



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** January 23, 2024
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District as a special exception.

BACKGROUND

Staff is requesting an ordinance change to add street walls as an alternative design standard in the Gateway Corridor District. Currently the City requires that within the Gateway Corridor District which includes the Gateway Corridor Commercial, Neighborhood and Residential Districts, parking cannot be located between the primary building and the street frontage. As an alternative to this requirement, staff is proposing that the code be revised to allow a street wall to be placed at or near the property line between the street and parking area with specific design criteria designed to mask the parking areas as set forth in the ordinance. Examples of street walls are provided in the packet.

The Planning and Zoning Commission unanimously approved the proposed ordinance on 11/28/23.

At the 2nd City Council meeting on December 19, 2024, City Council voted to require the street wall ordinance be revised to be allowed as a special exception as opposed to a permitted use. As a result, the ordinance has been readvertised and brought back to the Planning and Zoning Commission for a recommendation.

FISCAL IMPACT

N/A

RECOMMENDATION

Motion to recommend approval of Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District as a special exception to City Council