



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** March 16, 2021
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Pinewood Court Estates Replat

PROPERTY DESCRIPTION

APPLICANT: Joe Wiggins, Wiggins Construction Company of North Florida Inc. **OWNER:** Wiggins Investment of North Florida, Inc.

PROPERTY LOCATION: Pinewood Court

PARCEL NUMBER: 016838-000-00

FILE NUMBER: 202100102

CURRENT ZONING: R-3 – Multifamily

FUTURE LAND USE DESIGNATION: Residential High Density

BACKGROUND

Joe Wiggins with Wiggins Construction Company of N. Florida, Inc. has submitted a subdivision replat application (#202100102) for a replat of part of Lot D, Block 105 of the Palmer and Ferris Tract. This plat would create 12 townhome units. The project was approved initially as a site plan for 12 townhome units in 2018. The replat has been reviewed by City staff and on the City's behalf, by CHW for compliance with Chapter 177, Florida Statutes. Attachments include: the plat, a boundary survey, the title opinion, and the application.

This replat will enable 12 lots in the Core City to be developed as attached townhomes. This in-fill development will add to the City's tax base in an area where City services are already provided.

STAFF RECOMMENDATION

Staff recommends approval of the Pinewood Court Estates Replat and authorization for the Mayor to sign the plat.

MOTION: To approve case #: 202100102, the Pinewood Court Estates Replat and authorize the Mayor to sign the plat.
