

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, NOVEMBER 17, 2020 – 5:00 PM



AGENDA

GENERAL INFORMATION

ANYONE WISHING TO ADDRESS THE PLANNING AND ZONING BOARD REGARDING ANY TOPIC ON THIS EVENING'S AGENDA IS REQUESTED TO COMPLETE A CARD AVAILABLE AT THE CLERK'S DESK. SPEAKERS ARE RESPECTFULLY REQUESTED TO LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

THE PLANNING AND ZONING BOARD PROHIBITS THE USE OF CELL PHONES AND PAGES WHICH EMIT AN AUDIBLE SOUND DURING ALL MEETINGS WITH THE EXCEPTION OF LAW ENFORCEMENT, FIRE AND RESCUE, OR HEALTH CARE PROFESSIONALS ON CALL. PERSONS IN VIOLATION WILL BE REQUESTED TO LEAVE THE MEETING.

THIS WILL BE AN IN-PERSON MEETING. PLEASE FOLLOW SOCIAL DISTANCING PROTOCOLS

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) Review and approval of the 10-27-2020 Planning & Zoning Board Meeting Minutes

PUBLIC HEARINGS

- [2.](#) 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

ACTION ITEMS

BOARD BUSINESS

BOARD DISCUSSION / COMMENTS

STAFF COMMENTS

ADJOURNMENT

NEXT MEETING: TBD

Minutes of the Planning & Zoning Board Meeting can be obtained from the City Clerk's office. The Minutes are recorded, but are not transcribed verbatim.

Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

ADA NOTICE

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

EXPARTE COMMUNICATIONS

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Special Magistrate and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Special Magistrate. The exchanges must be disclosed by the Special Magistrate

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, OCTOBER 27, 2020 – 5:00 PM



MINUTES

ROLL CALL

PRESENT

Chairman Henrietta Francis
Vice Chair Gary Luke
Board Member Brian Cook
Board Member Justin Hall
Board Member Richard Hobbs
City Manager Steve Kennedy
City Planner Michael Daniels
City Attorney Jim Arnold
Dev. Services Rep. Heather Glisson

APPROVAL OF MINUTES

1. *Review and approval of the 09-22-2020 Planning & Zoning Board Meeting Minutes*

Motion to approve made by Board Member Cook, **Seconded** by Board Member Hall.
Voting Yea: Chairman Francis, Vice Chair Luke, Board Member Cook, Board Member Hall, Board Member Hobbs. Motion Passes 5-0.

PUBLIC HEARINGS

2. *Review of a Special Exception for a duplex in an R-2 Medium Density Residential Zoning District located at 1096/1098 North Street, 018252-000-00*

Mr. Daniels presented the application and staff recommendation.

Staff recommended approval of the site development plan subject to the following conditions:

1. The building shall be set back a minimum of 25' off of North Street to allow for one vehicular space per unit in front of the proposed garage.
2. All landscaping approved in the original special exception shall be provided.

Chairman Francis opened the public hearing.

Jeff Caudel (343 Holly Knowe Rd, Fleming Island, FL 32003) was present as a representative for the applicant.

Vice Chair Luke requested clarification on the identity of the applicant, Legacy in Action represented by Jeff Caudel, the general contractor. Vice Chair Luke then discussed the

driveway with the applicant, presenting concerns people may park in the grass; the applicant agreed to address the concern.

Chairman Francis requested a motion.

Motion to approve subject to the following conditions:

1. An expansion of the paving to the east in front of the proposed duplex to provide each unit with relatively equal parking spaces.
2. The building shall be set back a minimum of 25' from North Street to allow for vehicular parking spaces in front of the garage (minimum of one per unit).
3. All design and building materials shall be consistent with the submitted building plan.

Motion made by Vice Chair Luke, **Seconded** by Board Member Hobbs. Voting Yea: Chairman Francis, Vice Chair Luke, Board Member Cook, Board Member Hall, Board Member Hobbs. Motion passes 5-0.

3. ***Review of Variance for the Master Site Development Plan for the Narducci Storage Office at 409 N Palmetto Avenue, 017639-001-00***

Mr. Daniels requested to present the variance and site plan simultaneously. Upon receiving authorization, Mr. Daniels presented the applications to the board, explaining the reasons for the requested variances.

Mr. Phillips expanded on Mr. Daniels' presentation, explaining why they could not comply with the strict letter of the code. He added that lighting will only be on the front of the building in the form of two wall sconces.

Chairman Francis opened the public hearing.

Jim Bearden, 1934 Colonial Dr, would like to know, as an investor, if the board's intention is to allow these types of variances so more of the properties along Palmetto can be developed.

Mr. Daniels responded that that would be something we wanted to do as a code change, rather than approving multiple variances. City Attorney Arnold mentioned the Board can request Council direct staff to review the area to determine if the code should be changed. Mr. Arnold suggested Mr. Bearden purchase property, contingent on a rezoning or variance.

Chairman Francis closed the public hearing. Ms. Francis asked if any board members had any questions.

Vice Chair Luke asked the purpose of the building. It will be a storage office space, infrequently accessed. He then inquired how the variance for the setback helps the parking. Mr. Phillips explained that setting the building farther back enabled the parking lot to be lengthened to allow three point turns. Vice Chair Luke expressed concern the hardship is not unique to the property.

Mr. Daniels responded he feels a variance is the best path at this time, though it can be looked at more comprehensively during the comprehensive plan review, such as by establishing a

minimum lot width or changing the requirements on where parking may be placed in the zoning district. Mr. Daniels expressed that the hardship is legitimate.

Board Member Cook expressed concern for setting a precedent of negotiating the setbacks. Board Member Hall initially felt allowing this variance didn't make sense, but upon visiting the lot, felt that the hardship was legitimate. Board Member Hobbs added that these lots previously were all residential in construction.

Chairman Francis requested a motion for the variance.

