



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Commission **MEETING DATE:** June 22, 2021
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Comprehensive Plan Discussion

BACKGROUND

City Staff has been working with S&ME on the update to the Comprehensive Plan. We are approximately 3 months into the Comprehensive Plan update process, and we wanted to provide a status report of the plan and discuss key elements. Two areas in particular are proposed changes to the Future Land Use Designations and Recreational Level of Service. Attached in your packet, we have provided:

- The Plan Schedule
- Public Feedback including
 - Compiled responses to the Survey
 - Interactive Map Responses
- Preliminary Data and Analysis for the Future Land Use, Transportation and Recreation and Parks Elements
- Comparison Tables of the Existing and Proposed Future Land Use Designations

Proposed Changes to the Future Land Use Designations

In an effort to create an orderly, logical, desirable, and efficient pattern of growth, the City of Green Cove Springs has designated each parcel of land within its jurisdiction a future land use (FLU) category. The designation of Future Land Use categories on the City's Future Land Use Map (FLUM) allows the City of Green Cove Springs to broadly determine the type, intensity, and density of uses within each area of the City. The former Future Land Element established 14 future land use categories.

The set included four separate residential categories, four commercial categories (including the Central Business District category which was not depicted on the FLUM), and three mixed-use categories. The new FLUM has consolidated some of those categories into fewer, general categories.

The intent behind Future Land use designations is to generally guide the type of use and the maximum density and intensity allowed within each designation. The zoning classification explains how those uses can be built. For example, a zoning classification identifies the size of a required front yard, as well as allowable building height and the number of parking spaces for each type of use whereas a Future Land Use designation generally guides the type of use and the maximum density and intensity allowed within each designation. Within the City's current Future Land Use and Zoning Maps and code requirements there is a great deal of overlap between the Future Land Use and Zoning requirements which in many cases is creating unnecessary and confusing steps in the development process.

This map provides a cleaner picture of the future character of the City, while the zoning map and land development regulations will address the specific requirements for various parts of the City. Changes to the

Zoning/Land Development Regulations will be completed after the changes to the Comprehensive Plan are implemented.

In addition, the existing Future Land Use Districts are predominantly Single Use Districts, i.e. commercial, residential, industrial etc. Staff is proposing to reduce the total number of designations and create mixed-use districts which will allow a mix of commercial, residential and office uses. At the same time, we are maintaining single use areas for existing residential neighborhoods and for industrial properties.

Tables are provided to compare our existing and our proposed Future Land Use Designations

Park Inventory and Level of Service Discussion

Recreational development, when viewed in the context of community planning, must be well coordinated to complement overall development strategies for future community needs. Recreation is a critical element relative to the "quality of life" across the country and requires municipal participation. These needs can only be met through efficient utilization of community recreation areas and a realistic consideration of what programs can be established to ensure future quality recreational opportunities.

Staff has provided the draft data and analysis for the Park and Recreation Element. The contents of the Park data includes

- Functional Park Classifications
- Inventory, showing existing and planned facilities at City, County and Private parks within and around the City limits
- Analysis of the City Level of Service Standards, including the Level of Service Requirements of peer and surrounding communities.
- In addition, distance maps are provided showing the distance between existing parks and City residents.

FISCAL IMPACT

N/A

RECOMMENDATION

No Action is Required, the items presented are draft items for discussion purposes only.