

ORDINANCE NO. O-09-2024

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±23.37 ACRES OF REAL PROPERTY GENERALLY LOCATED ON CR 15A, IDENTIFIED AS OF A PORTION TAX ID NUMBER 016515-001-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM HEAVY INDUSTRIAL (COUNTY DESIGNATION) TO M-2, INDUSTRIAL DISTRICT; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City has received a request to amend the Future Land Use Map for the subject parcel from Industrial (County) to Industrial; and

WHEREAS, if the City approved the Future Land Use Map amendment for the subject property it will be designated as Industrial on the Future Land Use Map of the City, and

WHEREAS, the City has received a request to rezone the subject parcel from Heavy Industrial (County) to Industrial District (M-2); and

WHEREAS, the City has the authority pursuant to its home rule and other statutory powers to rezone properties within the City; and

WHEREAS, a duly advertised public hearing was conducted on the proposed rezoning 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 public hearing 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. Zoning Map Amended. The Zoning Map is hereby amended for the following property from Light Industrial (County) to Industrial District (M-2). A portion of Tax Parcel Number 38-06-26-016515-001-00 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 2. 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 3. Repealing Clause. All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 4. 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 5. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency, or the Administrative Council enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has 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 21st DAY OF MARCH 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 16th DAY OF MARCH 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 "A"

Tax Parcel Number 38-06-26-016515-001-00

LEGAL DESCRIPTION

A tract of land situated in the Bayard Tract; Clay County, Florida, as per plat thereof prepared by Charles F. Smith recorded in Deed Book "J", pages 273 and 274 of the public records of said county, said tract being a portion of Sections 6 and 7 Block 51, Clinch Estate, as per plat thereof by Gould T. Butler recorded in Plat Book 1, pages 31, 32, 33 and 34 of said public records, All lying in the G.L.F. Clark Grant; Section 38, Township 6 South, Range 26 East; Clay County, Florida; said tract being more particularly described as follows:

Commence at the intersection of the centerline of Oakridge Avenue (County Road 15A) with the Centerline of Green Cove Avenue and run South along the centerline of said Oakridge Ave. with a curve concave Westerly, said curve having a central angle of 15 deg 52 min 10 sec, a radius of 1909.86 feet, an arc length of 528.98 feet and a chord bearing and distance of S 07 deg 13 min 41 sec E, 527.29 feet; thence run S 00 deg 42 min 24 sec W, along said centerline, 51.51 feet; thence leave said centerline and run S 78 deg 56 min 05 sec E, 35.58 feet to an iron rod on the Easterly right of way line of said Oakridge Avenue, said right of way as described in Official Records Book 1545, page 510 and page 513 of said public records and the Point of Beginning; thence run S 00 deg 42 min 24 sec W, along said right of way, 518.46 feet to iron pipe at the Northwest corner of said Official Records Book 1545, page 510; thence continue S 00 deg 42 min 24 sec W, along said right of way line and along the West line of aforesaid lands, 755.80 feet to an iron pipe at the Southwest corner of said lands; thence run East along the South line of said lands with the following courses and distances: East 283.81 feet; N 19 deg 48 min 59 sec E, 161.55 feet; S 70 deg 11 min 01 sec E, 287.10 feet; S 60 deg 56 min 01 sec E, 32.90 feet, S 40 deg 33 min 38 sec E, 22.40 feet; N 66 deg 10 min 19 sec E, 15.20 feet; N 32 deg 26 min 40 sec E, 52.20 feet; S 88 deg 48 min 20 sec E, 94.2 feet to an iron pipe at the Southeasterly corner of said lands; thence leave said South line and run N 30 deg 15 min 03 sec E, 428.28 feet to an iron rod; thence run N 75 deg 16 min 14 sec W, 158.18 feet to an iron rod; thence run N 11 deg 45 min 19 sec E, 477.17 feet to an iron rod; thence run N 09 deg 04 min 47 sec E, 142.03 feet to an iron rod; thence run N 78 deg 56 min 05 sec W, 972.65 feet to the Point of Beginning

EXHIBIT "B"



Zoning	
R1	Low Density Residential
R2	Medium Density Residential
R3	High Density Residential
RRF	Residential Riverfront
PUD	Planned Unit Development
RPO	Residential Professional Office
C1	Commercial Medium Intensity
C2	Commercial High Intensity
CBD	Central Business District
GCC	Gateway Corridor Commercial
GCN	Gateway Corridor Neighborhood
GCR	Gateway Corridor Residential
M-2	Industrial District
M-1	Light Industrial District
MUH C-2/M-2	Mixed Use
INS	Institutional
RC	Recreation