Vice Chair Luke asked who owns the property directly to the north of the proposed site, asking whether the properties could be combined. Mr. Daniels responded that the request is particular to this property, and the board would need to take action on this variance request.

Chairman Francis requested a motion.

Motion to approve a variance from code section 117-656(1) to allow the placement of parking between Palmetto Avenue and the proposed building and reducing the side yard setback from 10' to 5' at 409 Palmetto Avenue subject to the following condition:

1. The grading and drainage plan shall be modified to capture the stormwater runoff from parking lot and channel it into the City's stormwater system.

Motion made by Board Member Hall. Chairman Francis passed the gavel to Vice Chair Luke. Vice Chair Luke called for a second. Chairman Francis seconded the motion.
Voting Yea: Chairman Francis, Board Member Cook, Board Member Hall, Board Member Hobbs

Voting Nay: Vice Chair Luke

Motion passes 4-1.

ACTION ITEMS

4. ***Review of a Master Site Development Plan for the Narducci Storage Office at 409 N Palmetto Avenue, 017639-001-00***

Chairman Francis requested a motion on the site plan.

Motion to approve the site development plan subject to the following condition:

1. The grading and drainage plan shall be modified to capture additional stormwater runoff from the parking lot.

Motion made by Board Member Hall, Seconded by Board Member Hobbs.
Voting Yea: Chairman Francis, Board Member Hall, Board Member Hobbs
Voting Nay: Vice Chair Luke, Board Member Cook

Motion passed 3-2.

BOARD BUSINESS

5. *Comprehensive Plan Update Draft RFP*

Mr. Daniels presented the Comprehensive Plan proposed RFP.

Board Member Cook asked whether the budgeted amount would yield a useable product. Mr. Daniels explained why he felt it would. Board Member Cook and Mr. Daniels discussed potential critical topics / issues which will be addressed through this process.

Mr. Daniels told the Board he had questions regarding the evaluation procedures, and he explained what he proposed there. Board Member Cook would like to see applicants submit strong proposals, indicating why they are the best fit for the city and its values.

Board Member Cook asked if the evaluation criteria would be set in advance of the RFP going out.

BOARD DISCUSSION / COMMENTS

Board Member Cook discussed the medical facility proposed for 1050 N Orange Ave and the level of transparency through the entire decisioning process that led to it being allowed. After Board Member Cook mentioned the impact of traffic on the residents, Mr. Daniels discussed the traffic study which would be done as part of the site development plan.

City Manager Kennedy added that this is an early symptom of growth.

STAFF COMMENTS

Development Services Representative Glisson discussed the new agenda system and showed the Board new features available in the agenda packet.

Mr. Daniels proposed moving the November meeting to the 17th. The Board agreed.

ADJOURNMENT

With no further business before the board, the meeting was adjourned at 6:21PM.

CITY OF GREEN COVE SPRINGS, FLORIDA

Henrietta Francis, Chairman

Attest:

Heather Glisson, Dev. Services Rep.



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Board **MEETING DATE:** November 17, 2020
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: 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.

STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. O-15-2020, amending City Code Chapter 117, Article I and II.

Motion: To recommend to City Council approval of Ordinance No. O-15-2020, amending City Code Chapter 117, Article I and II.

ORDINANCE NO O-15-2020

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING CHAPTER 117 OF THE CITY OF GREEN COVE SPRINGS CODE TO REVISE THE RESIDENTIAL HIGH DENSITY, R-3 ZONING CATEGORY; REVISING CHAPTER 117, ARTICLE 1, SEC. 117-3 TO ESTABLISH MULTI-FAMILY DWELLING UNITS GREATER THAN 35' IN BUILDING HEIGHT TO A MAXIMUM OF 70' IN BUILDING HEIGHT AS A SPECIAL EXCEPTION IN THE R-3 ZONING DISTRICT; REVISING CHAPTER 117, ARTICLE 1, SEC. 117-6 TO AMEND THE DENSITY CONTROLS FOR MULTI-FAMILY DWELLINGS FOR CONSISTENCY WITH OTHER CHANGES HEREIN; AMENDING CHAPTER 117, ARTICLE II SEC. 117-122 TO ADD A SPECIAL EXCEPTION IN THE R-3 ZONING CATEGORY FOR MULTI-FAMILY DWELLING UNITS GREATER THAN 35' IN BUILDING HEIGHT TO A MAXIMUM OF 70' IN BUILDING HEIGHT; DELETING ARTICLE II SEC. 117-123(5) REGARDING DENSITY CONTROLS FOR CONDOMINIUMS AND TOWNHOUSE DEVELOPMENT UP TO 5 STORIES; PROVIDING FOR CONFLICTS, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, The City Code was adopted to promote the health, safety, morals and general welfare of the community;

WHEREAS, it is necessary to amend the land development regulations from time to time to update the permitted uses and permitted special exceptions within the zoning districts to fit the character of development in the City;

WHEREAS, it may be necessary to create development standards for specific uses; and

WHEREAS, the Green Cove Springs City Council has determined that this amendment is consistent with the Comprehensive Plan, is in the best interest of the public, and will promote the public health, safety and welfare of the City.

NOW, THEREFORE BE IT ENACTED BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

Section 1. Code Amended. That Chapter 117 Article I Section 117-3 of the City Code is hereby amended to read as follows:

CHAPTER 117

Article I: - In General.

Sec. 117-3. – Specific allowed uses generally.

