



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** Planning & Zoning Board **MEETING DATE:** October 27, 2020  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Review of a Special Exception for a duplex in an R-2 Medium Density Residential Zoning District located at 1096/1098 North Street, 018252-000-00

### PROPERTY DESCRIPTION

**APPLICANT:** Legacy In Action **OWNER:** Legacy In Action  
**PROPERTY LOCATION:** 1096/1098 North Street, previously 1100 North Street  
**PARCEL NUMBER:** 018252-000-00  
**FILE NUMBER:** 202000905  
**CURRENT ZONING:** R-2 Medium Density Residential  
**FUTURE LAND USE DESIGNATION:** Residential Medium Density (RMD)

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### SURROUNDING LAND USE

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<b>NORTH:</b> FLU: RMD Z: R-2 Use: Single Family Home	<b>SOUTH:</b> FLU: RMD Z: R-2 Use: Single Family Home
<b>EAST:</b> FLU: RMD Z: R-2 Use: Single Family Home	<b>WEST:</b> FLU: RMD Z: R-2 Use: Single Family Home

### BACKGROUND

#### **DEVELOPMENT DESCRIPTION:**

The applicant has submitted a Special Exception Application for the development of a Residential Duplex on .36 acres, located at 1096/1098 North Street.

The property currently has a vacant residential home on the property. The rest of the property has a perimeter chain link fence and a mixture of hardwood and palm trees.

The site will be served by the city water, sewer, and electric services. The sanitation service will be provided by the city.

A special exception for a duplex was unanimously approved by the Planning and Zoning Commission on 10/22/2019. The applicant submitted the building permit on 3/10/2020 but then determined that they would change from a site-built duplex to a modular built duplex. This change affected the floor plan, building size, and overall appearance of the duplex. Due to these changes, staff required that the applicant submit the revised duplex back to the Planning and Zoning Board for approval of the Special Exception.

### **Special Exception Review Criteria**

When deciding requests for special exceptions, the planning and zoning board shall make written findings that the special exception satisfied the following criteria:

- 1) Compliance with all elements of the comprehensive plan.  
*The proposed plan is consistent with Future Land Use Objective 1.6.1 (a)(2): "Medium Density Residential (>4 to 8 dwelling units per acre). This category consists primarily of duplex dwelling units and multi-family dwelling units. Single family dwellings, churches, group homes, housing for the elderly and similar uses shall also be included"*
- 2) The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety or general welfare, and is not contrary to established standards, regulations or ordinances of other governmental agencies.  
*The proposed development will be consistent with the existing neighborhood and will not negatively impact the area*
- 3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.  
*Approving the development will allow for the removal of a declining structure. Proposed duplex shall be compatible with surrounding residential properties.*
- 4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.  
*The proposed development will be consistent with the existing neighborhood and will not negatively impact the area.*
- 5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.  
*The proposed development will not impact the improvement of surrounding properties*
- 6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.  
*Water and sewer are available*
- 7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.  
*Access shall be provided off of North Street and a driveway will need to be constructed with the building permit.*
- 8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.  
*Access shall be provided off of North Street. Additional traffic will be minimal. A duplex would generate an additional 3 daily trips and 1 additional peak hour trip.*
- 9) Adequate screening and buffering of the special exception will be provided, if needed.  
*Screening is not required due to similar uses, however landscaping, including a canopy tree in the front yard on both units and proposed plantings shall be provided.*

10) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.

*Exterior lighting, signage will not be included in the proposed development.*

11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.

## STAFF RECOMMENDATION

Staff recommends approval of 202000905, to permit a Special Exception for a single family attached dwelling at 1096/1098 North Street subject to the following conditions:

1. The building shall be set back a minimum of 25' from North Street to allow for one vehicular parking space per unit in the front of the proposed garage.
2. All design and building materials shall be consistent with the submitted building plan.

**Motion:** To approve 202000905, to permit a Special Exception for a single family attached dwelling at 1096/1098 North Street subject to the following conditions:

1. The building shall be set back a minimum of 25' from North Street to allow for one vehicular parking space per unit in the front of the proposed garage.
2. All design and building materials shall be consistent with the submitted building plan.