



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** April 15, 2025
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Second and Final Reading of 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.

During the March 25th Planning and Zoning Board meeting, the board asked staff to review an increase of the allowable percentage for the Additional Dwelling Units (ADUs) related to the Primary Structure and to review the language for the affordable housing exemption for the enclosed garage requirement for new residential development. The Board then recommended to City Council the approval of Ordinance O-05-2025 with these additional comments. Staff has made the following changes based on these recommendations:

- Allowable percentage of the ADU related to the primary structure has been increased to 50%
- Lot area requirement of 7500SF has been added for ADUs
- Language for the affordable housing exemption for the enclosed garage requirement for new residential development has been revised to allow for confirmation of funding by governmental affordable housing programs for spec home development.

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

Pursuant to individual discussions with City Council members, the following changes were proposed:

- Require accessory dwelling units to secure a special exception within all residential zoning districts
- Eliminate the requirement for enclosed garages for residential dwelling units
- Review the property tax implications for residential lots with ADU's versus residential lots without ADU's

STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. O-5-2025, amending City Code Chapters 113 and 117.

Motion: To approve the second and final reading 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.