

# CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, NOVEMBER 28, 2023 – 5:00 PM



---

## AMENDED 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 pagers 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.

### ROLL CALL

### APPROVAL OF MINUTES

1. Approval of Minutes from October 24, 2023

### PUBLIC HEARINGS

2. Special Exception Request for a Home Occupation for Art / Sculpting Business, located at 301 Green Street.
3. Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District

### ACTION ITEMS

4. *Item Withdrawn: previously approved subject to staff comments and as a result is withdrawn.* Site Development Plan for 57,000 Warehouse located in the 1300 Block of Energy Cove Court for approximately 3.6 acres of parcel #016562-000-00.

### BOARD BUSINESS

Board Discussion / Comments

Staff Comments

### ADJOURNMENT

**NEXT MEETING:** Tuesday, January 23, 2024 at 5:00PM

---

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 Planning and Zoning Board member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Planning and Zoning Board. The exchanges must be disclosed by the Planning and Zoning Board.

# CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, OCTOBER 24, 2023 – 5:00 PM




---

## MINUTES

---

### 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 pagers 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.

### ROLL CALL

Board Members Present: Board Member Brian Cook (late 5:18pm), Board Member Henrietta Francis, Board Member Joshua Hobbs, Chairman Justin Hall

Board Members Absent: Vice Chairman Josh Danley

Staff Members Present: L.J. Arnold, III, City Attorney, Steve Kennedy, City Manager, Mike Null, Assistant City Manager, Michael Daniels, Development Services Director, Lyndie Knowles, Development Services Representative

### APPROVAL OF MINUTES

1. Approval of Minutes from August 22, 2023 Meeting

**Motion made to approve the minutes from the August 22, 2023 meeting.**

Motion made by Board Member Francis, Seconded by Board Member Hobbs. Voting Yea: Board Member Francis, Board Member Hobbs, Chairman Hall

### PUBLIC HEARINGS

2. Review of a Site Development Plan for the 3.48 acre Rookery Amenity Center located in phase 2 of the Rookery Subdivision

Development Services Director Michael Daniels presents the review of a Site Development Plan for the 3.48 acre Rookery Amenity Center located in phase 2 of the Rookery Subdivision.

Chairman Hall opens the public hearing.

Following no public comment, Chairman Hall closes the public hearing.

**Motion to recommend approval of the Site Development Plan for the 3.48 acre Rookery Amenity Center.**

Motion made by Board Member Francis, Seconded by Board Member Hobbs.

Voting Yea: Board Member Francis, Board Member Hobbs, Chairman Hall

3. Preliminary Plat and Improvement Plan for phase 2A and 2B of the Rookery Development for a portion of parcel #: 016515-008-00

Development Services Director Michael Daniels presents the Preliminary Plat and Improvement Plan for phase 2A and 2B of the Rookery Development.

Chairman Hall opens the public hearing.

Following no public comment, Chairman Hall closes the public hearing.

**Motion to recommend approval of the Preliminary Plat and Improvement Plan for phase 2A and 2B of the Rookery Development for a portion of parcel #: 016515-008-00 subject to staff comments.**

Motion made by Board Member Hobbs, Seconded by Board Member Cook.

Voting Yea: Board Member Cook, Board Member Francis, Board Member Hobbs, Chairman Hall

## ACTION ITEMS

4. Resolution establishing standard operating procedures to implement the requirements set forth in Senate Bill 102, "The Live Local Act relating to Affordable Housing Regulations.

Development Service Director Michael Daniels presents resolution establishing standard operating procedures to implement the requirements set forth in Senate Bill 102, "The Live Local Act relating to Affordable Housing Regulations.

Board discussion followed concerning the Live Local Act and the resolution.

**Motion to recommend approval to City Council of Resolution #2023-21 establishing standard operating procedures to implement the requirements set forth in Senate Bill 102, "The Live Local Act relating to Affordable Housing Regulations.**

Motion made by Board Member Cook, Seconded by Board Member Francis.

