



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** March 26, 2024
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Ordinance O-11-2024 Form-Based Code

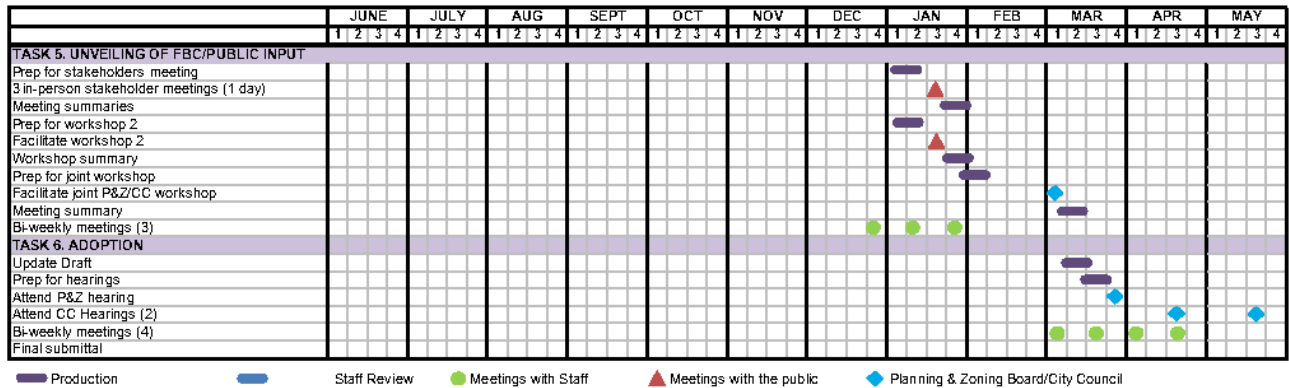
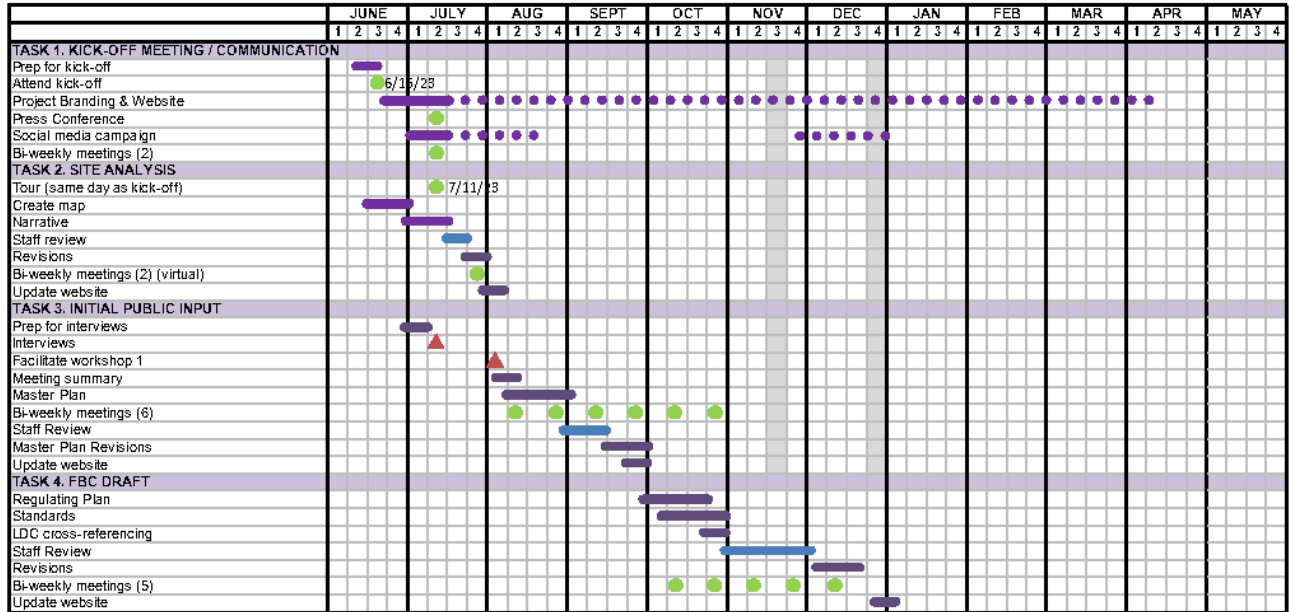
BACKGROUND

