

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, AUGUST 30, 2022 – 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 PAGES 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

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

APPROVAL OF MINUTES

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

1. July 26, 2022 Minutes

1. *Review and approval of minutes for the August 30, 2022 meeting.*

Motion to approve the minutes of the August 30, 2022.

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

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

Motion passes 4-0

PUBLIC HEARINGS

2. Special Exception for Alcohol Sales in Magnolia Layne Plaza located at 1305 N Orange Avenue

Withdrawn by staff -- Alcohol Sales is approved as a special exception per the annexation ordinances for businesses in the Magnolia Layne Plaza

Mr. Daniels explained why the Special Exception for Mariachi Restaurant is being withdrawn.

Special Exception Application is not required for Mariachi Restaurant Alcohol Sales. Per the 1990 Annexation Agreement with Magnolia Layne Plaza. No action is required from the board.

ACTION ITEMS

3. Request for Approval of Preliminary Plat and Improvement Plan for the Graylon Oaks Residential Subdivision located at the 500-600 Block of Vermont Avenue

Mr. Daniels presented staff comments

Chairman Cook opened the public hearing.

Chairman Cook asked when the density was changed to medium density residential. Mr. Daniels responded The density was changed to 8 units per acre in 2020.

Chairman Cook asked whether the lots would be 50' per lot or 60' lot.

Mr. Daniels responded that the lots will be 60' minimum for duplex units.

Chairman Cook brought up concerns about providing adequate parking per lot and how the City would control parking.

Mr. Daniels explained that each unit would be responsible for providing 2 parking spaces and would enforce the requirements that parking be provided on a paved surface. In addition, for this development, an HOA (Homeowner's Association) will be formed where, separate from the City will enforce regulations to ensure compliance with the HOA regulations.

Lance Addison with the Clay County School Board explained that the applicant has reserved School capacity for 28 multifamily units, if the project is for single family attached, the applicant will need to reapply for school concurrency with the Clay County School Board.

Commissioner Hall made a motion to approve the Graylon Oaks Preliminary Plat subject to the following conditions:

Commissioner Danley seconded the motion and the motion passed unanimously.

BOARD BUSINESS

BOARD DISCUSSION / COMMENTS

STAFF COMMENTS

Strategic Action Plan for 2045 Comprehensive Plan - Transportation Element

STAFF COMMENTS

ADJOURNMENT

NEXT MEETING: TUESDAY, OCTOBER 25, 2022 AT 5:00PM

4. Strategic Action Plan for 2045 Comprehensive Plan-Transportation Element

Transportation Element:

Mike Daniels presented the Strategic Action Plan for the Transportation Element

Commissioner Hall asked how they Railroad Quiet Zones are determined. City Manager responded that the City can meet the requirements for a quiet zone by providing additional improvements such as City Manager Kennedy responded by stating the City can comply with the quiet zones by providing additional improvements such as additional cross bars to prevent vehicular traffic from accessing railroad tracks when trains are coming.

Commissioner Hall asked for an update on the CRA. Mr. Daniels explained that the County approved the CRA with the condition that the County appoints two members, the City appoints two members and then the fifth member is appointed by the other four members.

Chair Cook asked about the progress of the Waterfront Study. City Manager Kennedy explained that the Study was submitted to City staff for review and comments from staff were sent back to the consultant.

Chair Cook also inquired as to the status of the St Vincent's medical development. Mr. Daniels responded that in discussions with representatives for the development they stated that it would be approximately a year before they move forward with development.

Chair Cook also inquired as to the status of the Pegasus lawsuit. Attorney Arnold provided an update on the status and the schedule for the upcoming lawsuits.

Meeting adjourned at 6:40 pm.

ADJOURNMENT

NEXT MEETING: TUESDAY, SEPTEMBER 27, 2022 AT 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA

Henrietta Francis, Chairman

Attest:

Lilly Delvecchio, Development Services Rep.