

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, FEBRUARY 28, 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.

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

ROLL CALL

ROLL CALL

PRESENT

Chairman Brian Cook
Board Member Henrietta Francis
Board Member Justin Hall

APPROVAL OF MINUTES

APPROVAL OF January 24, 2023, MINUTES

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

PUBLIC HEARINGS

1. Ordinance O-21-2022, for the Creation of the Low Density Residential, R-1A Zoning District

Mike Daniels Development Services Director explained the difference between the R-1 Zoning District and the R-1A District.

Sandra Dunnivant asked a couple questions, why are we changing the zoning when we could use the Special Exception process instead and expressed her concerns about buffering and density.

Joe Wiggins spoke in support of the R-1A Zoning.

Dorothy Gall received a resident letter and expressed her concerns about her property, expressing that she is in support of the zoning changes but wanted to understand how it would impact the density for the properties being rezoned.

Motion made by Board Member Francis, **Seconded** by Board Member Hall.

Voting Yea: Chairman Cook? (include all members who voted)

Motion Passes

2. Ordinance O-22-2022, regarding a City initiated Zoning Amendment from R-1 and Institutional to R-1A Single Family Residential for 184 residential parcels.

Mike Daniels Development Services Director explains the need for the R-1A Zoning Ordinance

Sandra Dunnivant would be in support of this if it was handled with the Special Exception process instead of through an administrative rezoning.

Chair Cook stated that in terms of rezoning, the Board is trying to fix some of the mistakes made in the past and clarify and get things right for the future. At the same time, as there is always a chance that future changes to Zoning Districts may be proposed and that is why we hold the public hearings so that we can take public feedback and make sure that we are making decisions in the interest of the city and the citizens and the best interest of the landowner.

Chair Cook asked about parking and in smaller lots, how do we deal with that in 50-foot lots.

Mike Daniels, Development Services Director stated that this discussion was brought up at City Council, most cities require two parking spaces, Mr. Daniels has mentioned at Council that staff is planning on drafting an ordinance requiring a minimum of a 12-foot driveway.

Reopen the Public Hearing

Joe Wiggins expressed that he built some multi families with a one car garage and people started parking on the grass, instead of 12 feet he did 16 feet at the road with a 20 foot back. He commended Mike Daniels for addressing the problem.

Motion made by Board Member Hall, **Seconded** by Board Member Francis.

Voting Yea: Chairman Cook

Motion Passes

3. Hall Property Annexation Application for approximately 3.44 acres located on South US Highway 17 and CR 209

Mike Daniels Development Services Director presented the nine items related to Ordinances 01 to the 09-2023 related to the Hall Annexation Zoning amendment. Each Application would need to be voted separately for each application and for each application stand alone.

Chair Cook asked about the Police level of service.

Mike Daniels Development Services Director stated in the City, as part of the site development review process the Police is included in that process and they are aware that we are looking into annex these areas in and are in support. We also do a fiscal analysis that identifies projected revenues and expenditures to the City for this potential development.

Sandra Donovan reviewed the land use and according to objective 1.2.9 annexation promote annexation within cities boundaries to include the utility services including electric, and only a small portion would be covered by our electric service area.

Mike Daniels Development Services Director replied that electric service area would be 3.44 out of 70 acres.

Chair Cook asked if the Electric Service Area could be expanded.

City Attorney Jim Arnold stated that it is possible but would involve changing the territorial service agreement that we have with Clay County and would involve a number of different entities including the Public Services Commission to make boundary changes to the Service Area.

Board Member Halls will we get the mobility fee for the 70 acres?

Mike Daniels Development Services Director yes, we will receive the ad valorem, mobility fee, water and sewer impact fee and be providing electric service for the 3.44 acres and we will be providing water and sewer to all the 70 acres, so all of that will be revenue to the city.

