

## **ORDINANCE NO. O-10-2025**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF GREEN COVE SPRINGS, FLORIDA, BY ADDING FUTURE LAND USE POLICY 1.8.2 REGARDING SITE SPECIFIC DEVELOPMENT CONDITIONS RELATED TO FUTURE LAND USE AMENDMENT (ORDINANCE NO. O-09-2025) CHANGING THE FUTURE LAND USE FROM MIXED USE TO INDUSTRIAL FOR ±5.08 ACRES OF REAL PROPERTY GENERALLY LOCATED IN THE 800 BLOCK OF COOKS LANE, IDENTIFIED AS TAX ID NUMBER 016562-000-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 166, Florida Statutes, empowers the City Council of Green Cove Springs to prepare and enforce a Comprehensive Plan for the development of the City; and

**WHEREAS**, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Council of Green Cove Springs to (a) plan for the City's future development and growth; (b) adopt and amend Comprehensive Plans, or elements or portions thereof, to guide the future growth and development of the City, (c) implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purpose of the action; and

**WHEREAS**, a duly advertised public hearing was conducted on the proposed amendment on June 24, 2025 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 hearings on July 15, 2025 for state transmittal and September 16, 2025 for adoption and provided for and received public participation; and,

**WHEREAS**, the City Council believes adding a site-specific policy related to Future Land Use Amendment (Ordinance No. O-09-2025) is necessary to ensure the City's adopted Level of Service, quality of life and to ensure compatibility with surrounding uses.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AS FOLLOWS:**

**Section 1. Purpose and Intent.** This Ordinance is enacted to carry out the purpose

and intent and exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended.

**Section 2. Adoption of Future Land Use Element Policy 1.8.2, for the Comprehensive Plan 2025.** The City Council of Green Cove Springs hereby adopts Future Land Use Element Policy 1.8.2 of the Green Cove Springs Comprehensive Plan 2025 as specified in Attachment “A” attached hereto and by reference made a part hereof.

**Section 3. Applicability and Effect.** The applicability and effect of the amendments to the Green Cove Springs Comprehensive Plan 2045 shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and this Ordinance.

**Section 4. Copy on file.**

- (a) A certified copy of the enacting ordinance, as well as certified copies of the amendments to the City of Green Cove Springs' Comprehensive Plan 2045 and any amendments thereof, shall be filed with the City Clerk of Green Cove Springs.
- (b) To make amendments to the Comprehensive Plan 2045 available to the public, a certified copy of the enacting ordinance, as well as certified copies of the amended City of Green Cove Springs Comprehensive Plan 2045 and any amendments thereto, shall be located in the Planning and Zoning Department of the City of Green Cove Springs and shall be available to the public for a reasonable publication charge.

**Section 5. Repealer.** All ordinances or part of Ordinances in conflict herewith be and the same are hereby repealed.

**Section 6. Severability.** If any portion or portions of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions of this Ordinance shall remain in full force and effect.

**Section 7. Effective Date.** If this ordinance becomes effective, the effective date of the comprehensive plan text amendment adopted hereby shall be the later of:

- (a) The date that the amendment to the local government's future land use map (Ordinance O-09-2025) that is the subject of Ordinance No. O-10-2025 becomes effective; or
- (b) If this amendment is not timely challenged, the effective date shall be 31 days after the state land planning agency notifies the local government that this plan amendment package is complete. If timely challenged, this amendment shall

become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency at 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-4120.

**INTRODUCED AND PASSED AS TO FORM ONLY ON THE FIRST  
READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE  
SPRINGS, FLORIDA, THIS 15TH DAY OF JULY 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Daniel M. Johnson, Mayor

ATTEST:

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Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF  
THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 16TH DAY OF  
SEPTEMBER 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Daniel M. Johnson, Mayor

ATTEST:

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Erin West, City Clerk

APPROVED AS TO FORM ONLY:

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L. J. Arnold, III, City Attorney

## **ATTACHMENT “A”**

Policy 1.8.2: Future Land Use Map (FLUM) Amendment adopted by Ordinance Number O-09-2025 on October 7, 2025 changes the future land use on the amendment area from Mixed Use to Industrial. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment Ordinance O- 09-2025 is hereby limited based on the following:

1. A 20' Tree preservation/landscape buffer shall be provided along Cooks Lane. The tree preservation/landscape buffer shall be a combination of preservation of existing tree preservation and landscape planting, including a continuous hedge row and small trees pursuant to the landscape buffer specifications set forth in Sec. 113-244(f)(8) of the City Land Development Regulations, combined with a 6' high brick, stone or concrete block wall. sufficient to screen the proposed development activity from public view along Cooks Lane. Alternatives to the wall requirement such as wood or vinyl fencing can be approved by the site development committee. The tree preservation /landscape buffer shall be approved as part of the site development plan for the development.
2. A 25' landscape buffer / tree preservation buffer pursuant to the landscape buffer specifications set forth in Sec. 113-244(f)(8) of the City Land Development Regulations, shall be provided along the western boundary of the site adjacent to the residentially zoned properties.
3. Tree preservation mitigation shall be met for both parcel # 016562-000-00 and 016562-002-00 at time of site development approval.
4. Access for this parcel shall be only on Energy Cove Court with access being provided through parcel RE# 016562-002-00. Any development on both parcels will have cross access easements and such easements shall be recorded in the Official Records of the Clay County Clerk's Office prior to site development approval.
5. Record easement for existing water main across property prior to site development approval.
6. Construction access shall be limited to Energy Cove Court.