

ORDINANCE NO. O-16-2026

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±2.088 ACRES OF PROPERTY LOCATED AT 1325 ENERGY COVE CT, IDENTIFIED AS PARCEL ID NUMBER 016579-001-04, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM MUH, MIXED USE HIGHWAY, TO M-2, HEAVY INDUSTRIAL ZONING CATEGORY; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City has received a request to rezone the subject parcel from Mixed Use Highway (MUH) to Heavy Industrial (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 July 28, 2026 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 August 4, 2026 and September 1, 2026 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 Mixed Use Highway (MUH) to Heavy Industrial (M-2). For Tax Parcel Number 38-06-26-016579-001-04 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 4TH DAY OF AUGUST 2026.**

CITY OF GREEN COVE SPRINGS, FLORIDA

Darren Stutts, 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 1st DAY OF SEPTEMBER
2026.**

CITY OF GREEN COVE SPRINGS, FLORIDA

Darren Stutts, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

John Wallace, City Attorney

EXHIBIT “A”

Tax Parcel Number 38-06-26-016579-001-04

LEGAL DESCRIPTION

A parcel of land consisting of a portion Block 1, South Green Gove Springs, according to map thereof recorded in Deed Book "Z" page 748 of said public records, said parcel being more particularly described as follows:

Commence at the most northerly corner of those lands described in Official Records Book 3015, page 1253 of said public records; thence on the northwesterly line thereof, South 61 degrees 51 minutes 10 seconds West, 484.01 feet to the point of beginning; thence continue South 61 degrees 51 minutes 10 seconds West, 300.32 feet to the southwesterly line of said lands; thence on said southwesterly line; South 79 degrees 40 minutes 04 seconds East, 549.04 feet; thence North 09 degrees 17 minutes 44 seconds East, 242.50 feet to the southerly line of Energy Cove Court as described and recorded in Official Records Book 3251, page 1137 of said public records; thence along last said line, run the following five courses: 1) North 80 degrees 04 minutes 32 seconds West, 17.89 feet; 2) along the arc of a curve concave southwesterly, having a radius of 200.00 feet, an arc distance of 22.27 feet. said arc being subtended by a chord bearing and distance of North 83 degrees 15 minutes 54 seconds West. 22.25 feet; 3) North 86 degrees 27 minutes 15 seconds West, 179.95 feet; 4) along the arc of a curve concave southeasterly, having a radius of 25.00 feet, an arc distance of 21.17 feet, said arc being subtended by a chord bearing and distance of South 69 degrees 16 minutes 55 seconds West, 20.55 feet; 5) along the arc of a curve concave northerly, having a radius of 61.50 feet, an arc distance of 82.51 feet to the point of beginning. said arc being subtended by a chord bearing and distance of South 83 degrees 27 minutes 04 seconds West, 76.46 feet, less and except any part in Warranty Deed recorded in Official Records Book 4277, Page 144, of the public records of said County.

EXHIBIT “B”

MAP

