



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Commission **MEETING DATE:** September 28, 2021
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Potential Development Moratorium Discussion

BACKGROUND

Pursuant to the discussion at the Joint Planning Commission / City Council Meeting on Thursday, August 26th, Council and Planning Commissioners expressed concerns regarding existing uses that are currently allowed predominantly in the Central Business District.

As a result, staff was directed to research temporary development moratoriums for discussion purposes. Staff prepared research to take before City Council on September 21, 2021 for further direction. City Council voted 4-1 in favor of presenting the research to the Planning & Zoning Commission.

Staff has provided examples of development moratoriums from the City of Edgewood and Hillsborough County for Council review. Staff has also provided the current allowed use chart within the Central Business District and Gateway Corridor Districts identifying permitted uses and special exceptions that could be considered for temporary prohibition while the city is in the process of updating the Comprehensive Plan and Downtown Master Plan.

At the Planning and Zoning Commission on September 28th, the Board expressed concern about improving the look and feel of the downtown area and the US 17 Corridor. They don't want to see new development that will detract from the downtown area but at the same time they were not in favor of a moratorium which could create a negative perception of the City as not being business friendly. The Board conveyed the message for the City to move forward with the Comprehensive Plan, US 17 Corridor Plan and Downtown Master Plan and in the interim for staff to work with the development community to ensure that new development will not detract or be in conflict with the draft objectives of the updated future land use element of the comprehensive plan discussed during the joint city council /planning commission meeting in August and conveyed in the draft goals, objectives and policies of the updated Future Land Use element of the Comprehensive Plan.

FISCAL IMPACT

Potential for a temporary loss of development fees and ad valorem revenue.

RECOMMENDATION

This item is for discussion purposes only. Staff is requesting further direction on this issue.