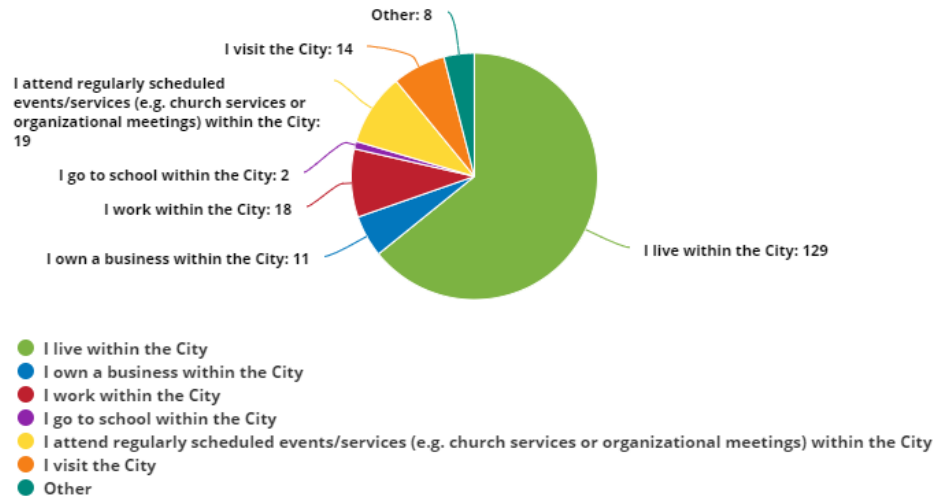


Survey Responses:

Q1. 1. What is your relationship to the City of Green Cove Springs? Select all that apply.

149 answers

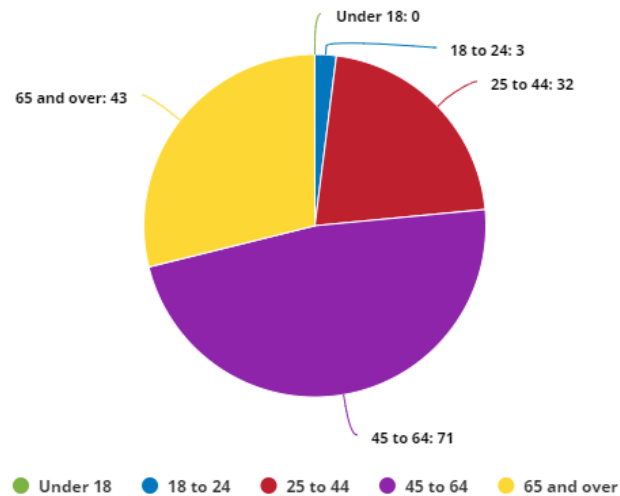
Pie Bar



Q3. 2. What is your age?

149 answers

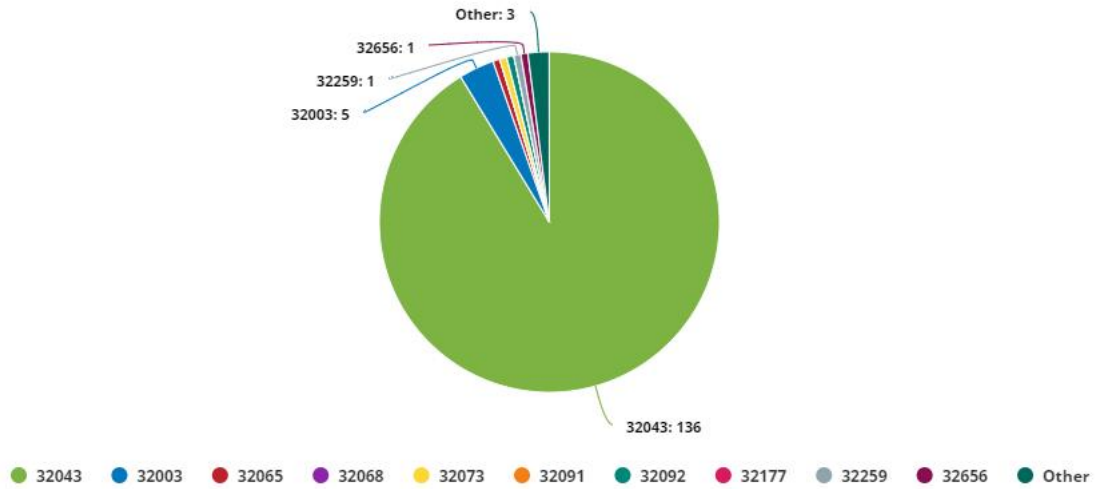
Pie Bar



Q4. 3. What is your 5-digit zip code?

149 answers

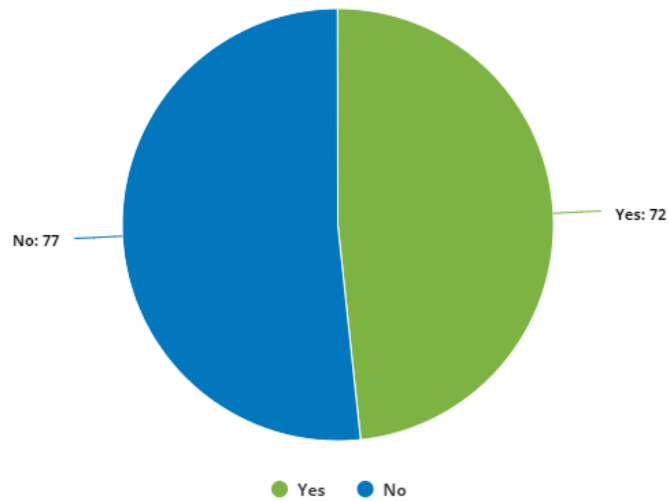
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Q6. 4. Do you plan to participate in one of the public workshops for the City of Green Cove Springs 2045 Comprehensive Plan Update process?

