

## ORDINANCE NO. O-12-2024

**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 CENTRAL BUSINESS DISTRICT, GATEWAY CORRIDOR COMMERCIAL, GATEWAY CORRIDOR NEIGHBORHOOD AND INSTITUTIONAL TO FORM BASED CODE FOR SELECTED PARCELS, TOTALING 52.36 ACRES IDENTIFIED IN EXHIBIT A, GENERALLY BOUNDED BY JUST NORTH OF GUM STREET TO THE NORTH, THE RAILROAD TRACKS TO THE WEST, OAK STREET TO THE SOUTH AND MAGNOLIA AVE AND EXTENDING TOWARD ST JOHNS AVENUE BETWEEN CENTER AND WALNUT STREET 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 Form Based Code, 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 March 26, 2024 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 April 2, 2024 and April 16, 2024 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 Central Business District, Gateway Corridor Commercial, Gateway Corridor Neighborhood, and Institutional to Form Based Code for the parcel identification #'s set forth in Exhibit B

**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.

**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 2<sup>nd</sup> DAY OF APRIL 2024**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

---

Constance Butler, 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 16<sup>th</sup> DAY OF APRIL 2024.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

\_\_\_\_\_  
Constance Butler, Mayor

ATTEST:

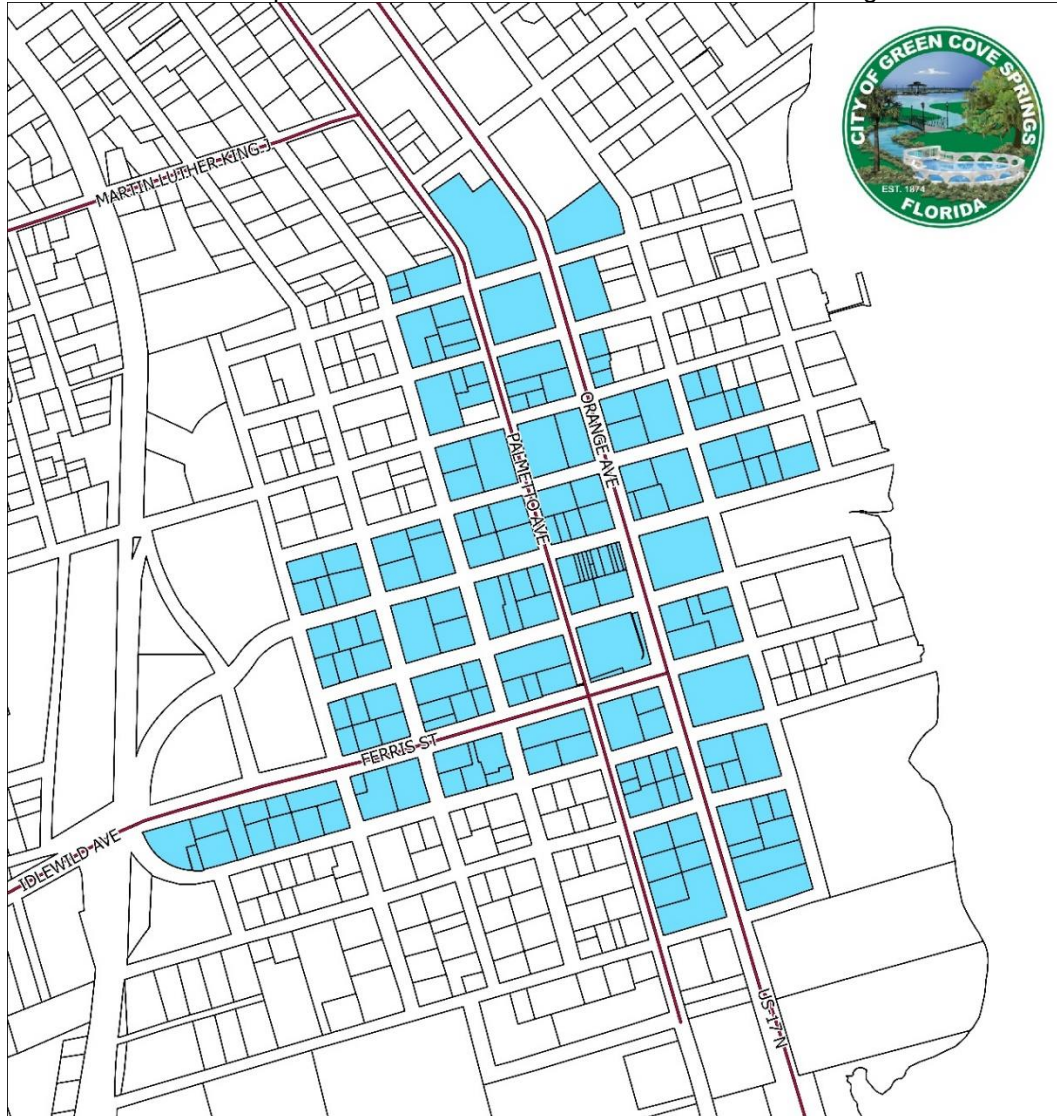
\_\_\_\_\_  
Erin West, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
L. J. Arnold, III, City Attorney



