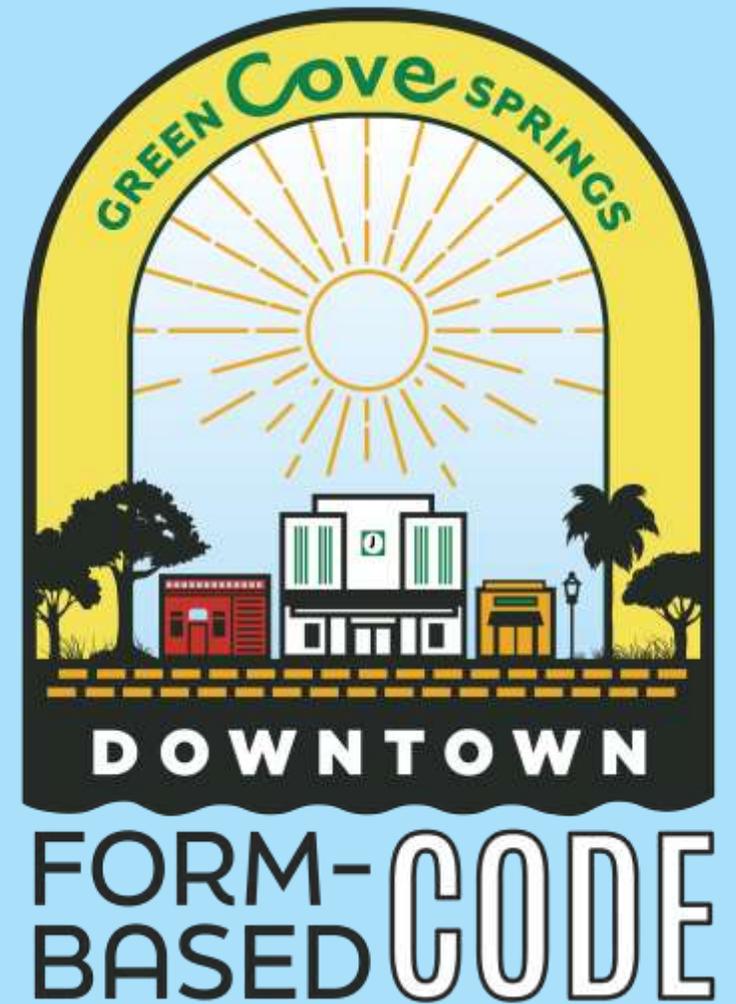


GREEN COVE SPRINGS FORM-BASED CODE

Planning & Zoning Board

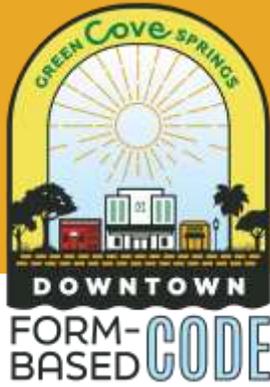
03.26.2024





AGENDA

- 1 background
- 2 public engagement
- 3 form-based code overview
- 4 next steps



background



BACKGROUND

2022

FUTURE LAND USE ELEMENT



TO DEVELOP AND MAINTAIN TO PROVIDE FOR THE MOST DIRECT GROWTH TO SUITABLE HEALTH, SAFETY AND WELFARE

OBJECTIVE 1.3. Character & Compatibility.

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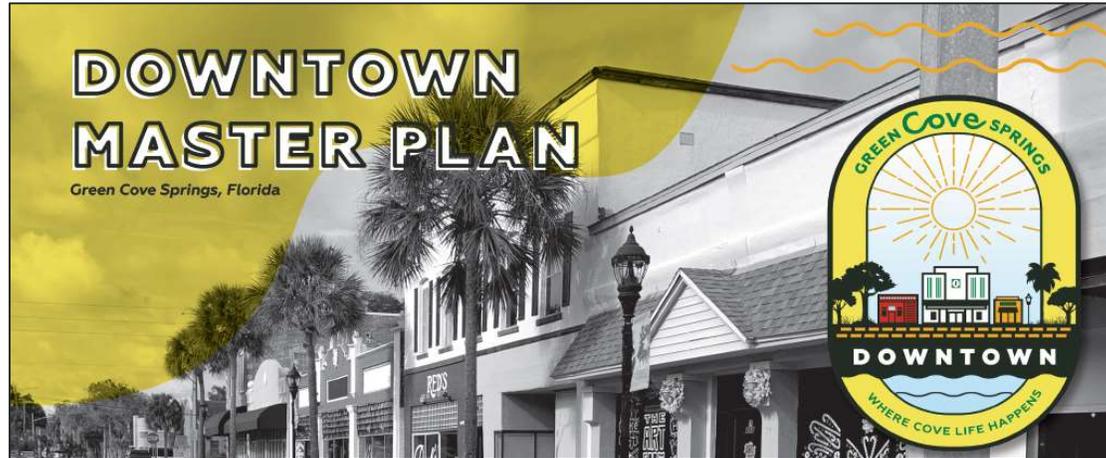
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DOWNTOWN MASTER PLAN

Green Cove Springs, Florida

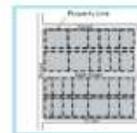


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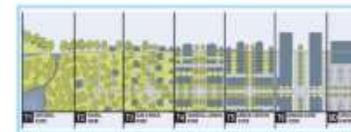
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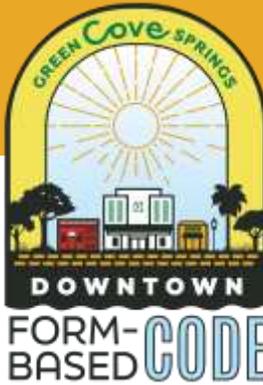
Public Realm

Sidewalks in commercial areas must be wide enough to accommodate pedestrian activity, landscaping and streetscape furniture. Due to the lack of right-of-way along certain corridors, some sites may need to dedicate an easement to the city to accommodate such elements.



Regulating Plan

The organizing principle of a FBC is the regulating plan, a two-dimensional graphic that depicts the geographic distribution of the transect zones. Generally, the T-Zones range from T-1 to T-6, depending on the local context but not all FBCs include all 6.





