

## **ORDINANCE NO. O-10-2021**

**AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±0.454 ACRES OF PROPERTY LOCATED AT 3 WEST ST, IDENTIFIED AS TAX ID NUMBER 017018-003-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM R-2, MEDIUM DENSITY RESIDENTIAL, TO RPO, RESIDENTIAL PROFESSIONAL OFFICE; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request to amend the Future Land Use Map for the subject parcel from Residential Medium Density to Residential Professional Office; and

**WHEREAS**, the City approved the Future Land Use Map amendment for the subject property such that it will be designated as RPO, Residential Professional Office on the Future Land Use Map of the City, and

**WHEREAS**, the City has received a request to rezone the subject parcel from R-2 to Residential Professional Office; 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 May 25, 2021 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 June 1, 2021 and June 15, 2021 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 THE CITY OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:**

**Section 1. Zoning Map Amended.** The Zoning Map is hereby amended for the following property from R-2 to RPO, Residential Professional Office:

Tax Parcel ID# 38-06-26-017018-003-00, 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.** This Ordinance shall become effective upon passage.

**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 1<sup>st</sup> DAY OF JUNE 2021.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

---

Edward R. Gaw, Mayor

ATTEST:

---

Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY  
OF GREEN COVE SPRINGS, FLORIDA, THIS 15<sup>TH</sup> DAY OF JUNE 2021.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

---

Edward R. Gaw, Mayor

ATTEST:

---

Erin West, City Clerk

APPROVED AS TO FORM:

---

L. J. Arnold, III, City Attorney

# EXHIBIT “A”

Tax Parcel Number 38-06-26-017018-003-00

## LEGAL DESCRIPTION

LOTS NO. 15, 16, AND 20, AND THE EASTERLY 72.00 FEET OF LOT NO. 19 OF CAMPBELL’S SUBDIVISION OF LOT “A” OF BLOCK 57, OF THE PALMER & FERRIS TRACT IN THE CITY OF GREEN COVE SPRINGS AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AS RECORDED IN MAP BOOK 6, PAGE 16 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

# EXHIBIT "B"