Exhibit B - Parcels Proposed to be Rezoned for Form Based Code Zoning District



Parcels

017293-001-00	017197-000-00	017235-001-00
017535-000-00	017198-000-00	017236-000-00
017532-001-00	017199-000-00	017238-000-00
017532-000-00	017200-000-00	017239-000-00
017403-000-00	017201-000-00	017239-001-00
017404-000-00	017202-000-00	017240-000-00
017401-000-00	017203-000-00	017241-000-00
017402-000-00	017294-000-00	017242-000-00
017405-000-00	017295-000-00	017243-000-00
017355-000-00	017296-000-00	017244-000-00
017353-000-00	017331-000-00	017285-000-00
017352-000-00	017331-001-00	017286-000-00
017356-000-00	017332-000-00	017287-000-00
017357-000-00	017333-000-00	017288-000-00
017279-000-00	017334-000-00	017289-000-00
017279-001-00	017443-000-00	017290-000-00
017277-000-00	017444-000-00	017291-000-00
017428-000-00	017446-000-00	017292-000-00
017428-000-00	017480-000-00	017293-000-00
017429-000-00	017481-000-00	017245-000-00
017343-000-00	017482-000-00	017246-000-00
017429-001-00	017483-000-00	017247-000-00
017430-000-00	017485-000-00	017248-000-00
017342-000-00	017486-000-00	017248-001-00
017342-001-00	017487-000-00	017249-000-00
017283-000-00	017488-000-00	017250-000-00
017284-000-00	017489-000-00	017251-000-00
017282-000-00	017491-000-00	017252-000-00
017281-000-00	017492-000-00	017253-000-00
017280-000-00	017493-000-00	017258-000-00
017335-000-00	017493-002-00	017259-000-00
017335-001-00	017310-000-00	017267-000-00
017336-000-00	017312-000-00	017267-001-00
017337-000-00	017313-000-00	017268-000-00
017337-001-00	017314-000-00	017269-000-00
017338-000-00	017315-000-00	017270-000-00
017339-000-00	017316-000-00	017272-000-00
017340-000-00	017317-000-00	017273-000-00
017341-000-00	017317-001-00	017274-000-00
017431-000-00	017317-002-00	017275-000-00
017432-000-00	017318-000-00	017276-000-00
017433-000-00	017319-000-00	017261-000-00
017434-000-00	017311-000-00	017262-000-00
017435-000-00	017297-000-00	017263-000-00
017436-000-00	017298-000-00	017257-000-00
017437-000-00	017299-000-00	017359-000-00
017438-000-00	017301-000-00	017360-000-00
017439-000-00	017521-000-00	017361-000-00
017440-000-00	017223-000-00	017362-000-00
017441-000-00	017224-000-00	017363-000-00
017442-000-00	017225-000-00	017367-000-00
017084-000-00	017226-000-00	017368-000-00
017085-000-00	017230-001-00	017369-000-00
017086-000-00	017232-000-00	017394-000-00
017087-000-00	017233-000-00	017399-000-00
017196-000-00	017234-000-00	017531-000-00
	017235-000-00	017584-000-00