



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council/Planning and Zoning Commission
MEETING DATE: March 5, 2024

FROM: Michael Daniels, AICP, Planning & Zoning Director

SUBJECT: Form Based Code Presentation

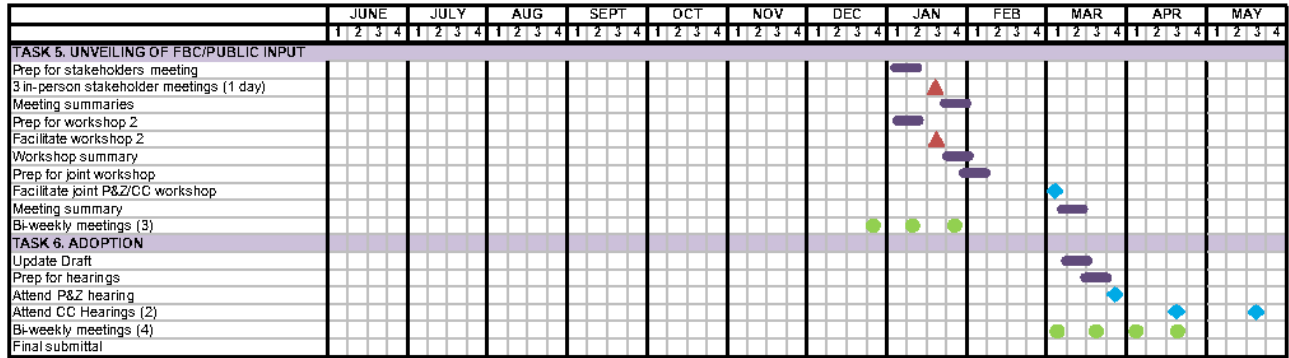
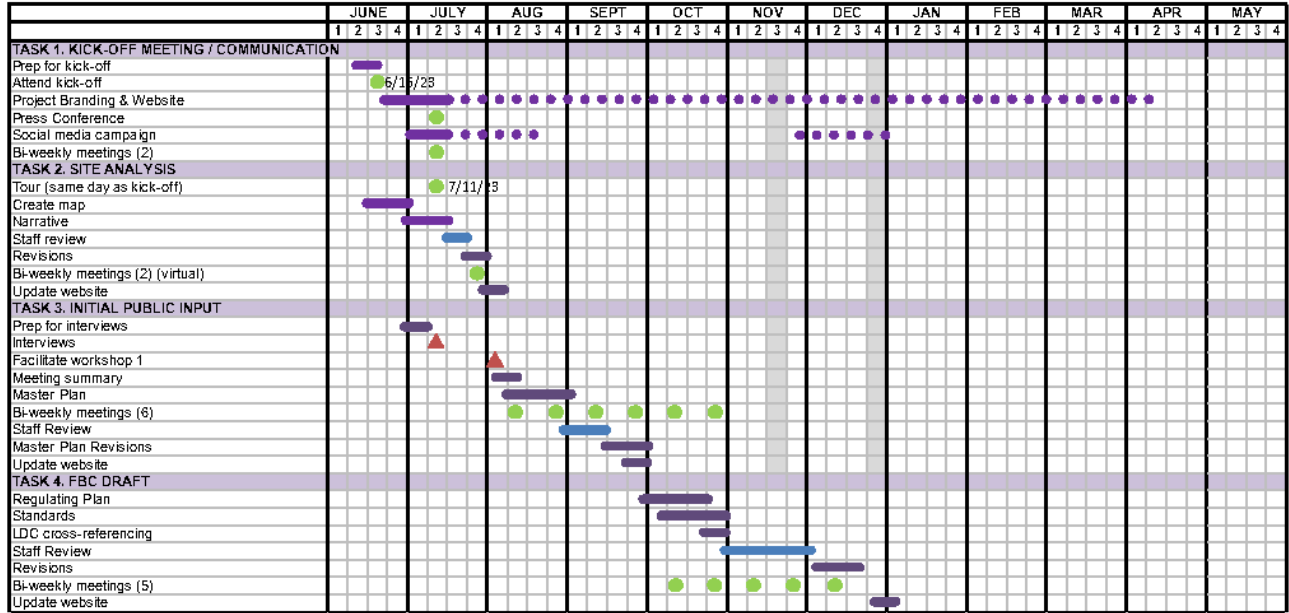
BACKGROUND

The City has hired a Inspire Placemaking Collective, Inc to establish regulations in the downtown area based upon existing downtown street and block pattern and establishing standards for promoting development with a variety of uses, appropriate design, and public benefit. Further the intent is to enable the implementation of the following principles:

- Create an exceptional pedestrian-oriented public realm where city streets, sidewalks, parks, and plazas are safe, comfortable, attractive, and accessible places.
- Create a strong sense of spatial enclosure through the placement and arrangement of buildings, sidewalks, hardscape, and landscape.
- Promote building quality and form through building placement, building material, architecture, articulation, fenestration, and transparency.
- Achieve high-quality private and public spaces with form-based standards rather than regulations based principally on uses.
- Provide updated downtown sign regulations.

