



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** City Council **MEETING DATE:** April 16, 2024  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Second and Final Reading of Ordinance O-12-2024, regarding a City initiated Zoning Amendment from Central Business District, Gateway Corridor Commercial, Gateway Corridor Neighborhood, and Institutional to Form-Based Code. *Michael Daniels*

### BACKGROUND

Pursuant to Ordinance O-11-2024, to create a new Form-Based Code Zoning District (FBC) and repeal the City's Central Business District zoning within the City's Downtown area. Staff is proposing to administratively rezone these areas to the Form-Based Code District. The attached map identified areas of the City that will be rezoned to the new zoning district.

Exhibit A - Existing Zoning Map

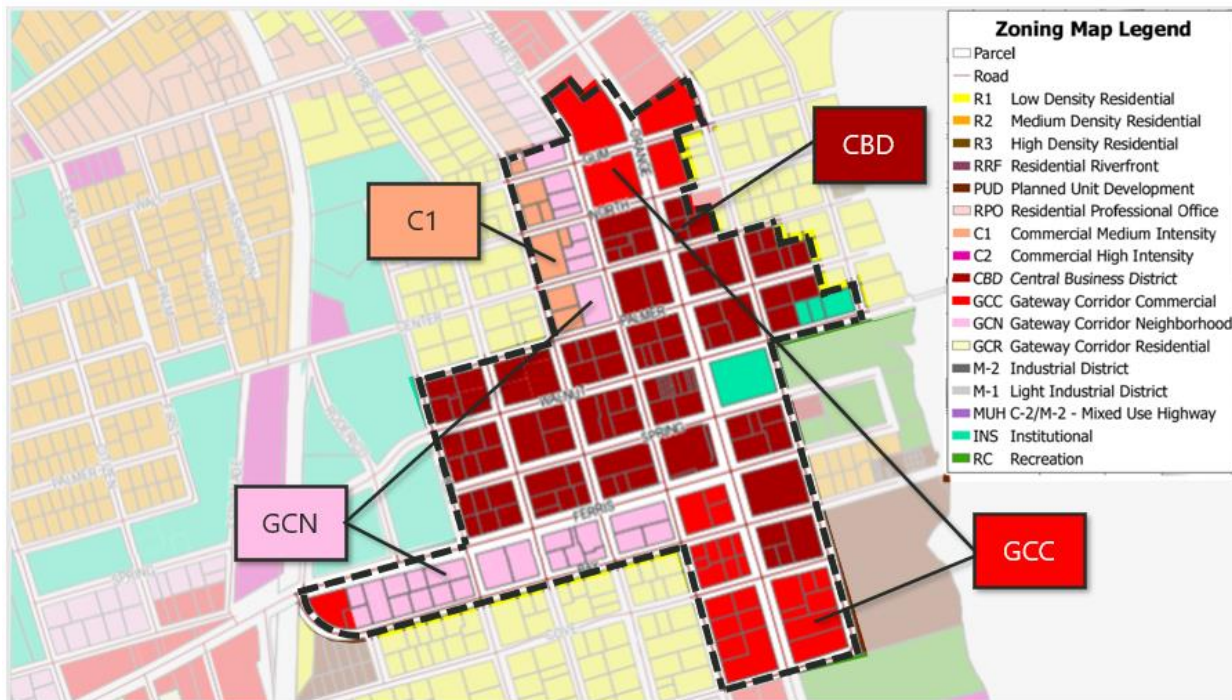


Exhibit B - Proposed Zoning Map

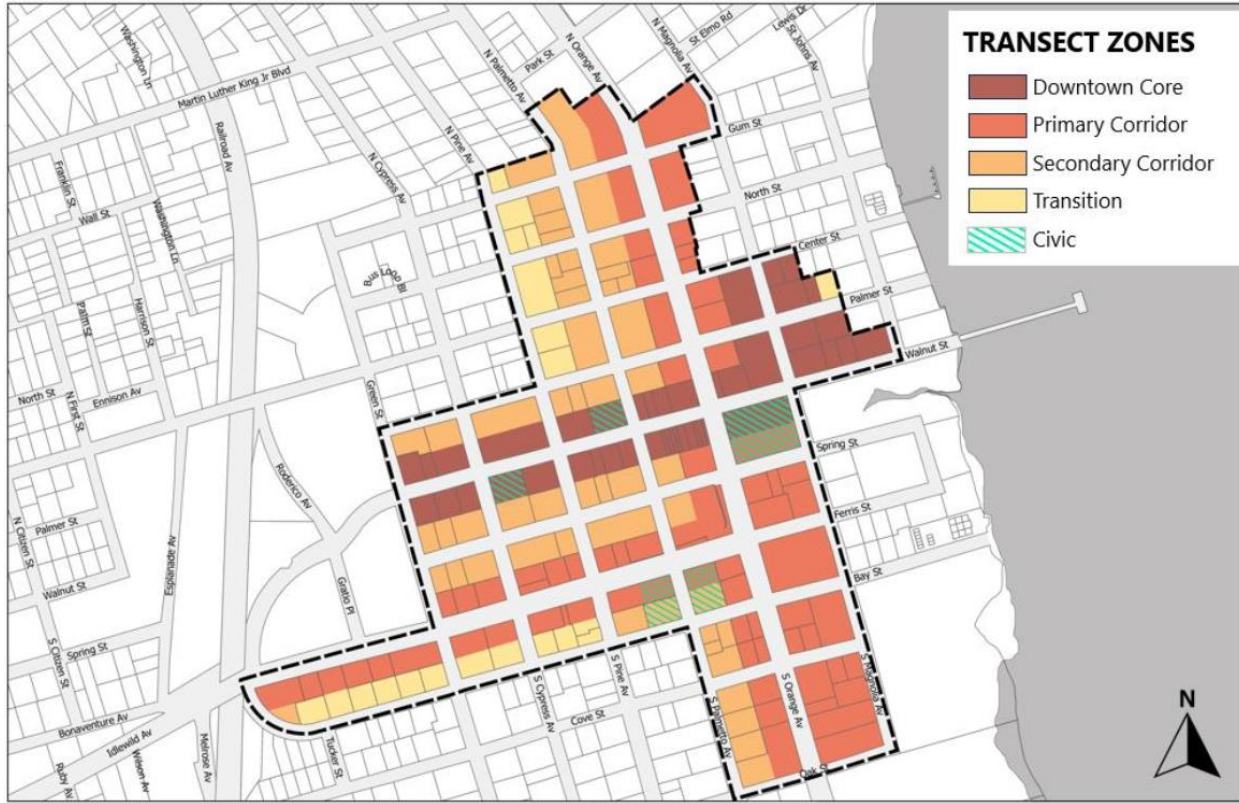
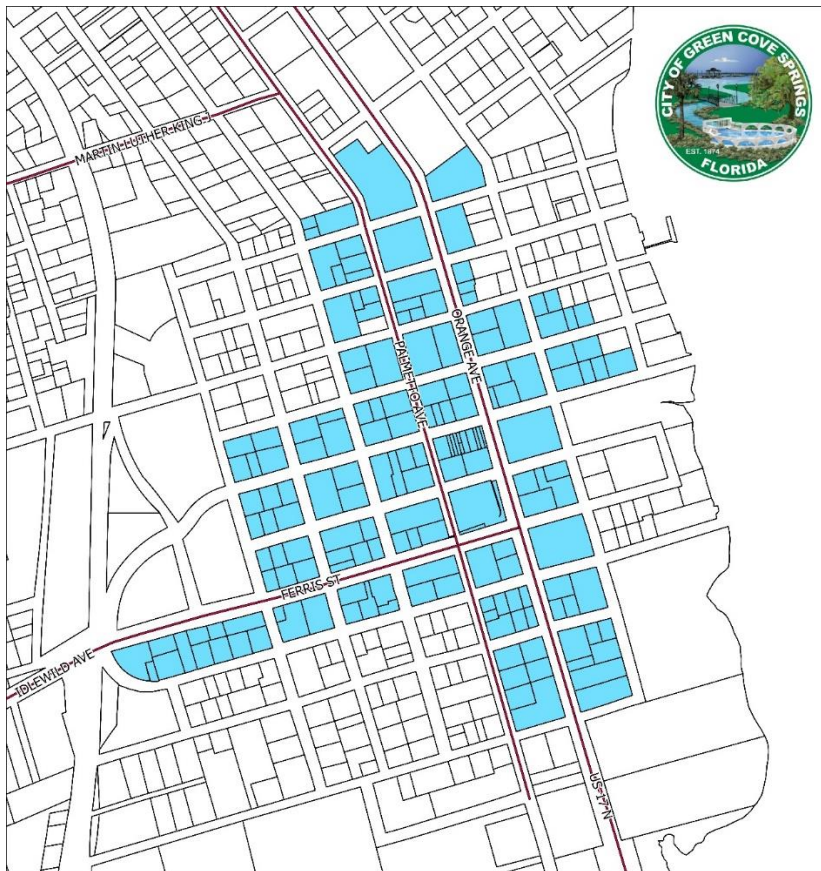


