

ORDINANCE NO. O-22-2022

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING MAP; AMENDING THE OFFICIAL ZONING MAP FROM LOW DENSITY DENSITY LAND USE, R-1 AND INSTITUTIONAL TO LOW DENSITY LAND USE, R-1A FOR SELECTED PARCELS, TALLING 46.08 ACRES IDENTIFIED IN EXHIBIT A, GENERALLY LOCATED ON PINE AND CYPRESS AVENUE BETWEEN GOVERNORS STREET AND MARTIN LUTHER KING JR BLVD AND FOR SELECTED PARCELS, TALLING 46.08 ACRES IDENTIFIED IN EXHIBIT C, GENERALLY LOCATED BETWEEN MARTIN LUTHER JR BLVD TO THE NORTH, GOVERNORS CREEK TO THE WEST, FORBES ST STREET TO THE SOUTH AND OAKRIDGE AVENUE TO THE EAST; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a new zoning district designation, R-1A has been added to the Official Zoning Map, as described below, has been filed with the City; and

WHEREAS, a duly advertised quasi-judicial public hearing on the proposed amendment was conducted on January 24, 2023 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 quasi-judicial public hearings on February 7, 2023 and February 21, 2023 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 GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

Section 1. Findings of Fact and Conclusions of Law.

1. The above recitals are true and correct and incorporated herein by reference.

2. The proposed site-specific amendment to the Official Zoning Map is consistent with the Comprehensive Plan.

3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Map Amended. The Official Zoning Map is hereby amended by changing the Low Density Single Family Residential District, R-1 and Institutional Districts, to the Low Density Single Family Residential District, R-1A for the parcel identification #'s set forth in Exhibit C

Section 3. 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 4. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. 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 6. Effective Date. This Ordinance shall be effective upon its passage and adoption on the second and final reading.

Section 7. 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
7TH DAY OF MARCH 2023**

CITY OF GREEN COVE SPRINGS, FLORIDA

Matthew Johnson, 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 21ST DAY OF JANUARY 2023.**

