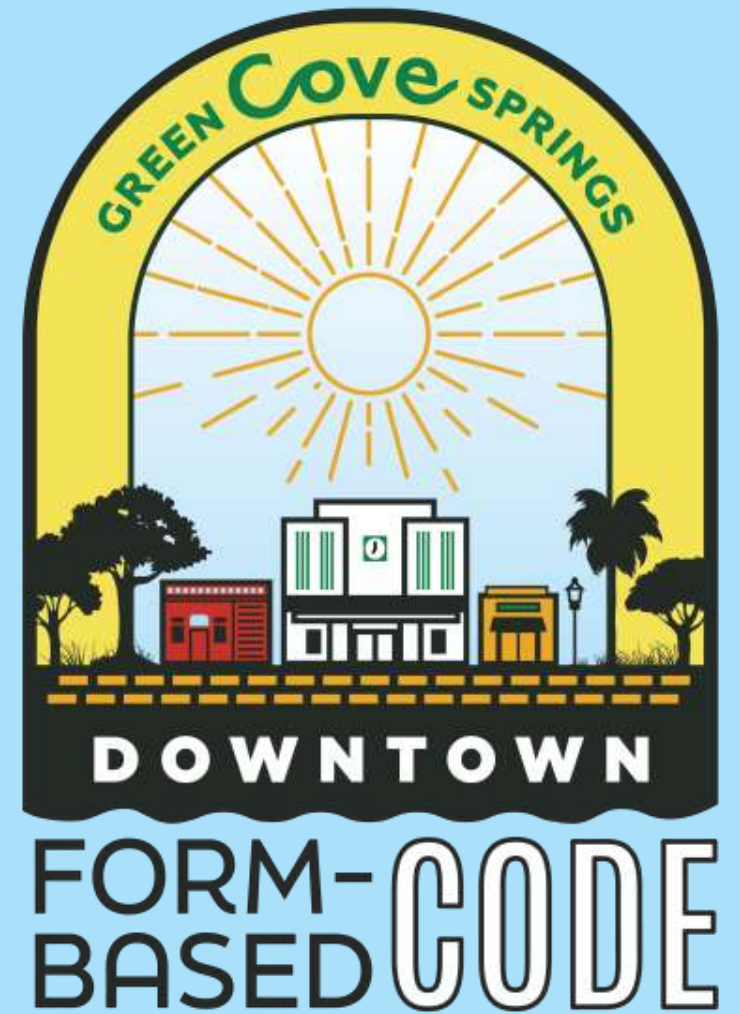


# GREEN COVE SPRINGS FORM-BASED CODE

public workshop one

08.08.2023





# AGENDA

- 1 project background
- 2 form-based code
- 3 initial findings
- 4 engagement activities
- 5 next steps



# PROJECT BACKGROUND



## OBJECTIVE 1.3, Character & Compatibility.

Future development and redevelopment projects shall protect the City's unique character, historic neighborhoods, and high quality of life.

Policy 1.3.1. The City shall update the current zoning map and district regulations to implement the directives of this plan.

Policy 1.3.2. The City shall establish locational criteria in the LDC for future rezoning of sites to higher density and/or intensity districts. The following principles shall be considered:

- Compatibility means that different land uses can coexist in relative proximity to each other provided that a use is not impacted directly or indirectly by another use.
- Increases in density and intensity must generally occur in a gradual fashion, avoiding abrupt transitions.
- High density residential uses should generally be located in areas that have adequate vehicular access and proximity to service uses.
- Spot zoning should be avoided. Spot zoning refers to changing the zoning designation of a small parcel of land for a designation totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

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

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

Policy 1.3.4. The City shall require all new

development and redevelopment projects to integrate harmoniously into established neighborhoods through the use of buffering, open space, landscaping, and other site design tools.

Policy 1.3.5. The City shall ensure that all existing, new, and expanded subdivisions are consistent with the sustainability, character, compatibility, resource preservation, and economic development goals of the City.

Policy 1.3.6. The City shall prohibit future encroachment of nonresidential development into established neighborhoods which are incompatible with the character of the area.

Policy 1.3.7. The City shall amend its LDC to provide additional design and compatibility requirements for developments located along major roadway corridors.

