



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

---

**TO:** City Council Regular Meeting **MEETING DATE:** March 17, 2026  
**FROM:** Mike Null, Interim City Manager  
**SUBJECT:** Council discussion and direction related to City Code 117-5 – “Enclosed garages required for all residential dwelling units”. *Mike Null*

### BACKGROUND

Council last discussed this item at the July 15, 2025 meeting. Attached is the staff report and background information that was provided by staff for that meeting. Also attached is section 117-5 from the City Code as was amended in Ordinance O-05-2025 in April 2025.

Council directed staff to solicit input from the Citizens Advisory Committee (CAC) related to this item. Due to changes in city leadership and cancelled CAC meetings, a response was just received in February from the CAC. The minutes of their February 2026 meeting are attached for reference. Lesley Davidson will be presenting the CAC information at the Council meeting Tuesday evening.

Staff conducted a cursory review of garage requirements for surrounding communities and found the following:

Communities that do not require garages: Fernandina Beach, Palatka, Atlantic Beach, Penney Farms, Clay County, St. Johns County, St. Augustine.

Only Orange Park requires garages. Section 2.05.19.b.viii of their code requires a 9’ x 19’ attached garage on all new or newly sited dwellings. There is also a provision that negates it if many of the immediate neighbors do not have enclosed garages.

Staff is requesting direction from Council this evening for changes to be made if any. If changes are recommended by Council, then an Ordinance will be prepared for the April Planning & Zoning Committee. It would then go to Council for two public hearings in May and/or June for final adoption.

### FISCAL IMPACT

N/A

### RECOMMENDATION

Pursuant to Council Direction