149 answers

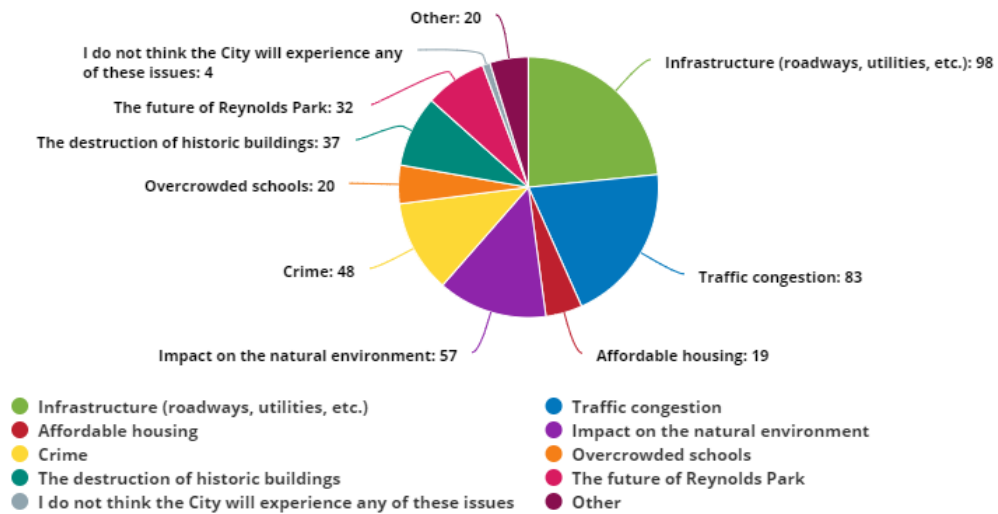
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Q7. 5. What are the top three concerns you have related to future growth within the City?

149 answers

Pie Bar



Q8. If "other," please specify:

5 answers

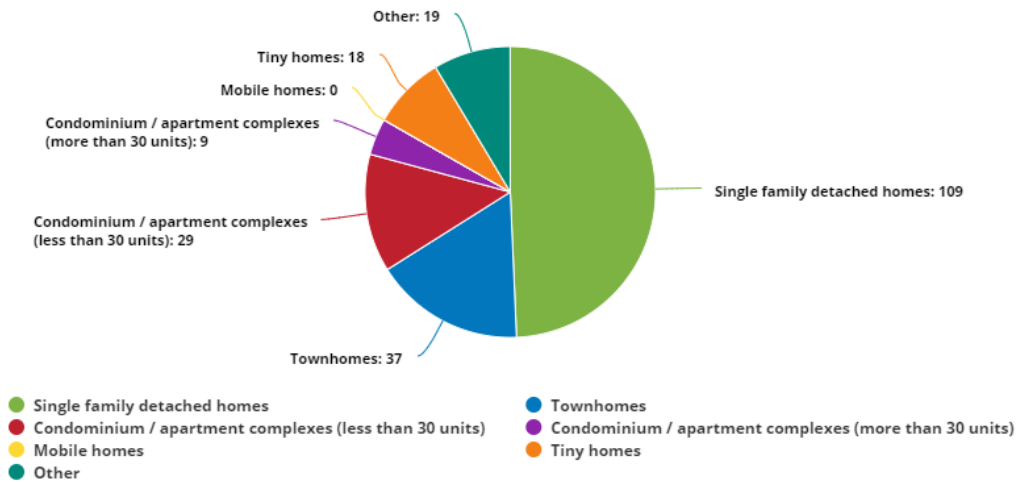
Word Cloud Response List

RESPONSES	Download CSV
Business support	
Developing center city businesses and restaurants.	
Downtown blight. Abandoned buildings that people won't sell or fix. We also need to start thinking future. Another Burger King is not what we need. We need high end dining and shopping to fit where our community will be once bypass is complete.	
Future economic development, sustainability initiatives	
The city government and its negative attitude towards businesses.	

Q9. 6. What type(s) of housing would you like to see more of within the City by 2045?

149 answers

Pie Bar



Q10. If "other," please specify:

9 answers

Word Cloud Response List

RESPONSES

Energy efficient low carbon footprint sustainable houses

I would like to see less of all.

Less new home construction because our schools are overcrowded already.