2

PUBLIC ENGAGEMENT

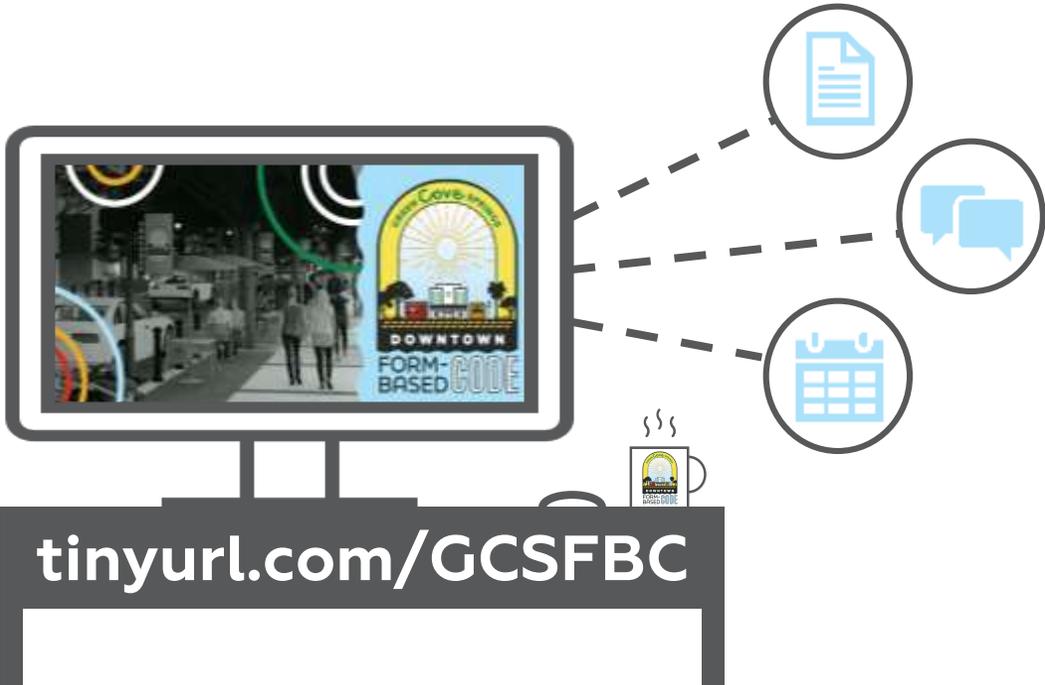
PROJECT WEBSITE



Document Library

View project documents and meeting summaries below.

-  **Public Workshop #1 Summary (08.08.2023)**
PDF (7.50 MB)
A summary of the presentation and input received during Public Workshop 1
-  **Public Workshop #1 Presentation (08.08.2023)**
PDF (2.16 MB)
Summary of the presentation from Public Workshop 1
-  **Existing Conditions Analysis**
PDF (4.58 MB)
A summary of the existing conditions within the Study Area.

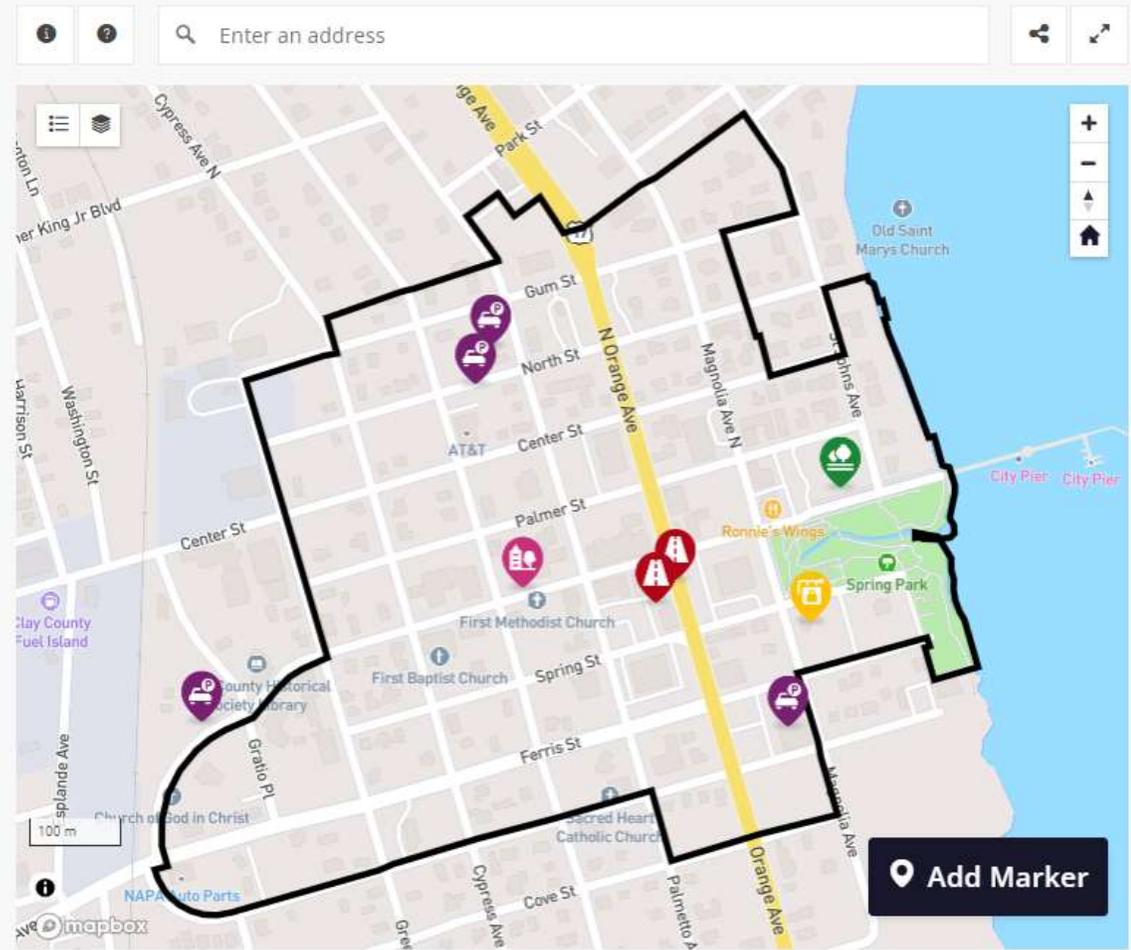


tinyurl.com/GCSFBC

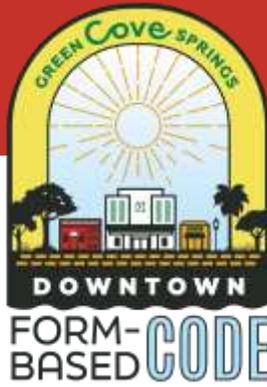
Share your Ideas on the Interactive Map

What should future development look like within the Downtown? Where could additional building heights be located? Where can setbacks be minimized? Do the current sign regulations seem to be working? Where should onsite parking be located in relation to the building and the street? Please use the icon to share your thoughts and ideas to help the Project Team develop a new form-based code for the Downtown.

9 contributions so far



LISTENING SESSIONS (7/12-17/23)



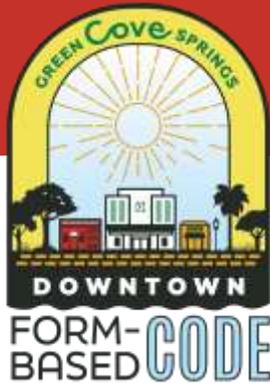
Areas of agreement:

1. Preserve the **small-town character** of downtown.
2. It is very difficult for new development and infill to meet current **parking** requirements.
3. Don't need to require a particular **architectural style**, but need standards to ensure the Walnut Street commercial core preserves its character and new development in other areas feature quality design.
4. A coordinated and prominent **wayfinding** program is needed.