(a) Permitted Use Table

Use Category	Use Type	R-1	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN ²⁰	GCC	INS ²⁶	M-1	M-2
RESIDENTIAL USES																	
Residential Operation Residential Type	Home Occupation ¹	SE	SE	SE		P	P	P			SE	SE	P	P			
	Mobile Home Park			SE ³													
	Multifamily Dwelling		SE ²	P ⁴ /SE32	P							SE ²	P ²	P ²³			
	Single-family Dwelling, Detached	P	P	P	P	P	P	P		P	P	P	P	P			
	Single-family Dwelling, Attached		SE ²	SE ²	P	P	P	P		P		SE ²	P ²	P ²			
	Two-family dwelling		SE ²	P	P												
RETAIL USES																	
General Retail	Antiques						P ¹³	P		P			P	P			
	Appliance Sales and Rentals							P		P				P			
	Art Supplies					SE ⁷	P ¹³	P		P			P	P			
	Automobile Parts							P					SE	SE			
	Bait and Tackle							P									
	Bakery					SE ¹²		P		P				P			
	Bicycle Sales and Service							P		P				P			
	Billiards							P		P				P			
	Book / Stationery Store						P ¹³	P		P			P	P			
	Bowling Alley							P									
	Building Supplies and Materials							P									
	Cabinet Shops							P									
	Cameras and Photographic Supplies					SE ⁷	P ¹³	P		P			P	P			
	Carpet Outlets							P									
	Ceramic Sales and Studios							P		P				P			
	Cigar and Smoke Shops						P ¹³	P		P			P	P			
Clock Shops						P ¹³	P		P			P	P				
Clothing Shops							P		P				P				

Use Category	Use Type	R-1	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN ²⁰	GCC	INS ²⁶	M-1	M-2
	Commercial Retail Packaging and Mail									P				P			
	Convenience Stores (no gas pumps)						P ¹³	P		P			P	P			
	Convenience Stores (with gas pumps)						SE						SE	SE			
	Curio Shops							P		P				P			
	Decorating Studio / Shop							P		P				P			
	Delicatessen						SE ⁷										
	Department Store							P		P				P			
	Drapery Shops						P ¹³	P		P			P	P			
	Drug Sales (including medial marijuana treatment center dispensing facilities)						SE ⁷	SE	P	P			P	P			
	Electrical Shops							P									
	Florist						SE ⁷	P ¹³	P	P			P	P			
	Food Outlet Store						SE ⁷	SE					P	P			
	Fruit and Vegetables Sales (retail, no packing)							P		P							
	Furniture Store							P		P				P			
	Game Room							P		P				P			
	Gift Shop						SE ⁷	P ¹³	P	P			P	P			
	Grocery Store							P		P				P			
	Gun Sales and Repair							P ¹³	P	P			P	P			
	Hardware Store							P		P				P			
	Heating and Air Conditioning Sales and Service							P									
	Hobby and Craft						SE ⁷	P ¹³	P	P			P	P			
	Interior Decorating							P ¹³	P	P			P	P			
	Janitorial Supplies							P									
	Jewelry Store						SE ⁷	P ¹³	P	P			P	P			
	Leather Goods and Luggage						SE ⁷	P ¹³	P	P			P	P			
	Locksmiths							P ¹³	P	P			P	P			
	Meat Markets							P		P							
	Medical Supplies							P		P				P			

Use Category	Use Type	R-1	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN ²⁰	GCC	INS ²⁶	M-1	M-2
	Mobile Home Sales and Service							P									
	Motorcycle Sales and Service							P									
	Music Store					SE ¹⁰											
	Newsstands						P ¹³	P		P			P	P			
	Nurseries							P									
	Office and/or Business Machines						P ¹³	P		P			P	P			
	Office and/or Business Supplies						P ¹³	P		P			P	P			
	Optical Shops							P		P				P			
	Opticians						P ¹³	P		P			P	P			
	Outdoor Sales									SE							
	Paint / Wallpaper						P ¹³	P		P			P	P			
	Pawn Shops							P		P			P	P			
	Pet Grooming							P		P				P			
	Pet Shops					SE ⁹		P						P			
	Pool Supplies							P									
	Printing Shops							P		P				P			
	Professional Offices					P	P ¹³	P		P			P	P			
	Rentals							P		P ²⁴							
	Second Hand Retail													P			
	Shoe Repair						P ¹³	P		P			P	P			
	Shoe Store							P		P				P			
	Shopping Center							P									
	Skating Rink							P						P			
	Sporting Goods Store					SE ⁷		P		P				P			
	Sundries and Notions Shops						SE	P		P				P			
	Tailor / Dressmaker						P ¹³	P		P			P	P			
	Television and Radio Sales and Service							P		P				P			
	Theaters							P		P				P			
	Toy Stores							P		P				P			
	Upholstery Shops							P									
	Utility Building Sales							P									
	Watch Repair					SE ⁷	P ¹³	P		P			P	P			
	Wearing Apparel Shops							P		P				P			

Use Category	Use Type	R-1	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN ²⁰	GCC	INS ²⁶	M-1	M-2	
	Wholesaling from Sample Stock						SE ¹⁴											
Vehicular Sales	Automobile Sales, Service, Repair, and Rentals						SE ¹⁵	P					SE ²¹	SE ²²				
	Boat and Motor Sales and Service							P										
	Tire Sales and Service							P										
SERVICE USES																		
Agricultural Use	Timber Growing, Tree Farming, Nursery, or Agricultural Related Businesses																	SE
Business Service	Parking Lot			SE				P		P								
	Parking Garage							P										
	Pest Control Service Establishments																P	P
	Radio or TV Broadcasting Offices, Studios, Transmitters, or Antennas																P	P
	Television and Radio Studios (excluding transmission equipment)						SE ¹¹		P									
Eating or Drinking Establishment	Alcoholic beverages (all types, sale and service) for on-premises consumption							SE		SE				SE				SE
	Alcoholic beverages for off-premises consumption						SE						SE ³¹	SE				
	Restaurants (with drive-through)							P					SE	P				
	Restaurants (without drive-through)						SE ⁷	SE	P		P		P	P				SE
Hospitality and Tourism	Art Gallery or Studio									P			P	P				
	Hotel / Motel							P		P				P				
	Museum									P			P	P				

