



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** February 25, 2025
FROM: Gabriel Barro, Planning and Zoning
SUBJECT: Ordinance O-04-2025 amending the zoning for parcel 017678-000-00 located on N Pine Ave.
Zoning Amendment From: Residential Professional Office (RPO)
To: Institutional (INS)

PROPERTY DESCRIPTION

APPLICANT: Clay County Board of County Commissioners **OWNER:** John Fagan

PROPERTY LOCATION: N Pine Ave, north of Walburg St

PARCEL NUMBER: 017678-000-00

FILE NUMBER: ZON-25-001

CURRENT ZONING: Residential Professional Office

FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING LAND USE

NORTH: FLU: Public Z: Institutional Use: Government Parking Lot	SOUTH: FLU: Neighborhood Z: RPO Use: Vacant Residential
EAST: FLU: Mixed-Use Z: GCN Use: Residential Single Family	WEST: FLU: Neighborhood Z: R1A Use: Vacant Residential

BACKGROUND

The applicant, Caleb Risinger, Real Estate Acquisitions Manager for Clay County has requested a rezoning amendment for the property located on the eastern edge of N Pine Ave, located adjacent to the Clay County parking lot on Palmetto Ave, for all of parcel 38-06-26-017678-000-00, from RPO to Institutional. A companion future land use request from Neighborhood to Public has also been submitted on this agenda. The current property owner is John Fagan, ownership of the property will transfer to Clay County contingent upon approval of the Future Land Use and companion rezoning application. Pursuant to the County's enclosed statement of change, they are interested in purchasing the property to expand the County's existing parking area located to the north and east of the subject property to accommodate governmental offices along Orange Avenue.

PROPERTY DESCRIPTION:

The property covers approximately 0.14 acres and is located on N Pine Ave just north of Walburg St. Currently the property is vacant with some tree coverage.

Figure 1. Aerial Map



The site is located within the City’s Water, Sewer, and Electric Service Boundaries. It will be served by the City’s utilities and sanitation services.

Additionally, the applicant has submitted the following annexation and future land use map amendments:

Application #	Description
FLUS-25-001	Future Land Use Application request from Neighborhood to Public