Exhibit C - Parcels Proposed to be Rezoned for Form-Based Code Zoning District



Parcels

017293-001-00	017197-000-00	017235-001-00
017535-000-00	017198-000-00	017236-000-00
017532-001-00	017199-000-00	017238-000-00
017532-000-00	017200-000-00	017239-000-00
017403-000-00	017201-000-00	017239-001-00
017404-000-00	017202-000-00	017240-000-00
017401-000-00	017203-000-00	017241-000-00
017402-000-00	017294-000-00	017242-000-00
017405-000-00	017295-000-00	017243-000-00
017355-000-00	017296-000-00	017244-000-00
017353-000-00	017331-000-00	017285-000-00
017352-000-00	017331-001-00	017286-000-00
017356-000-00	017332-000-00	017287-000-00
017357-000-00	017333-000-00	017288-000-00
017279-000-00	017334-000-00	017289-000-00
017279-001-00	017443-000-00	017290-000-00
017277-000-00	017444-000-00	017291-000-00
017428-000-00	017446-000-00	017292-000-00
017428-000-00	017480-000-00	017293-000-00
017429-000-00	017481-000-00	017245-000-00
017343-000-00	017482-000-00	017246-000-00
017343-000-00	017483-000-00	017247-000-00
017429-001-00	017485-000-00	017248-000-00
017430-000-00	017486-000-00	017248-001-00
017342-000-00	017487-000-00	017249-000-00
017342-001-00	017488-000-00	017250-000-00
017283-000-00	017489-000-00	017251-000-00
017284-000-00	017491-000-00	017252-000-00
017282-000-00	017492-000-00	017253-000-00
017281-000-00	017493-000-00	017258-000-00
017280-000-00	017493-002-00	017259-000-00
017335-000-00	017310-000-00	017267-000-00
017335-001-00	017312-000-00	017267-001-00
017336-000-00	017313-000-00	017268-000-00
017337-000-00	017314-000-00	017269-000-00
017337-001-00	017315-000-00	017270-000-00
017338-000-00	017316-000-00	017272-000-00
017339-000-00	017317-000-00	017273-000-00
017340-000-00	017317-001-00	017274-000-00
017341-000-00	017317-002-00	017275-000-00
017431-000-00	017318-000-00	017276-000-00
017432-000-00	017319-000-00	017261-000-00
017433-000-00	017311-000-00	017262-000-00
017434-000-00	017297-000-00	017263-000-00
017435-000-00	017298-000-00	017257-000-00
017436-000-00	017299-000-00	017359-000-00
017437-000-00	017301-000-00	017360-000-00
017438-000-00	017521-000-00	017361-000-00
017439-000-00	017223-000-00	017362-000-00
017440-000-00	017224-000-00	017363-000-00
017441-000-00	017225-000-00	017367-000-00
017442-000-00	017226-000-00	017368-000-00
017084-000-00	017230-001-00	017369-000-00
017085-000-00	017232-000-00	017394-000-00
017086-000-00	017233-000-00	017399-000-00
017087-000-00	017234-000-00	017531-000-00
017196-000-00	017235-000-00	017584-000-00

Staff is recommending approval of Ordinance O-12-2024 administratively rezoning the selected parcels shown in Exhibit A, B and C to the newly designated zoning district of Form Based Code.

Attachments include:

- Ordinance O-12-2024

#### FISCAL IMPACT

N/A

#### RECOMMENDATION

**Motion** to recommend approval of the second and final reading of Ordinance No. O-12-2024 to amend the zoning of the property described therein from Central Business District, Gateway Corridor Commercial, Gateway Corridor Neighborhood, Institutional to Form-Based Code.