



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** August 4, 2026
FROM: Lisa Walsh, Development Services Director
SUBJECT: An Ordinance Striking Required Garages for All Residential Units, Updates to LDR

BACKGROUND

Council discussed this item at the July 15, 2025 meeting and directed staff to solicit input from the Citizens Advisory Committee (CAC) on whether a garage should be required for all residential units within Green Cove Springs. Due to changes in City leadership and cancelled CAC meetings, a response was received in February from the CAC.

Staff conducted a cursory review of the garage requirements for surrounding communities and found that Fernandina Beach, Palatka, Atlantic Beach, Penney Farms, Clay County, St. Johns County, and the City of St. Augustine do not require garages. The Town of Orange Park, under Section 2.05.19.b.viii of their code, requires a 9' x 19' attached garage on all new or newly sited dwellings. There is also a provision that negates this requirement if many of the immediate neighbors do not have enclosed garages.

Staff presented this information to Council on March 17th, 2026. Council directed staff to engage the Planning and Zoning Board to solicit their opinions on this item. This item was last presented at the June 23, 2026, Planning and Zoning Board meeting. The Board directed staff to prepare an ordinance which strikes Sec. 117-5 from the City Code. Staff have drafted O-17-2026 which strikes Sec. 117-5 and makes the corresponding adjustments to the related sections while revising a few errors found within each section.

Staff presented O-17-2026 to the Planning and Zoning Board on July 28, 2026. Staff noted during the presentation that additional consideration had led staff to believe that financial institutions with drive-throughs should be permitted within the Form Based Code Primary Corridor zone by right, rather than by Special Exception, as drafted in the ordinance. This determination arrived because restaurants with drive throughs are currently permitted by right within the Form Based Code Primary Corridor zone.

Hearing no comments, the Board recommended Council approve the ordinance, with the adjustment that financial institutions be permitted by right within the Form Based Code Primary Corridor zone, as recommended by staff.

FISCAL IMPACT

Minimal fiscal impact is anticipated to the City. Staff anticipate most newly constructed homes shall continue to construct garages as the market demands. Staff anticipate a slight increase in garage conversions, which shall result in a slight increase in revenue for the Building Department.

STAFF RECOMMENDATION

Staff recommend the approval of Ordinance O-17-2026.

RECOMMENDED MOTION:

Motion to approve of O-17-2026 on first reading as to form only, and set September 1st, 2026 at 6:00 PM as the second and final reading.