Use Category	Use Type	R-1	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN ²⁰	GCC	INS ²⁶	M-1	M-2
Office Use	Building Trade Contractors with Fleet Parking On-Site									SE							
	Financial Institutions (with drive-through)							P		P				P			
	Financial Institutions (without drive-through)						P ¹³	P		P			P	P			
	Office Space for Building Trades Contractor with No Fleet Parking On-Site									P							
	Professional Offices					P	P ¹³	P		P			P	P		P	P
Personal Service	Barbershops / Beauty Shops						P ¹³	P		P			P	P			
	Dry Cleaners					SE ⁷		P		P				P			
	Funeral Homes						P ¹³	P		P			P	P			
	Health Spa							P		P				P			
	Laundries / Laundromats							P		P							
	Licensed Masseurs							P									
	Mini-Warehouse							SE								P	P
	Palmist / Psychic							SE									
	Well Drilling and Pump Services							P									
EDUCATION/RECREATION/SOCIAL USES																	
Community Service	Adult Day Care	SE	SE	SE		SE	SE	SE			SE	SE			P		
	Child Care	SE	SE	SE		SE	SE	SE		SE	SE	SE	P	P	P		
	Church	SE	SE	SE	P	SE	SE	SE		SE	SE	SE	P	P	P		
	Group Care Home			SE													
	Nursing Home			SE				SE		SE							
Educational Use	Pre-school		SE	SE		SE						SE	P	P	P		
	Private School									SE					P		
	School, elementary & secondary					SE									P		
	School, post-secondary					SE									P		
	Vocational, Technical, Trade, or Industrial School														P	P	P
Recreational Use	Adult Arcade / Electronic Game Center							SE									
	Athletic Complex							SE									

Use Category	Use Type	R-1	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN ²⁰	GCC	INS ²⁶	M-1	M-2
	Clubs/Lodges/Fraternal Organizations					SE											
	Country Club	P	P	P							P	P					
	Dance / Music / Gymnastics Studio							P		P				P			
	Go-Cart Track							SE									
	Golf Course	P	P	P							P	P					SE ²⁸
	Race Tracks							SE ¹⁸									
	Recreational Facility														P		
	Public Recreational Uses								P								
PUBLIC USES																	
Public Use	Bus Passages, Parcel Pick-ups and terminals							SE									
	Governmental Uses													P	P		
	Public Utilities													P	P		
	Ancillary Public Facilities													P	P		
HEALTH CARE USES																	
Health Care Use	Convalescence Facility			SE				SE		SE							
	Dental Clinic					SE	P ¹³	P		P			P	P			
	Emergency Shelter																SE ³²
	Hospital					SE	SE	SE		SE			SE	P	P		
	Medical / Dental Laboratories					SE	P ¹³	P		P			P	P			
	Medical Clinic					SE	P ¹³	P		P			P	P			
	Nursing Home			SE				SE		SE							
	Veterinarian Clinics						P ¹³	P		P ²⁵			P	P			
INDUSTRIAL USES																	
High-Impact Industrial Use	Boat and Ship Manufacturing, Distributions, Sales, and Storage																P
	Container Manufacturing																P

Use Category	Use Type	R-1	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN ²⁰	GCC	INS ²⁶	M-1	M-2
	Manufacturing, Sales, and Distribution of Concrete Products, Plastic Products, Fiberglass Products, Wood Products, Gypsum Products, and Foam Products;																P
	Metal Fabrication Shops																P
	Fuel Sales and Services																P
	Port and Related Activities																P
Low-Impact Industrial Use	Aviation Related Facilities, Storage, and Production																P
	Boatyard							SE									

Use Category	Use Type	R-1	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN ²⁰	GCC	INS ²⁶	M-1	M-2
	Building Trades Contractor with Outside Storage Yard and Heavy Construction Equipment							SE									
	Bulk Storage Yard							SE ¹⁷								P	P
	Clinics, in connection with industrial activity															P	P
	Distribution Establishment															P	P
	Fabricators							SE ¹⁹									
	Food Processing, Storage and Distribution																P
	Light Manufacturing							SE ¹⁶								P	P
	Outdoor Storage															P ²⁷	P ²⁷
	Packaging Facilities																P

Use Category	Use Type	R-1	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN ²⁰	GCC	INS ²⁶	M-1	M-2
	Printing / Lithographing / Publishing															P	P
	Railroad Rights-of-Way															P	P
	Research, experimental testing laboratories															P	P
	Storage Trailers for sale or rental																P
	Truck Facilities																P
	Warehouse / Storage							SE								P	P
	Welding Shop							SE									
	Wholesale							SE								P	P

(b) Zoning district description.

Zoning District	Abbreviation
Residential Low Density	R-1
Residential Medium Density	R-2
Residential High Density	R-3
Riverfront Residential Land Use	RRF
Residential Professional Office	RPO
Neighborhood Commercial	C-1
General Commercial	C-2
Recreation and Conservation	REC
Central Business District	CBD
Gateway Corridor Residential Low Density	GCR (RLD)
Gateway Corridor Residential Medium Density	GCR (RMD)
Gateway Corridor Neighborhood	GCN
Gateway Corridor Commercial	GCC
Institutional	INS
Light Industrial	M-1
Industrial Park	M-2

(c) Permitted use table footnotes.

P – Permitted. SE – Allowed by Special Exception.

1. Subject to the conditions set forth in Sec. 117-789.
2. Single-family attached dwellings, up to four units
3. Subject to the conditions in Sec. 117-122(4)(a-j)
4. Multifamily dwelling units may omit garages through a Special Exception
5. Subject to development criteria in Sec. 117-147. Each RRF parcel requires a PUD rezoning in compliance with Sec. 117-421 in order to be developed.
6. All permitted uses are subject to the conditions set forth in Sec. 117-199.
7. Subject to the limitations in Sec. 117-200(7).
8. Subject to the limitations in Sec. 117-226.
9. No kennels. Subject to the limitations in Sec. 117-200(7).
10. Musical instruments. Subject to the limitations in Sec. 117-200(7).
11. Including repair incidental to sales. Subject to the limitations in Sec. 117-200(7).
12. Not wholesale bakeries. Subject to the limitations in Sec. 117-200(7).
13. Subject to the limitations of 117-226.
14. Provided no manufacturing or storage for distribution is permitted on-premises.
15. Subject to the limitations outlined in Sec. 117-228(10)
16. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating
17. Bulk storage yards, not including bulk storage of flammable liquids
18. Race tracks for animals or vehicles
19. Plumbing, electrical, mechanical, and sheet metal.