Voting Yea: Board Member Cook, Board Member Francis, Board Member Hobbs, Chairman Hall

## BOARD BUSINESS

5. Development Services Director Michael Daniels informs Board Members of a FDOT meeting being held October 26th at the Clay County Supervisor of Elections. This meeting will be discussing a resurfacing project and intersection improvements. Board discussion followed concerning this project and other roadway project.

- 
6. Director Daniels gives an update on the US16/US17 corner rezoning and let them know that will be coming back before the Planning and Zoning Board as a large-scale land use amendment.  
Board discussion followed concerning this project.
  
  7. Chairman Hall inquires on the status of the Rivers House. Mr. Daniels gives a status on the bidding process.  
Board discussion followed concerning this project.

**ADJOURNMENT**

Meeting adjourned by Chairman Hall at 6:15pm.

**NEXT MEETING:** Tuesday, November 28, 2023 AT 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA

---

James (Justin) Hall, Chairman

Attest:

---

Lyndie Knowles, Development Services Rep.



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** Planning and Zoning Commission **MEETING DATE:** November 28, 2023  
**FROM:** Michael Daniels, Development Services Director  
**SUBJECT:** Special Exception Request for a Home Occupation for Art / Sculpting Business, located at 301 Green Street.

### PROPERTY DESCRIPTION

**APPLICANT:** Angela & Kevin Hindle **OWNER:** Angela & Kevin Hindle  
**PROPERTY LOCATION:** 301 Green Street  
**PARCEL NUMBER:** 38-06-26-017206-000-00  
**FILE NUMBER:** SE-23-002  
**CURRENT ZONING:** R-1 Single Family Residential  
**FUTURE LAND USE DESIGNATION:** Neighborhood

### SURROUNDING LAND USE

<b>NORTH:</b> <b>FLU:</b> Central Business District <b>Z:</b> Gateway Corridor Neighborhood <b>Use:</b> Single Family	<b>SOUTH:</b> <b>FLU:</b> Neighborhood <b>Z:</b> R-1 Single Family Residential <b>Use:</b> Single Family
<b>EAST:</b> <b>FLU:</b> Neighborhood <b>Z:</b> R-1 Single Family Residential <b>Use:</b> Single Family	<b>WEST:</b> <b>FLU:</b> Neighborhood <b>Z:</b> R-1 Single Family Residential <b>Use:</b> Single Family

### BACKGROUND

The subject property is approximately .3 acres and has an existing single-family home that was constructed in 1980. The residential home is 2,274 square feet, with 1,926 square feet of finished square feet. The house has access off Green Street. The property is adjacent to the undeveloped 40' right of way to the south (listed on the site plan as El Dorado Drive).

The property owners, who live at the home, are proposing to have a home occupation for their art business—Mud and Steel LLC as an accessory use. The use would be for office use only. The business includes selling metal and ceramic artwork online and at art shows. There will be no traffic or employees, except for the existing homeowners.

Pursuant to the City Code requirements, a residential property owner who wants to engage in business activity from their home in a residential zoning district would apply for a special exception for a home occupation which requires approval from the Planning and Zoning Board.

A home occupation is defined as: any occupation performed in a dwelling unit in which there is no stock kept or sold on the premises. No person is employed unless he is a member of the immediate family residing upon the premises. No mechanical equipment is used except as is necessary for purely domestic or household purposes. There is no sign other than an unlighted name plate not more than one foot square in area, or a display that will indicate from the exterior of the building that it is being used for any purpose other than a dwelling.

A home occupation shall be allowed in a bona fide dwelling unit, subject to the following requirements set forth in City Code Sec. 117-789:

- (1) No person other than members of the family residing on the premises shall be engaged in such occupation.

*Only the property owners will be working at this location.*

- (2) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall, under no circumstances, change the residential character of the structure.

*The property owners live at home and the home occupation is an accessory use.*

- (3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than one sign not exceeding one square foot in area.

*The property owners are not proposing any change to the outward appearance of the dwelling unit.*

- (4) No home occupation shall occupy more than 20 percent of the first-floor area of the residence.

*Office work will be conducted in the first-floor dining room which is less than 20% of the first-floor area of the residence.*

- (5) No traffic shall be generated by such occupation in greater volumes than would normally be expected in a residential neighborhood.

