



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** December 8, 2020
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: First Reading of Ordinance No. O-15-2020 Amendment regarding Condominium and Townhouse Requirements and requiring approval of a Special Exception for Multifamily Dwellings in excess of 35' in height in the R-3 High Density Residential Zoning District

BACKGROUND

Staff is proposing changes to the Residential High-Density R-3 Zoning District regarding the density control requirements for Condominium and Townhouse Development. Currently, the City has different lot area, lot width, living area and setback requirements for Condominium and Townhouse Development as opposed to Multifamily (rental) dwellings. Staff is proposing to revise the ordinance and have the same density control requirements for multifamily development regardless of ownership status. At the same time, staff has added a requirement that for all multifamily development that exceeds 3 stories in height, a special exception shall be required subject to specific conditions. A copy of the proposed ordinance is provided in an underline / strike-thru version for your review.

The proposed ordinance is supported by the following goals, objectives, and policies from the City's Comprehensive Plan:

HOUSING ELEMENT

GOAL 3: The City of Green Cove Springs shall make provisions for adequate and affordable housing that meets the physical and social needs of all segments of the current and future population of the City.

Objective 3.1: Adequate and Affordable Housing. The City shall continue to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the housing needs of the current and future residents and residents with special housing needs

Policies 3.1.1: The City shall review, and revise if necessary, any ordinances, codes, regulations, and the permitting process to eliminate unnecessary requirements and requirements that may inhibit the provision of low and moderate income housing, and to streamline the development review process, while maintaining opportunity for public participation in the review process and insuring the health, welfare, and safety of the residents.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 17, 2020, the Planning and Zoning Commission unanimously recommended approval of the proposed ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the first reading of Ordinance No. O-15-2020, amending City Code Chapter 117, Article I and II as to form and legality.

Motion: Approval of the first reading of Ordinance No. O-15-2020, amending City Code Chapter 117, Article I and II as to form and legality.