Policy 1.3.8. The City shall encourage the shared construction, maintenance, and use of shared parking and stormwater management facilities between adjacent and nearby developments.

Policy 1.3.9. The City shall seek to develop a signage and wayfinding master plan to enhance the navigability, branding, and aesthetic character of the City.

Policy 1.3.10. The City shall work with FDOT and the North Florida TPO to improve the image of the US 17 and SR 16 corridors by adding landscaping, banners, and other elements that would help create a sense of place.

Policy 1.3.11. The City shall explore the possibility of creating a gateway near the Governors Creek bridge, where the waterfront is first visible to drivers traveling south on US 17.

Future development and 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:

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

February 2022

# PROJECT BACKGROUND

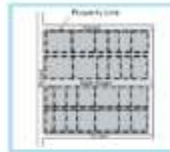


## 4. Establish & Adopt Form-Based Code

The Land Development Code and Zoning Map are the most important tools for implementing the vision for Downtown. Most sites in the Downtown are zoned Central Business District (CBD), the north and south gateways into downtown (US 17) are zoned Gateway Corridor Commercial (GCC), and the south side of the Ferris Street corridor and the west side of Palmetto Avenue are zoned Gateway Corridor Neighborhood (GCN). There are a few sites on Magnolia Avenue zoned R-1. Public sites are zoned Institutional (INS). While the current zoning standards have tried to address infill, redevelopment, and quality of design, transitioning to a Form-Based Code for the Downtown area and the US 17 and SR 16 commercial corridors as they enter the downtown would be the best option to achieve the vision.

The intent of the Form-Based Code (FBC) will be to preserve the existing character of the Downtown, while promoting quality infill and redevelopment in a walkable and mixed-use urban environment. The new FBC will contribute to streamlining the current zoning and development review process and provide developers, builders and residents with a more predictable and transparent process for development and redevelopment. Implementation of a form-based code would also lead to greater interest in the city for new investment and economic growth that would be fueled by the creation of a richer and more vibrant urban environment in the heart of Green Cove Springs.

Recommendations for implementing a Form-Based Code within the City are detailed within Supplemental Document B.



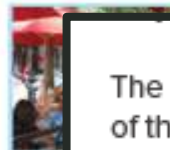
### Block Layout / Connectivity

Block size is key to achieving good urban form and transportation connectivity. Shorter blocks improve the pedestrian experience as well as foster a street network that supports the efficient distribution of traffic. The urban core gridded network shall be maintained and improved.



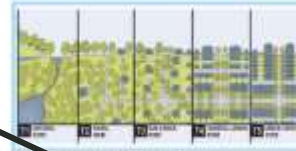
### Building Placement / Orientation

The placement of a building on a site is critical to creating a vital and coherent public realm. Buildings must be oriented to the street; parking areas must be placed behind the buildings. Building orientation can also be defined by locating prominent entrances along the principal street.



### Public Realm

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Source: Form-Based Codes Institute