- 20. All uses must be in a totally enclosed building and no more than 20 percent of floor space to be devoted to storage. The permitted uses per Sec. 117-540 are subject to the limitations in Sec. 117-541(5)(b)
- 21. Automobile rental not included as a use permitted by special exception.
- 22. Establishments or facilities for automobile parts, sales, and service without use of an outdoor intercom or public address system or speakers, and no vehicle display racks that tilt vehicles in any way to show underside, unless they are located inside a show room.
- 23. Through special exception, multifamily dwelling units can be built without garages.
- 24. Rentals, excluding heavy equipment.
- 25. Veterinarian clinics within enclosed buildings.
- 26. The following are permitted uses in the institutional land use category, institutional zoning category: Any lawful civic, governmental, religious, public utility, and other public necessity uses or activities.
- 27. Subject to the limitations of Sec. 117-297(5).
- 28. Golf courses and pro shop allowed by special exception.
- 29. Pursuant to Sec. 117-355: Allowable uses are public recreation uses that are compatible with the environmental characteristics of the property and, if purchased with grant funds, are consistent with grant conditions. No development potential is associated with these lands; however, recreation facilities may be constructed as a part of recreation uses that are consistent with the land use category.
- 30. Subject to the conditions in Sec. 117-796.
- 31. Beer and wine sales only.
- 32. Multifamily Dwellings greater than 35' in building height

Section 2. Code Amended. That Chapter 117 Article I Section 117-6 of the City Code is hereby amended to read as follows:

CHAPTER 117
Article I: - In General.
Sec. 117-6. – Lot Requirements Table.

(a) Lot requirements table

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>RPO</u>	<u>C-1</u>	<u>C-2</u>	<u>REC</u>	<u>CBD</u> ¹	<u>GCR</u> ² <u>RLD</u>	<u>GCR</u> ² <u>RMD</u>	<u>GCN</u>	<u>GCC</u>	<u>INS</u>	<u>M-1</u>	<u>M-2</u>
FRONT YARD (Minimum feet):															
Single-family dwelling unit, detached	20	20	20	20	20	20			20	20	10	10			
Single-family dwelling unit, attached		20	20	20	20	20				20	10	10			
Multi-family dwelling unit			30									10			
Mobile Home Park / Subdivision			15												
Nonresidential uses				20	25	25		NMR			10	10	20	25	25
INTERIOR SIDE YARD:															
Single-family dwelling unit, detached	10	7.5	7.5	7.5	7.5	7.5			10	7.5	5	5			
Single-family dwelling unit, attached		10 or 10% ³	7.5 or 10% ³	10 or 10% ³	10 or 10% ³	10 or 10% ³				10 or 10% ³	10	5			
Multi-family dwelling unit			10 ⁴									5 ⁹			
Mobile Home Park / Subdivision			7.5												
Nonresidential uses				7.5 or 10% ³	NMR ⁸	NMR ⁸		NMR			10	10	NMR ⁸	15	15
STREET SIDE YARD:															

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>RPO</u>	<u>C-1</u>	<u>C-2</u>	<u>REC</u>	<u>CBD</u> ¹	<u>GCR</u> ² <u>RLD</u>	<u>GCR</u> ² <u>RMD</u>	<u>GCN</u>	<u>GCC</u>	<u>INS</u>	<u>M-1</u>	<u>M-2</u>
Single-family dwelling unit, detached	15	15	15	15	15	15			15	15	10	10			
Single-family dwelling unit, attached		15 or 10% ³				15 or 10% ³	10	10							
Multi-family dwelling unit			15 ⁴									10			
Mobile Home Park / Subdivision			15												
Nonresidential uses				15 or 10% ³	NMR ⁸	NMR ⁸		NMR			10	10	NMR ⁸	15	15
REAR YARD:															
Single-family dwelling unit, detached	10	10	10	10	10	10			10	10	10	10			
Single-family dwelling unit, attached		10	10	10	10	10				10	10	10			
Multi-family dwelling unit			20 ⁵									10 ⁵			
Mobile Home Park / Subdivision			10												
Nonresidential uses				10	10 ⁷	10 ⁷		NMR			10	10	10 ⁷	20	20
LOT WIDTH (Minimum feet):															
Single-family dwelling unit, detached	70	50	50	50	50	50			70	50	50	50			

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>RPO</u>	<u>C-1</u>	<u>C-2</u>	<u>REC</u>	<u>CBD</u> ¹	<u>GCR</u> ² <u>RLD</u>	<u>GCR</u> ² <u>RMD</u>	<u>GCN</u>	<u>GCC</u>	<u>INS</u>	<u>M-1</u>	<u>M-2</u>
Single-family dwelling unit, attached		75 ¹¹	75	75 ¹¹	75 ¹¹	75 ¹¹				75 ¹¹	75 ¹¹	100			
Multi-family dwelling unit			100									100			
Mobile Home Park / Subdivision			100 ¹⁰												
Nonresidential uses				50	NMR	NMR		NMR			NMR	NMR	NMR	100	100
LIVING AREA (Minimum square feet):															
Single-family dwelling unit, detached	1,250	1,000	1,000	1,000	1,000	1,000			1,250	1,000	1000	1000			
Single-family dwelling unit, attached		1,000	700 ¹⁴	1,000	1,000	1,000				1,000	1,000	750			
Multi-family dwelling unit			800 ¹²									750 ¹³			
Mobile Home Park / Subdivision			NMR												
Nonresidential uses				NMR	NMR	NMR	NMR	NMR			NMR	NMR	NMR	NMR	NMR
LOT AREA (Minimum-1,000's square feet):															
Single-family dwelling unit, detached	7	5	5	5	5	5			7	5	5	5			

