

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, APRIL 22, 2025 – 5:00 PM



MINUTES

Chairman Danley called the meeting to order at 5:01pm.

ROLL CALL

Board members present: Board Member Henrietta Francis, Board Member Justin Hall, Vice Chairman Joshua Hobbs, Chairman Josh Danley

Board members absent: Board Member Phil Vetter

Staff members present: Lyndie Knowles, Development Services Representative, Gabriel Barro, Planner 1, Heather Fincher, Public Information Officer, Michael Daniels, Development Services Director, Jim Arnold, City Attorney, Mike Null, Assistant City Manager, Steve Kennedy, City Manager

APPROVAL OF MINUTES

1. Approval of the March 25, 2025 Meeting Minutes

Motion was made to approve the minutes of the March 25, 2025 meeting.

Motion made by Board Member Francis, Seconded by Board Member Hall.

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

Motion passed.

PUBLIC HEARINGS

2. Request for a variance to allow a gazebo to be placed within required setbacks of the property located at 462 Vermont Ave

Gabriel Barro, Planner 1, presented the case for the variance. The property owner is requesting a variance to allow a gazebo to be placed within the side setback of the property. Mr. Barro explained the requirements for the justification of a variance. The city is recommending denial of the variance.

Chairman Danley opened the public hearing.

The property owner, Ravindra Armogan, was present and stated that he felt the easement in the rear of his property and the slope of the grade of his property would not allow for this in the back yard where this type of use would be allowed. He also felt that because others in the neighborhood currently have non-conforming structures in their setbacks, he should also be allowed to have his structure in the setback.

Chairman Danley closed the public hearing.

Board discussion followed.

Motion was made to deny the request for variance.

Motion made by Board Member Hall, Seconded by Board Member Francis.

Voting Yea: Chairman Danley

Voting Nay: Vice Chairman Hobbs

Motion passed 3-1.

3. Ordinance O-06-2025 for the Modification of the Graylon Oaks PUD

Gabriel Barro, Planner 1, presented the application for a modification to the approved planned unit development for Graylon Oaks. The allowance of duplexes to be split into 2 separate parcels would allow for each single family attached unit to be owned separately.

Resident Karl Leinheiser expressed concern regarding general growth of the area. He also inquired on whether the Planning and Zoning Board and City Council review every project that comes into the city. Mr. Michael Daniels, Development Services Director, explained the site development plan process. In reference to this project, Mr. Leinheiser asked if the city takes the existing area in consideration. Mr. Daniels explained that a portion of the surrounding area is at a higher density than this use.

Resident Tammy Wills questioned the height of the duplexes. The homes can be up to 35' in height. She would prefer to the units to be one story. She stated that a duplex is one story but Mr. Daniels noted that a duplex can be more than one story as consistent with all of our residential zoning districts. The existing zoning allows for multi-story homes. She asked about a barrier. Mr. Daniels referred back to the approved written description for the PUD where it refers a 20' landscape buffer and stated that if the applicant wanted to change that, they would be required to request the change to the PUD and there would be another public hearing.

The property owner was present but the board had no questions.

Chairman Danley closed the public hearing.

Board discussion followed.

Chairman Danley reopened the public hearing.

Resident Jeff Keohane had a question on the 0' setback. It was clarified that this 0' setback applies only to the interior shared wall of the duplex.

Chairman Danley closed the public hearing.

Motion was made to recommend to City Council the approval of Ordinance O-06-2025 to modify the Graylon Oaks planned unit development.

Motion made by Board Member Francis, Seconded by Board Member Hall.

Voting Yea: Chairman Danley

Voting Nay: Vice Chairman Hobbs

Motion passed 3-1.

ACTION ITEMS

4. Review of a Site Development Plan for the Preserve at Green Cove Springs, a Multi-Family Residential Complex

Development Services Director, Michael Daniels, presented the Preserve at Green Cove Springs site plan application. The annexed and property was zoned to a PUD in 2022 but development was staled by a lawsuit with Pegasus/Reynolds Park. That lawsuit is now settled and they are moving forward. He shared the elements of the plan and a detailed breakdown of the traffic study that was submitted as part of this project along with an overview of current and future county/state road projects.

Chairman Danley opened the public hearing.

Applicant John Cattano of PC Acquisitions was present and offered a preview of what the project will look like and and overview what similar completed projects look like in surrounding areas.

Resident Van Royal spoke in support of the project. Resident Jeff Keohane noted a concern with the entrance on CR 209S. Mr. Daniels explained that the entrance points were established from the comments from FDOT. Mr. Keohane asked for more specifics and Mr. Daniels offered to set a meeting after this meeting to go over the traffic study specifically.

Resident Cynthia Royce Smith also expressed a concern about the traffic mainly because of additional development being bring in by the county. Mr. Keohane returned to reiterate the traffic comments.

Resident Todd Blyn stated that he thinks it is a great project was also has concerns regarding traffic at US 17 and CR 209S.

Resident Karl Leinheiser had a question regarding the trip distribution and about future plans to widen Green Cove Avenue. Mr. Daniels state that their is current to plans to widen Green Cove Avenue and that if plans were to arise, there would be a public hearing on that item.

Resident Donna Snelling inquired on whether a wildlife study has been done regarding this project. The developer will do a environmental study and a tree preservation plan but there has not been a specific wildlife study. If any endangered animals are discovered during construction, the developer would be responsible for relocating them or meeting the requirements of Florida Fish and Wildlife.

Mr. Royal returned to the podium to elaborate on other routes to enter and exit the property location as opposed to exiting on CR209S at US 17.

Chairman Hobbs asked what the projected opening of the new expressway interchange in the area of the project. Mr. Daniels said that we believe it will open around the end of the year. Chairman Hobbs also inquired on the schedule of construction. The applicant stated that the plan is to commence construction in the first quarter of 2026 and the construction should take 18-24 months to complete. Board discussion followed.

Resident Cynthia Royce Smith questioned how someone going south would enter the property. Mr. Daniels stated that they would turn left at CR209S or make a U-turn and enter at the US 17 entrance.

Discussion regarding signal warrant analysis followed. Further Board discussion followed with staff and applicant. The applicant shared their conversations with FDOT regarding the entrances and signal possibilities.

Motion was made to recommend to City Council the approval of the Preserve at Green Cove Springs Site Plan subject to staff comments.

Motion made by Vice Chairman Hobbs, Seconded by Board Member Hall.

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

Motion passed.

BOARD BUSINESS

Commissioner Francis and Commissioner Hall's terms will come to an end once the new City Council members are sworn in. Mr. Daniels asked that they both continue to service through the next board meeting which will be held May 27, 2025.

ADJOURNMENT

Chairman Danley adjourned the meeting at 6:45pm.

NEXT MEETING: TUESDAY, MAY 27, 2025 AT 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA

Josh Danley, Chairman

Attest:

Lyndie Knowles, Development Services Rep.