April 2022

# FORM-BASED CODE

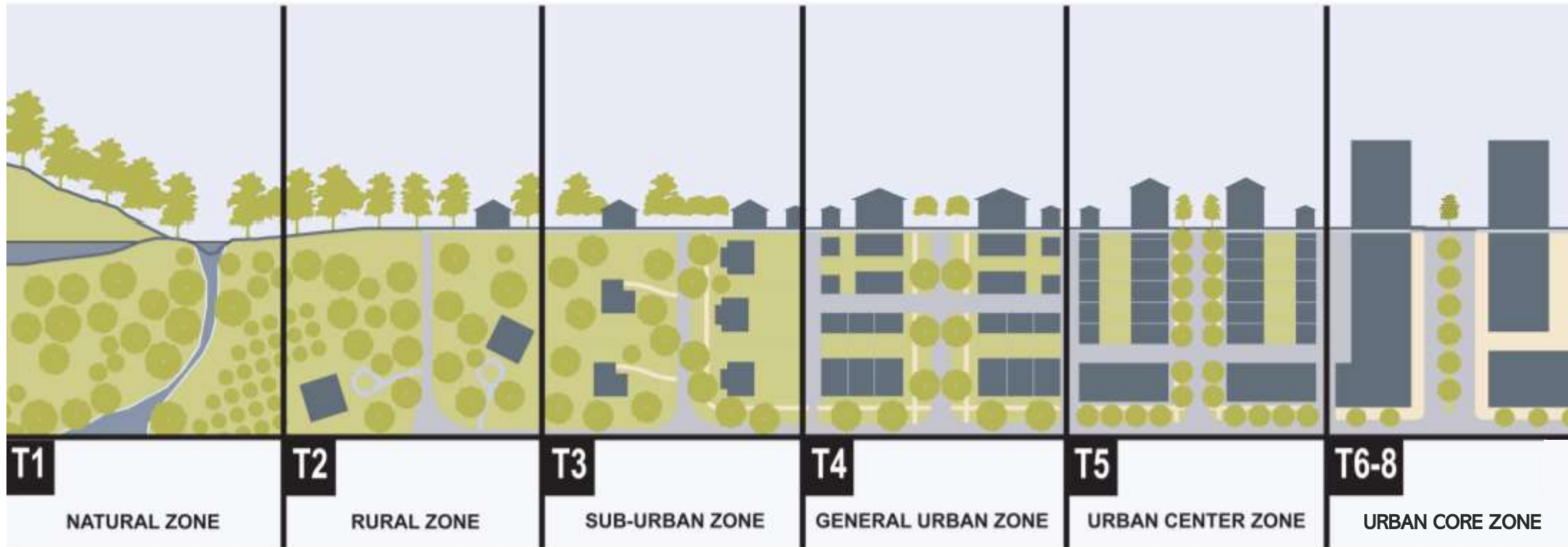


## **Form-Based Codes** are:

- an alternative to conventional zoning
- regulations, not guidelines
- focused on the appearance and design of buildings, rather than their use
- concerned with how the site is accessed by a range of transportation options



# FORM-BASED CODE



# FORM-BASED CODE

## COMPONENTS

regulating plan

block layout

list of uses

site design

building form

building  
architecture

public space  
design

definitions

*From Lansing  
Master Plan*





# FORM-BASED CODE

## COMPONENTS

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# FORM-BASED CODE

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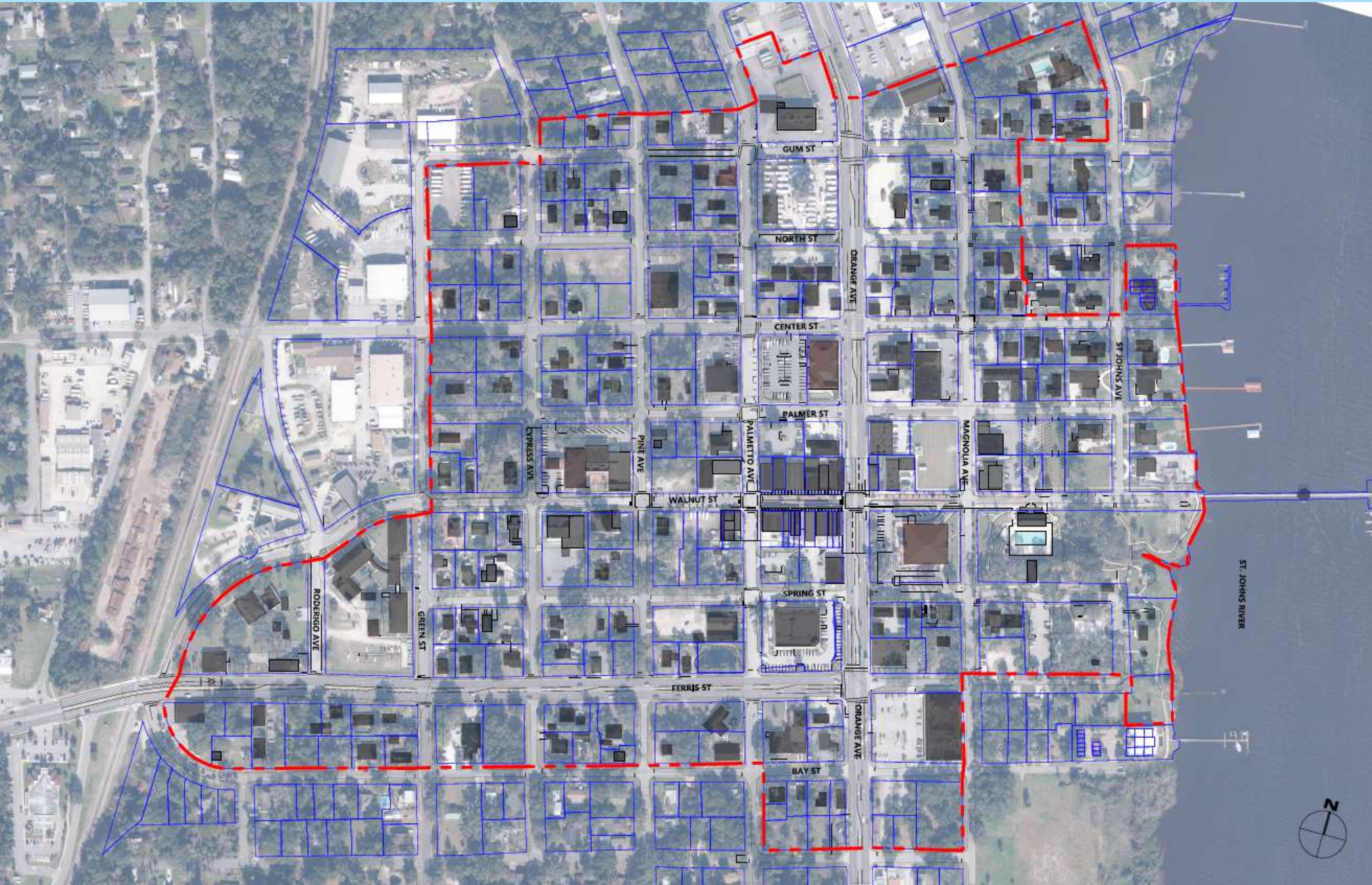
public space  
design