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>RPO</u>	<u>C-1</u>	<u>C-2</u>	<u>REC</u>	<u>CBD</u> ¹	<u>GCR</u> ² <u>RLD</u>	<u>GCR</u> ² <u>RMD</u>	<u>GCN</u>	<u>GCC</u>	<u>INS</u>	<u>M-1</u>	<u>M-2</u>
Single-family dwelling unit, attached		8.5 ¹⁷	7.5	8.5 ¹⁷	8.5 ¹⁷	8.5 ¹⁷				8.5 ¹⁷	8.5 ¹⁷	7.5			
Multi-family dwelling unit			7.5 ¹⁵									7.5 ¹⁵			
Mobile Home Park / Subdivision			435.6												
Nonresidential uses				6	NMR	NMR		NMR			NMR	NMR	NMR	NMR	NMR
BUILDING COVERAGE (%) or Floor Area Ratio (FAR):															
Single-family dwelling unit, detached	35%	35%	35%	35%	35%	35%			35%	35%	MP ¹⁹	MP ¹⁹			
Single-family dwelling unit, attached		35%	35%	35%	35%	35%				35%	MP ¹⁸	MP ²⁰			
Multi-family dwelling unit			40%									MP ²⁰			
Mobile Home Park / Subdivision			40%												
Nonresidential uses				0.2	0.25	0.35	0.2				MP ¹⁸	MP ²⁰	0.3	0.6	0.6
BUILDING HEIGHT (Maximum feet):	35	35	35 ²⁵	35	35	35			35	35	35 ²²	54 ²³	85 ²¹	55 ²⁴	55 ²⁴

(b) *Lot requirements notes.***NMR** – No minimum required**MP** – Minimum pervious**Districts**

1. Central Business District Density Controls: Sec 117-444
 1. Where structures are in existence and situated in the central business district at the time of the adoption of the ordinance from which this section is derived and are demolished, or destroyed, the structures shall be allowed to be rebuilt to the same footprints as existed at the time of adoption of the ordinance from which this section is derived, provided the construction of the new structure meets current building codes and is consistent with the exterior of the damaged structure or adjoining structures.
 2. The requirements for new construction which is proposed to be placed on land which is vacant at the time of adoption of the ordinance from which this section is derived shall be site specific. In general, such structures shall be required to conform to the density requirements of the adjacent structures where deemed practicable. There shall be continuity in front yard alignment without regard to other requirements in this Code.
2. Gateway Corridor Residential Zoning Category: Sec 117-515
 1. The gateway corridor residential zoning category is intended for all property located in the gateway corridor and designated as RLD (residential low density) and RMD (residential medium density) on the future land use map. The permitted uses, special exceptions, and density controls are R-1, single family residential, for the RLD (residential low density) property and R-2, single-family multifamily residential, for the RMD (residential medium density) property.
 2. Where structures are in existence and situated in the gateway corridor residential zoning category at the time of the adoption of the ordinance from which this section is derived and are demolished or destroyed, the structures shall be allowed to be rebuilt to the same footprints and density as existed at the time of adoption of the ordinance from which this section is derived, provided the construction of the new structure meets current building codes.

Setbacks

3. 10% of lot width (the greater amount must be chosen)
4. Not less than ten feet for the first two stories. For each story in excess of two, the required side yards shall be increased by five feet for each story so added
5. 20 feet for the first two stories. For each story in excess of two, the required rear yards shall be increased by five feet for each story so added.
6. Sec. 117-113(5)(c-e)
 - (c) Minimum required from side and rear yard of the structure: Not less than 25 feet for the first two stories. For each story in excess of two, the required front, side and rear yards shall be increased by one foot horizontally for every one foot of vertical building rise;
 - (d) Minimum required rear yard: 25 feet unless it fronts a state-owned property (St. Johns River or Governors Creek) then a minimum of 30 feet setback;
 - (e) Minimum required side yard on each side of the structure: Not less than 25 feet for the first two stories. For each story in excess of two, the required side yards shall be increased by one foot horizontally for every one foot of vertical building rise;
7. If abutting a dedicated alley, only five feet are required.

- 8. No minimum required (NMR), except 15 feet on corner lots and 15 feet on interior lots when abutting a residential zone.
- 9. Minimum required side yard on each side of the structure: Not less than five feet for the first two stories. For each story in excess of two, the required side yards shall be increased by five feet for each story so added;

Lot Width

- 10. 100 feet on a public street
- 11. Minimum required lot width:
 - 1. Two-family: 75 feet
 - 2. Three-family: 100 feet
 - 3. Four-family: 150 feet

Living Area

- 12. Sec. 117-123(3)(f)(1-4)
 - f. Minimum required living areas:
 - 1. Efficiency apartment: 800 square feet;
 - 2. One bedroom apartment: 800 square feet;
 - 3. Two bedroom apartment: 900 square feet;
 - 4. Three or more bedroom apartment: 900 square feet plus an additional 100 square feet for each bedroom over two bedrooms;
- 13. Sec. 117-113(f)(1-4) & Sec. 117-566(2)(f)(1-4)
 - f. Minimum required living areas:
 - 1. Efficiency unit: 750 square feet;
 - 2. One bedroom unit: 800 square feet;
 - 3. Two bedroom unit: 900 square feet;
 - 4. Three or more bedroom unit: 900 square feet plus an additional 100 square feet for each bedroom over two bedrooms;
- 14. Minimum required living area: 700 square feet per family

Lot Area

- 15. 7,500 square feet for the first two dwelling units and 2,700 square feet for each additional unit that is added.
- 16. Minimum required lot area shall be 7,260 square feet for the first two dwelling units and 3,630 square feet for each additional unit that is added;
- 17. Minimum required lot area:
 - 1. Two-family: 8,500 square feet
 - 2. Three-family: 12,500 square feet
 - 3. Four-family: 16,500 square feet

Minimum Pervious

- 18. Minimum Pervious is 30%.
- 19. Minimum pervious surface: 40%
- 20. Minimum pervious surface: 20%

Structure Height

- 21. Mirror industrial height for utility structures i.e., elevated water storage tanks.

