



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** July 15, 2025
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Garage and Carport Ordinance Discussion *Michael Daniels*

BACKGROUND

Pursuant to City Council request at the July 1 meeting, staff has provided the existing ordinance regarding garage requirements for residential development. The City Council approved an ordinance in 2016, requiring new residential dwelling units to construct a garage subject to the conditions and exceptions provided in the attached ordinance. That same ordinance, also states that new residential carports are not permitted to be constructed except for in cases where existing carports are destroyed by a “calamity”, such as a fire or wind. In 2025, as part of the Affordable Housing Land Development Code amendments, additional language was added to this code section that would allow for affordable housing development to be exempt from the garage requirement.

The original ordinance (O-16-2026) and an excerpt from the Affordable Housing Ordinance (O-35-2025) have been attached for your information. In addition, the minutes from the January 12, 2016 City Council Special Session on garages and carports, April 28, 2016 Planning and Zoning Commission and May 17 and June 7, 2016 City Council meeting minutes are also enclosed.

RECOMMENDATION

For Discussion purposes