

# **CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING**

**321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, MAY 27, 2025 – 5:00 PM**



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## **MINUTES**

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**Board Member Hall called the meeting to order at 5:00pm.**

### **ROLL CALL**

Board Members Present: Board Member Henrietta Francis, Board Member Justin Hall, Board Member Phil Vetter

Board Members Absent: Vice Chairman Joshua Hobbs, Chairman Josh Danley

Staff Members Present: Lyndie Knowles, Development Services Representative, Gabriel Barro, Planner 1, Michael Daniels, Development Services Director, Jim Arnold, City Attorney, Steve Kennedy, City Manager

### **APPROVAL OF MINUTES**

1. Approval of the April 22, 2025 Meeting Minutes

**Motion was made to approve the minutes of the April 22, 2025 meeting.**

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

Voting Yea: Board Member Francis, Board Member Hall, Board Member Vetter

*Motion passed.*

### **ACTION ITEMS**

2. Preliminary Plat and Improvement Plan for phase 3A and 3B of the Rookery Development for a portion of parcel #: 016515-008-00 and all of parcel #: 016515-008-07

Gabriel Barro, Planner 1, presented the project for the preliminary plat and improvement plan for the Rookery Phase 3A and 3B. Phase 3A consists of 125 single family residences and 3B consists of 116 single family residences.

Board member Hall opened the floor for comments. No public was present to speak on this item.

Board discussion followed.

**Motion was made to recommend to City Council the approval of the Preliminary Plat and Improvement Plan for phase 3A and 3B of the Rookery Development for a portion of parcel #: 016515-008-00 and all of parcel #: 016515-008-07 subject to conditions.**

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

*Motion passed.*

3. Review of a Site Development Plan for two warehouses located on Energy Cove Ct

Gabriel Barro, Planner 1, presented the site development plan for the two warehouse buildings located on Energy Cove Court.

Board Member Hall opened the floor to public comment. The owner of the property, Mike Reeves, was in attendance and noted that he is a resident of Green Cove Springs and has chosen to move his flooring business to the city.

**Motion was made to recommend to City Council the approval of the MCCR Warehouse Site Development Plan subject to staff comments.**

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

*Motion passed.*

## **BOARD BUSINESS**

### Staff Comments

4. Legislative Session Update

Michael Daniels, Development Services Director, gave an overview of bills that have been presented or are currently being presented during the current legislative session. He highlighted multiple bills that could impact development in the area.

City Attorney, Jim Arnold, noted that he will be attending the Annual Attorney Summit and will send out more info to the Board after.

### Board Discussion

Board Member Hall inquired about the status of the Springs Academy project. Mr. Daniels responded that they have until July 21st to complete the construction. They plan to start in the next few weeks.

Board Member Francis asked if any new businesses are coming to the city. Board Member Hall noted that a new restaurant "Z Best Tunis" is coming to the former Pizza Hut location. Mr. Daniels also mentioned Walnut Plaza that is in review which will have a restaurant and a few other mixed uses.

## **ADJOURNMENT**

Board Member Hall adjourned the meeting at 5:35pm.

**NEXT MEETING:** TUESDAY, JUNE 24, 2025 AT 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA

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J. Justin Hall, Board Member

Attest:

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Lyndie Knowles, Development Services Rep.