CITY OF GREEN COVE SPRINGS, FLORIDA

Matthew Johnson, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney

Exhibit A Proposed Parcel Rezoning to R-1A

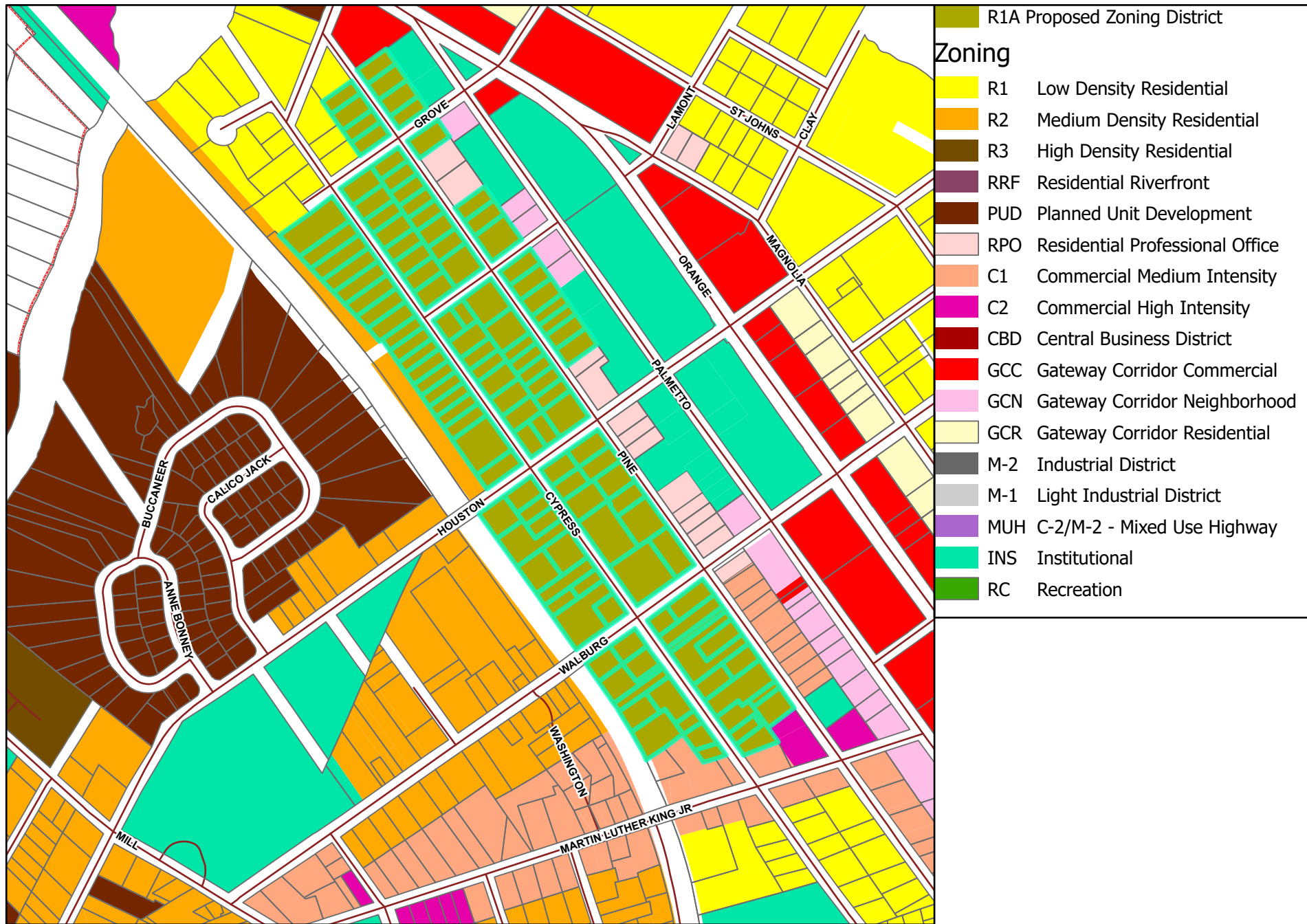
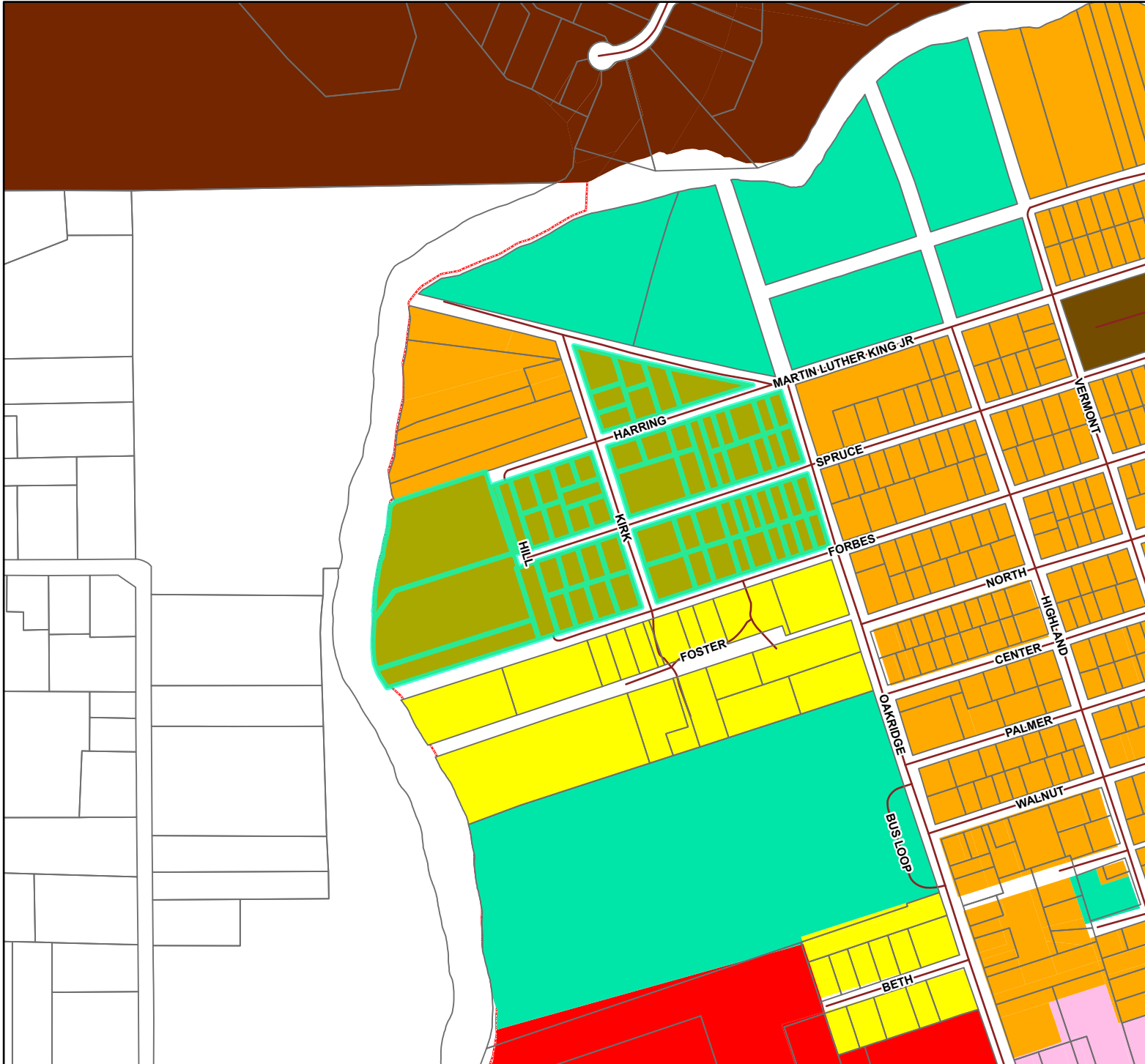