*Traffic shall be consistent with the normal trip projections of a residential dwelling unit.*

- (6) No equipment, tools, or process shall be used in such a home occupation which creates interference to neighboring properties due to noise, vibration, glare, fumes, odors, or electrical interference. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio, telephone, or television receivers off the premises or causes fluctuations in line voltage off the premises.

*The Home Occupation shall be for office use only.*

- (7) Fabrication of articles commonly classified under the terms arts and handicrafts may be deemed a home occupation, subject to the other terms and conditions of this definition and providing no retail sales are made at the home.

*Applicant shall craft ceramic and metal products that will be redesigned for sale on the internet. The product shall be stored in the existing shed and carport behind the fence and be screened from public view.*

- (8) Outdoor storage of materials shall not be permitted.  
*Ceramic and metal products shall be stored in the shed and carport onsite and be screened from public view.*
- (9) A home occupation shall be subject to all applicable city local business tax receipt requirements, fees, and other business taxes.

Special Exceptions require approval by the Planning and Zoning Commission subject to the criteria set forth in Section 101-352:

### **Special Exception Review Criteria**

When deciding requests for special exceptions, the planning and zoning board shall make written findings that the special exception satisfied the following criteria:

- (1) Compliance with all elements of the comprehensive plan  
*The proposed use is an accessory residential use which is consistent with the Future Land Use Policy 1.1.1a. regarding the Neighborhood Future Land Use (FLU) Designation. The Neighborhood FLU is intended for low to medium density residential uses.*
- (2) The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety, or general welfare, and is not contrary to established standards, regulations, or ordinances of other governmental agencies.  
*The proposed development will be consistent with the existing neighborhood and will not negatively impact the area.*
- (3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable, or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.  
*The proposed home occupation will be an accessory use and not impact the residential appearance of the site.*
- (4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.  
*The proposed home occupation will be consistent with the surrounding existing uses and will not negatively impact the area.*
- (5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.  
*The proposed home occupation will not impact the improvement of surrounding properties.*
- (6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.



*Water and sewer are available.*

- (7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.
- Access to the site is provided for a residential home, no additional access will be required for the home occupation.*
- (8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.
- The home occupation will not impact additional traffic.*
- (9) Adequate screening and buffering of the special exception will be provided, if needed.
- No screening and buffering shall be required.*
- (10) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety, or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.
- No signage shall be provided onsite.*
- (11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.

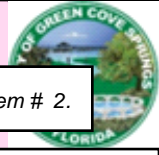
## STAFF RECOMMENDATION

### **Staff Recommendation**

Staff recommends approval of the home occupation for the Mudd and Steel Office. The home occupation shall be for office use only and will not negatively impact the surrounding residential area.


### **Recommended Motion:**

Motion to approve the Special Exception for 301 Green Street, to allow a home occupation for an office use for an art business as an accessory use.





