Diverse opinions:

1. Some would rather keep the entire downtown at a **maximum building height** of two stories, while others were more inclined to allow 3 or 4 stories in specific areas.
2. There was no unified opinion on the desired character for development along **Orange Avenue** or **Ferris Street**. Some have given up on these roadways as being highways that carry fast moving traffic and desire a greenbelt feel, with landscaping and trees lining up the road. Others would like to see development taking a more prominent role, slowing down traffic, and letting passers-by know they are going through Green Cove Springs.

PUBLIC WORKSHOPS (8/8/23 – 1/18/24)



1 Urban Form Preference

2 Preferences by Corridor

- Maximum of 2 stories; possibly 3 in some areas.
- Future development to be sensitive to historic fabric.
- Pedestrian and bicycle safety.
- Central public parking facilities.
- Diverse architecture with form standards.

1 Transect/Zoning Comparison

2 Development Review Process

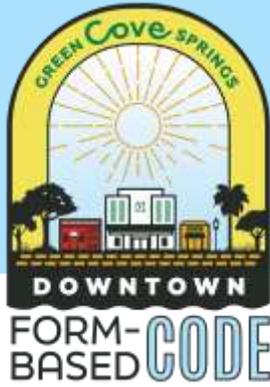
3 Site Design Standards

4 Building Design Standards

- Community Idea Wall

Palmetto Avenue				
BUILDING HEIGHT	BUILDING BY BLOCK	ARCHITECTURE	PUBLIC SPACE	PREFERRED USES
Two stories	Close to the sidewalk on Palmetto	Enrich built diversity	Walkable	Retail
Three stories	Close to the sidewalk on Palmetto	Enrich built diversity	Walkable	Dining
Four stories	Close to the sidewalk on Palmetto	Enrich built diversity	Walkable	Office
Five stories	Close to the sidewalk on Palmetto	Enrich built diversity	Walkable	Gas stations
Six stories	Close to the sidewalk on Palmetto	Enrich built diversity	Walkable	Vehicle repair
Seven stories	Close to the sidewalk on Palmetto	Enrich built diversity	Walkable	Single-family
Eight stories	Close to the sidewalk on Palmetto	Enrich built diversity	Walkable	Townhomes
Nine stories	Close to the sidewalk on Palmetto	Enrich built diversity	Walkable	Multi-family





form-based code

3

purpose / framework

zones

applicability

site design

building design

parking design

landscaping / buffers

signs



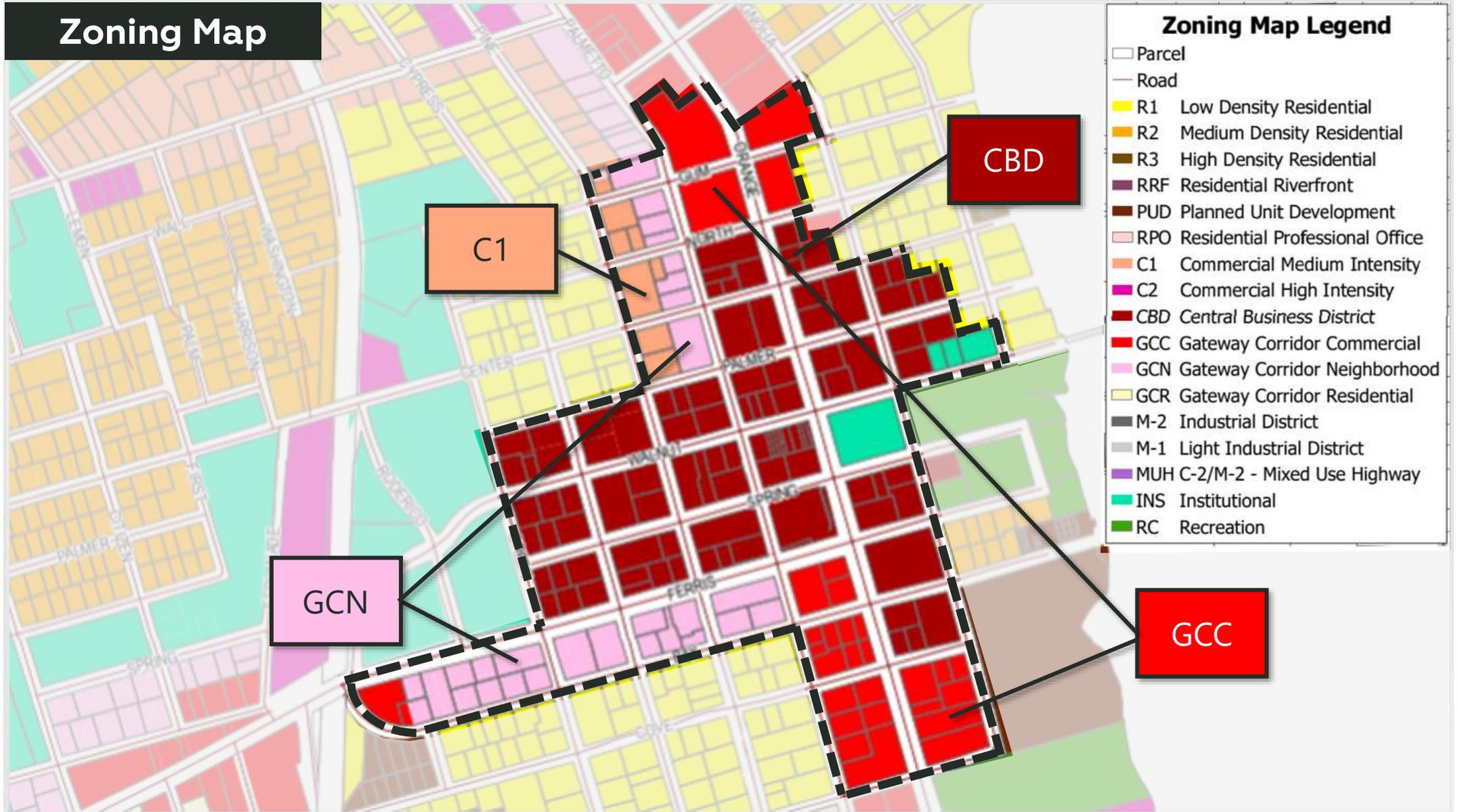
Form-Based Codes

- an alternative to conventional zoning
- regulations, not guidelines
- focused on the appearance and design of buildings, less on use
- concerned with how the site is accessed by a range of transportation options
- create walkable, vibrant places
- cultivate economic development / redevelopment
- retain community character

FORM-BASED CODE

zones

Zoning Map



FORM-BASED CODE

zones



DOWNTOWN CORE



Walnut Street and Magnolia (Walnut to Center Street)

FORM-BASED CODE

zones

PRIMARY CORRIDOR



Orange Avenue and Ferris Street

FORM-BASED CODE

zones



SECONDARY CORRIDOR



Palmetto Avenue, Palmer Street, and Spring Street

FORM-BASED CODE

zones



TRANSITION



Bay Street and Pine Avenue

FORM-BASED CODE

applicability

SITE ONE

minor addition/modification



FORM-BASED CODE

applicability

SITE ONE

major addition/modification



FORM-BASED CODE

applicability

SITE ONE *redevelopment*



Site Plan Approval

- Admin. approval
- Council approval
 - ~~>1 acre~~
 - ~~>5,000 sq. ft.~~
 - SE required
 - Variance requested
 - complex/controversial