Exhibit B Proposed Parcel Rezoning to R1A











Zoning	
	R1A Proposed Zoning District
	R1 Low Density Residential
	R2 Medium Density Residential
	R3 High Density Residential
	PUD Planned Unit Development
	GCC Gateway Corridor Commercial
	GCN Gateway Corridor Neighborhood
	INS Institutional

Exhibit C: Parcels proposed to be rezoned to R-1A



ParcelNum	ParcelNum	ParcelNum	ParcelNum
018045-000-00	017711-004-00	017834-000-00	018315-000-00
018030-001-00	017711-001-00	017830-001-00	018315-009-00
018027-000-00	017711-005-00	018311-005-00	018315-006-00
018043-000-00	017711-003-00	018310-004-00	018315-005-00
018032-001-00	017711-002-00	018311-009-00	018315-008-00
018036-000-00	017711-000-00	018311-008-00	018315-004-00
017709-000-00	017712-000-00	018311-010-00	018315-003-00
017708-000-00	017713-000-00	018311-001-00	018315-010-00
017710-002-00	017714-000-00	018311-000-00	018315-009-01
017707-000-00	018030-000-00	018310-008-00	018300-005-00
017722-000-00	018030-002-00	018309-000-00	018300-008-00
017723-000-00	018041-000-00	018311-004-00	018300-003-00
017706-000-00	018038-000-00	018310-003-00	018300-007-00
017705-000-00	017702-002-00	018310-006-00	018300-006-00
017709-001-00	017699-001-00	018311-003-00	018300-009-00
017710-001-00	017700-000-00	018311-002-00	018300-004-00
018080-000-00	017702-004-00	018312-002-00	017830-000-00
017716-000-00	017702-000-00	018312-001-00	018310-006-01
018061-000-00	017702-003-00	018314-011-00	018084-000-00
018063-000-00	017836-000-00	018308-000-00	017728-000-00
018064-000-00	017837-000-00	018314-008-00	017726-000-00
018059-000-00	017835-000-00	018307-000-00	017727-000-00
018051-000-00	017892-000-00	018314-007-00	017733-000-00
018052-000-00	017887-000-00	018314-000-00	017731-000-00
018053-000-00	017890-000-00	018305-000-00	017735-000-00
018054-000-00	017719-000-00	018314-009-00	017736-000-00
018056-000-00	017717-000-00	018314-004-00	017738-000-00
018055-000-00	017720-000-00	018314-002-00	017734-000-00
018058-000-00	017888-000-00	018314-003-01	017737-000-00
018057-000-00	017889-000-00	018314-010-00	017743-000-00
018049-000-00	017885-001-00	018306-000-00	017743-001-00
018047-000-00	017721-000-00	018314-006-00	017742-000-00
018044-000-00	017718-000-00	018313-000-00	017741-000-00
018048-000-00	017897-000-00	018304-000-00	018069-000-00
018050-000-00	017724-000-00	018303-000-00	018070-000-00
018046-000-00	017725-000-00	018310-001-00	018071-000-00
018083-000-00	017715-000-00	018310-002-00	018072-000-00
018082-000-00	017885-000-00	018275-002-00	018073-000-00
018081-000-00	017886-000-00	018310-001-01	018074-000-00
018084-001-04	017894-000-00	018310-005-00	018075-000-00
018084-001-03	017898-000-00	018301-000-00	017699-000-00
018084-001-02	017895-000-00	018312-004-00	018275-001-00
018084-001-01	017839-000-00	018312-000-00	018314-012-00
018084-001-00	017840-000-00	018312-003-00	018314-003-00
018078-000-00	017833-000-00	018300-001-00	018076-000-00
017710-000-00	017838-000-00	018315-001-00	017832-000-00