



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** March 12, 2024
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Owens Subdivision, a replat of a portion of Block 46, North Suburbs of Green Cove Springs, identified as 900 and 902 Myrtle Avenue

BACKGROUND

Austin Burke, the agent for property owner David Owens, has submitted a replat of the two lots, 900 and 902 Myrtle Avenue and is proposing to divide them into three lots for single family residential development. The total acreage of the two lots are 1.62 acres which will be divided into 3 lots that are .53, .54 and .56 acres respectively. The zoning of this parcel is R-1, which requires a minimum of 70' of lot width and 7,000 square feet of lot area.

This plat has been reviewed by City Staff and on the City's behalf by CHW for compliance with Chapter 177, Florida Statutes.

Approval of this replat will enable residential development which conforms with surrounding development and meets City Zoning Code requirements.

Attachments:

- Plat Page 1
- Plat Page 2
- Boundary Survey
- Title Certification
- Site Plan

FISCAL IMPACT

This replat will establish three appropriately sized lots and enable three single-family residential homes to be developed in the Core City. This in-fill development will add to the City's tax base in an area where City services are already provided.

RECOMMENDATION

Approve the Owens Subdivision plat and authorize the Mayor to sign the plat.