Flexibility

- Admin: up to 10% of dimensional requirement
- Planning & Zoning Board:
 - >10% up to 30%*
 - Non-dimensional provisions

* >30% deemed a variance

Review Criteria for modifications

- Consistency with code and comprehensive plan
- No impact (or adequate mitigation) on adjacent uses
- Allows superior design
- Necessary to enhance natural or cultural resources
- Code compliance not feasible or results in inferior design
- No impact on public facilities, land use, traffic, or environment

FORM-BASED CODE

site design

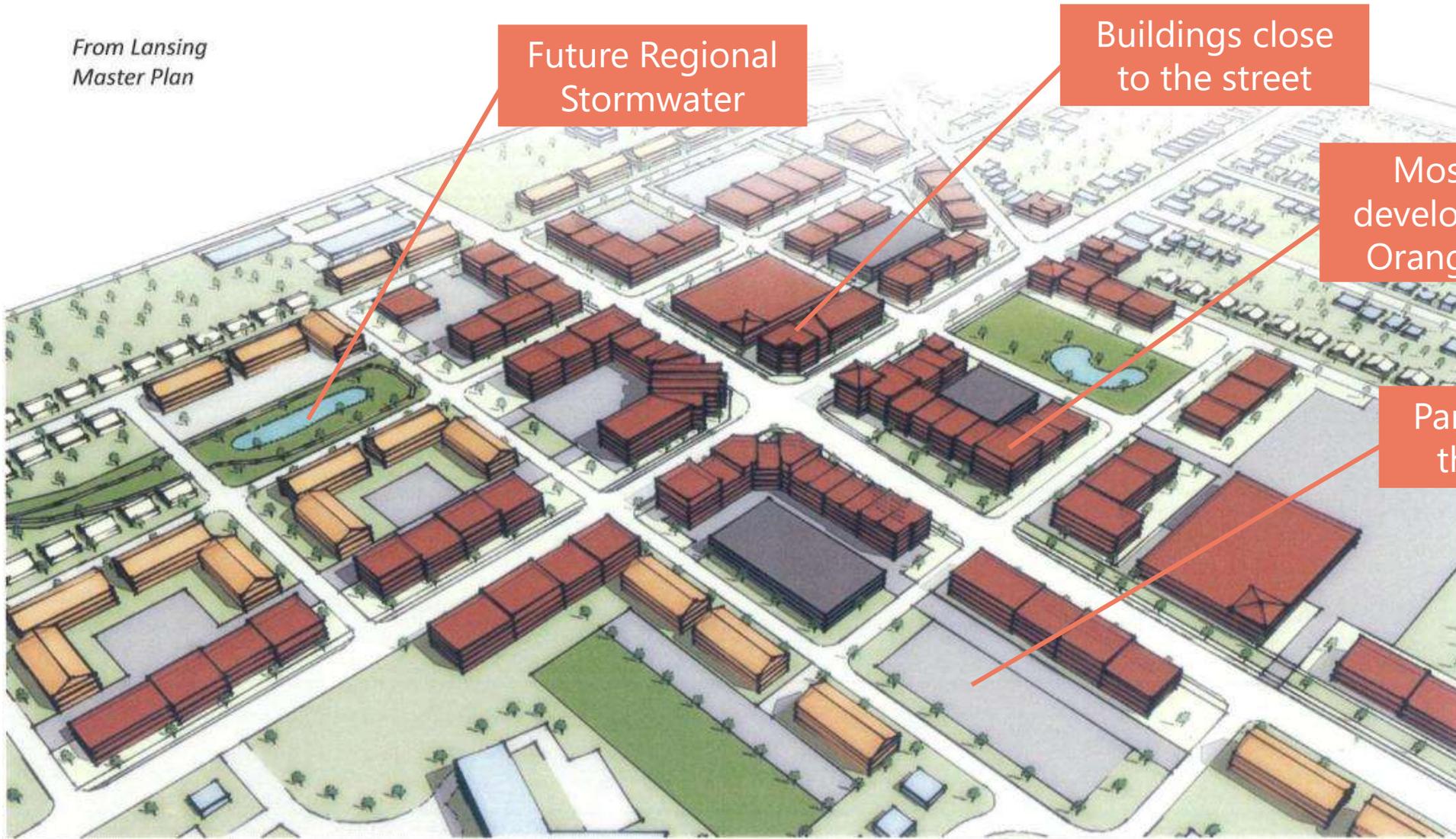
From Lansing
Master Plan

Future Regional
Stormwater

Buildings close
to the street

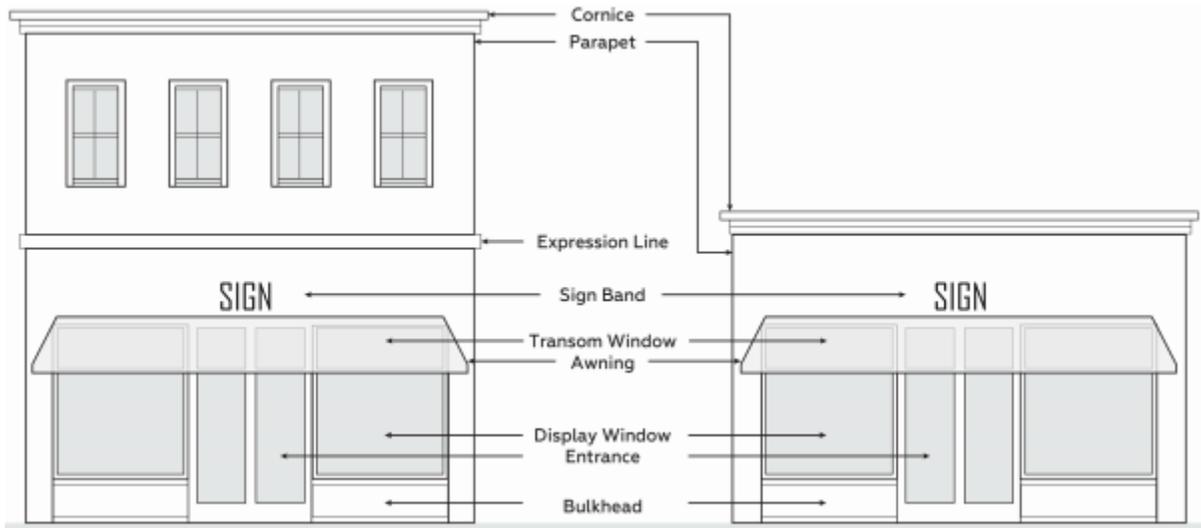
Most intensive
development along
Orange and Ferris

Parking behind
the building



FORM-BASED CODE

building design



FORM-BASED CODE

building design



Gas Stations



Drive-through



Vehicle Repair



Accent Lighting



ALLOW:

1. String or LED rope lights outlining the roof edge (limited on Walnut/Magnolia).
2. Lights that automatically change colors (<once/hour).
3. Spotlights illuminating downward are allowed.
4. Security lighting.

