



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Commission **MEETING DATE:** November 29, 2022
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Outdoor Pool Sales in the Gateway Corridor Commercial (GCC) and C-2 Zoning District

BACKGROUND

A business owner, Blue Solutions, Inc. has decided to relocate to the City of Green Cove Springs on Idlewild Avenue. Their business involves the sale of pools and spas. They have inquired as to whether they can display their pools, uncovered in the rear of their property. Currently, the City requires that all permitted uses within the GCC Zoning District be provided in an enclosed building as set forth in the following code section:

Sec. 117-564. Permitted Uses.

The following and any determined similarly like or type uses not specifically described below are permitted uses in the gateway corridor commercial zoning category; all uses must be in a totally enclosed building:

- (1) Any use permitted in the gateway corridor neighborhood zoning category;
- (2) The following types of commercial establishments: appliance sales and rentals, bakeries, bicycle sales and service, billiards, art or ceramic sales and studios, clothing shops, curio shops, dance, music, gymnastic studios, decorating studios and shops, department stores, drug sales including medical marijuana treatment center dispensing facilities, dry cleaners, financial institutions (including drive-through facilities), furniture stores, game rooms, grocery related market or store, hardware stores, health spas, hotels, motels, medical supplies, optical shops, second hand retail shops, pet shops, pet grooming, printing shops, restaurants with or without outside seating, shoe stores, sporting goods stores, sundries and notions shops, television and radio sales and service, theaters, toy stores, veterinarian clinic, wearing-apparel shops, commercial retail packaging and mail service business, and skating rinks;
- (3) Professional offices;
- (4) Multifamily residential dwelling units;
- (5) Hospitals; and
- (6) Any lawful civic, cultural, governmental, public utilities, and public necessity uses.

Staff is considering an ordinance revision to this section that would allow for outdoor sales of pools, spas and hot tubs as a special exception in the GCC District and as a permitted use in the C-2 Zoning District subject to the criteria specified in the proposed ordinance which includes:

- The business must meet the site plan requirements of the land development regulations.
- an elevation view of the aboveground swimming pools, hot tubs and spas that will be on display, the required skirting, and the required decks, as seen from rights-of-way, must be submitted.

- A maximum of 30 percent of the area of the site may be used as an outdoor display area or outdoor display and sales area
- Aboveground swimming pools, spas, hot tubs and the decking described in this section must be located in the rear yard and be completely screened from public view behind the primary structure and ten feet from abutting properties.
- The swimming pools must be completely operational, including being filled with water etc. The entire outer shell of aboveground swimming pools, spas and hot tubs must be encased by a wooden deck.
- Outdoor swimming pools, spas and hot tubs must meet the requirements of the Florida Building Code pertaining to swimming pool barriers.
- The water in the swimming pools, spas and hot tubs must be clear and free of algae, leaves and other plant matter.
- No outdoor storage of merchandise is allowed.

The proposed draft ordinance is provided as well as a map of the C-2 and GCC Zoning Districts. This item is for discussion purposes.

FISCAL IMPACT

N/A

RECOMMENDATION

No Action is Required