definitions





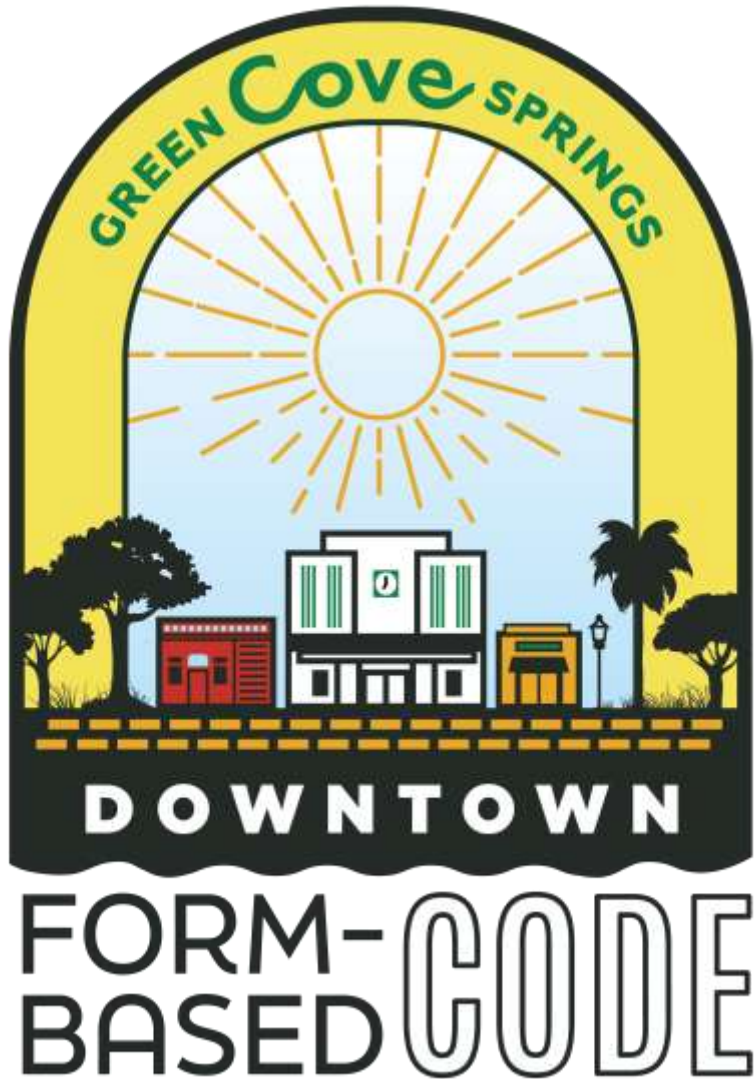
# FORM-BASED CODE



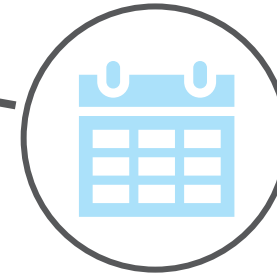
 Study Area



# FORM-BASED CODE



# FORM-BASED CODE



[tinyurl.com/GCSFBC](https://tinyurl.com/GCSFBC)



