



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** February 2, 2021

FROM: Michael Daniels, AICP, Planning & Zoning Director

SUBJECT: First Reading of Ordinance No. O-16-2020, amending Section 101-5 to add new definitions and revise definitions for lot width and setback, establishing Section 101-160 concerning flag lot requirements, and amending Sections 113-131 and 113-132 to revise access requirements.

BACKGROUND

At the November 10th City Council meeting there was discussion regarding the development of residential lots that are commonly referred to as “flag lots”. Flag lots are parcels of land that are generally situated behind a lot or lots and do not meet the required lot width requirements at the required front yard setback. Approving this type of development conflicts with the lot width requirements of the underlying zoning districts. Beyond the code requirements, Planning staff has concerns about approving this type of development pattern for many reasons, particularly because of the potential concerns regarding access management and impact on emergency services. On the other hand, there are equity concerns when existing “flag lots” are rendered unusable for development purposes. As a result, in an effort to balance property rights concerns with public safety, City Council has directed staff to make revisions to the City’s Land Development Regulations to create flag lots as a lawful nonconforming use subject to specific restrictions in order to mitigate for potential public safety concerns. Staff has provided the following attachments for review purposes:

- Map of existing City Flag lots, 50% of the existing flag lot are developed.
- Proposed City Ordinance Revision provided in an underline and strike-thru version for your review.

Pursuant to the discussion at the Planning and Zoning Commission meeting on December 8th, staff has revised the ordinance to require the applicant to secure a special exception for the development of a flag lot, which was unanimously approved on a 4-0 vote on January 26, 2021.

HOUSING ELEMENT

GOAL 3: The City of Green Cove Springs shall make provisions for adequate and affordable housing that meets the physical and social needs of all segments of the current and future population of the City.

Objective 3.1: Adequate and Affordable Housing. The City shall continue to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the housing needs of the current and future residents and residents with special housing needs

Policies 3.1.1: The City shall review, and revise if necessary, any ordinances, codes, regulations, and the permitting process to eliminate unnecessary requirements and requirements that may inhibit the provision of low and moderate income housing, and to streamline the development review process, while maintaining opportunity for public participation in the review process and insuring the health, welfare, and safety of the residents.

RECOMMENDATION

Staff recommends approval of the first reading of Ordinance No. O-16-2020, amending City Code Chapter 101, Article I; establishing Chapter 101, Article II, Division 3, Section 101-160 Flag Lots; and amending Chapter 113, Article II, Division 4 as to form and legality.

Motion: Approval of the first reading of Ordinance No. O-16-2020, amending City Code Chapter 101, Article I; establishing Chapter 101, Article II, Division 3, Section 101-160 Flag Lots; and amending Chapter 113, Article II, Division 4 as to form and legality.