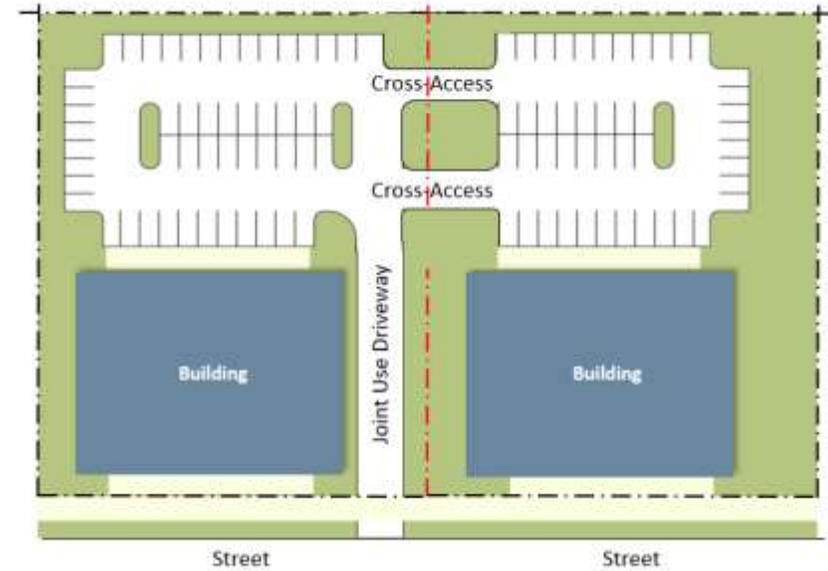
PROHIBIT:

1. Lights outlining windows, doors, or other features.
2. Flashing or moving accent lights.
3. Lights shining up.
4. Lights that exceed 3.0 footcandles (measured at edge of lot, 5' high). Incandescent lights limited to 75 watts; fluorescent 20 watts; LED 15 watts.

5-year amortization period

FORM-BASED CODE

parking design



on-site parking | shared parking | on-street parking | satellite parking | pay-in-lieu

FORM-BASED CODE

landscaping / buffers



2.5 feet to 5 feet. The portion above 2.5 feet shall be transparent (e.g., wrought iron or similar material). Street walls shall have columns/posts (one foot by one foot minimum) spaced every 24 feet.

FORM-BASED CODE

signs



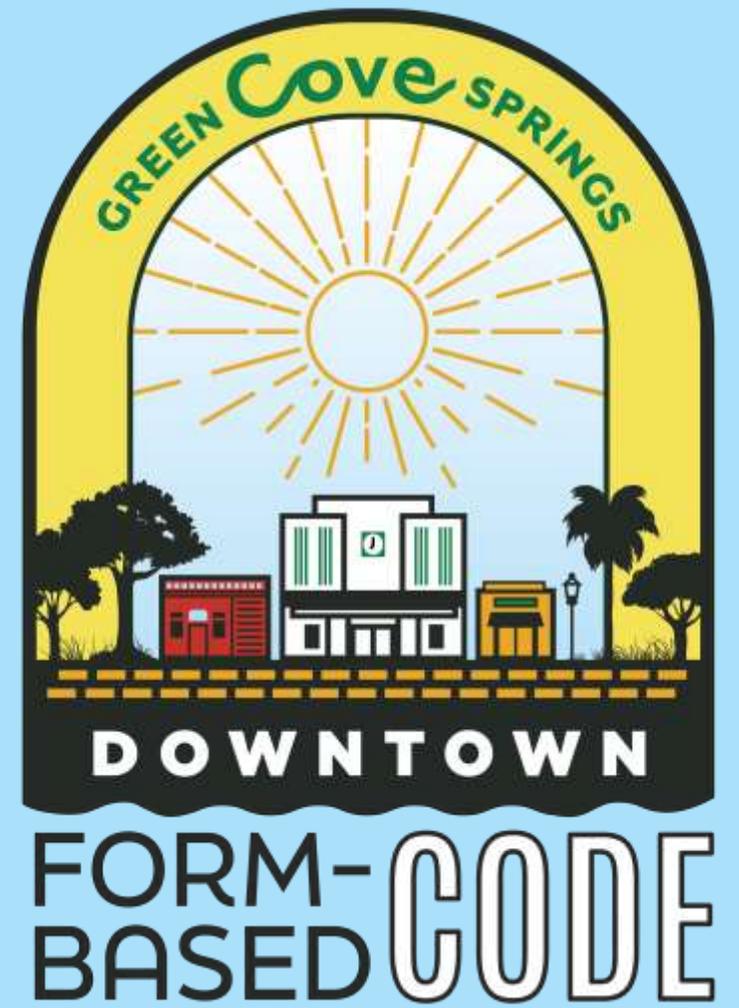


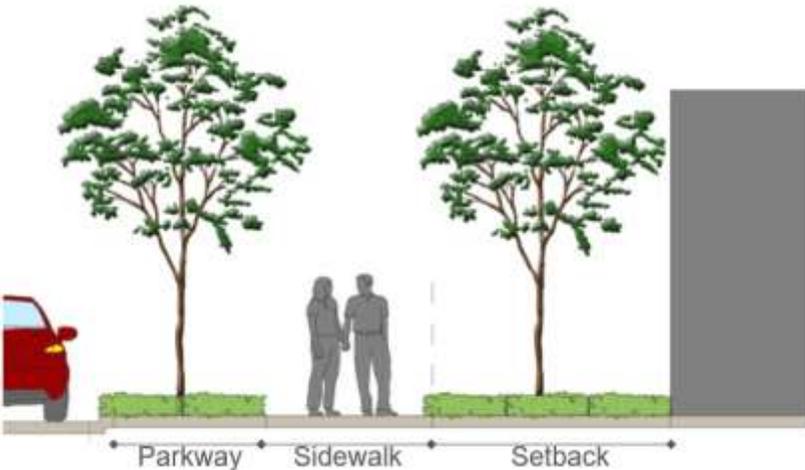
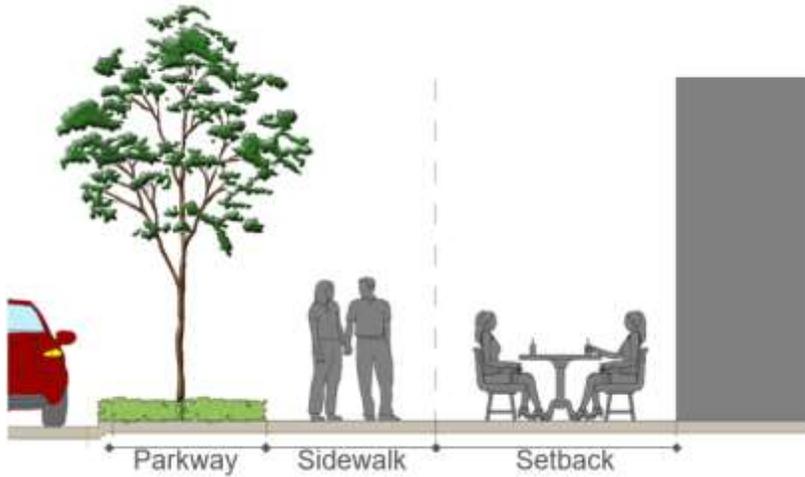
4

NEXT STEPS



QUESTIONS





Building Setbacks

STANDARD	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
Front Setback ^A	0' min.	6' min.	10' min.	15' min. No max.
Street Side Setbacks ^B	6' max.	10' max.	No max.	10 min. No max.
Side Setback ^C	0'/6' min. ¹	0'/6' min. ¹	6' min.	6 min.
Rear Setback (lot or alley) ^D	10'			

¹ Zero-foot side yard setback permitted only if the adjacent building is also placed at the property line. Otherwise, 6' are required.

