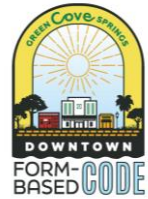


Green Cove Springs Downtown Form Based Code *Stakeholder Interview Sessions (Round 2)* Summary



The following is a summary of the input received during the second round of stakeholder interview sessions for the City of Green Cove Springs Downtown Form-Based Code (FBC) project. For this round, three interview sessions were hosted by the project consultant team, Inspire Placemaking Collective, within the City's Council Chambers (321 Walnut St, Green Cove Springs, FL 32043) on January 18th, 2024. A total of 5 stakeholders participated (4 in person and 1 online). Each session was approximately 90 minutes in length. The purpose of each session was to inform stakeholders about the regulations proposed in the first draft of the Downtown FBC and solicit input on potential revisions for Draft #2. The input provided by stakeholders during these sessions is listed below, sorted by subject area, and may not represent the views of the City or the project consultant team.

General Comments

- Palmetto Avenue should be considered the first expansion area for Downtown's 'Main Street,' which is currently limited to Walnut Street
- Consider adopting a small business assistance program to help property owners with the costs of improving their building façades
- The City should clearly articulate its position on golf carts along roadways and on sidewalks within the FBC Area; once determined, consider educating the public on the City's position and Florida Law regarding this issue
- A stakeholder stated that any new or additional government regulation of private property will only serve to create barriers to development, increase costs, and hurt property resale values and, therefore, would not support the adoption of a FBC

FBC Zoning Map

- Apply the 'Civic' hatching to the publicly owned lands located in the west portion of the FBC Area

Permitted Uses

- Do not permit self-storage facilities within the FBC area—even if it is within a vertical mixed-use structure

Applicability / Development Review Processes

- The proposed administrative approval process that would be applicable to certain types of development within the FBC Area was received positively by several stakeholders

Site Design

- Consider exceptions or reductions to the 8' wide sidewalk requirement along Orange Avenue and Ferris Street, as there are many small lots fronting these roadways that may not have the space to this meet standard and still support development

Building Design

- Permit three story buildings by right along Palmetto Avenue

Parking Design

- A stakeholder expressed fear that regulations directing parking to the rear of buildings will make people who have to park there less safe
- One stakeholder did not wish to see parking along Walnut Street and would require off-site parking instead

Landscaping / Buffering

- Florida Friendly plantings should be incorporated into the FBCs landscaping requirements

Lighting

- Consider expanding the window of availability for holiday lighting to either be year-round or at least inclusive of the weeks surrounding Valentines Day, Memorial Day, and the Fourth of July