



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** June 1, 2021
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Proposed Revisions to the Residential Riverfront (RRF) Zoning District

BACKGROUND

Staff is proposing the following changes to the Zoning Ordinance:

- a. Add Commercial uses allowed in the C-1 Zoning (and Restaurants with no drive-through) as permitted accessory uses in the RRF Zoning District with the following limitations:
 - (1) The commercial use shall be part of a planned development in which not more than 10 percent of the gross floor area of the residential units (both single-family and multifamily) is devoted to a commercial use which is not otherwise permitted in the underlying use zone. For example, if a 100-unit development contained homes that each had a gross floor area of 2,000 square feet, a commercial use that was no larger than 20,000 square feet could be permitted. In measuring the square footage of the commercial use all features such as setbacks, access, parking, drainage, and landscaping shall be included.
 - (2) The commercial use areas shall be supportive of and/or complementary to the other uses within the planned unit development and scaled to meet the needs primarily of the residents of the project.

Staff has been approached by a developer for the development of a 46-acre parcel located along SR 16 and the St Johns River about the potential development of 20 units per acre condo project. They would also like to have the flexibility to provide a restaurant overlooking the River. In reviewing the zoning regulations, staff found that the RRF Zoning District only allows residential development. As a result, staff is recommending a revision to the Zoning District to allow for limited accessory commercial uses.

The Ordinance revision to the RRF Zoning District was approved unanimously by the Planning and Zoning Commission with the following revisions:

- Increase the percentage of commercial use area to 15% of the gross floor area of residential units that have been completed.
- Clarify language set forth in Sec. 117-747 to ensure that the area for commercial uses is based on the percentage of gross floor that have received their Certificates of Occupancy.

The proposed ordinance is supported by the following goals, objectives, and policies from the City's Comprehensive Plan:

FUTURE LAND USE ELEMENT

Objective 1.12

Green Cove Springs shall consider energy demand, supply, and infrastructure in land use planning.

- Policies 1.12.1 Green Cove Springs shall promote more compact and energy/ resource efficient residential development patterns where the location is in close proximity to transit, work, and services to reduce vehicle miles traveled.
- 1.12.2 The City shall promote integrated land use patterns linking residential and nonresidential areas where feasible.

Objective 1.4

The City shall eliminate or reduce those existing and proposed uses which are inconsistent with the City's character as outlined through existing ordinances relating to landscaping, buffering, subdivision, etc. by utilizing the City "Site Development Plan" review process.

- Policies 1.4.8 The City shall promote mixed use development and add mixed use land use categories to its Future Land Use map.

FISCAL IMPACT

This proposed amendment will support and invite development which will grow the City's tax base.

RECOMMENDATION

Motion to approve 1st reading of Ordinance No. O-11-2021 for form and legality only amending City Code Chapter 117, Article II, Division 5.