



Memorandum

To: Mike Daniels, AICP, Planning and Zoning Director

From: Pat Tyjeski, AICP, Project Manager

Date: August 20, 2021

Subject: City of Green Cove Springs Comprehensive Plan Update

The City initiated the update of the Comprehensive Plan in February. To date, S&ME has completed drafts of the Future Land Use and Transportation Elements, while City staff has completed drafts of the other eight elements (Housing, Public Facilities, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Economic Development, and Private Property Rights). Each element includes two sections: Data and Analysis (D&A) and Goals, Objectives and Policies (GOPs). Extensive public input was obtained through stakeholder meetings, a public workshop, a survey and an Idea Wall. Additional opportunities will be offered to obtain public input on the Goals, Objectives and Policies.

The following is a summary of key findings identified in the D&A and the major changes proposed to the GOPs.

Future Land Use Element

- Updated the population projections. The City's 2020 population was estimated at 9,786 and projected to grow to 18,768 residents by the year 2045.
- The current Future Land Use Map (FLUM) includes numerous categories that prevent the map from showing the vision of growth. Proposing to reduce the number of categories from 13 to 6. The holding capacity of the FLUM barely accommodates the projected population beyond 2040.
- Proposing to strategically increase densities and intensities in several FLU categories to support more sustainable and compact urban growth.
- Recommending that the City encourage a horizontal and vertical mix of uses to support pedestrian activity and neighborhood compatibility
- Revising the FLU categories to permit a diversity of housing types
- Recommend diminishing the reliance on PUDs and using regular zoning instead.
- Suggesting the creation of a historic preservation ordinance to protect historic and archaeological sites, establish a local registry and process and procedures for listing, and update survey of historic resources.
- Including a policy to establish a gateway and wayfinding program to create a sense of place and improve and/or preserve the aesthetics, design, and navigability.

- Recommending projects to address Downtown Vitality
 - Community Redevelopment Area (CRA)
 - Downtown Master Plan
 - Walnut Street vehicular/pedestrian activity
 - Parking Study
- The Reynolds Park property is designated Mixed-Use Reynolds Park (MURP). Proposing to trim that section by directing the City to create a Small Area Plan for the property and keeping the basic policies that limit the amount of development, require a mix of uses, and require the establishment of a parks and trails system and waterfront access.

Transportation Element

- Road capacity will fail in the future, with or without the First Coast Expressway.
- Proposing to retain transportation concurrency but start exploring mobility strategies instead.
 - Utilize other tools to manage traffic issues:
 - Create a Transportation Concurrency Exception Area for US 17
 - Establish greater connectivity requirements for new developments
 - Coordinate with FDOT and TPO to utilize Intelligent Transportation Systems
- Proposing that the City establish complete street principles for new and improved roadway facilities.

Housing

- Affordable Housing
- Housing Quality
- Special Residential Facilities
- Historically Significant Housing
- Housing Relocation

Public Facilities

- Concurrency Management System
- Sanitary Sewer
- Solid Waste
- Stormwater Management
- Potable Water
- Drainage
- Preservation of Groundwater Resources

Conservation

- Protect natural habitats and ecological systems
- Water Conservation
- Groundwater Recharge
- Point and Non-Point pollution impacts
- Protection of Endangered species
- Air Quality
- Energy Conservation

Recreation and Open Space

- Master Recreation Plan
- Accessibility
- Meeting Future Needs
- Protecting Environmentally Sensitive Lands

Intergovernmental Coordination

- Maintain Procedures to coordinate with Clay County, Clay County School Board and the Northeast Florida Regional Planning Council
- Coordinate Comprehensive Plan Impacts with local and state agencies
- Coordinate with local, regional and state authorities regarding Level of Service Standards within the City's Utility Service Areas.

Capital Improvements

- Five-Year Schedule
- Inventory of inefficient, obsolete public facilities
- Level of Service
- Development Contributions
- Concurrency Management System

Economic Development

- Economic Development Strategy
- Enhance Connectivity
- Implement Green Cove Springs Redevelopment Plan
- Promote and Market Quality of Life
- Collaborate with state, regional and local partners

Private Property Rights

- Most recent state requirement.
- Consider private property rights in local decision making