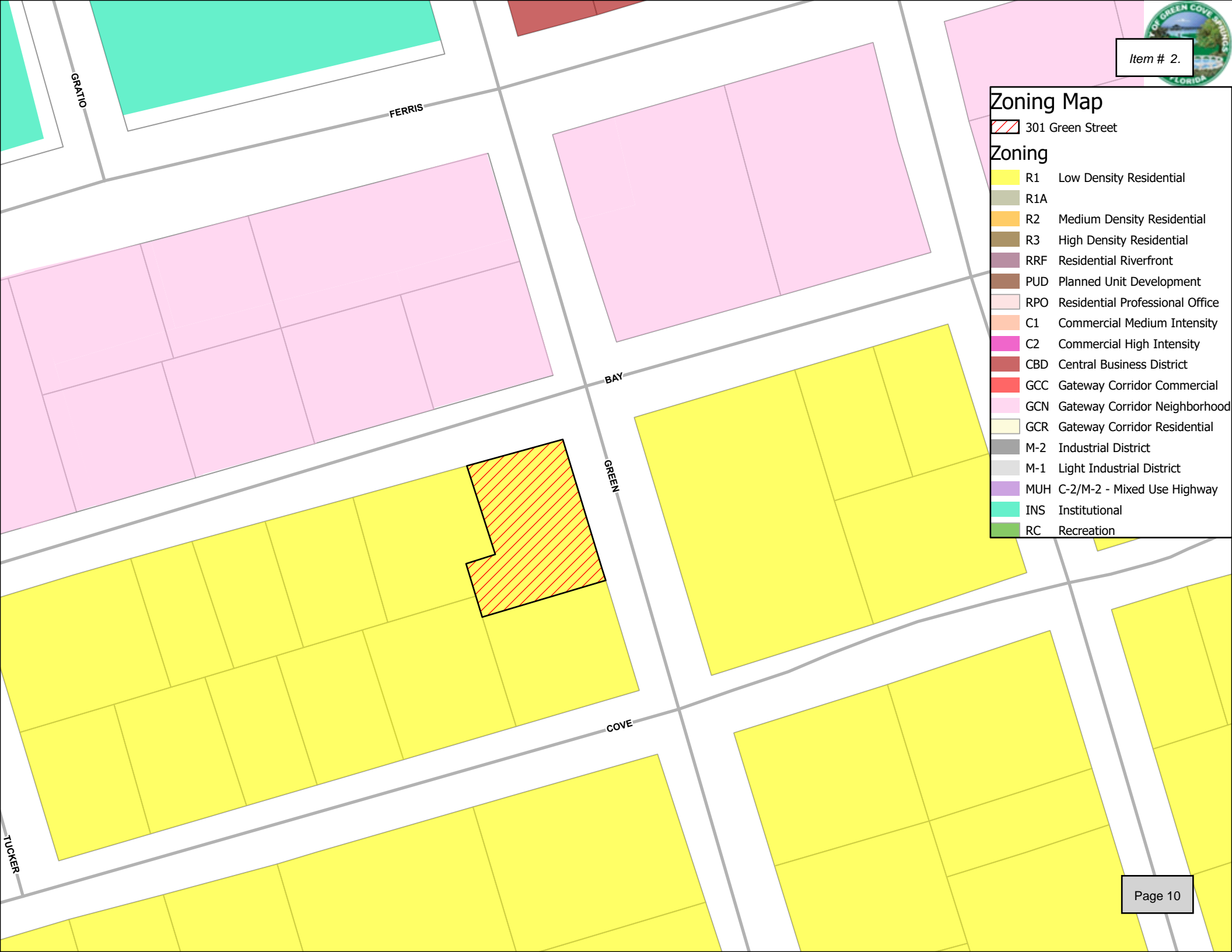
Item # 2.

### Zoning Map

 301 Green Street

### Zoning

-  R1 Low Density Residential
-  R1A
-  R2 Medium Density Residential
-  R3 High Density Residential
-  RRF Residential Riverfront
-  PUD Planned Unit Development
-  RPO Residential Professional Office
-  C1 Commercial Medium Intensity
-  C2 Commercial High Intensity
-  CBD Central Business District
-  GCC Gateway Corridor Commercial
-  GCN Gateway Corridor Neighborhood
-  GCR Gateway Corridor Residential
-  M-2 Industrial District
-  M-1 Light Industrial District
-  MUH C-2/M-2 - Mixed Use Highway
-  INS Institutional
-  RC Recreation