The City has hired a Inspire Placemaking Collective, Inc 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. Further the intent is to enable the implementation of the following principles:

- Create an exceptional pedestrian-oriented public realm where city streets, sidewalks, parks, and plazas are safe, comfortable, attractive, and accessible places.
- Create a strong sense of spatial enclosure through the placement and arrangement of buildings, sidewalks, hardscape, and landscape.
- Promote building quality and form through building placement, building material, architecture, articulation, fenestration, and transparency.
- Achieve high-quality private and public spaces with form-based standards rather than regulations based principally on uses.
- Provide updated downtown sign regulations.

As set forth in the Professional Services Agreement, the specific tasks are set forth in the following table:

GREEN COVE SPRINGS FORM-BASED CODE

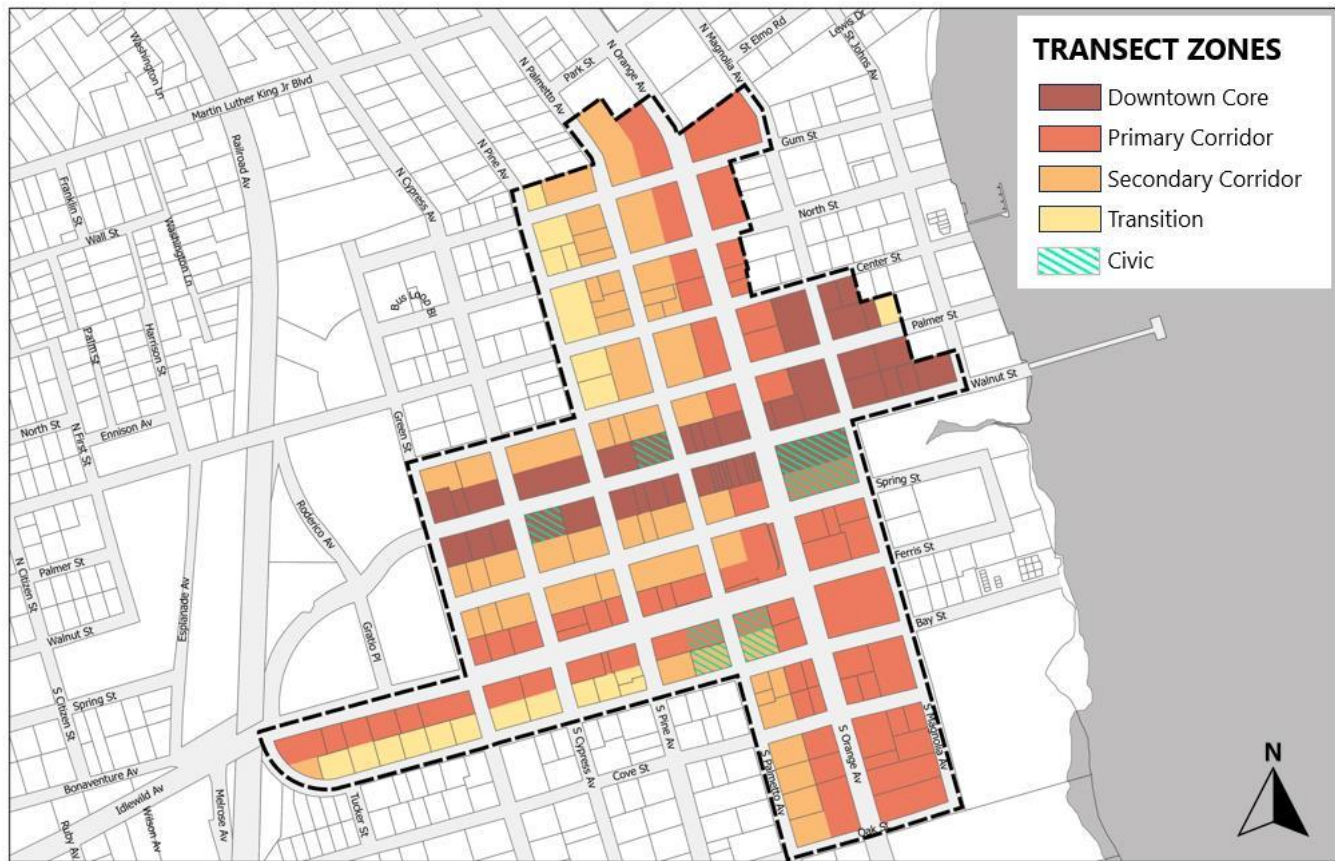


The development of the regulations involved an extensive public involvement process. A website was created by Inspire so that the community could provide feedback and be informed of the progress regarding the regulations. In addition, Inspire held in-person stakeholder interviews with community leaders. The City also held two public workshops. The first public workshop was held on 8/8/24 and the final workshop was held on January 18, 2024 where the draft version of the Form Based Code was presented. On 3/5/2024, staff held a joint workshop between City Council and the Planning Commission.

The Form-Based Code includes a Regulating Plan which identifies four different transect zones as well as identifying Civic Uses. Approval of the plan would result 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.

The following changes were made to address Council’s concerns that were brought up during the joint City Council / Planning and Zoning Commission session:

- Revisions to sec. 117-831 regarding the requirements for a minor modification to also require compliance with landscaping, dumpster enclosures and lighting.
- Accent lighting was limited to white in sec. 117-837
- Amortization of accent lights. No changes were made to the ordinance but based on staff research the typical amortization timeframe would be between 5 to 10 years.



