

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, APRIL 26, 2022 – 5:00 PM



MINUTES

ROLL CALL

PRESENT

Chairman Henrietta Francis
Vice Chair Gary Luke
Board Member Brian Cook
Board Member Justin Hall
Board Member Richard Hobbs

APPROVAL OF MINUTES

1. *Review and approval of minutes for the March 22, 2022, meeting.*

Motion to approve the minutes of the March 22, 2022, meeting.

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

Voting Yea: Chairman Francis, Vice Chair Luke, Board Member Cook, Board Member Hall, Board Member Hobbs.

Motion passes 5-0.

PUBLIC HEARINGS

2. *Annexation Application for the Preserve Development of Green Cove Springs, approximately 13.92 acres for parcel #016499-007-00 located on South US Highway 17 and CR 209*

Mr. Daniels introduced and presented for Items #2, #3, #4

Annexation requirements: Contiguous to the Municipality, Contiguous and Compact, does not create an enclave, and Notification.

Board members discussed: Traffic Study would include this area and would be presented to P&Z Board for review, consideration for tree conservation, and an arborist could make changes, and the need for parks in Green Cove Springs. The average rates for these units were provided as well.

Ms. Avery-Smith presented to the Board for Items #2, #3, #4. She inquired if the Board had questions after. Eric with Piedmont gave insight on the amenities for the complex. John

Cattano with Portage Peal Estate shared the diversity in the housing units such as being Smart Homes.

Chairman Francis opened the public hearing.

William Powell (citizen) works south of complex and voiced his concern for residents due to the noise level of his business.

Chairman Francis called for questions from the audience. There being no questions, she closed the public hearing.

Board Member Cook inquired about Park Impact Fees and address his question to the City Manager. Mr. Kennedy approached the podium and stated that due to various reasons fees had not been addressed but staff would discuss further.

Vice Chair Gary Luke inquired about plumbing. Mr. Daniels explained lines already exist along Hwy 17 and would extend to the complex.

Motion to recommend to City Council approval of the proposed property into the City of Green Cove Springs.

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

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

Motion passes 5-0.

3. ***Future Land Use Amendment of parcel # 016499-007-00 from Industrial (County) to Mixed Use for 13.92 acres for property located at US 17 and CR 209***

Presentations completed by City Staff and Developer under Item #2.

Motion to recommend to City Council approval of the Future Land Use Amendment from Industrial (County) to Mixed Use.

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

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

Motion passes 5-0.

4. ***Rezoning Amendment of parcel # 016499-007-00 from Light Industrial (County) to Planned Unit Development for 13.92 acres for property located at US 17 and CR 209***

Motion to recommend to City Council approval of the Zoning from Light Industrial (County) to Planned Unit Development as suggested by staff and with changed Density Table.

Presentations completed by City Staff and Developer under Item #2.

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

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

Motion passes 5-0.

5. ***Rezoning of parcel 017172-000-00 consisting of 2.11 acres located on Roberts Street, north of Green Cove Avenue from R-2 to Planned Unit Development.***

Mr. Daniels introduced and presented Items #5. Staff recommended denial.

Ms. Janis Fleet presented to the Board Item #5. Joe Wiggins, Wiggins Development commented as well. Ms. Fleet inquired if the Board had questions after.

Board members discussed Spot Zoning, Garages vs. parking spaces, surrounding owner notifications, buffers along Melrose, and townhomes vs. apartments.

Chairman Francis opened the public hearing.

Dozell Vonner (Property Manager) and Latoya Glynn 1311 Roberts Street (renter) voiced concerns about additional traffic and noise, and two additional retention ponds added to area.

Wanda Sheron (Owner) 1226 Green Cove Avenue rents to a military family who choose her home because of the quite location. Renters would not renew their lease if units were built next to them.

Sheila Eubanks (Owner) 1111 Roberts Street shared concerns for the view she would have with units built so close to her home.

Chairman Francis closed the public hearing.

Motion to recommend to City Council approval of ordinance O-15-2022, with a buffer along Melrose Avenue, limit buildings to two story only, and create a facade consistent with the current neighborhood.

Motion made by Vice Chair Luke, **Seconded** by Board Member Hobbs.

Voting Yea: Vice Chair Luke, Board Member Hobbs

Voting Nay: Chairman Francis, Board Member Cook, Board Member Hall

Motion failed 3-2.

6. ***Rezoning of parcel 017172-000-01 consisting of 0.63 acres located on Roberts Street, north of Green Cove Avenue from R-2 to Planned Unit Development.***

Mr. Daniels introduced and presented Items #6. Staff recommended denial.

Ms. Janis Fleet presented to the Board Item #6. Joe Wiggins, Wiggins Development commented as well. Ms. Fleet inquired if the Board had questions after.

See Board Members discussion under Item #5.

Chairman Francis opened the public hearing.

Ms. Eubanks spoke again about too much for such a small area.

Ms. Glynn questioned the effect on property values.

Mr. Wiggins stated values would increase because of new homes improving the appearance of the neighborhood.

Mr. Powell suggested putting the conceptual plan in with notices sent to property owners.

Chairman Francis closed the public hearing.

Motion to recommend to City Council denial of ordinance O-14-2022 as presented by staff.

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

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

Voting Nay: Vice Chair Luke, Board Member Hobbs

Motion passed 3-2.

ADJOURNMENT: 8:09 pm

CITY OF GREEN COVE SPRINGS, FLORIDA

Henrietta Francis, Chairman

Attest:

Kimberly Thomas
Executive Assistant to the City Manager