# INITIAL FINDINGS

There are institutional and residentially zoned properties not expected to redevelop



Refine the boundaries of the FBC Area

Presence of nonconforming lots, structures, and uses



Re-examine requirements



desktop analysis



stakeholder interviews



site visits

# INITIAL FINDINGS

Lots fronting on more than one street



Specify in the regulations which roads will have primary frontage

Suburbanization of the Study Area over time



Revise regulations to support more urban, walkable developments



desktop analysis



stakeholder interviews



site visits



# INITIAL FINDINGS

Coexistence of residential and nonresidential uses



Include compatibility requirements within the FBC

Property owners often struggle to meet current parking requirements



Review current parking standards for new development



desktop analysis



stakeholder interviews



site visits

# INITIAL FINDINGS

Historic character of buildings is not protected from redevelopment



Consider establishing architectural standards to retain existing character

Review possibility of allowing more than 2 stories



Ensure views of water are protected



desktop analysis



stakeholder interviews



site visits



# ENGAGEMENT ACTIVITIES



A



B



# ENGAGEMENT ACTIVITIES





# ENGAGEMENT ACTIVITIES



### Walnut Street

BUILDING HEIGHT	BUILDING SETBACKS
Two stories	Close to the sidewalk
Three stories	Away but not too far (no parking in front)
Four stories	Far from the sidewalk (parking in front)
Greater than four stories	

### Orange Avenue

BUILDING HEIGHT	BUILDING SETBACKS
Two stories	Close to the sidewalk
Three stories	Away but not too far (no parking in front)
Four stories	Far from the sidewalk (parking in front)
Greater than four stories	

### Ferris Street

BUILDING HEIGHT	BUILDING SETBACKS
Two stories	Close to the sidewalk
Three stories	Away but not too far (no parking in front)
Four stories	Far from the sidewalk (parking in front)
Greater than four stories	

### Palmetto Avenue

BUILDING HEIGHT	BUILDING SETBACKS
Two stories	Close to the sidewalk on Palmetto
Three stories	Away but not too far (no parking in front)
Four stories	Far from the sidewalk (parking in front)
Greater than four stories	

### Magnolia Avenue

BUILDING HEIGHT	BUILDING SETBACKS	ARCHITECTURE	PUBLIC REALM	PREFERRED USES
Two stories	Close to the sidewalk	General (small commercial)	Public Realm	Retail
Three stories	Away but not too far (no parking in front)	General (medium commercial)	Public Realm	Dining
Four stories	Far from the sidewalk (parking in front)	General (large commercial)	Public Realm	Office
Greater than four stories		General (large commercial and industrial)	Public Realm	Gas stations
		General (large commercial and industrial)	Public Realm	Vehicle repair
		General (large commercial and industrial)	Public Realm	Single-Family
		General (large commercial and industrial)	Public Realm	Supermarkets
		General (large commercial and industrial)	Public Realm	Multi-Family



# ENGAGEMENT ACTIVITIES



## BUILDING HEIGHT

Two stories



Three stories



Four stories



Greater than four stories

## BUILDING SETBACKS

Close to the sidewalk



Away but not too far (**no** parking in front)



Far from the sidewalk (parking in front)



## ARCHITECTURE

Diverse (with standards)



Diverse (without standards)



Uniform (with traditional architecture)



Uniform (with modern architecture)



## PUBLIC REALM

Walkable



Auto-Oriented



## PREFERRED USES

Retail

Dining

Office

Gas stations

Vehicle repair

Single-family

Townhomes

Multi-family



# NEXT STEPS



1 Visit [tinyurl.com/GCSFBC](https://tinyurl.com/GCSFBC)

2 Attend Workshop #2 (Dec. 2023)



# THANK YOU!

