

ORDINANCE NO. O-14-2024

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±6.03 ACRES OF REAL PROPERTY GENERALLY LOCATED ON COOKS LANE, IDENTIFIED AS OF A PORTION TAX ID NUMBER 016564-002-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM UNZONED TO M-1, LIGHT INDUSTRIAL; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City has received a request to rezone the subject parcel from Un-zoned to Light Industrial (M-1); 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 April 30, 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 May 7, 2024 and May 21, 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 Un-zoned to Light Industrial (M-1).

A portion of Tax Parcel Number 38-06-26-016564-002-00 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 7th DAY OF MAY 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 21st DAY OF MAY 2024.

CITY OF GREEN COVE SPRINGS, FLORIDA

, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney

EXHIBIT "A"

Tax Parcel Number 38-06-26-016564-002-00

LEGAL DESCRIPTION

PARCEL 1

PART OF SECTIONS 29 AND 30, BLOCK 1, CLINCH ESTATES A/K/A PART OF LOTS 1 AND 2, BLOCK 1, BAYARD TRACT, AND PART OF BLOCK 3, SOUTH GREEN COVE SPRINGS, AS MORE PARTICULARLY DESCRIBED IN O. R. BOOK 330 PAGES 62 AND 63, AND O. R. BOOK 417 PAGE 451, EXCEPT THOSE PARTS DESCRIBED IN O. R. BOOK 403 PAGES 28 TO 36, O. R. BOOK 511 PAGE 397, O. R. BOOK 528 PAGE 137 AND 139, O. R. BOOK 549 PAGE 346, O. R. BOOK 653 PAGE 510, AND O. R. BOOK 1052 PAGE 51, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PARCEL 2

PORTION OF LOTS 1 AND 2, BLOCK 1, BAYARD TRACT, CLAY COUNTY, FLORIDA, ACCORDING TO MAP BY CHARLES F. SMITH RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK "J", PAGES 273 AND 274 (SAID LOT 1, BLOCK 1, IS ALSO KNOWN AS SECTION 29, BLOCK 1, CLINCH ESTATE, ACCORDING TO MAP BY GOULD T. BUTLER RECORDED IN PAID RECORDS IN PLAT BOOK 1, PAGES 31, 32, 33 AND 34, THE WEST 1/2 OF SAID LOT 2, BLOCK 1, IS ALSO KNOWN AS SECTION 30, BLOCK 1 OF SAID CLINCH ESTATE) ALL IN THE G. I. F. CLARK GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL. BEING MORE PARTICULARLY, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BAYARD TRACT; THENCE ON THE WEST LINE OF SAID LOT 1 AND ON-THE CENTERLINE OF PALM AVENUE RUN, NORTH 24 DEGREES 21 MINUTES 05 SECONDS WEST 47.0 FEET THENCE NORTH 61 DEGREES 51 MINUTES 10 SECONDS EAST 1,099.34 FEET; THENCE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 423.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 348.27 FEET; THENCE SOUTH 70 DEGREES 46 MINUTES 22 SECONDS EAST 183.36 FEET; THENCE NORTH 65 DEGREES 01 MINUTE 38 SECONDS EAST 437.27 FEET; THENCE SOUTH 48 DEGREES 05 MINUTES 50 SECONDS EAST 222.34 FEET; THENCE SOUTH 64 DEGREES 13 MINUTES 16 SECONDS WEST 583.01 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS:

BEGIN AT A 4" SQUARE CONCRETE MONUMENT AT THE SW CORNER OF SAID PARCEL 2 LANDS AS DESCRIBED ABOVE AND RUN THENCE (BEARINGS AND DISTANCE ARE NORTH AMERICAN DATUM OF 1983-2011-EPOCH 2010.0000) N35°43'54"W, 348.27" (DEED N37°05'15"W 348.27) TO A NAIL AND DISC #4889 IN THE CENTERLINE OF COOK ROAD, A 60 FOOT WIDE PUBLIC R/W TRANSITIONING INTO A 20 FOOT WIDE EASEMENT AS PER OFFICIAL

