



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** City Council **MEETING DATE:** March 4, 2025  
**FROM:** Michael Daniels, AICP, Development Services Director  
**SUBJECT:** Affordable Housing Incentives *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.

### Potential Affordable Housing Incentives

- Accessory Dwelling Units (Mother in law suites) DU's for all zoning districts that approve single family development subject to specific development criteria.
  - See attached requirements for accessory dwellings
- Revise enclosed garage requirements (Sec. 117-5) to allow carports or driveways.
- Reduce minimum building size requirements in R-1/R-2 Zoning Districts. Current code requires a minimum of a 1,200 square foot house with a 200 square foot garage, and R-2, requires a minimum of 1,000 square foot house with a 200 square foot garage.
- Modification of Street Requirements
- Identify the residential park area acreage requirements for residential developments in the Land Development Code and exempt the requirements for projects meeting the affordable housing, infill development definition and minor subdivisions.
- Currently, the City/County do provide waiver/deferral options for impact/mobility fees for affordable housing projects.

Attachments Include:

- Accessory Dwelling Unit Criteria
- 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
- Powerpoint Presentation

**STAFF RECOMMENDATION**

For discussion purposes only