

Parcel # 018 025.000-20

ORDINANCE NO. O-12-2000

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, REZONING PROPERTY SPECIFICALLY IDENTIFIED IN ATTACHMENT "A"; LOCATED ON GOVERNORS STREET, GREEN COVE SPRINGS, FLORIDA, FROM R-1, SINGLE FAMILY RESIDENTIAL AND C-2, GENERAL COMMERCIAL TO PUD, PLANNED UNIT DEVELOPMENT TO APPROVE THE DEVELOPMENT AS PROVIDED FOR SPECIFICALLY IN ATTACHMENT "B"; PROVIDING FOR SEVERABILITY; REPEALER; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the property described below is currently designated as R-1, Single Family Residential and C-2, General Commercial on the Zoning Map of the City; and,

WHEREAS, the City has received a request to amend the Zoning Map to designate the property as a PUD, Planned Unit Development.

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

SECTION 1. The Zoning Map of the City shall be amended to designate the property specifically described in Attachment "A" as a Planned Unit Development (PUD) as provided for specifically in Attachment "B";

SECTION 2. Severability. The various parts, sections and clauses of this Ordinance are hereby declared severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

SECTION 3. Repealer. Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 4. Effective date. This ordinance shall become effective as allowed by law.

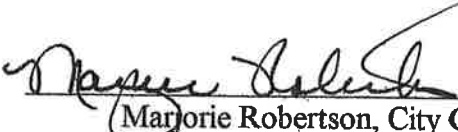
INTRODUCED on the first reading by the City Council of Green Cove Springs, Florida, this

5th day of December, 2000.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: Jerry K. Williams
Jerry K. Williams, Mayor


ATTEST:



Marjorie Robertson, City Clerk


PASSED ON SECOND AND FINAL READING by the City Council of Green Cove Springs, Florida, this 16th day of January ~~2000~~ 2001.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: 

Jerry K. Williams, Mayor

ATTEST:



Marjorie Robertson, City Clerk

EXHIBIT "A"

A portion of Lot 1, Block 51, North Suburbs, Green Cove Springs, Clay County, Florida, described as:

Commence at the Northeast corner of said Lot 1; thence on the easterly line thereof and the westerly line of Governors Street run South 19 degrees 51 minutes West 100 feet to the P.O.B; Thence North 61 degrees 34 minutes West 294 feet more or less to the waters of Governor's Creek; thence Southerly along the waters of Governors Creek a distance of 100 feet to a point; thence Southeasterly 263 feet more or less to a point on the Westerly line of Governor's Street which is exactly 101.40 feet Southerly from the Point of Beginning; thence North 19 degrees 51 minutes East 101.40 feet to the Point of Beginning.

FILE NO. _____
OFFICIAL RECORDS NO. 1021
PAGE 457 RECORDS VERIFIED
JAN 20 2 10 PM '87
FILED AND INDEXED IN PUBLIC RECORDS
George H. ...
CLERK OF COUNTY COURT

87-01717



PLANNED UNIT DEVELOPMENT

Submittal

This submittal for Planned Unit Development is intended to comply with Chapter 3.03.02A of the City of Green Cove Springs Land Development Regulations.

At the time of this application, there is no specific use of this property. A portion of this property is already zoned C-2, approximately 45,000 square feet and the southwesterly 50 feet of the property is zoned RPO, approximately 15,000 square feet.

Rather than apply for a Comprehensive Plan Amendment changing the Future Land Use Designation from CLI to CHI and rezoning the southwesterly portion of the property to C-2 which abuts residential property, the Applicant has chosen to submit a Planned Unit Development which would allow the City of Green Cove Springs to place certain safeguards in the use of the applicant's property so as to protect the adjacent residential properties. This would make the entire parcel, approximately 60,000 square feet, a PUD.

The applicant proposes the following conditions in the PUD Ordinance:

1. **USES:**

Any permitted use allowed in C-2. In the event the applicant would request a special use as allowed in the C-2 LDR classification, it would have to apply and go through the procedure set forth in the LDR's.

2. **BUFFER:**

Construct a solid masonry six foot wall along the southwesterly boundary of the property, which adjoins the residential property, for a length of 150 feet or to the jurisdictional land, whichever is less.