Mark Scruby Attorney at Rogers Law Firm very familiar with Clay County and the City identify and explained the reason why the applications were submitted. Air Strip part of the Reynolds Park included 142 acres swamp and that is between the runway 3. the service areas subject of service agreements and updating the applications received by adding additional information to the application and why they selected Zoning category C2.

Mike Daniels Development Services Director stated that they met with the County, County Manager and Planning staff and they did not object.

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

Motion Passes

4. Hall Property, located on CR 209
Small Scale Future Land Use Amendment From: Industrial (County)
To: Mixed Use

Motion made by Board Member Hall, **Seconded** by Board Member Francis.
Voting Yea: Chairman Cook
Motion Passes

5. Hall Property, located on CR 209 Zoning Amendment
From: Light Industrial (County) To: C-2, General Commercial

Motion made by Board Member Francis, **Seconded** by Board Member Hall.
Voting Yea: Chairman Cook
Motion Passes

6. Hall Property Annexation Application for approximately 28.81 acres located on South US
Highway 17 and CR 209

Motion made by Board Member Francis, **Seconded** by Board Member Hall.
Voting Yea: Chairman Cook
Motion Passes

7. Hall Property Future Land Use Application for approximately 28.81 acres located on South
US Highway 17 and CR 209
Small Scale Future Land Use Amendment From: Industrial (County)
To: Mixed Use

Motion made by Board Member Hall, **Seconded** by Board Member Francis.
Voting Yea: Chairman Cook
Motion Passes

8. Hall Property Zoning Application for approximately 28.81 acres located on South US
Highway 17 and CR 209 Zoning Amendment
From: Heavy Industrial (County) To: C-2, General Commercial

Motion made by Board Member Hall, **Seconded** by Board Member Francis.
Voting Yea: Chairman Cook
Motion Passes

9. Hall Property Annexation Application for approximately 39.23 acres located on South US
Highway 17 and CR 209

Motion made by Board Member Hall, **Seconded** by Board Member Francis.
Voting Yea: Chairman Cook
Motion Passes

10. Hall Property Future Land Use Application for approximately 39.23 acres located on CR 209 Small Scale Future Land Use Amendment From: Industrial (County)
To: Mixed Use

Motion made by Board Member Francis, **Seconded** by Board Member Hall.

Voting Yea: Chairman Cook

Motion Passes

11. Hall Property Zoning Application for approximately 39.23 acres located on South US Highway 17 and CR 209 Zoning Amendment From: Heavy Industrial (County)
To: C-2, General Commercial

Motion made by Board Member Hall, **Seconded** by Board Member Francis.

Voting Yea: Chairman Cook

Motion Passes

12. Ordinance O-10-2022, Adding Convenience Stores with gas pumps as a permitted use in the C-2 Zoning District

Mike Daniels Development Services Director Introduces and express why the C2 General Business and how changing the ordinance to make sure it is consistence it is a permitted use within the C2.

Motion made by Board Member Francis, **Seconded** by Board Member Hall.

Voting Yea: Chairman Cook

Motion Passes

13. Mobility Fee Ordinance to be tabled to the March 28, 2023, meeting

Mike Daniels Development Services Director explained the changes made to the Mobility Plan, and how these changes will be discussed on the next Planning and Zoning Meeting March 28, 2023.

ACTION ITEMS

14. Transportation Mobility Fee Report

Transportation Mobility Fee Report

15. Recreational Trails Grant Program (RTP)

Greg Bauer Public Works Supervisor City of Green Cove Springs discussed a recently submitted Grant Recreational Trails Grant Program (RTP) Application of 550,000.00. For

250,000.00 going to Recreational and other 250,000.00 for the City of Green Cove.

BOARD BUSINESS

BOARD DISCUSSION / COMMENTS

STAFF COMMENTS

ADJOURNMENT

NEXT MEETING: TUESDAY, MARCH 28, 2023, AT 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA

Brian Cook, Chairman

Attest:

Lilly Delvecchio, Development Services Rep.