Mixed use retail/business

No comment

No more homes

None

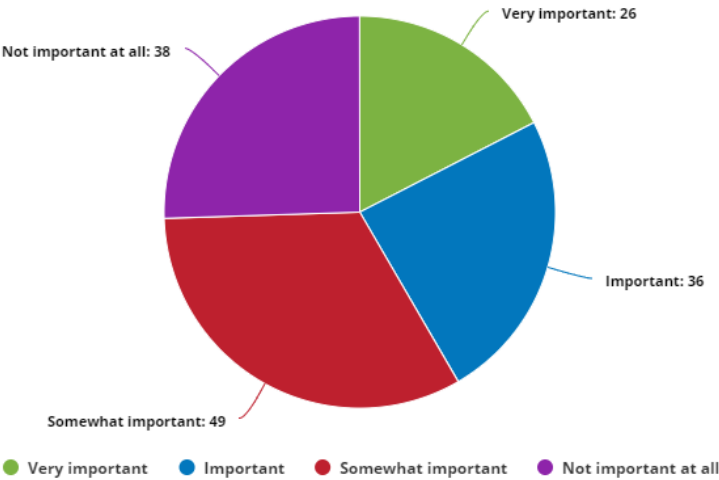
None of the above. Overcrowded as it is.

over building beyond infrastructure capabilities. We have outdated utility. Electric, water, etc.

Q11. 7. How important do you think it is for the City to provide "affordable" and/or "workforce" housing options within the city limits?

149 answers

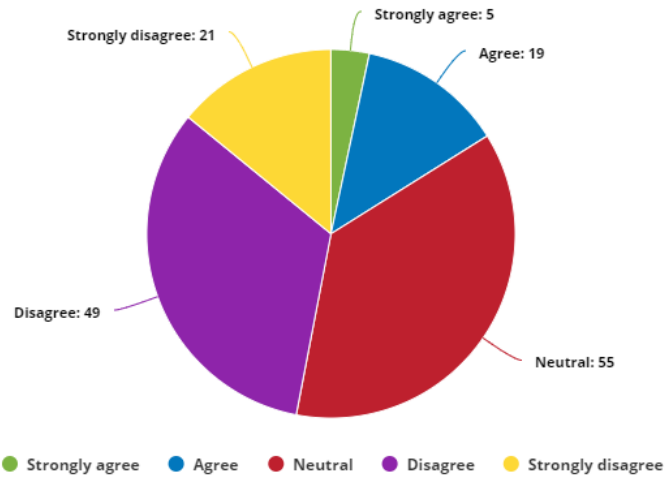
Pie Bar



Q12. 8. How much do you agree with the following statements: "There are excellent employment opportunities within Green Cove Springs for recent high school graduates."

149 answers

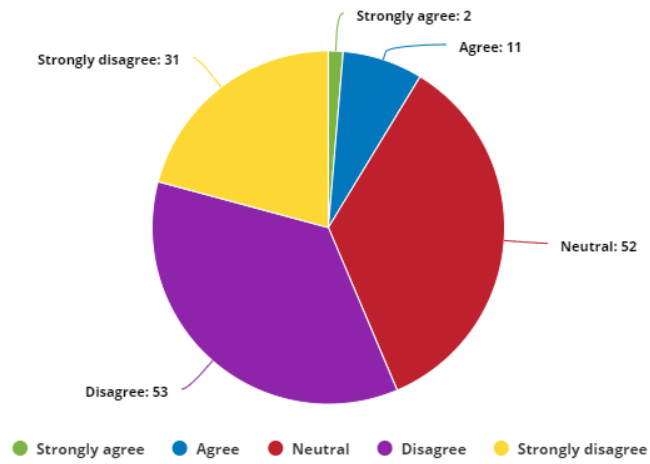
Pie Bar



Q13. 9. How much do you agree with the following statement: "There are excellent employment opportunities within Green Cove Springs for recent college graduates."

149 answers

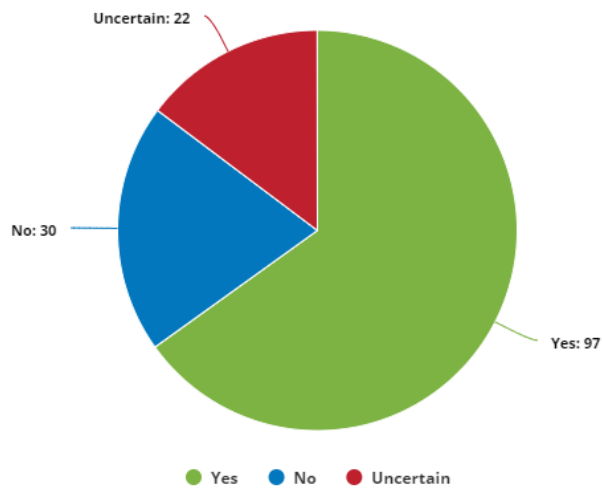
Pie Bar



Q14. 10. Do you feel that your community is sufficiently served by a robust and extensive public parks system?

149 answers

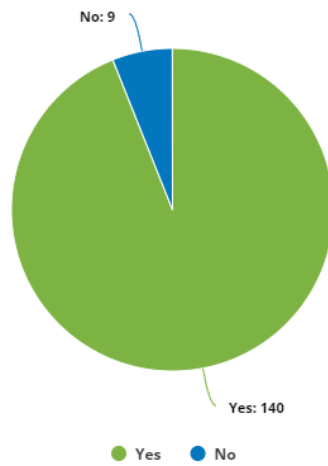
Pie Bar



Q15. 11. Would you recommend the City of Green Cove Springs as a good place to live to your friends and family?

149 answers

Pie Bar



Q16. 12. What do you like MOST about Green Cove Springs?