22. Maximum number of stories: Three. Maximum structure height: 35 feet. For commercial and professional offices: The maximum height may be increased to 50 feet. The building must be tiered back one foot for every foot over 35 feet;
23. Maximum structure height: 54 feet. Maximum height may be increased to 70 feet. The building must be tiered back one foot for every foot over 54 feet. Maximum number of stories: Four. For a single-family detached dwelling permitted by special exception, maximum height would be 35 feet and the maximum number of stories is three.
24. Maximum structure height (buildings): 55 feet. Maximum accessory height (towers only): 85 feet.

~~Condominium and Townhouse Development up to 5 stories, excluding basement and parking garage areas:~~

~~25. Pursuant to 117-123(5):~~

- ~~a. Minimum required lot area shall be 7,260 square feet for the first two dwelling units and 3,630 square feet for each additional unit that is added;~~
- ~~b. Minimum required lot width: 400 feet;~~
- ~~c. Minimum required from side and rear yard of the structure: Not less than 25 feet for the first two stories. For each story in excess of two, the required front, side and rear yards shall be increased by one foot horizontally for every one foot of vertical building rise;~~
- ~~d. Minimum required rear yard: 25 feet unless it fronts a state owned property (St. Johns River or Governors Creek) then a minimum of 30 feet setback;~~
- ~~e. Minimum required side yard on each side of the structure: Not less than 25 feet for the first two stories. For each story in excess of two, the required side yards shall be increased by one foot horizontally for every one foot of vertical building rise;~~
- ~~f. Minimum required living areas:~~
- ~~1. Efficiency unit: 750 square feet;~~
 - ~~2. One bedroom unit: 800 square feet;~~
 - ~~3. Two bedroom unit: 900 square feet;~~
 - ~~4. Three or more bedroom unit: 900 square feet plus an additional 100 square feet for each bedroom over two bedrooms;~~
- ~~g. Minimum pervious area: 30 percent;~~
- ~~h. Maximum fifth floor level: Not to exceed 63 feet and the top of the roof shall not exceed 85 feet, except that an additional ten feet in height may be allowed for architectural features as provided by the city;~~
- ~~i. The above requirements of this section shall apply to any requested PUD within the RHD, residential high density, land use category.~~

25. Building Height can be increased subject to approval of a special exception as set forth in Sec. 117-122(7).

Section 3. Code Amended. That Chapter 117 Article II Division 4 Sections 117-122 and 117-123 of the City Code are hereby amended to read as follows:

CHAPTER 117

Article II: - Residential
Division 4. – Residential High Density, R-3 Zoning Category
Sec. 117-122. – Special exceptions.

The following are special exceptions in the residential high density, R-3 zoning category:

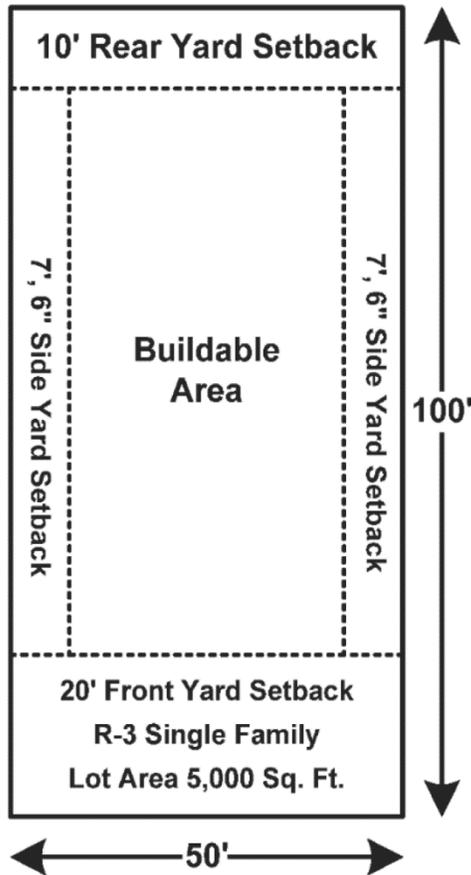
- (1) Special exceptions permitted in the residential medium density category, R-2 zoning;
- (2) Off-street parking lots;
- (3) Nursing homes and convalescence facilities;
- (4) Mobile home parks or subdivisions, provided:
 - a. Piers with adequate foundations shall be located a minimum of ten feet on center under the chassis of each unit;
 - b. Organic material shall be removed from under each unit;
 - c. Appropriate skirting shall be used around all coaches;
 - d. A minimum of three tie-downs shall be provided for each unit with adequate anchoring, however, all tie-downs shall be provided on the unit shall be anchored;
 - e. Each street shall be paved surface of a minimum of 22 feet in width curb-to-curb;
 - f. Engineering design of all construction shall be approved by the city public works director;
 - g. Individual laundry facilities shall be located within the main unit or within an approved utility structure;
 - h. All utilities shall be provided underground;
 - i. For a mobile or modular home subdivision, the design standard set forth in the city's subdivision regulations shall apply;
 - j. The park or subdivision complies with all state and federal laws.
- (5) Group care homes.
- (6) Multifamily dwelling units without garages.
- (7) Multifamily dwellings units that exceed 35’ in height to a maximum of 70’ in height except that an additional 10 feet may be allowed for architectural features as approved by the city provided that:
 - a. Multifamily Residential development shall comply with density controls set forth in Section 117-123(3);

b. The above requirements of this section shall apply to any requested PUD within the RHD, residential high density, land use category.