The Code includes the following sections:

- Purpose
- Scope/Applicability
- Development Review and Flexibility
- The Regulating Plan
- Block Standards
- Use Standards
- Site Dimensional Standards
- Building Design Standards
- Supplemental Site and Building Standards
- Access, Circulation and Parking Requirements
- Landscape Buffers and Screening Standards
- Stormwater Management
- Signs
- Development Bonuses

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Goals, Objectives, and Policies (GOPs) support the proposed amendment to the Future Land Use Map of the City of Green Cove Springs Comprehensive Plan:

FUTURE LAND USE ELEMENT

Objective 1.2. The City shall strive to cultivate a sustainable land use pattern by preventing the proliferation of urban sprawl, ensuring the efficient provision of services, and implementing smart growth principles.

Policy 1.2.2. The City shall strive to cultivate integrated land use patterns which support a vertical and horizontal mix of residential and nonresidential uses.

Policy 1.2.3. The City shall promote more compact and energy resource efficient residential development where the location and surrounding infrastructure supports multiple modes of transportation.

Objective 1.3. Redevelopment projects shall protect the City's unique character, historic neighborhoods, and high quality of life.

Policy 1.3.3. As the City continues to grow, its LDC shall be updated to incorporate urban design principles, such as:

- a. Form-based code regulations for the downtown and surrounding areas;
- b. Smaller building setbacks and lot sizes;
- c. Green infrastructure; and
- d. A reduction and relocation of vehicular parking spaces and areas to the rear or side of structures where appropriate.

Attachments include:

- Form Based Powerpoint Presentation
- Draft Form Based Code Regulations
- Public Workshop #1 Summary
- Public Workshop #2 Summary
- Listening Session Summary
- Ordinance O-11-2024

RECOMMENDATION

Motion to recommend approval to City Council of Ordinance O-11-2024, regarding creating a Form Based Code Zoning District, amending City Code to repeal Chapter 117, Article VIII, Central Business District and to add article XIV, Form-Based Code.