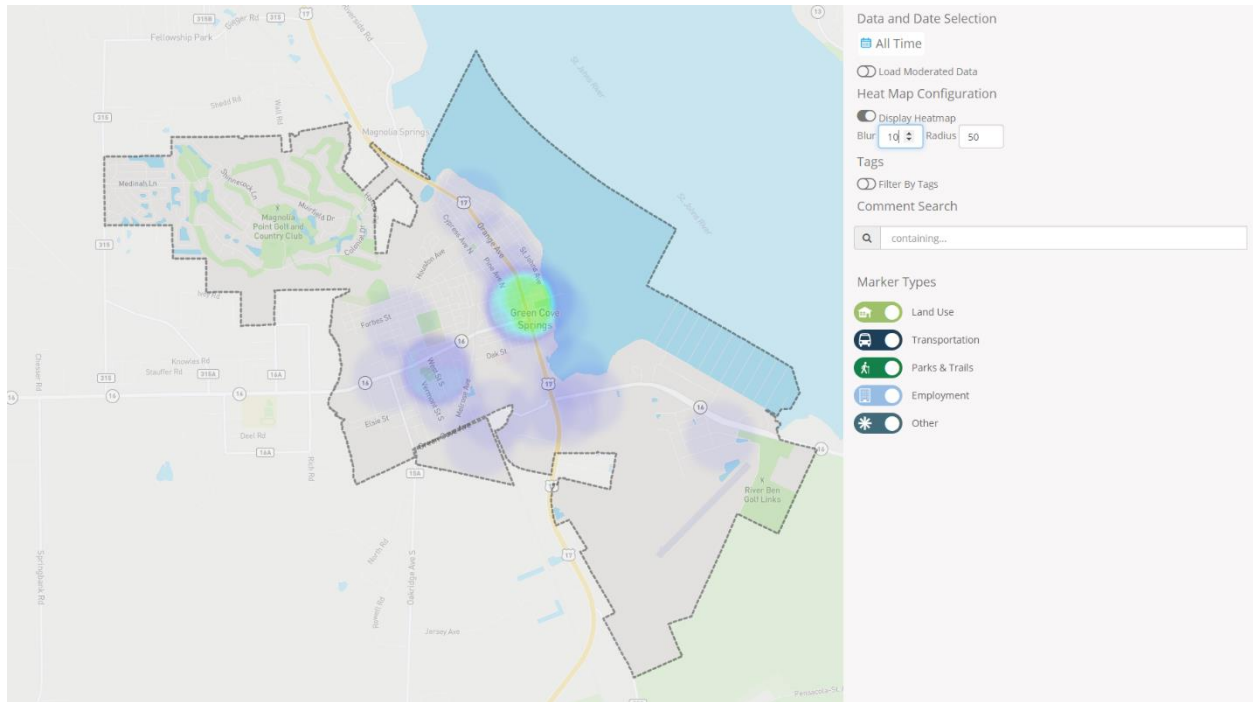
137 answers

Word Cloud Response List

Q16. 12. What do you like MOST about Green Cove Springs?



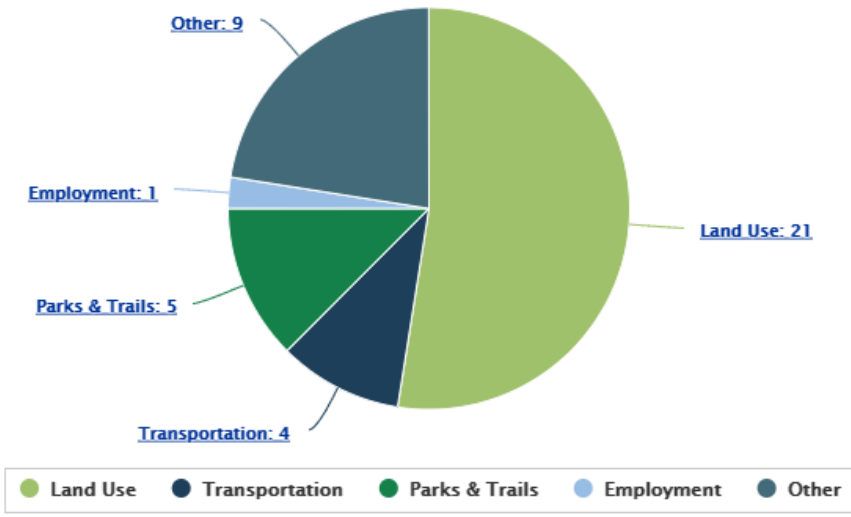
Comment Heat Map



Map Comments Word Cloud



Category Totals



CATEGORY	TOTAL
Land Use	21
Transportation	4
Parks & Trails	5
Employment	1
Other	9

For full details of Map Comments, see the appendix.

Appendix

Survey:

Question 12. "What do you like most about Green Cove Springs?" Responses

"Ample land for the expansion/creation of more jobs. Beautiful springs, Fairgrounds, quiet neighborhoods, the river. Responsive government constantly seeking ways to improve the community. "

"Being near the St John's River. The scenery- the river, park and wildlife. Small, hometown feel, somewhat country - farmland, farm animals, berry picking (nearby) "

"Charming OLD feel to it - Keep the architecture old or similar."

"Close to my job"

"Community"

"Country feel"

"DMV is top notch. The natural spring pool and park and boat dock are very nice."

"Fairly quiet. Small town feel."

"For years I've loved the nature and beauty of Tree City. The public parks are beautiful, and we have a very homey feel."