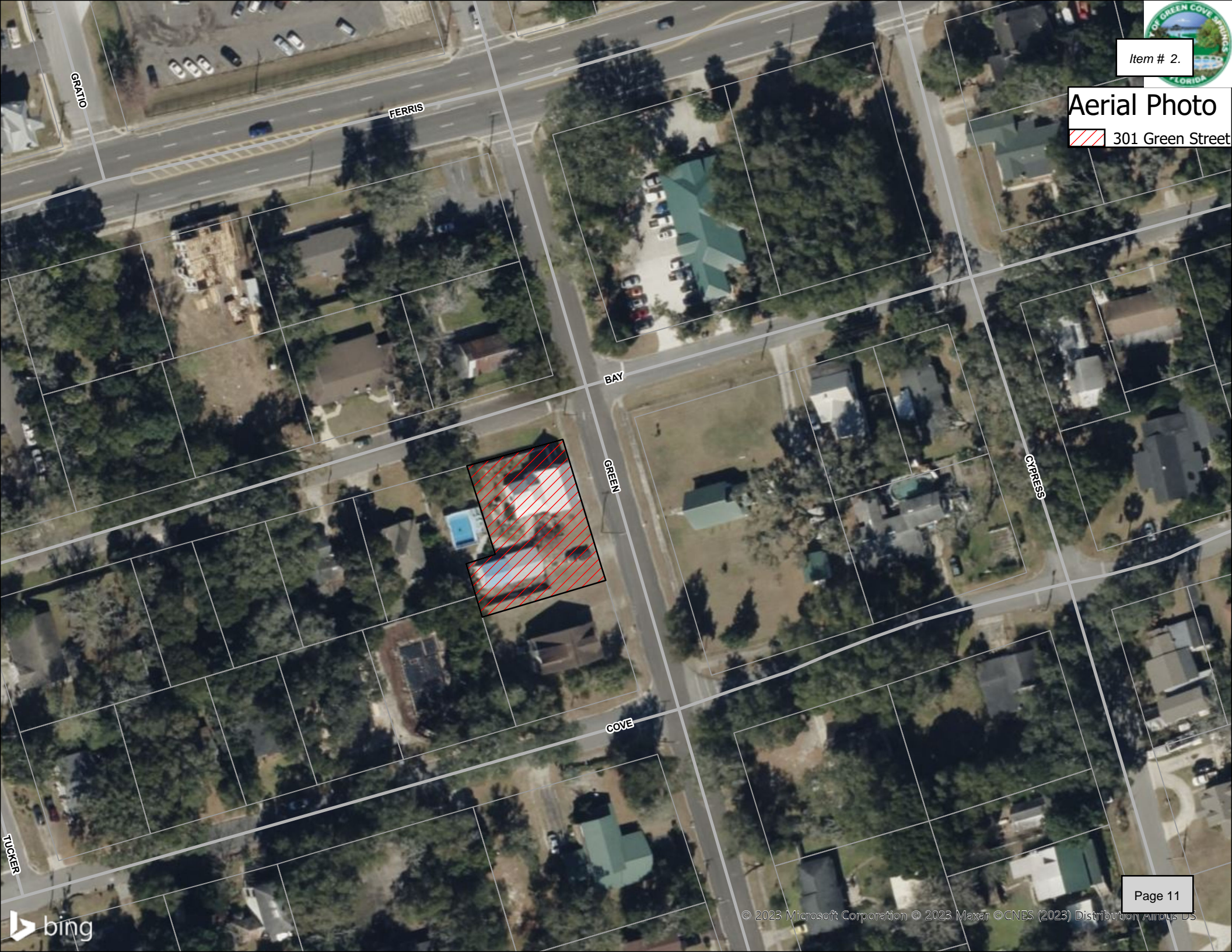




Item # 2.

# Aerial Photo

 301 Green Street



GRATIO

FERRIS

BAY

GREEN

CYPRESS

COVE

TUCKER



Property Location table with columns: No., Alt No., Direction/Street/City, Unit #

In Process Appraisal Summary (First 4 Lines Only) table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value

Legal Description table with columns: PT LOTS 1 & 4 BLK 61 HAMILTONS, AS REC O R 3469 PG 546

Printed by: [Name] Item # 2.

Ownership table with columns: Name, Address, City, State, Zip

Previous Year Assessment table with columns: Tax Year, Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value, Total Assessed

Assessment Breakdown table with columns: Category, Value

Current Year Exemptions table with columns: Exemption Code, Description, Date

Sales Information (Last 3 Sales Only) table with columns: Grantor, Legal Ref, Type, Date, NAL Desc, Sale Price, V, Tst, Verif, Notes

