



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission

MEETING DATE: April 30, 2024

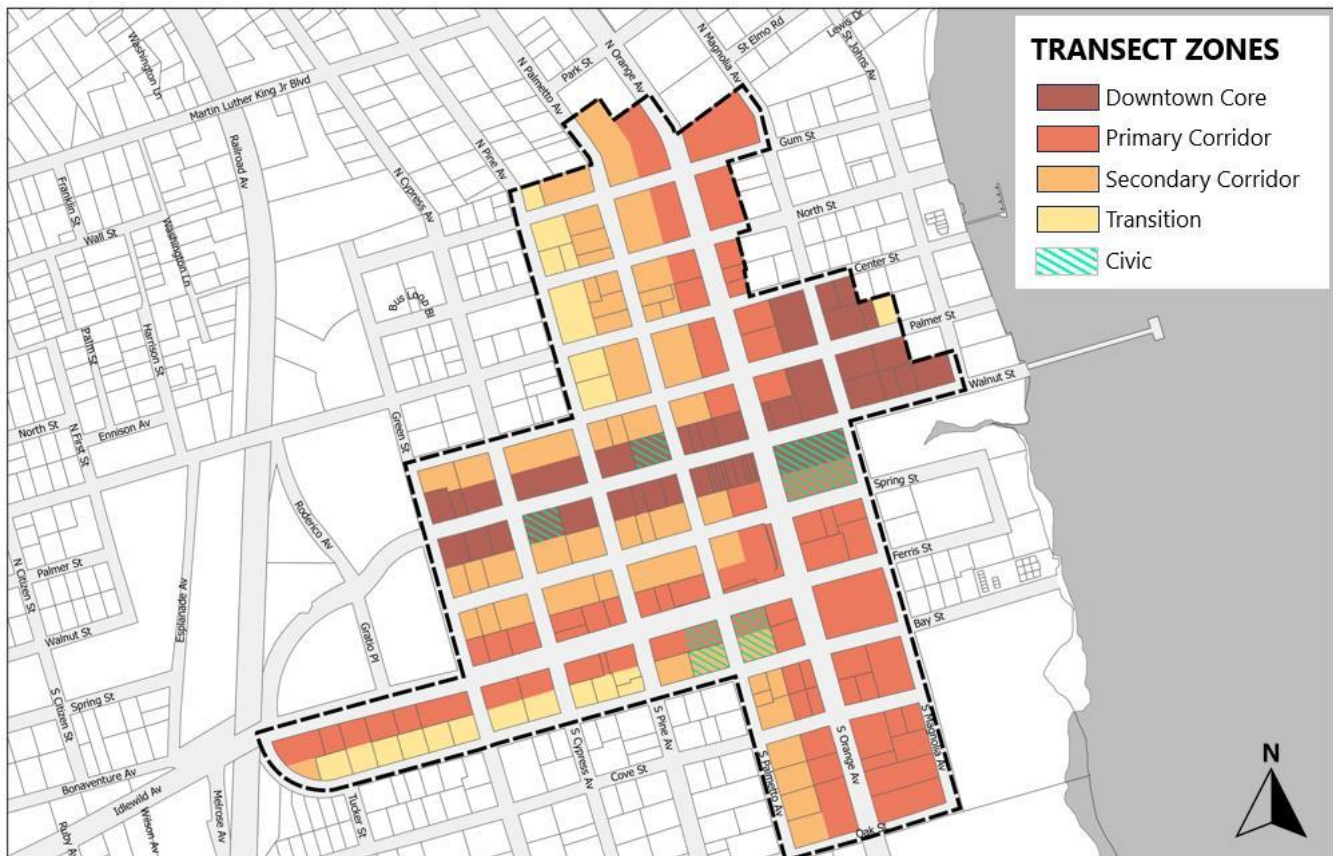
FROM: Michael Daniels, AICP, Development Services Director

SUBJECT: Ordinance O-13-2024 Form-Based Code Companion Ordinance

BACKGROUND

On April 16, 2024, the City Council adopted a Form Based Code for the downtown area. The purpose of the Form Based Code is to establish regulations in the downtown area based upon existing downtown street and block pattern and establishing standards for promoting development with a variety of uses, appropriate design, and public benefit.

Approval of the plan resulted in the elimination of the Central Business Zoning District and change the existing zoning for all of the properties within the boundary set below to Form Based Code.



With the elimination of the Central Business District (CBD) it is now necessary for staff to amend the existing city code to eliminate all references to the CBD and add, where appropriate the Form Based Code (FBC).

These sections are identified below:

- CHAPTER 78, SECTION 78-109, Permitted Zoning Districts for Transient Merchants;
- CHAPTER 101
 - SECTION 101-5, Revising the definition for mixed use building and adding a definition for Parkway;
 - SECTION 101-356 revising the definition of a major site development plan;
- CHAPTER 113
 - SECTION 113-4 adding the maximum impervious area per each FBC transect into the impervious table and eliminating the CBD
 - SECTION 113-243 revising the definition of “commercial” to include the FBC zoning district and eliminating the CBD zoning district;
- CHAPTER 117,
 - SECTION 117-2: revising the land use compatibility table to include FBC and eliminate CBD
 - SECTION 117-3: revising the use chart to eliminate CBD uses and add uses for each FBC transect;
 - SECTION 117-6: revising the Lot Requirements Table to eliminate CBD and add the FBC transects;
 - SECTION 117-792: revising Alcoholic Beverage Requirements to eliminate CBD and add the FBC transects;
 - SECTION 117-815 ROW Encroachments for Awnings: to eliminate CBD and add the FBC transects;
 - SECTION 117-816: ROW Encroachments for Signage: to eliminate CBD and add the FBC transects
- CHAPTER 125
 - SECTION 125-2: revising the Sign Definitions by removing definition of Central Business District
 - SECTION 125-14 BY REMOVING AND REPLACING “CENTRAL BUSINESS DISTRICT” AND “CBD” WITH “FORM BASED CODE” AND “FBC” regarding the special conditions for signs.

Attachments include:

- Ordinance O-13-2024

RECOMMENDATION

Motion to recommend approval to City Council of Ordinance O-13-2024, regarding amending applicable sections of City Code Chapter 78, 101, 113, 117, 125 as described herein.