"friendly people

great place to live and work"

"Friendly, small town "

"Green Cove is a beautiful city, we have a small town feel with the potential to become so much more. Let's be a "must" stop off the toll road, rather than a bypass. We have one of the most beautiful parks I believe in NorthEast Florida. I enjoy that we have businesses like the Clay Theater Venue and Red's Wine Bar, along with our antique shops. I think we need more places like this, so Green Cove isn't just a little Saturday morning activity...but its actually a place to spend the whole day."

"Green Cove Springs Park. "

"Historic, friendly, no fuss, simple in the right ways, businesses still close early and on sundays, everyone cares and everyone knows each other, there is nature and spaces between many homes!"

"home town feel"

"Hometown feel!"

"How friendly everyone is! Spring Park in my favorite spot."

"I like the natural resources "

"I like the small town feel of GCS but yet it is close enough to Jacksonville for cultural, entertainment and sports events."

"I love how the architecture has been held onto in some areas. Food truck Friday Is a blast! "

"I love the laid back atmosphere here."

"I love the people and the quaintness of the town."

"I love the sense of community and community involvement in events like parades and celebrations. "

"I love the small town environment, I love being on the water and quick access to all majoring city's like orange park Jacksonville etc "

"I love the small town felling and how the enviroment is kept and not lost by all the houses being built. Spring Park is amazing and I would love to have more places like that in Green Cove Springs. Keeping the small town feeling makes it very home like for me and my family."

"It has potential however if the growth isn't managed properly than that potential will be lost. The proximity to Fleming Island and soon easier access to St. Johns County with the completion of the beltway gives GCS access to a demographic with higher socioeconomic status. Managing the growth properly with the right mix of development could turn GCS into a destination for shopping, dining, etc. from nearby locales and increase the overall tax base. The historic buildings and location to the river with an already established public park could turn Green Cove into the next Avondale or San Marco type neighborhood that exists in Jacksonville. "

"It has proximity to larger cities while retaining its small town flavor. It also feels safe, especially compared to the aforementioned cities. Living in the city center, I absolutely love having parks close by and take advantage of them almost daily."

"It is close to Jacksonville, but still feels small town. "

"It's beautiful"

"It's my home."

"It's not Jacksonville with all the crime and traffic."

"It's potential if properly developed. The fact that it is on the St. John's River."

"It's small town. That's why I live here to get away from big city's. "

"Its trees and small community feeling."

"Just far enough away from Jacksonville."

"Laid back, beautiful trees, easy access to the St John's River."

"Less populated and the City Park area. "

"Location"

"Location, and future potential to be the place to live on and near the river.

Business development space "

"Location: We are away from the big stuff, but we can get there and get home.

Note: Missing question(s) - River Economics? How do we develop, enhance, and promote the recreational and business aspects of being a River City? When the 1960's river navigation strong hold aka the 45' Shands Bridge comes out and new 65' bridge is in place the is will enhance river navigation. What will we do to be ready? "

"lots of history, trees a great park, would love to see another community pool or center and more small parks like Savannah."

"Lovely community"

"Magnolia point"

"Magnolia Point"

"My community"

"Nature, lack of litter, history, atmosphere, friendly people, relaxing environment, the abundance of wildlife, local activities like the food trucks. "

"none"

"Not really sure. Enjoy yhe Magnolia Point community/ neighborhood."

"out of the major shopping type complex areas with traffic conjection"

"pam and ed"

"Pleasant people."

"Police department, they keep crime low and respond very quickly. "

"progress"

"proximity to water recreation and shopping"

"Quiet, country, historic living. Please don't overcrowd our city and land with thousands of closely set homes. Please keep it open and historic, please. "

"Quiet neighborhoods "

"Quiet, older (people) community. Enjoy the food truck events, small town community."

"Relaxed, safe environment"

"River"

"River access. Public park. Small town. "

"Riverfront parks and river views"

"Rural, quiet "

"Size"

"small quiet city"

"Small size, beautiful location."

"Small town"

"Small town "

"Small town atmosphere"

"Small town atmosphere "

"Small town atmosphere."

"small town atmosphere, downtown park"

"Small town, but close to the city. "

"Small town charm."

"Small town community atmosphere that's easy to get to and fro with little traffic/congestion. "

"Small town environment"

"Small town feel"

"Small-town feel"

"Small town feel and friendly - Spring Park Area"

"Small town feel and history."

"small town feel but close to a big city"

"small town feel but yet is progressive enough for new progressive ideas"

"Small town feeling"

"Small town feeling. "

"Small town feeling and yet close to places where employment opportunities are vast."

"Small town feel - people are friendly and helpful."

"Small town feel. Walkability. "

"Small town feel with everything needed in easy proximity"

"small town feel with shops and restaurants that are not chains"

"Small town living"

"Small town on river"

"Small Town (was) friendly, safe and beautiful. "

"Small, yet affordable and minimally accommodating for most average families to migrate to this area. At the moment, it offers retired folks the opportunity to enjoy a "small" town community."

"spring park"

"Spring park"

"Spring Park"

"Spring Park "

"Spring Park and the campground on the river"

"Spring park, small town feel although it's not so small anymore. "

"Still has that small town feeling. People are polite and city government is effective."

"Suburbs; close to water for boating "

"That it is not in Duval county "

"The area around Spring Park is exciting. The park and food truck event is great. It is beautiful scenery."

"The area is very nice and I would like to see the community grow with increased businesses and restaurants."