Figure 2. Current Zoning

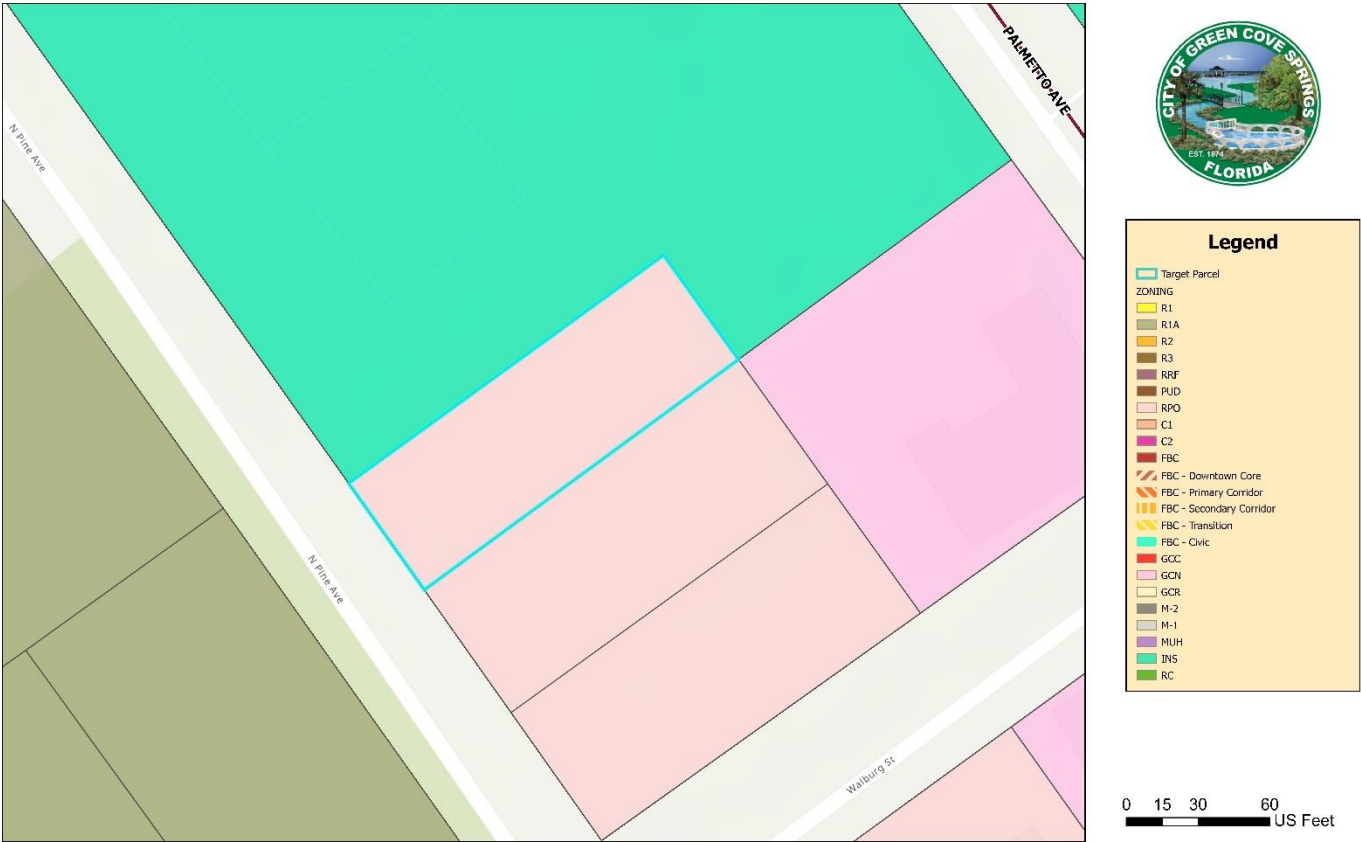
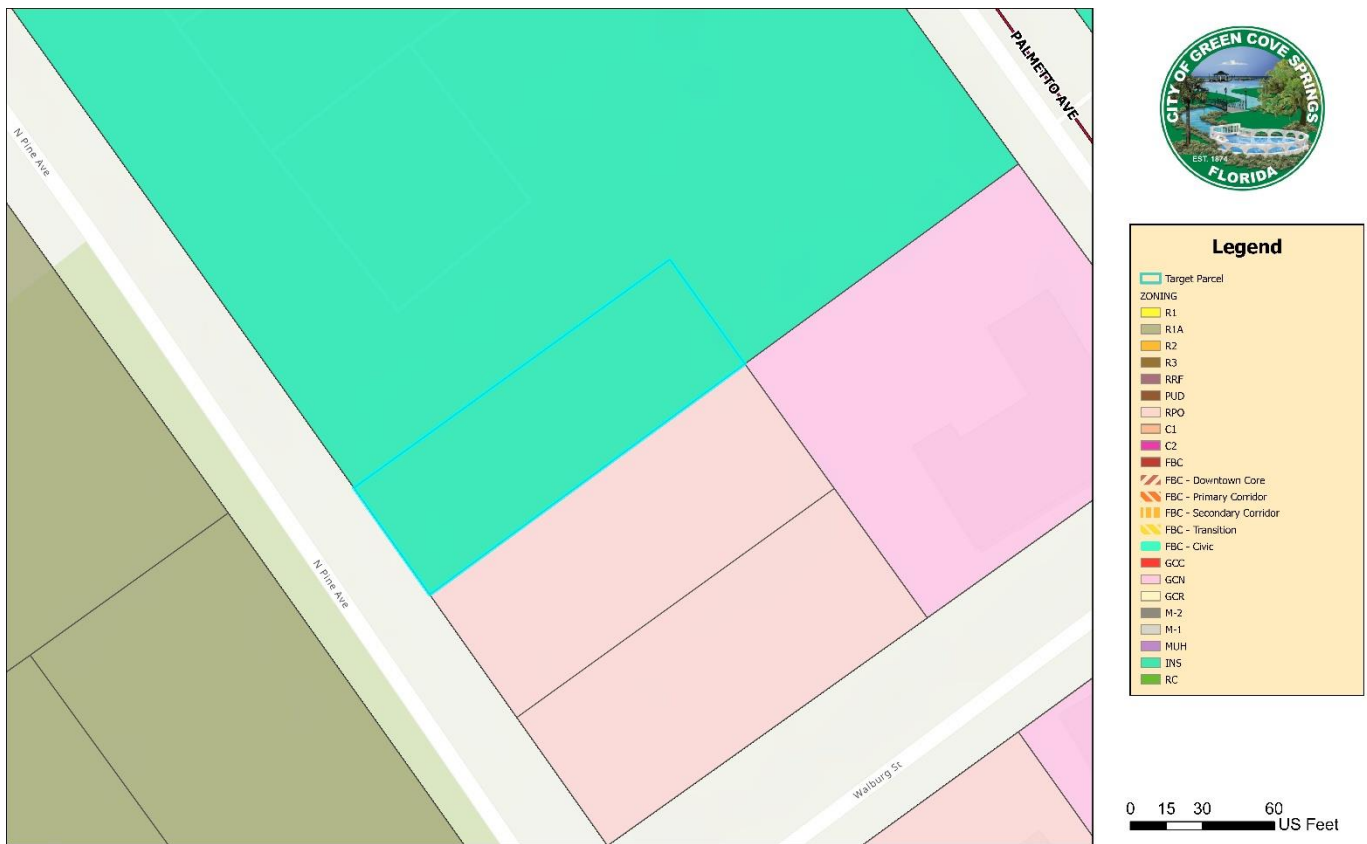


Figure 3. Proposed FLU



Compatibility

The Subject Property is located adjacent to an existing parking lot utilized by Clay County. Clay County intends to expand the parking lot onto the subject parcel. The current zoning of RPO is not intended for this use. The requested zoning amendment will match the zoning of the existing parking lot to allow for parking lot expansion.

Intent of Existing Zoning District

Residential Professional Offices

The residential professional offices land use (RPO), residential professional offices (RPO) zoning category district is intended to provide for professional offices of low intensity and design criteria which permits their location in close proximity to single-family districts. This district can serve as a transition district between low or medium density residential development and more intensive commercial development.

Intent of Proposed Zoning District

The institutional land use category consists of civic, cultural, governmental, religious, public utilities, and other public necessity uses.

STAFF RECOMMENDATION

Staff is recommending approval of the proposed zoning request.

RECOMMENDED MOTIONS:

Rezoning

Motion to recommend to City Council the approval of Ordinance O-04-2025, to amend the zoning of Parcel ID 017678-000-00 from RPO to Institutional.