESCRIPTION

APPLICANT: Operation Lifeline, Inc. **OWNER:** Operation Lifeline, Inc.
PROPERTY LOCATION: NE Corner of Kirk and Harring Street
PARCEL NUMBER: 018373-001-00
FILE NUMBER: PLF-24-001
CURRENT ZONING: Residential Medium Density, R-2
FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING LAND USE

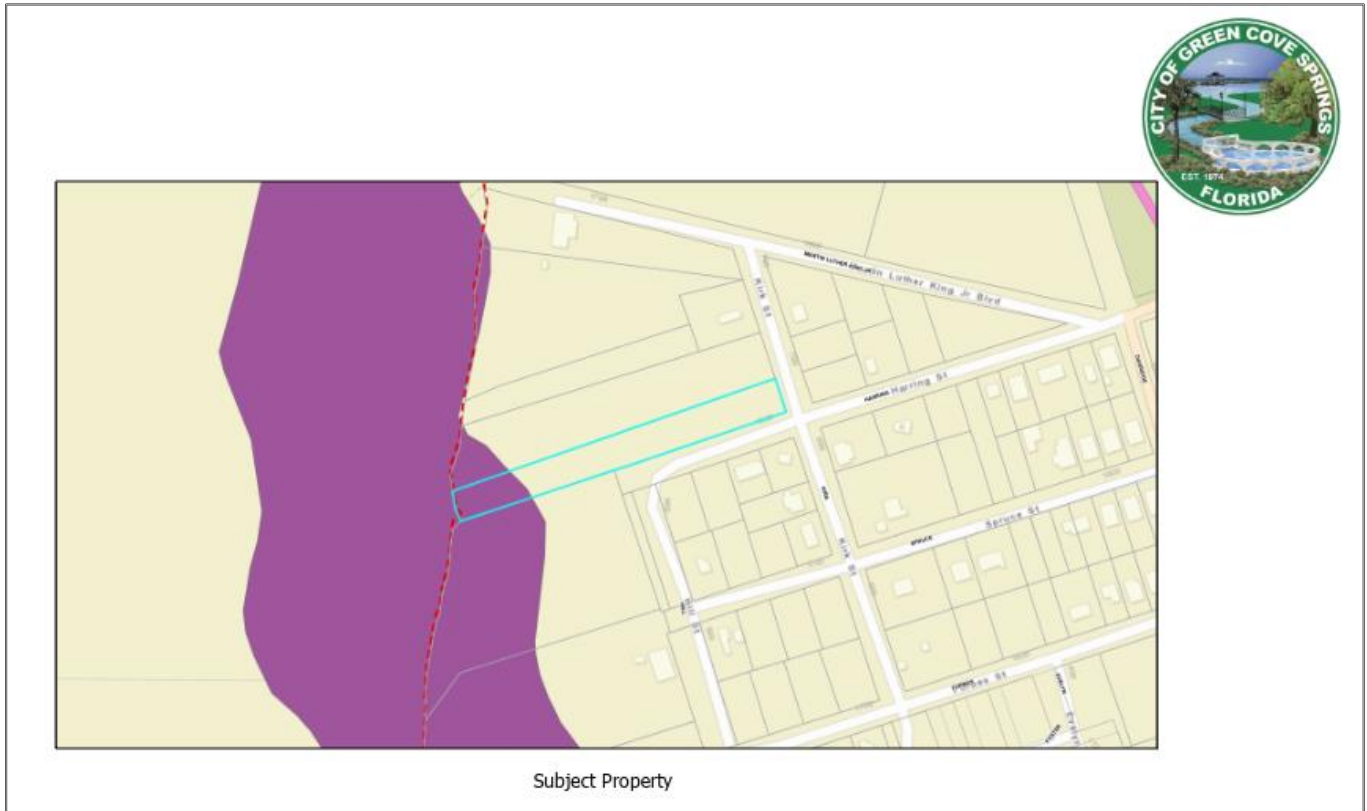
NORTH: FLU: Neighborhood Z: R-2 Use: Single-Family Residences	SOUTH: FLU: Neighborhood Z: R-2 Use: Single-Family Residences
EAST: FLU: Neighborhood Z: R-2 Use: Single Family Residences	WEST: FLU: County Rural Residential Z: County Agricultural/Residential Use: Undeveloped

BACKGROUND

Operation Lifeline, Inc. has submitted a final plat for Lifeline Landing on Parcel #: 018373-001-00. This subdivision consists of 6 single-family lots. The preliminary plat and improvement plan was approved by City Council on April 2, 2024. The site has been cleared and the utility improvements are being constructed onsite. A phasing schedule has been provided in your packet.

The site is located within the City's Electric Service Boundary. It will be served by the City's electric and sanitation services and by the Clay County Utility Authority for water and sewer.

Map



The plans were reviewed by the Site Development Review Team and comments were provided.

Attachments include:

- Final Plat
- Property Deed
- School Concurrency Approval letter
- Subdivision Application
- Phasing Schedule

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat for the development of 6 single-family residential lots known as Lifeline Landing subject to staff comments.

RECOMMENDED MOTIONS:

Motion to approve final plat for the Lifeline Subdivision subject to the following comments:

1. Final Plat must be recorded with the Clay County Clerk of Courts within 30 days.
2. Electric Subdivision fee of \$1,300 per lot shall be paid within 30 days of the subdivision recording date.