Public Realm

Street Segment	Sidewalk Width (min.)	Parkway Width (min.)
Orange Av. and Ferris St.	8 ft.	6 ft.
All other streets	6 ft.	8 ft.



FORM-BASED CODE

building design

BUILDING TYPOLOGY	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
Mixed Use	Y	Y	Y	N
Non-Residential Single Use	Y	Y	Y	N
Non-Residential Multiple Use	Y	Y	Y	N
Multi-Family	Y	Y	Y	N
House	N	N	Y	Y



FORM-BASED CODE

building design

Building and Floor Height

PROPOSED	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
Building Height	20' min. 2 stories max.	20' min. 3 stories max.	16' min. 2 stories max.	16' min 2 stories max.
Height with Bonus	NA	4 stories	3 stories	NA
Ground Floor Elevation (above sidewalk or finished grade)	24" min. residential	24" min. residential	24" min. residential	24" min. residential
Ground Floor Ceiling Height	12' min./20' max.	12' min./20' max.	9' min./14' max.	9' min./14' max.

Height Bonuses

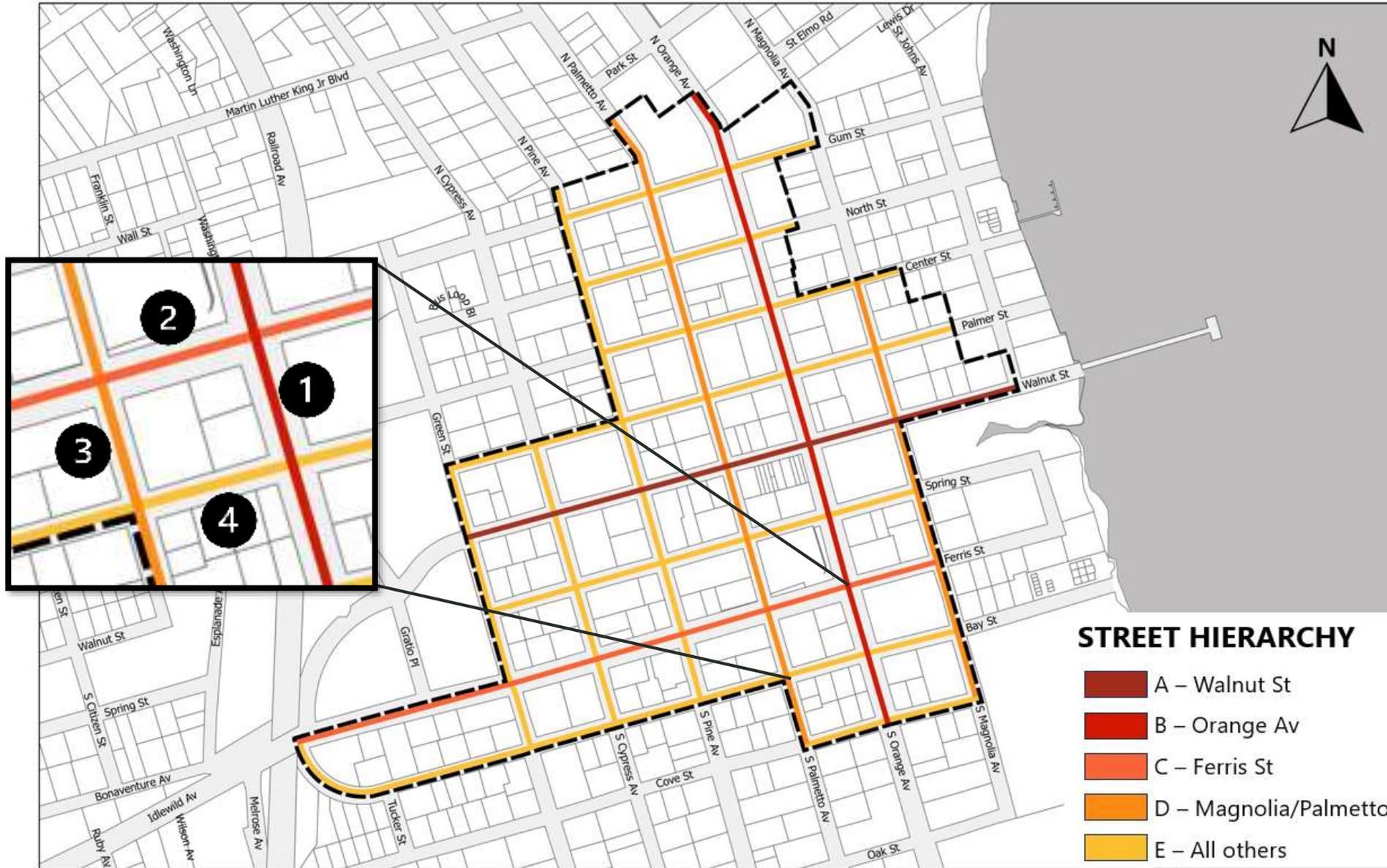
- Vertical Mixed-Use
- Affordable Housing
- Parking Garages
- Public Open Space & Amenities

CURRENT	CBD	GCC	GCN	C1	INS	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
ISR									
Comm/Off:	NA*	80%	70%	NA	NA	100	80%	70%	50%
MF:		80%	NA						
Detached:		NA	60%						
Attached:		NA	70%						
Building Height									
Comm/Off:	NA*	54' (up to 70')/ 4 stories	35' (up to 50')/ 3 stories	35'	85'	2 stories	3 stories (4 with bonus)	2 stories (3 with bonus)	2 stories
MF:		54' (up to 70')/ 4 stories	NA						
Detached:		NA	35'/3 stories						
Attached:		NA	35'/3 stories						

