



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** March 25, 2025
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Ordinance No. O-5-2025 regarding Affordable Housing Related Land Development Code Changes *Michael Daniels*

BACKGROUND

Pursuant to the Mayor's direction at the December City Council meeting, staff has put together a list of potential code changes regarding incentivizing affordable housing. These proposed changes are consistent with Comprehensive Plan Policy 3.1.4:

Policy 3.1.4. Through amendments to the LDC, the City shall provide the following incentives for the development or redevelopment of affordable housing, as recommended in Florida Statutes Section 420.9076:

- a. Density bonuses.
- b. Modification of street requirements.
- c. Permitting affordable accessory dwelling units.
- d. Preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- e. Support of development near transportation hubs, major employment centers, and mixed-use developments.

Proposed Ordinance Changes

- Allow Accessory Dwelling Units (Mother in law suites) for all zoning districts that approve single family development subject to specific development criteria.
 - See attached requirements for accessory dwellings
- Exempt enclosed garage requirements (Sec. 117-5) for new or redevelopment of existing single family homes for affordable housing project.
- Reduce minimum building size requirements in residential zoning districts to 900 square feet. Current code requires a minimum of a 1,250 square feet of living area with a 200 square foot garage, and R-2, requires a minimum of 1,000 square feet of living area with a 200 square foot garage.
- Modification of Street Requirements to allow for narrower right of ways to allow for a greater density of development.
- Currently, the City/County do provide waiver/deferral options for impact/mobility fees for affordable housing projects.

Attachments Include:

- Roadway Design Flexibility Technical Assistance from the Florida Housing Coalition
- Regulatory and Land Use issues affecting Affordable Housing presented by the Florida Housing Coalition
- Proposed Roadway Design for Green Cove Springs
- Orlando Alternative Housing Transportation Standards

STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. O-5-2025, amending City Code Chapters 101 and 113

Motion: To recommend to City Council approval of Ordinance No. O-5-2025, amending City Code Chapter 113 Article II, Chapter 117 Article I, II, and establishing Chapter 117, Article XI, Section 117-798 Accessory Dwelling Units.