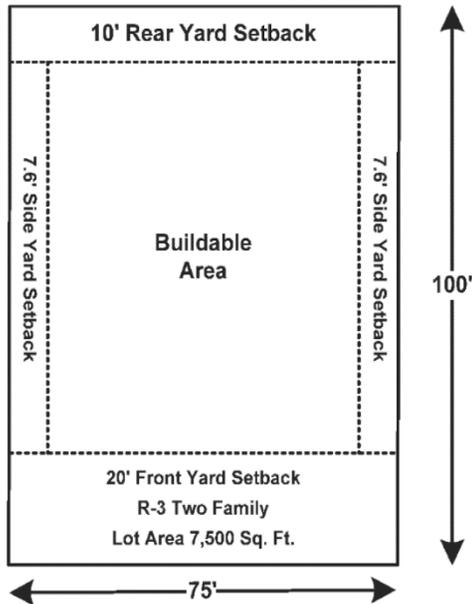
Sec. 117-123. - Density controls.

Density controls in the residential high density, R-3 zoning category shall be as follows:

(1) For single-family dwellings in the residential medium density, R-2 zoning category:



- a. Minimum required lot area: 5,000 square feet;
 - b. Minimum required lot width: 50 feet;
 - c. Minimum required front yard: 20 feet;
 - d. Minimum required rear yard: Ten feet;
 - e. Minimum required side yard: Seven feet, six inches;
 - f. Minimum required living area: 1,000 square feet together with an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
 - g. Maximum lot coverage: 35 percent;
 - h. Maximum structure height: 35 feet.
- (2) For two-family dwellings:



- a. Minimum required lot area: 7,500 square feet;
 - b. Minimum required lot width: 70 feet;
 - c. Minimum required front yard: 20 feet;
 - d. Minimum required rear yard: Ten feet;
 - e. Minimum required side yard: Seven feet, six inches; or ten percent of the lot width, whichever is greater;
 - f. Minimum required living area: 700 square feet per family;
 - g. Maximum lot coverage: 35 percent;
 - h. Maximum structure height: 35 feet.
- (3) For multiple-family dwellings:
- a. Minimum required lot area: 7,500 square feet for the first two dwelling units and 2,700 square feet for each additional unit that is added;
 - b. Minimum required lot width: 100 feet;
 - c. Minimum required front yard: 30 feet;
 - d. Minimum required rear yard: 20 feet for the first two stories. For each story in excess of two, the required rear yards shall be increased by five feet for each story so added;
 - e. Minimum required side yard on each side of the structure: Not less than ten feet for the first two stories. For each story in excess of two, the required side yards shall be increased by five feet for each story so added;
 - f. Minimum required living areas:
 1. Efficiency apartment: 800 square feet;
 2. One bedroom apartment: 800 square feet;
 3. Two bedroom apartment: 900 square feet;
 4. Three or more bedroom apartment: 900 square feet plus an additional 100 square feet for each bedroom over two bedrooms;

- g. Maximum lot coverage: 40 percent;
 - h. Maximum structure height: 35 feet.
- (4) For mobile home parks and mobile home subdivisions:
- a. Minimum site area: Ten acres;
 - b. Maximum gross density: Six units per acre;
 - c. Minimum required site width: 100 feet on a public street;
 - d. Minimum yard requirements: Front, 15 feet; side, 7.5 feet; rear, ten feet;
 - e. Maximum site coverage: 40 percent;
 - f. Maximum structure height: 35 feet.
- ~~(5) For condominiums and townhome developments up to five stories, excluding basement and parking garage areas:~~
- ~~a. Minimum required lot area shall be 7,260 square feet for the first two dwelling units and 3,630 square feet for each additional unit that is added;~~
 - ~~b. Minimum required lot width: 400 feet;~~
 - ~~c. Minimum required from side and rear yard of the structure: Not less than 25 feet for the first two stories. For each story in excess of two, the required front, side and rear yards shall be increased by one foot horizontally for every one foot of vertical building rise;~~
 - ~~d. Minimum required rear yard: 25 feet unless it fronts a state-owned property (St. Johns River or Governors Creek) then a minimum of 30 feet setback;~~
 - ~~e. Minimum required side yard on each side of the structure: Not less than 25 feet for the first two stories. For each story in excess of two, the required side yards shall be increased by one foot horizontally for every one foot of vertical building rise;~~
 - ~~f. Minimum required living areas:~~
 - ~~1. Efficiency unit: 750 square feet;~~
 - ~~2. One bedroom unit: 800 square feet;~~
 - ~~3. Two bedroom unit: 900 square feet;~~
 - ~~4. Three or more bedroom unit: 900 square feet plus an additional 100 square feet for each bedroom over two bedrooms;~~
 - ~~g. Minimum pervious area: 30 percent;~~
 - ~~h. Maximum fifth floor level: Not to exceed 63 feet and the top of the roof shall not exceed 85 feet, except that an additional ten feet in height may be allowed for architectural features as provided by the city;~~
 - ~~i. The above requirements of this section shall apply to any requested PUD within the RHD, residential high density, land use category.~~
- (6) All residential dwelling units shall have an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected.

Section 4. Conflicts. If any portion of this Ordinance is in conflict with any other ordinance, then the provisions of this Ordinance shall govern.

Section 5. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 6. Effective Date. Upon its adoption by the City Council, this ordinance shall become effective.

INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, ON THIS _____ DAY OF, _____ 2020.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
B. Van Royal, Mayor

ATTEST: _____
Erin West, City Clerk

PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, THIS _____ DAY OF, _____ 2020.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
B. Van Royal, Mayor

ATTEST: _____
Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold III, City Attorney