"the beauty of its natural features, trails and parks"

"the citizens"

"The city is very safe due to GCSPD, and all the events. "

"The community and small town feel. "

"The downtown area, and the park. There is a lot of underdeveloped water-front area that is good opportunity if the right developers come in. It could be a gorgeous, charming area. "

"The downtown district "

"The history and the parks."

"The natural beauty and small-town feel."

"The natural environment (trees, river, etc)."

"The natural resources like the river and spring, the potential of the historic district for shops and restaurants, the charm of the historic shops (although many vacant and in disrepair) and the rich history of the town. "

"The park."

"The park, city hall, court building, new construction company building, hot rod shop, and other buildings done in that type of modern up scale style."

"The People"

"the people and the park"

"The people, the history, and the natural beauty."

"The people, the home town values, the beautiful river"

"The relax pace of life"

"The river and the wildlife that we USED to have. Stop allowing the destruction of all the trees!!! Stop the cheap, terrible, weak and poorly built new housing projects. "

"The rural feel along the river, but still close to town"

"The "small community" feeling. I've gotten to know the librarians, some of the law enforcement people, store owners."

"The small community vibe, nice residents, our proximity to the spring and river and our Spring Park facilities"

"The small town and historical feel."

"The small town atmosphere...that is why we moved here. I love the programs in the park....Springs Park is a true Diamond!!!"

"The small town charm."

"The small town environment. "

"The small town feel. "

"The small town feel and historic features "

"The small town feel.

no high rise condominium feel...south Florida"

"The small town vibe! It is small town USA and don't want to see it become overcrowded."

"The water access is abundant. Spring Park activity."

"Used to like because it was a small town and not too crowded. Like Spring Park"

"What I like most about Green Cove Springs is the small town feel and I hope that this is continued. "

"Wonderful park system. Locals events."

" xxx"

Question 13. "What do you like least about Green Cove Springs?" Responses

"17 traffic "

"Abandoned buildings on 17"

"All of the new housing communities are over the top. It's fine to add a few, but we're adding 7-8 all within a couple years from each other. CR 209, CR 220, and Hwy 17 cannot handle all this traffic. It takes me sometimes 10 minutes to pull out of my road onto Russell Rd due to all of the nonstop traffic."

"All the new people trying to change our way of life."

"All the new traffic issues especially on SR 17"

"ALL THE TREES ARE DISAPPEARING! Stop the cheap, ugly, poor looking and shoddy "new" housing projects. They are destroying the land. "

"A lot of building going on. Losing lots of green space. Would love to see the downtown similar to Deland."

"Can't think of anything worth listing."

"Decaying, vacant buildings. "

"Electrical costs and people making rules that hurt growth. Anyone who tells an owner what they can or should do with their property."

"Electric service."

"Empty storefronts and a need for a fresh update (paint, landscaping, etc.) on some buildings and businesses "

"Focus on cheap, densely crowded housing."

"GCS utilities and lack of grocery stores & restaurants "

"Going through town and you have A LOT of BAIL BOND signs and a lot of abandoned buildings. Makes it look terrible. The façade of the city going North to south through route 17 is BAD. With new burger king, dunkin donuts and construction company is starting to move in the right directions. Until you get it looking better it will inhibit people from wanting to brag about living in GCS. I don't know the solution."

"Green Cove doesn't like change! Our city makes it so hard for businesses to get approved to come in. We will deny a business but are ok with dilapidated buildings sitting empty, just to keep that "small town" feel. Either we embrace our small town feel and allow an Avondale type atmosphere to develop or let it go and allow big business to progress. We simply can't just stay stagnant any longer. We have to invest in our city's future, that means businesses, building projects, and job opportunities for our youth and community. "

"Green Cove Springs Utility company"

"heavy truck traffic on I-17

High electric rates"

"Historic buildings and streets that look decrepit "

"Homes being shoved in like sardines in what used to be beautiful open acreage. Do not turn this into another orange park. "

"Housing/developments displacing nature/open fields and forests. "

"How little activities/camps there are for kids"

"how many subdivisions are going in everywhere without sufficient changes to roadways to meet the volume or businesses like Publix, Target"

"I do not agree with the term "affordable housing" which means subsidized low income housing which Green Cove already has an over abundance of. WE do not need anymore of this type of housing. Its time to move on. "

"I do not like how there are houses going up everywhere and no one is looking into the places that have buildings just sitting. The time to fix up those spots should be taken into account. Yes we will always need more houses but start with what we have and build up some history too. I am willing to buy one of those places and make it into our store front in the future."

"I don't like it when new developments aren't required to beautify the landscape. looks cheap "

"I feel that route 17 going through Green Cove looks run down, especially with the bail bonds, vacant buildings, and pawn shops."

"I have heard that progress was slow in the past. I believe that the city is trying to manage growth now to preserve as much of the small town feeling while still allowing for expansion. It's a hard balance to achieve, and it will probably frustrate some small business owners. However, as one, I respect the city and understand that working with the city and showing that we want to be good stewards and partners will help us to be a part of a bright future in GCS."

"Infrastructure limitations. It takes me more than 45 mins to get from the Shands Bridge to Fleming Island on my evening commute at 5pm. It only takes me 45 mins to get from my home in Fleming Island into St. Johns County for work at 5:30AM. Your roadways cannot handle more growth. Top that off with the new Nocatee style development being prepared near the intersection of Highway 17 and Highway 16 and you have a very big problem. The new roadway still does not deter the traffic needed to get from Saint Johns County into Fleming Island or the nearby neighborhoods. Stop trying to become like Saint Johns County. They have yet to see the damage they are causing to their residents by not managing their growth better. Bigger isn't always better, when it comes to where people wish to live. "

"Infrastructure, Traffic"

"it's small and congested and has a crime rate that is too high for a small town."