* Per current development

FORM-BASED CODE

building design



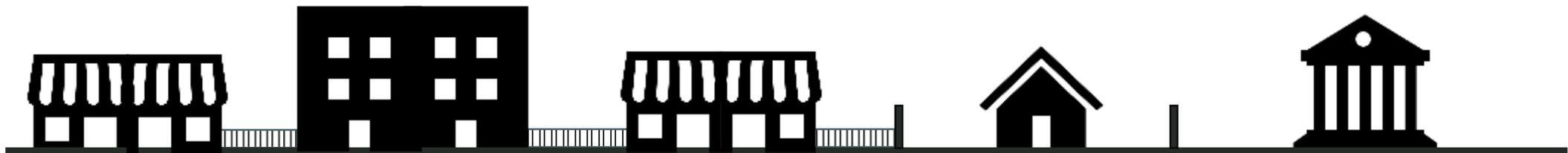
FORM-BASED CODE

building design



Building Frontage

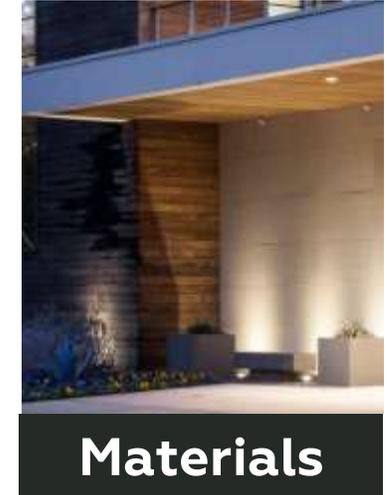
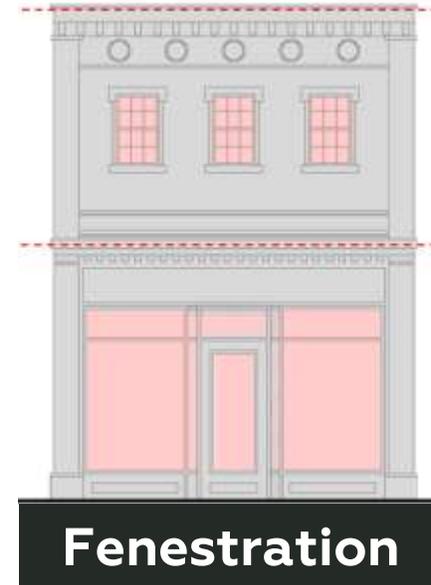
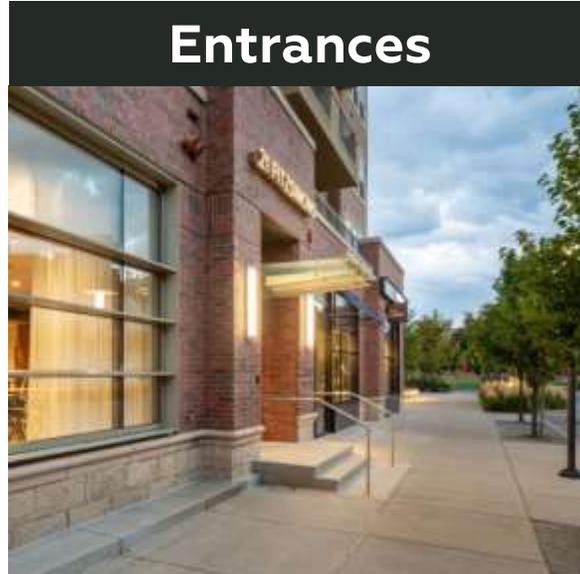
STANDARD	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
Required Frontage	80% min.	60% min.	40% min.	40% min.



Facade Articulation



Entrances



1. Awning or canopy.
2. Gallery, arcade, forecourt, stoop, or porch.
3. Vertical or horizontal offset, column, band, cornice, or similar element 6" deep.
4. Expression line between floors (not color bands).
5. Balcony.
6. Window.
7. Door.
8. Other treatment

	Ground Floor	Upper Stories
Buildings with storefront	40% min.; 90% max.	15% min.; 50% max.
Other buildings	25% min.; 90% max.	15%; 50% max.

FORM-BASED CODE

building design



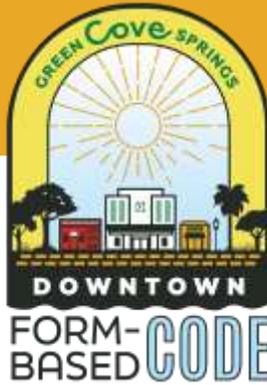
Vehicle Repair



Auto Sales



BACKGROUND



FUTURE LAND



GO.

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FUTURE LAND USE 1-5

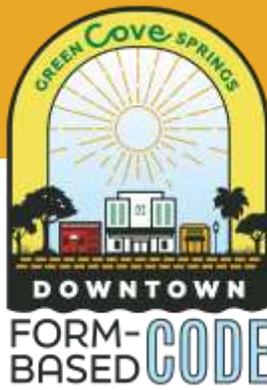
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February 2022

BACKGROUND



**DOW
MAS**

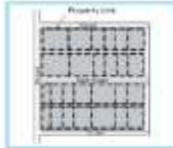
Green Cove Springs,

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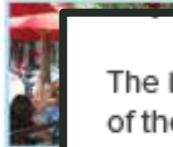
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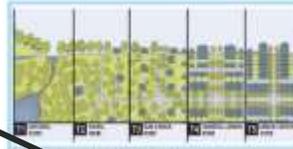


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Public Realm



Source: Form-Based Codes Institute

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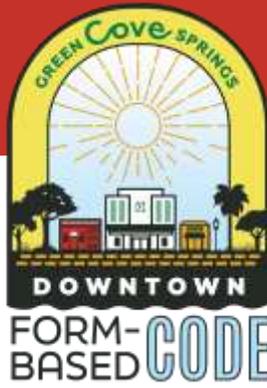
April 2022

PUBLIC WORKSHOP #1 (8/8/23)

Ferris Street

BUILDING HEIGHT	BUILDING SETBACKS	ARCHITECTURE	PUBLIC REALM	PREFERRED USES				
Two stories ●●●●●	Core to the sidewalk ●●●●●	Diverse (with standards) ●●●●●	No change ●●●●●	Retail ●●●●●				
Three stories ●●●●●	Away but not too far (no parking in front) ●●●●●	Diverse (without standards) ●●●●●	Wider sidewalks and landscaping strip ●●●●●	Dining ●●●●●				
Four stories ●●●●●	Far from the sidewalk (parking in front) ●●●●●	Uniform (with traditional architecture) ●●●●●	Auto-Oriented ●●●●●	Office ●●●●●				
Greater than four stories ●●●●●	Uniform (with modern architecture) ●●●●●		Gas stations ●●●●●					
								Vehicle repair ●●●●●
								Single-family ●●●●●
								Townhomes ●●●●●
								Multi-family ●●●●●

PUBLIC WORKSHOP #2 (1/18/24)



- 1 Transect / Zoning Comparison
- 2 Development Review Process
- 3 Site Design Standards
- 4 Building Design Standards
 - Community Idea Wall

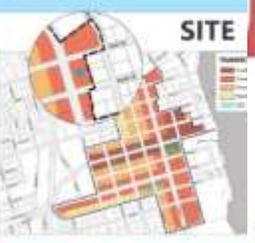


PUBLIC WORKSHOP #2 (1/18/24)

1 ZONING MAP | TRANSECT MAP | COMPARISON TABLES

Comparison tables for zoning and development review, including columns for Use Type and Code.

2 APPLICABILITY | DEVELOPMENT REVIEW | FLEXIBILITY



MINOR ADDITION/MODIFICATION

A minor addition (defined below) does not require setbacks and building frontage requirements.

