



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Site Development Review Team **MEETING DATE:** February 5, 2025
FROM: Gabriel Barro, Development Services
SUBJECT: Review and approval of Lot Split request for a property located at 662 N Magnolia Ave

PROPERTY DESCRIPTION

APPLICANT: Reginald Vaughn **OWNER:** Reginald Vaughn
PROPERTY LOCATION: 662 Magnolia Ave
PARCEL NUMBER: 017576-001-00
FILE NUMBER: LOT-25-001
CURRENT ZONING: R1
FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING LAND USE

NORTH: FLU: Neighborhood **SOUTH:** FLU: Neighborhood
Z: R1 Z: R1
Use: Single Family Home Use: Single Family Home
EAST: FLU: Neighborhood **WEST:** FLU: Neighborhood
Z: R1 Z: GCR
Use: Single Family Home Use: Single Family Home

BACKGROUND

The Applicant has submitted a request to split a property located at 662 N Magnolia Ave, which will create two lots. Under the zoning for the property, development must have the following minimums:

	Detached SF	Commercial
Lot Area	7,000 square feet	None
Lot Width	70 feet	None
Front & Rear Yard Setback	20/10 feet	10 feet
Side Yard Setback	10 feet	10 feet

STAFF RECOMMENDATION

This meeting is to determine staff consensus. The proposed lot split meets the necessary zoning density controls.