As set forth in the Professional Services Agreement, the specific tasks are set forth in the following table:

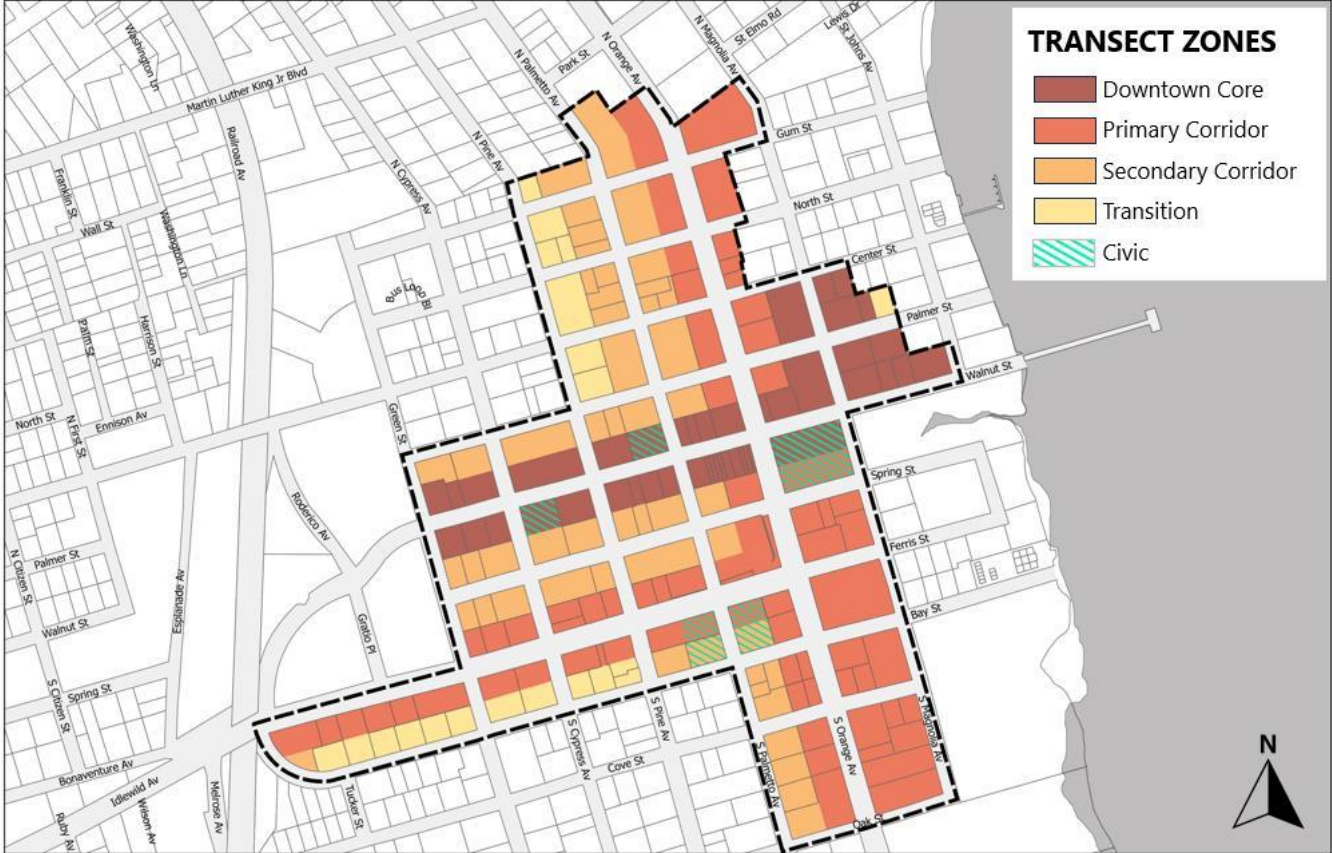
GREEN COVE SPRINGS FORM-BASED CODE



█ Production
 █ Staff Review
 ● Meetings with Staff
 ▲ Meetings with the public
 ◆ Planning & Zoning Board/City Council

The development of the regulations involved an extensive public involvement process. A website was created by Inspire so that the community could provide feedback and be informed of the progress regarding the regulations. In addition, Inspire held in-person stakeholder interviews with community leaders. The City also held two public workshops. The first public workshop was held on 8/8/24 and the final workshop was held on January 18, 2024 where the draft version of the Form Based Code was presented.

The Form Based Code includes a Regulating Plan which identifies four different transect zones as well as identifying Civic Uses.



The Code includes the following sections:

- Purpose
- Scope/Applicability
- Development Review and Flexibility
- The Regulating Plan
- Block Standards
- Use Standards
- Site Dimensional Standards
- Building Design Standards
- Supplemental Site and Building Standards
- Access, Circulation and Parking Requirements

- Landscape Buffers and Screening Standards
- Stormwater Management
- Signs
- Development Bonuses

Attachments include:

- Form Based Powerpoint Presentation
- Draft Form Based Code Regulations
- Public Workshop #1 Summary
- Public Workshop #2 Summary
- Listening Session Summary