MAJOR ADDITION/MODIFICATION

A major addition (defined below) requires the applicant to submit setbacks meeting the minimum required setbacks.

REDEVELOPMENT

If the owner decides to demolish the current building on Orange Avenue, Code allows up to 3 stories in 1 building.

APPLICABILITY:

Existing developments shall not be redeveloped. Minor modifications only require the standards. Major modifications* require the entire site to be redeveloped.

* Any repair, reconstruction, rehabilitation of the "Just Market Value" of the property. Office records.

3 BUILDING PLACEMENT | PUBLIC REALM | PARKING | LANDSCAPING



Setbacks



STANDARD

	DOWNTOWN CORE
Front Setback	0' min. 6' max.
Street Side Setbacks	0' min. 6' max.
Side Setback	0/6' min.
Rear Setback (lot or alley)	0/6' min.
Zero-foot side yard setback permitted. Otherwise, 6' are required.	

4 BUILDING DESIGN

TYPICAL TYPOLOGICAL

BUILDING TYPOLOGY	DOWNTOWN CORE	OTHER AREAS
Mixed-Use	1-3	1-3
Multi-Family	1-3	1-3
House	1-3	1-3



HEIGHT

BUILDING AND FLOOR HEIGHT	DOWNTOWN CORE	OTHER AREAS
Building Height	20' max.	20' max.
Height with Signage	25' max.	25' max.
Height from finished ground (at least 5' from ground)	25' max.	25' max.
Ground Floor Living Height	12' min., 10' max.	12' max.

HEIGHT BONUSES/INCENTIVES

- Vertical Mixed-Use
- Affordable Housing
- Parking Garages
- Public Open Spaces & Amenities

LIGHTING

- PROHIBIT:**
- Lighting obscuring windows, doors, or other features.
 - Flashing or rotating accent lights.
 - Up lights.
 - Accent lighting incorporated into a sign unless part of the sign.
- ALLOW:**
- String or LED rope lights following the roof edge.
 - Lighting that automatically changes colors (e.g., for holidays).
 - Spotlights illuminating downward are allowed.
 - Holiday decorations displayed from two days before Halloween through January 15.

4 BUILDING DESIGN

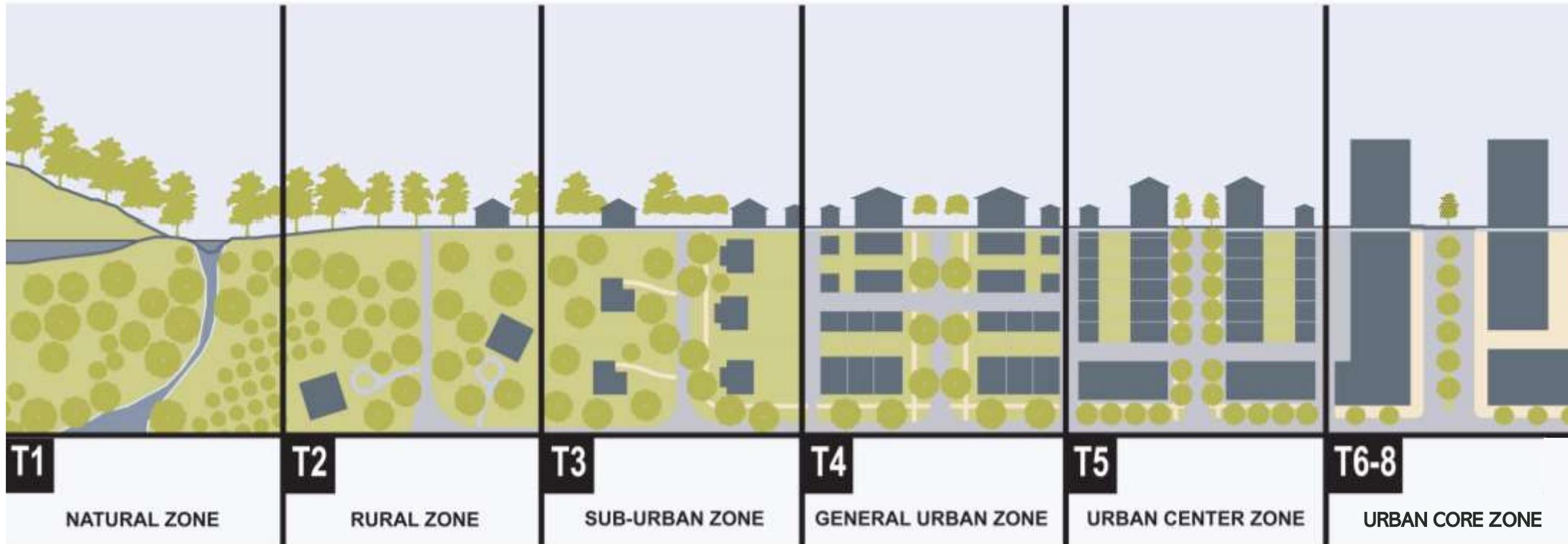
BUILDING DESIGN AUTO-ORIENTED USES | SIGNS

AUTO-ORIENTED USES		SIGNS	
<p>Gas Stations</p> <ul style="list-style-type: none"> Customer must go to the street. Must be the main sign. 		<p>Streetwall</p> <ul style="list-style-type: none"> Street wall signs are the only non-standalone signs allowed. 	<p>Illumination</p> <ul style="list-style-type: none"> Only on exterior walls and awnings. Signs with interior illumination are prohibited unless they are through lighting.
<p>Drive-through</p> <ul style="list-style-type: none"> Excluded up to the street. Drive-through entrance to the street is the main entrance. 		<p>Projecting</p> <ul style="list-style-type: none"> Signs for businesses are allowed. Only allowed on setbacks (if allowed). 	<p>Window</p> <ul style="list-style-type: none"> Allowed on side of the window. Allowed on front and rear windows.
<p>Vehicle Repair</p> <ul style="list-style-type: none"> Customer service building up to the street. Service bays to the rear. 		<p>Hanging</p> <ul style="list-style-type: none"> Only street-facing front-facing signs are permitted to be hung from the street. 	<p>Canopy</p> <ul style="list-style-type: none"> Only allowed on the setback of the canopy. 75% max. of canopy width.
<p>Auto Sales</p> <ul style="list-style-type: none"> Building up to 10' height. 10' building setback to the rear. 		<p>Awning</p> <ul style="list-style-type: none"> Only allowed on setback of canopy. 75% max. of canopy width. Only on street front of canopy. 	<p>Wall Sign</p> <ul style="list-style-type: none"> Allowed on setback of the building. 75% max. of canopy width. Only on street front of canopy.
<p>Self-Storage</p> <ul style="list-style-type: none"> Allowed as part of mixed-use building. Allowed for outdoor storage spaces (not inside the building). 			



FORM-BASED CODE

zones



FORM-BASED CODE

site design

From Lansing
Master Plan

Future Regional
Stormwater

Buildings close
to the street

Most intensive
development along
Orange and Ferris

Parking behind
the building