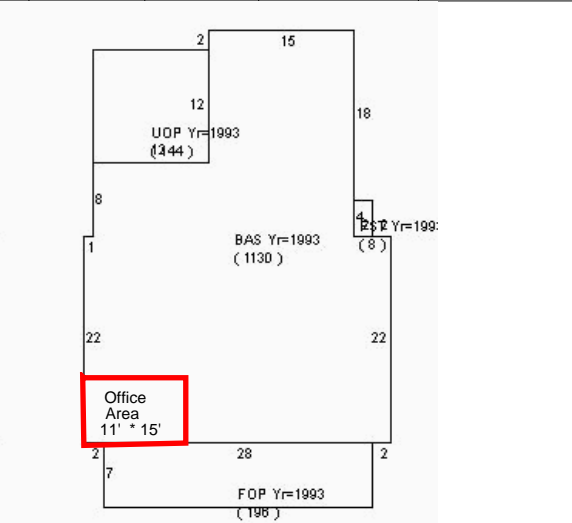
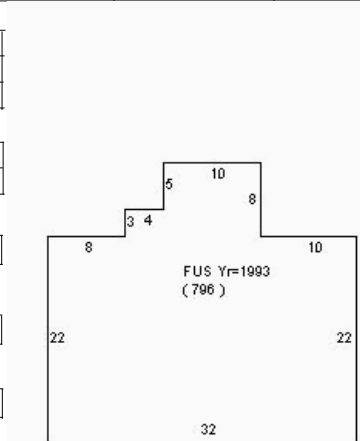
Exterior Information table with columns: Type, Story Height, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View/Desir, Bld Name

Building Permits (Last 3 Permits Only) table with columns: Date, Number, Description, Amount, Last Visit, Fed Code, Fed Description, Comment

Property Status table with columns: Status

Interior Information table with columns: Avg Ht/FI, Prime Int Wall, Sec Int Wall, Partition, Prim Floors, Sec Floors, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, % Com Wall

Bath Features table with columns: Full Bath, Half Bath, Other Fixtures



Property Factors table with columns: Zone, Tax District, Census Tract

SFYI (First 8 Lines) table with columns: Code, Description, A, D, SFYI, Qty, Size/Dim, Qual, Con, Year, Unit Price, Dep Source, Depr %, LUC, LUC Fact, NBC Fact, Appraised, Juris, Juris Fact, Assessed

Map Number table with columns: Map Number

Market Area table with columns: Market Area

Asmt Roll Year table with columns: Asmt Roll Year

Neighborhood Modifier table with columns: Neighborhood Name

Narrative text describing the parcel's characteristics and history.

Notes section containing additional information or remarks.

Land Section (First 5 Lines) table with columns: Unit Type, Description, Units, UMO, Depth/PrUnit, Land Type, LFact, Base, Price, Adj/NBC, N.Inf, N.Mod, Inf 1, %, Inf 2, %, Inf 3, %, Appraised, Alt Class, %, Spec, Juris, J Fact, Use Value/Notes

Sub Area table with columns: Code, Description, Area - SQFT, Rate - AV, Undepr Value



# City of Green Cove Springs Special Exception Application

**FOR OFFICE USE ONLY**

P Z File #: \_\_\_\_\_

Application Fee: \_\_\_\_\_

Filing Date: \_\_\_\_\_ Acceptance Date: \_\_\_\_\_

Review Type: SDRT  P & Z

**A. PROJECT**

- 1. Project Name: Mud and Steel LLC
- 2. Address of Subject Property: 301 Green Street, Green Cove Springs, FL 32043
- 3. Parcel ID Number(s) 38-06-26-017206-000-00
- 4. Existing Use of Property: Home
- 5. Future Land Use Map Designation: Residential
- 6. Zoning Designation: Residential
- 7. Acreage: 0.303

**B. APPLICANT**

- 1. Applicant's Status  Owner (title holder)  Agent
- 2. Name of Applicant(s) or Contact Person(s): Angela & Kevin Hindle Title: \_\_\_\_\_  
Company (if applicable): Mud and Steel LLC  
Mailing address: 301 Green Street  
City: Green Cove Springs State: FL ZIP: 32043  
Telephone: ( ) 352-275-4143 FAX: ( ) \_\_\_\_\_ e-mail: akhindle@comcast.net

- 3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_ FAX: ( ) \_\_\_\_\_ e-mail: \_\_\_\_\_

\* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

**C. ADDITIONAL INFORMATION**

- 1. Is there any additional contact for sale of, or options to purchase, the subject property?  Yes  No  
If yes, list names of all parties involved: \_\_\_\_\_  
If yes, is the contract/option contingent or absolute?  Contingent  Absolute

City of Green Cove Springs Development Services Department ♦ 321 Walnut Street ♦ Green Cove Springs, FL 32043 ♦ (904) 297-7500

D. STATEMENT OF SPECIAL EXCEPTION SOUGHT

- 1. Requested Special Exception: Home business for art lessons and selling art
- 2. Section of Land Development Regulations under which the Special Exception is sought: Single Family Residential /
- 3. Reason Special Exception is requested: Home Business only (small) ~~Sec 2-2.11~~ No  
Site Impact Development
- 4. Statement of Facts for Requested Special Exception (Use additional pages if necessary)

(PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR ABILITY. THESE FACTS WILL BE USED BY THE STAFF TO MAKE A RECOMMENDATION AND THE PLANNING AND ZONING BOARD IN MAKING THEIR DECISION)

a. Is this exception in compliance with all elements of the Comprehensive Plan?

Yes

b. Is the establishment, maintenance or operation of the special exception detrimental to or endanger the public health, safety or general welfare, or contrary to established standards, regulations or ordinances of other governmental agencies?

No

c. Is the structure or improvement so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Green Cove Springs and zoning district in which it is proposed?

Correct

d. Will the special exception adversely impact the permitted use in the zoning district or unduly restrict the enjoyment of the other property in the immediate vicinity nor substantially diminish or impair property values within the area?

No

e. Will the establishment of the special exception impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?

No

f. Are adequate water and sewage disposal facilities provided?

Yes

g. Are access roads adequate, on-site parking, on-site loading and loading berths, and drainage have been or will be provided where required?

Yes

⌘

h. Have adequate measures been taken to provide ingress and egress to the property and design in a manner to minimize traffic congestion on local roads?

YES

Yes

i. Is adequate screening and buffering signs of the special exception provided, if needed??

Not Applicable, But we will have a sign on our gate

N/A, we will make a small sign for our gate/entry. ~~11-21-23~~

j. Will the special exception require signs or exterior lighting, which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district?

No

No

k. Will the special exception conform to all applicable regulations of the zoning district in which it is proposed?

Yes

Yes

E. ATTACHMENTS (One hard copy or one copy in PDF format)

- 1. Copy of Warranty Deed or other proof of ownership
- 2. Legal description - Mortgage

F. FEE.

Home Occupation - \$150  
Residential property - \$250  
Non-residential - \$500

- a. The Cost of postage, signs, advertisements, and outside consultants are in addition to the application fee.
- b. The applicant is responsible to pay the cost of the advertisement and signs
- c. All applications are subject 10% administrative fee and must pay the cost of any outside consultants' fees.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

**Both attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Angela Andrade  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Angela Andrade  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

9-19-23  
Date

\_\_\_\_\_  
Date

State of Florida County of Clay

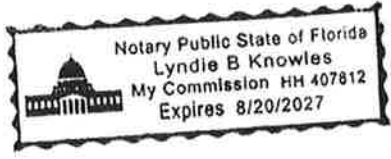
The foregoing application is acknowledged before me this 19<sup>th</sup> day of October, 2023, by Angela

Andrade, who is/are personally known to me, or who has/have produced FL ID  
as identification.

Lyndie B Knowles  
Signature of Notary Public

NOTARY SEAL

Signature of Notary Public, State of Florida







# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** Planning & Zoning Commission **MEETING DATE:** November 28, 2023  
**FROM:** Michael Daniels, AICP, Development Services Director  
**SUBJECT:** Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District

### BACKGROUND

Staff is requesting an ordinance change to add street walls as an alternative design standard in the Gateway Corridor District. Currently the City requires that within the Gateway Corridor District which includes the Gateway Corridor Commercial, Neighborhood and Residential Districts, parking cannot be located between the primary building and the street frontage. As an alternative to this requirement, staff is proposing that the code be revised to allow a street wall to be placed at or near the property line between the street and parking area with specific design criteria designed to mask the parking areas as set forth in the ordinance. Examples of street walls are provided in the packet.

