

ORDINANCE NO. O-10-2023

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING CHAPTER 117 OF THE CITY CODE; AMENDING CHAPTER 117 SECTION 117-3 LIST OF PERMITTED TO INCLUDE CONVENIENCE RETAIL STORES WITH AND WITHOUT GAS PUMPS AS A PERMITTED USE IN THE COMMERCIAL HIGH INTENSIVE LAND USE (CHI), C-2 GENERAL COMMERCIAL ZONING DISTRICT; AMENDING SECTION 117-253 (2) TO ALLOW CONVENIENCE STORES WITH AND WITHOUT GAS PUMPS AS A PERMITTED USE IN THE COMMERCIAL HIGH INTENSIVE LAND USE (CHI), C-2 GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICTS, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, the Green Cove Springs City Council has determined that this amendment is consistent with the Comprehensive Plan, is in the best interest of the public, and will promote the public health, safety and welfare of the city.

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

Section 1. That Chapter 117 Sec. 117-3 shall be amended as follows:

Section 2. That Chapter 117, Sec. 117-253 (2) shall be amended as follows:

Sec. 117-253. Permitted uses.

The following are permitted uses in the commercial high intensive (CHI), C-2 general commercial zoning category:

- (1) Any use permitted in the C-1 district.
- (2) The following retail and service establishments and any determined similarly like or type uses not specifically described below: appliance and automobile sales, service, repair and rentals, automobile parts store, bait and tackle shops, bakeries, bicycle sales and service, billiards, boat and motor sales and service, bowling alleys, building supplies and materials, cabinet shops, carpet outlets, ceramic sales and studios, clothing shops, **convenience stores with and without gas pumps**, curio shops, dance, music, gymnastic studios, decorating studios and shops, department stores, drug sales including medical marijuana treatment center dispensing facilities, dry cleaners, electrical shops, financial institutions (including drive-through facilities), fruit and vegetable sales (retail, no packing), furniture stores, game rooms, grocery store, hardware stores, health spas, licensed masseurs, heating and air conditioning sales and service, hotels, motels, janitorial supplies, laundries and laundromats, meat markets, medical supplies, mobile home sales and service, motorcycle sales and service, nurseries, optical shops, pawn shops, pet shops, pet grooming, pool supplies, printing shops, rentals, restaurants, shoe stores, shopping centers, skating rinks, sporting goods stores, sundries and notions shops, television and radio sales and service, television and radio studios (excluding transmission equipment), theaters, tire sales and service, toy stores, upholstery shops, utility building sales, veterinarian clinics (within enclosed building), wearing apparel shops, well drilling and pump services;
- (3) Parking lots and commercial parking garages.

Section 3. Conflicts. If any portion of this Ordinance is in conflict with any other ordinance, then the provisions of this Ordinance shall govern.

Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 5. Effective Date. Upon its adoption by the City Council, this ordinance shall become effective.

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

Daniel M. 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 MARCH 2023.

CITY OF GREEN COVE SPRINGS, FLORIDA

Daniel M Johnson, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney