

# CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, JUNE 06, 2023 – 5:00 PM



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## MINUTES

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### 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

Chairman Brian Cook, Vice Chairman Justin Hall, Board Member Josh Danley, Board Member Henrietta Francis, Board Member Joshua Hobbs

1. Introduction of New Board Member - Joshua Wyatt Hobbs (Seat 2)

New Board Member, Joshua Wyatt Hobbs (Seat 2 - appointed by Matt Johnson), is presented as a new member.

2. Election of Chair and Vice Chair

#### **Motion to elect Justin Hall as Chair.**

Motion made by Board Member Francis, Seconded by Board Member Danley  
Voting Yea: Chairman Cook, Vice Chairman Hall, Board Member Danley, Board Member Francis, Board Member Hobbs

#### **Motion to elect Joshua Danley as Vice Chair.**

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

### APPROVAL OF MINUTES

Review and approval of April 25, 2023 minutes.

#### **Motion to approve the minutes from the April 25, 2023 Planning and Zoning Board meeting.**

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

## PUBLIC HEARINGS

4. Reading of Ordinance O-17-2023 for parcel # 016450-001-01 for approximately 1.33 acres located on the northwest corner of US Highway 17 and SR 16 requesting a Zoning Amendment from: Residential High Density, R-3 to: C-2, General Commercial.

Development Services Director, Michael Daniels presents Ordinance No. O-17-2023.

Board Member Hobbs questions if the agreement of the Palmetto Trail was already made and if the wetlands would be delineated. Mr. Daniels confirms that currently the Palmetto Trail is an easement and that the construction of the Palmetto Trail will be worked out in Site Development. He also confirms that the wetlands would be delineated.

Board Member Francis asks how the "Live Local" legislation would come into play for this project. Mr. Daniels states that if the applicant wanted to build affordable housing, they could do so without a zoning change based on the legislation.

Board Member Cook questions the impact to traffic in the area. Mr. Daniels states that it will depend on end use and that is something that will be looked into further during the Site Development review.

Chairman Hall opens the public hearing.

Mr. Shelton, representative for the applicant, states that they are currently conducting a traffic study and working with FDOT and FDOT is regulating what improvements will need to be complete by the applicant.

In response to the wetlands question, Mr. Shelton stated that there is a current wetlands study being performed and it is the intention of the applicant to minimize impact to the wetlands.

Chairman Hall closes the public hearing.

### **Motion to recommend approval to City Council of Ordinance No. O-17-2023 regarding the rezoning of parcel # 016450-001-01.**

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

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

## BOARD BUSINESS

### Staff Comments

#### 1. State Legislative Update

Development Services Director, Michael Daniels presents a brief overview of the latest State Legislative updates. City Attorney, Jim Arnold, offers to answer any questions and will send out a more extensive overview of all of the laws implemented to the Board.

2. Upcoming City Budget

Development Services Director, Michael Daniels informs the Board that the City is currently reviewing next year's budget. Some of the higher priority items are reviewed including, the Downtown Master Plan, Form Based Code, Parking, etc.

Assistant City Manager, Mike Null noted that some of the challenges the City faces is the increased cost of work and the lack of bid submissions.

Board Discussion / Comments

Board Member Francis encourages everyone to take a few minutes to enjoy the beautiful artwork currently being displayed in the hallway of City Hall that was created by the art students of the Augusta Savage Arts Program.

**ADJOURNMENT**

The meeting was adjourned by Chairman Hall at 5:51pm.

**NEXT MEETING: TUESDAY, JUNE 27, 2023 AT 5:00PM**

CITY OF GREEN COVE SPRINGS, FLORIDA

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James Justin Hall, Chairman

Attest:

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Lyndie Knowles, Development Services Rep.