### FISCAL IMPACT

N/A

### RECOMMENDATION

**Motion** to recommend to City Council approval of Ordinance No. O-36-2023 amending City Code Chapter 117, Sec. 117-656.

**ORDINANCE NO. O-36-2023**

**AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING CHAPTER 117, SEC 117-656 GATEWAY CORRIDOR DESIGN GUIDELINES OF THE CITY CODE TO ALLOW FOR PARKING TO BE LOCATED BETWEEN THE STREET FRONT AND BUILDING LOCATION SUBJECT TO THE INSTALLATION OF A STREET WALL; 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; and

**WHEREAS**, the City Code should be evaluated on an ongoing basis to determine if the allowable uses are consistent with the Comprehensive Plan; and

**WHEREAS**, the City desires to promote development and redevelopment of the U.S. Highway 17 and S.R. 16 corridor; and

**WHEREAS**, due to the existing space limitations within the district and its close proximity to established residential neighborhoods, there needs to be flexibility in design to allow efficient use of the land.

**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. That Chapter 117, Sec. 117-656 shall be amended as follows:**

**Sec. 117-656. Design guidelines.**

Compliance with all land development regulations as adopted is required for all properties located within the corridor. In addition to the requirements of this Code, development in the gateway corridor zoning categories shall meet the following design guidelines:

- (1) Orient nonresidential uses to face the street with parking behind or to the sides of buildings or provide a street wall subject to the requirements set forth below:
  - a. Street walls are freestanding walls that are intended to mask parking areas from the street and shall have a minimum height of 3 feet and a maximum height of six feet (measured from the elevation of the public sidewalk). The portion of the street wall 3 feet and below shall be solid (e.g. brick and masonry or similar material). The portion of the street wall above 4 feet shall be transparent (e.g., wrought iron or similar material). Street walls shall have columns/posts (one foot by one foot minimum) spaced every 24 feet.
  - b. Street walls shall have openings no larger than necessary to allow automobile and/or pedestrian access.
  - c. Street walls shall not be permitted within the right-of-way.
  - d. Street walls shall be constructed of wrought iron, brick, masonry, stone, powder-coated aluminum, or other decorative materials that complement the finish on the primary building. Chain link, wood and PVC street walls/fences shall be prohibited.
  - e. The area in front of a street wall/fences shall include a landscaped strip pursuant to the requirements forth in Sec. 117-626 and Sec. 113-244(d)(3).
  - f. Street walls shall be with clear site line requirements set forth in Sec. 113-76.
- (2) In lieu of meeting onsite parking requirements, the developer may enter into an agreement with the city to reduce the required on-street parking. The reduction of on-street parking shall be approved if the developer agrees to improve the adjoining right-of-ways with landscaping and on-street parking or provides the city with funds to provide additional public parking.
- (3) No commercial access, except for ingress and egress for office uses, shall be allowed on residential streets or streets where residential future land use categories exist. This includes access for service vehicles.
- (4) Commercial land uses facing residential land uses or future land use categories must be residential in character, with residential elevations or facades.
- (5) Density controls for buildings with both residential and commercial permitted uses and/or permissible by special exception shall be based on the density controls for the building use on the first story of the structure.

- (6) Improvements to offsite parking spaces to develop on-street parking shall be counted to meet the minimum parking requirements and to meet the minimum landscape area and pervious surface requirements.

**Section 2.** Conflicts. If any portion of this Ordinance is in conflict with any other ordinance, then the provisions of this Ordinance shall govern.

**Section 3.** 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 4.** 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 THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON THIS 5<sup>th</sup> DAY OF DECEMBER 2023.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

---

Constance Butler, Mayor

ATTEST:

---

Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 19<sup>th</sup> DAY OF DECEMBER 2023.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

---

Constance Butler, Mayor

ATTEST:

---

Erin West, City Clerk

APPROVED AS TO FORM:

---

L. J. Arnold, III, City Attorney











# Gateway Corridor Districts

Municipal Boundary

**Zoning**

- Gateway Corridor Commercial
- Gateway Corridor Neighborhood
- Gateway Corridor Residential

