



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** Site Development Review Team **MEETING DATE:** January 7, 2025  
**FROM:** Gabriel Barro, Development Services  
**SUBJECT:** City Council approval of the Clay Habitat - Palmer Trace Final Plat *Michael Daniels*

### PROPERTY DESCRIPTION

**APPLICANT:** Clay Habitat for Humanity **OWNER:** Clay Habitat for Humanity  
**PROPERTY LOCATION:** First Ave  
**PARCEL NUMBER:** 018209-000-00  
**FILE NUMBER:** PLF-24-004  
**CURRENT ZONING:** R2  
**FUTURE LAND USE DESIGNATION:** Neighborhood

### SURROUNDING LAND USE

**NORTH:** **FLU:** Neighborhood **SOUTH:** **FLU:** Neighborhood  
**Z:** R2 **Z:** R2  
**Use:** Single Family Home **Use:** Single Family Home

**EAST:** **FLU:** Neighborhood **WEST:** **FLU:** Mixed-Use  
**Z:** Institutional **Z:** R2  
**Use:** CC Building of Commerce **Use:** Single Family Home

### BACKGROUND

The Applicant has submitted a request to re-plat a vacant property located on the corner of Palmer Street and First Avenue, which will create three lots, two of which will face Cypress St, and the other will face Center St. Under the zoning for the property, development must have the following minimums:

	<b>Detached SF</b>	<b>Commercial</b>
<b>Lot Area</b>	5,000 square feet	None
<b>Lot Width</b>	50 feet	None
<b>Front &amp; Rear Yard Setback</b>	20 feet/10 feet	10 feet
<b>Side Yard Setback</b>	5 feet	10 feet

## STAFF RECOMMENDATION

Staff recommends approval of the Clay Habitat Palmer Trace Final Plat.