

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JULY 25, 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

Meeting was called to order at 5:00pm by Chairman Hall.

PRESENT

Board Member Henrietta Francis, Board Member Joshua Hobbs (late 5:10pm), Vice Chairman Josh Danley, Chairman Justin Hall

ABSENT

Board Member Brian Cook

APPROVAL OF MINUTES

1. Approval of Minutes from the June 27, 2023 Meeting

Motion to approve the minutes from the June 27, 2023 Meeting.

Motion made by Board Member Francis, Seconded by Vice Chairman Danley.

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

PUBLIC HEARINGS

2. Ordinance O-23-2023 regarding proposed Landscape Ordinance Revisions

Michael Daniels, Development Services Director, presented the proposed changes to the Board. He highlighted the proposal to expand the guidelines for landscape buffers against incompatible uses. In addition, he presented a proposal to create a protected canopy roadway on St. Johns Avenue between Forest St and Clay St.

Chairman Hall opened the public hearing. Chris Gay of the Citizens Advisory Committee noted that the Florida Scenic Highway program exists at the State level. He would like to see historic tress protected.

Chairman Hall closed the public hearing.

Chairman Hall asked who would be the one to maintain the tress on the canopy street. Mr. Daniels responded that each property owner would be tasked with maintaining those trees. Further discussion will need to be held regarding a permitting requirement for trimming/removing of those trees within the border of the canopy street.

Staff recommended we hold off on taking to Council until August 15th to give Development Services time to notify the property owners along that portion of St. Johns Avenue.

Chairman Hobbs stated that he was not comfortable with the wording of removing a tree being "unlawful". He also asked if owners can opt out of the canopy street. Mr. Daniels said that the value of the canopy road is the whole area and that's why it's important to hear from the owners at the public hearing.

Motion made by Board Member Francis, Seconded by Vice Chairman Danley to recommend the Ordinance O-23-2023 regarding proposed Landscape Ordinance Revisions to City Council.

Voting Yea: Board Member Francis, Vice Chairman Danley, Chairman Hall
Voting Nay: Board Member Hobbs

3. Small Scale Future Land Use Amendment and Rezoning for property located at the Southeast corner of US 17 and SR 16 for approximately 15 acres of parcel #016541-000-00.

Future Land Use Amendment: from: Mixed Use to: Industrial

Zoning Amendment: from: C-2 to: M-2

Michael Daniels, Development Services Director, presented the request to the board. The review process brought about some environmental and building concerns that need to be addressed prior to moving forward. Staff recommended that the request be tabled to August 22, 2023.

Chairman Hall opened the public hearing.

Chairman Hall closed the public hearing.

Motion made by Vice Chairman Danley, Seconded by Board Member Hobbs to table until August 22, 2023

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

4. Small Scale Future Land Use Amendment and Rezoning for property located at the Southeast corner of US 17 and SR 16 for approximately 43.12 acres of parcel #016541-003-00.

Future Land Use Amendment: from: Mixed Use to: Industrial

Zoning Amendment: from: C-2 to: M-2

Michael Daniels, Development Services Director, presented the request to the board. This was a companion application to the previous item discussed. Staff recommended that the request also be tabled to August 22, 2023.

Chairman Hall opened the public hearing.

Chairman Hall closed the public hearing.

Motion made by Board Member Hobbs, Seconded by Board Member Francis to table until August 22, 2023.

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

ACTION ITEMS

5. 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.

Michael Daniels, Development Services Director, presented the site development plan provided by the applicant, Toco Engineering. This property is currently in the process of a rezoning and future land use amendment. The board has question on the completeness of the application and further discussion was made regarding the full plans provided and the Site Development Review Team has performed a review.

Motion made by Board Member Francis, Seconded by Board Member Hobbs to recommend the approval of the site development plan of approximately 3.6 acres of parcel #016562-000-00 subject to staff comments to City Council.

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

BOARD BUSINESS

Mr. Daniels gave a brief update on the Rivers House project. Council's recommendation was to create requests for proposal and send those out to bid and staff wanted to give an update to the board.

Mr. Daniels also reminded the board about the Form Based Code Workshop on Tuesday, August 8, 2023.

Board Discussion / Comments

Staff Comments

ADJOURNMENT by Chairman Hall at 5:56pm

NEXT MEETING: Tuesday, August 22nd at 5:00pm

CITY OF GREEN COVE SPRINGS, FLORIDA

Justin Hall, Chairman

Attest:

Lyndie Knowles, Development Services Rep.