



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Commission **MEETING DATE:** November 28, 2023
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District

BACKGROUND

Staff is requesting an ordinance change to add street walls as an alternative design standard in the Gateway Corridor District. Currently the City requires that within the Gateway Corridor District which includes the Gateway Corridor Commercial, Neighborhood and Residential Districts, parking cannot be located between the primary building and the street frontage. As an alternative to this requirement, staff is proposing that the code be revised to allow a street wall to be placed at or near the property line between the street and parking area with specific design criteria designed to mask the parking areas as set forth in the ordinance. Examples of street walls are provided in the packet.

FISCAL IMPACT

N/A

RECOMMENDATION

Motion to recommend to City Council approval of Ordinance No. O-36-2023 amending City Code Chapter 117, Sec. 117-656.