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RECORDS BOOK (ORB) 1929 PAGE 0975 SAID CLAY COUNTY PUBLIC RECORDS; RUN THENCE S69°25'02"E, 183.36' (DEED S70°46'22"E, 183.36) TO A 1/2" IRON ROD #4889 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COOK LANE; RUN THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N67°26'25"E, 440.66' (DEED N65°01'38"E, 437.27") TO A 1/2" IRON PIPE "MEM" #2933; RUN THENCE S46°38'42"E, 215.00 (DEED S48°05'50"E, 222.34') TO A 1/2" IRON PIPE-NO NUMBER IS ATTACHED AT THE EASTERNMOST CORNER OF SAID PARCEL 2 AND THE NORTHERNMOST CORNER OF SAID PARCEL 1 ABOVE; RUN THENCE S21°59'37"E, 430.20' (DEED S23°24'38"E, 430.00) ALONG THE EAST LINE OF SAID PARCEL 1 AND THE WEST LINE OF THOSE LANDS DESCRIBED IN ORB 3752, PAGE 612, SAID CLAY COUNTY PUBLIC RECORDS TO A 1/2" IRON ROD #4889 AT THE NW CORNER OF THOSE LANDS DESCRIBED IN ORB 2549, PAGE 1875, SAID CLAY COUNTY PUBLIC RECORDS; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL 1 AND THE WEST LINE OF SAID ORB 2549 PAGE 1875 LANDS, RUNTHENCE S34°32'09"E, 254.40' (DEED SOUTHEREASTERLY 265 +/-) TO A 1/2" IRON PIPE "MILLER" AT THE SE CORNER OF SAID PARCEL 1 AND THE SW CORNER OF SAID ORB 2549 PAGE 1875 LANDS; RUN THENCE N80°29'41"W, 329.18' (DEED N81°54'30"W, 328.94) ALONG THE SOUTH LINE OF SAID PARCEL 1 AND THE NORTHERLY LINE OF ORB 4356 PAGE 1599 AND THEN ORB 3879 PAGE 2091 LANDS TO A 1/2" IRON PIPE; RUN THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID DIVIDING LINE BETWEEN SAID PARCEL 1 AND THE NORTHERLY LINE OF SAID ORB 3879 PAGE 2091 LANDS: N26°09'10"W, 41.53' (DEED N27°32'40"W, 41.77") TO A 1/2" IRON PIPE- NO NUMBER ATTACHED; S67°40'38"W, (DEED S66°54'50"W, 62.39) TO A 1/2" IRON PIPE - NO NUMBER ATTACHED; N78°59'42"W, 77.43' (DEED N78°55'10"W, 77.14') TO A 1/2" IRON PIPE - NO NUMBER ATTACHED; S63°19'50"W, 127.02' (DEED S61°04'17", 127.47) TO A 1/2" IRON PIPE #1381 AT THE NW CORNER OF SAID ORB 3879 PAGE 2091 LANDS AND THE SOUTHWESTERLY CORNER OF SAID PARCEL 1; RUN THENCE N35°43'54"W, 330.45' (DEED N37°05'14"W, 423.50') ALONG THE WESTERLY LINE OF SAID PARCEL 1 TO THE POINT OF BEGINNING.

EXHIBIT "B"



Zoning	
[Yellow]	R1
[Light Grey]	R1A
[Orange]	R2
[Brown]	R3
[Dark Brown]	RRF
[Dark Brown]	PUD
[Light Pink]	RPO
[Pink]	C1
[Magenta]	C2
[Red]	FBC
[Red with diagonal lines]	FBC - Downtown Core
[Orange with diagonal lines]	FBC - Primary Corridor
[Yellow with diagonal lines]	FBC - Secondary Corridor
[Yellow with diagonal lines]	FBC - Transition
[Cyan]	FBC - Civic
[Red]	GCC
[Light Pink]	GCN
[Yellow]	GCR
[Grey]	M-2
[Light Grey]	M-1
[Purple]	MUH
[Green]	INS
[Dark Green]	RC