3. **LANDSCAPE BUFFER.**

Provide a 10 foot landscape buffer either natural or planted adjacent to the residential property.

4. **DRIVEWAY CUT.**

No driveway cut on Governor's Street shall be further than 150 feet from Orange Avenue, thereby assuring there would be no driveway cut or dumpsters closer than 50 feet to the adjacent residential property.

5. **JURISDICTIONAL LANDS.**

The applicant shall comply with all rules, regulations governing the protection of the jurisdictional lands.

6. **RULES AND REGULATIONS.**

The applicant shall abide by all other City of Green Cove Springs regulations governing the setback requirements, lot coverage and height restrictions in the City of Green Cove Spring's C-2 Land Development Regulation.

7. **SITE PLAN APPROVAL.**

Once the specific use of the site has been determined, the applicant must have the site plan approved by the City Council.

The benefits to the City for allowing this Planned Unit Development are as follows:

A. Permits a creative approach the development of land by using the PUD vehicle adequate protection can be provided to the adjacent residential land use.

B. Accomplish more desirable environment than would be possible through the strict application of the minimum requirements of this Code. By using PUD zoning the City can require the applicant to construct a six foot masonry wall, provide 10 foot landscape buffer rather than a 5 foot landscape buffer and govern driveway access on Governor's Street.

C. Enhance the appearance of the neighborhoods by removing an undesirable building in use to a more compatible use in a much more attractive building.

D. By developing new construction the site will be more stable and compatible with the surrounding residential area.

E. By improving the site through the use of a PUD Ordinance it will increase the property values of the property and have a less detrimental effect of the adjacent residential uses.

AMENDMENT TO ATTACHMENT "B" OF
ORD 0-12-2000
AMENDING SUBMITTAL FOR PLANNED UNIT DEVELOPMENT

The Applicant Riverline, Inc., by and through their undersigned attorney hereby amends paragraph 2 of Attachment "B" to Ordinance 0-12-2000 so that as amended reads as follows:

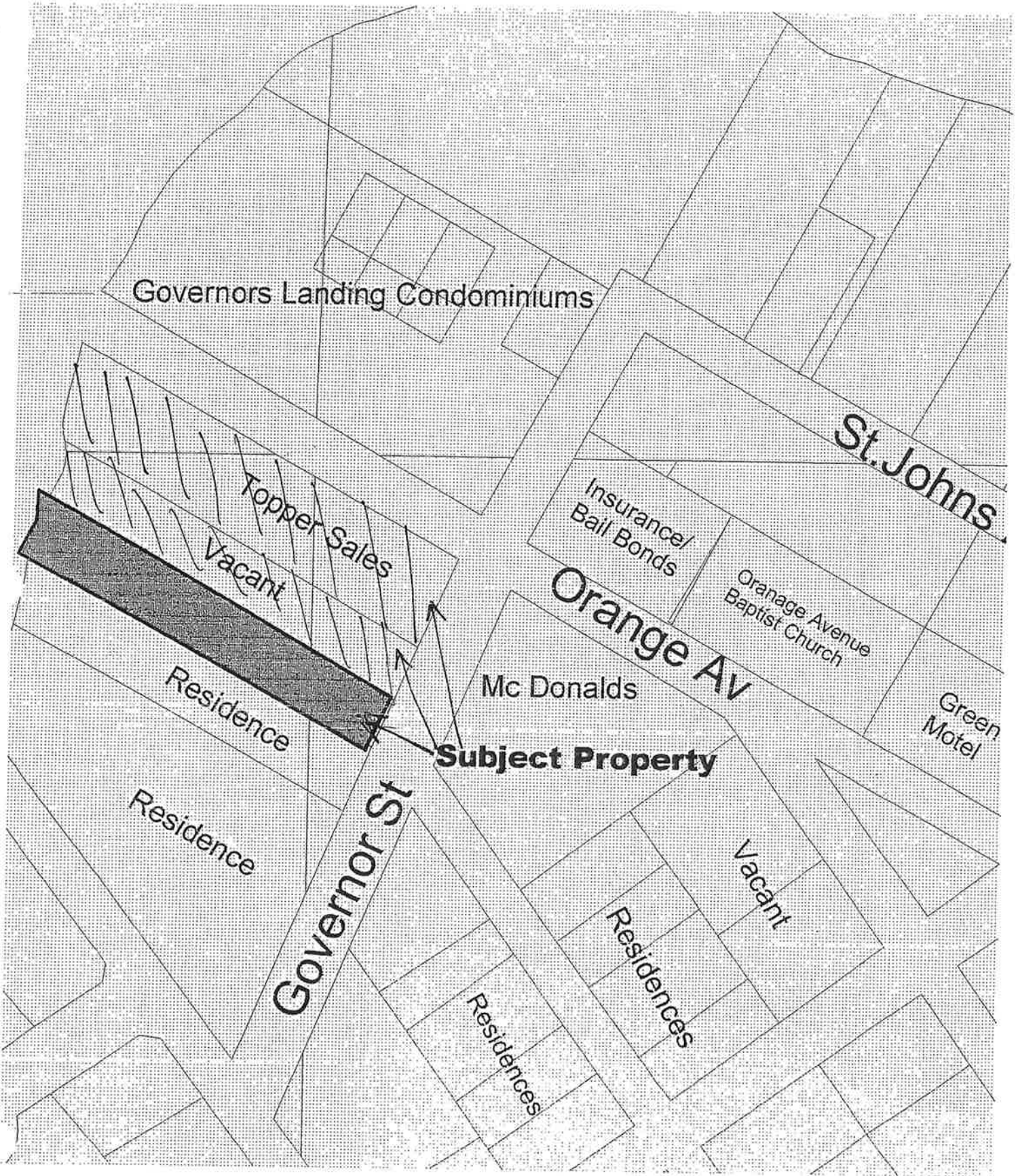
2. BUFFER:

Construct a solid masonry **eight** foot wall along the southwesterly boundary of the property, which adjoins the residential property, ~~for a length of 150 feet or to the jurisdictional land, whichever is less,~~ **and further agrees that the wall facing the adjacent residential property shall be stucco.**

Respectfully submitted,



JOHN KOPELOUSOS, Esquire
Post Office Box 562
Orange Park, FL 32067-0562
(904) 269-1111
Attorney for Riverline, Inc.



Governors Landing Condominiums

St. Johns

Topper Sales
Vacant

Insurance/
Bail Bonds

Orange Avenue
Baptist Church

Orange Av

Mc Donalds

Green
Motel

Residence

Subject Property

Residence

Governor St

Vacant

Residences

Residences

Sec. 102-167. - Permitted uses.

The following are permitted uses in the commercial high intensive (CHI), C-2 general commercial zoning category:

- (1) Any use permitted in the C-1 zoning category district;
- (2) The following retail and service establishments and any determined similarly like or type uses not specifically described below: appliance and automobile sales, service, repair and rentals, automobile parts store, bait and tackle shops, bakeries, bicycle sales and service, billiards, boat and motor sales and service, bowling alleys, building supplies and materials, cabinet shops, carpet outlets, ceramic sales and studios, clothing shops, curio shops, dance, music, gymnastic studios, decorating studios and shops, department stores, drug sales, dry cleaners, electrical shops, financial institutions (including drive-through facilities), fruit and vegetable sales (retail, no packing), furniture stores, game rooms, grocery store, hardware stores, health spas, licensed masseurs, heating and air conditioning sales and service, hotels, motels, janitorial supplies, laundries and laundromats, meat markets, medical supplies, mobile home sales and service, motorcycle sales and service, nurseries, optical shops, pawn shops, pet shops, pet grooming, pool supplies, printing shops, rentals, restaurants, shoe stores, shopping centers, skating rinks, sporting goods stores, sundries and notions shops, television and radio sales and service, television and radio studios (excluding transmission equipment), theaters, tire sales and service, toy stores, upholstery shops, utility building sales, veterinarian clinic (within enclosed building), wearing apparel shops, well drilling and pump service;
- (3) Parking lots and commercial parking garages.

(Ord. No. O-01-2000, § 3.02.02(II)(C)(2), 6-6-2000; Ord. No. O-08-2011, § 6, 12-6-2011)