



# 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 near the corner of Martin Luther King Jr Blvd and Mill St.

### PROPERTY DESCRIPTION

**APPLICANT:** Fredric Depuydt **OWNER:** Fredric Depuydt  
**PROPERTY LOCATION:** Martin Luther King Jr Blvd  
**PARCEL NUMBER:** 017884-000-00  
**FILE NUMBER:** LOT-24-003  
**CURRENT ZONING:** C1  
**FUTURE LAND USE DESIGNATION:** Mixed Use

### SURROUNDING LAND USE

**NORTH:** **FLU:** Public **SOUTH:** **FLU:** Public  
**Z:** INS **Z:** INS  
**Use:** School Board of Clay County **Use:** Government  
**EAST:** **FLU:** Mixed Use **WEST:** **FLU:** Neighborhood  
**Z:** C1 **Z:** R2  
**Use:** Single Family Home **Use:** Single Family Home

### BACKGROUND

The Applicant has submitted a request to split a property located near the corner of Martin Luther King Jr Blvd and Mill St, which will create two lots, one facing MLK Blvd and another that will combined with 017881-000-00 facing Mill St. Under the zoning for the property, development must have the following minimums:

|                                      | <b>Detached SF</b> | <b>Commercial</b> |
|--------------------------------------|--------------------|-------------------|
| <b>Lot Area</b>                      | 6,000 square feet  | None              |
| <b>Lot Width</b>                     | 50 feet            | None              |
| <b>Front &amp; Rear Yard Setback</b> | 20/10 feet         | 10 feet           |
| <b>Side Yard Setback</b>             | 7.5 feet           | 10 feet           |

## STAFF RECOMMENDATION

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