"I would like to see sidewalks added to as many of the streets as possible. I'd also like backyard chickens to be allowed within the city. "

"Lack of adequate housing for seniors"

"Lack of attractive housing developments"

"Lack of a vibrant downtown and lack of quaint restaurants "

"Lack of business development,

Shipyards eye sore, boats rotting away opposed to utilizing prime real estate to attract growth needed. "

"Lack of dining options "

"Lack of employment opportunities"

"Lack of employment opportunities "

"Lack of employment opportunities to appeal to younger, higher educated demographic. Most citizens travel to Duval County for work. Lack of affordable/workforce housing (rental and homebuyers). Need more family oriented activity opportunities."

"Lack of parking availability during city events, stagnant growth and building maintenance of structures along route 17. "

"Lack of parking for the events. "

"lack of quality restaurants"

"Lack of restaurants"

"Lack of restaurants and nice bars, lack of nice grocery stores, crime in pockets of the city "

"Lack of restaurants and services"

"Lack of shopping and restaraunts"

"Lack of shopping options aside from fast-food. "

"Lack of supermarkets and restaurants"

"lack of support for small businesses. Corporate signage takeover of main thoroughfares. No retail shopping or grocery store in town."

"Limited restaurants"

"Many of the older homes are not being cared for and would be beautiful if kept up- the beautiful historic area should be a bigger highlight. We need more indoor family activities nearby, like bowling, mini golf, laser tag, art studio, children's museums, etc. we need more food options for sit down restaurants not fast food or pizza!"

"More and more housing developments wiping out the trees."

"Most of the community is run down and vacant. The main road through the center of town is busy and dangerous. Not enough clean restaurants."

"N/A"

"new neighborhoods going in everywhere"

"No downtown area to enjoy."

"No good restaurants or shopping. "

"No grocery store in city limits. Roads in disrepair. Lack of affordable housing. No industry/good jobs. Many empty/dilapidated buildings. No arts (community theater, community arts classes). Too few activities for kids & teens. Unwelcoming & exclusionary to people of color and LGBTQ."

"none"

"No nice restaurants"

"No Publix grocery. Traffic on hwy 17. Photo traffic enforcement. :("

"No skate park, congestion into fair grounds, the small bridge, growing population."

"Not as many recreational things to do."

"Not a whole lot of restaurants to choose from"

"Not enough dining out choices. I want something more than fast food."

"Not enough dining places or a Publix close by."

"Not enough good restaurants."

"Not enough restaurants. The town needs more diversity with food options."

"Not enough social establishments. Dinner restaurants. "

"nothing"

"nothing much"

"Nothing to do. You have to leave to go to a good restaurant or even get groceries."

"Not many good restaurants to eat at."

"Not many restaurants "

"not much"

"Orange St. condition of buildings and the overall look of our main street."

"Outrageous utility bills compared to Clay County. Infrastructure in general seriously needs to be upgraded."

"overcrowding and cost of living skyrocketing."

"Overgrowth"

"Politics"

"poor water pressure and high prices for water/sewer"

"rapid developments popping up"

"Recently, for the first time in 30 plus years, we were a victim of a crime - Burglary. "

"Removing trees to make developments. "

"Roads need significant improvement to handle all the new residents coming into our community. "

"Rt 17 through town is not attractive"

"Run down in areas, empty business areas."

"Seems to be a fear of growth from some within the city. The chance of Green Cove maintaining its small town feel still exists but the inevitable growth must be addressed appropriately and the right mix of businesses must be brought in. Business owners should not feel scared off because the city doesn't want to become overcrowded. At this point with how Clay and St. Johns counties are developing the "rural" feel will soon be a thing of the past and GCS could just be a mix of strip malls, apartments and used car lots or it could be a unique 21st century small town if the city is forward thinking in how they manage the growth. "

"Shortage of evening restaurants"

"Small-town feel - I know, contradictory. The utilities/cost are a real issue that needs to be resolved at some point. It is very unfair to the residents of Green Cove proper. We don't seem to attract nice restaurants or businesses. The housing that is going up is cheaply constructed and a lot of Magnolia West's houses are falling apart already."

"Some of the growth allowed."

"Sometimes we have to drive to OP or Jax for some businesses. "

"So much new home construction on roads that cannot support it. We are facing gridlock like the cities around us. "

"Surveys heehee"

"Terrible restaurants, downtown is vacant."

"The amount of growth so close together destroying what makes Green Cove Springs so special."

"The areas of town that are run down and not kept up "

"The cost of utilities is a joke and we are being robbed blind by GCS water and power. There should be an investigation as to why we are being fleeced. I would never have moved here if I knew we were going to be robbed blind when Clay electric is so much more reliable and costs less."

"The current city limits, we need to expand."

"The fact that you are allowing builders to come in and strip the land of all trees and natural flora just to put in cracker box houses that all look alike. I have lived in Clay County all my life and this aspect of the county is disappointing. This area will soon no longer have the allure of property and quaint living."

"The GCS part of the St. John's River does not have any restaurants or destinations (seems like a waste of river front property). How about a river walk? The downtown area could use some 'continuity in looks'. Antique stores are a draw but we have too many of them. Generally there is a need for eateries that serve in the evening."

"The homeless population, the heavy traffic on 17 with 18 wheelers, the disrepair of roadways and sidewalks, outdated signage, the car lots, pawn shops and abandoned buildings off of 17, hanging street lights, power lines, and the aesthetic of buildings in historic district."

"The lack of affordable housing is extremely concerning. With all of the investors coming in and building expensive homes, it limits workforce housing options. Also, the growth of the city will require another grocery store and more unique, local restaurants. "

"The lack of use of existing retail infrastructure. I feel there is a lot of commercial space that can bring employment to the area if negotiated correctly I believe bigger companies will come here"

"The negativity towards small businesses. The city should make it as easy as possible to bring and keep your small business in the city limits."

"The number of bad traffic accidents on 17"

"The potential for unregulated growth. "

"There are no fun activities for our youth to attend. Such as bowling, skating, or movies. There aren't many nice restaurants to eat at. Or good paying jobs."

"There are no "nice" casual family (sit down) restaurants on the water. In fact, there are very few (if any) family, casual sit down restaurants that have a nice ambiance/atmosphere. Most of the restaurants in GCS that are not fast food are like diners."

"There are not enough restaurants and grocery stores. "

"There needs to be more green space in the "downtown" area trees flowers etc. "

"There really is no good food everything is up north or entertainment venues For the arts and the shopping is non existent"

"There seems to be nothing to do in the way of nightlife/culture. If you want to get even semi-dressed up and go to a decent dinner, you have to go to Fleming or further. I would like for there to be more things to do here. More events like Food Truck Friday would be great. More fun shops to visit (like the antique/vintage store on walnut!) would also be a treat. In short, there just doesn't seem to be anything to DO around here."

"The roads need an upgrade. There are a lot of old buildings that are unoccupied and need to be replaced. The city needs to attract news businesses."

"The run down homes in the center of town. Over grown yards and trash piling up in yards"

"The rundown strip mall where Ace Hardware is located "

"The school system."

"The thought of chain restaurants or other "big businesses" "

"The traffic!!!"

"The unplanned development, which I believe will begin to be addressed by this comprehensive plan."

"The vacant lots and old auto sales buildings on US 17. The lack of nice sit down eating establishments in town. The roadways around Spring Park area need attention. The cost of utilities."

"This insane notion that we need workforce housing. We have a chance to be the next mandarin and yet some people want us to be the next Palatka because they can sell their land for cheap housing backed by the government!"

"Too many abandoned buildings/houses that are an eyesore from an otherwise beautiful community. "

"Too many Run down buildings and trash around buildings. Not enough restaurants. Downtown needs to be refreshed"

"Too much growth lately, cookie cutter neighborhoods that will turn into rentals. "

"Too much traffic. Too many fast food restaurants, car dealers, liquor stores. Need to bring in quaint restaurants/shops like Riverside."

"Traffic"

"Traffic on the 17 is too much. People drive too fast. Lower the speed limit!"

"Traffic, the amount of houses being built, the HUGE HIGHWAY coming through. Small town Green Cove Springs that we have always LOVED is no longer. Money hungry developers are ruining Clay County. I'm a NATIVE of Clay County. My parents have moved twice, within Clay County (in my life) to get away from all the traffic. They have been living for 25 years off of County Road 209 South. Once what was a peaceful drive 7 miles down that road to get to their home is now torture driving past the overpass and all the construction. It is sad to live in Clay County right now. But I will never move. Times they are a changing. "

"Traffic, too many homes coming in (especially crowded cookie cutter neighborhoods), lack of schools, too many vacant buildings - need to tear down the old car dealers/lots and build shops with loft apartments. Also, improve architectural / landscaping guidelines & requirements so new buildings including fast food restaurants are attractive such as brick etc so they don't look like a typical fast food restaurant. Also, fix up the Larry's shopping center. Make it look attractive and bring in tenants like a grocery store or TJ Max etc. "

"Truck Traffic on Highway 17. "

"ugly run down strip malls"

"Unused/run down buildings along 17. Need more retail stores and restaurants. More beautification of our main streets with lamps, new trees and pretty shrubs and flowers. "

"us17"

"Utilities. They are unreliable and far more expensive than surrounding areas."

"Very little shopping opportunities and liesure activities to include dining.. Need to drive up to Fleming Island for just about everything."

"We have a MAJOR litter problem as well as a surfeit of liquor stores. I purposely link the two. We could use more grocery and dining options."

"We have our own electric grid. It is so outdated. to many power surges and outages. especially during normal storms."

"we need a larger library

we need a grocery store within city limits"

"What I like least is the very unappealing drive through town. It should be visually stunning as you enter and drive through Green Cove. The addition of greenery, trees, flowers and appealing storefronts is desperately needed. Would love to see more independent restaurants and retail shopping, but NO more fast food, NO more auto lots, NO more auto stores. We need things that will create interest and that people will make the drive to shop and spend money. Create an Avondale atmosphere here. Build 3 story low rise condos with shopping/businesses on the first floor. Create a place where locals can shop, eat, and go for entertainment. All this creates local jobs and opportunities and makes for a healthier living space. "

"While it does not currently appear that builders are building on "crowded", close residential lots, it would be catastrophic to permit such authority in the future as we currently see on our adjacent county properties."

"xxx"