

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JULY 27, 2021 – 5:00 PM



MINUTES

ROLL CALL

The meeting was called to order at 5:00pm.

PRESENT

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

ABSENT

Board Member Justin Hall

PUBLIC HEARINGS

1. *Request to rezone property from Agriculture / Industrial (County) to Planned Unit Development for the Ayrshire Development on land owned by Gustafson's Cattle, Inc., approximately 560.52 acres on CR 15 A, a portion of 016515-000-00*

Mr. Daniels introduced the application. Updated redline copies of the Planned Unit Development (PUD) written description were provided to the Board, as well as updated copies of the conceptual map. These were submitted by the applicant in response to staff comments after the agenda had been published.

At this time, no segment failures are shown on the traffic impact analysis. The intersection analysis is still in progress. The developer is proposing to build a 4-lane roadway which connects from their property, through city property, to US 17, decreasing the impact on CR 15A. The traffic study looks beyond the city limits. A Developer's Agreement will be required and will have to go through the public hearing process; it will include items related to traffic impact, as well as agreements related to land dedication, park dedication fees, and similar items.

Vice Chair Luke asked about existing failures in transportation. With a new development, if they're not creating a failure, we cannot require mitigation. If they're causing a failure, they have to mitigate it. Vice Chair Luke expressed concern about the intersection of US 17 and Ferris. Anything below a level D is a failure pursuant to our Comprehensive Plan. Mr. Daniels discussed County roadway projects and development surrounding the city that is impacting the roadways.

Mr. Daniels explained the PUD written description. Minimum lot size is 43 feet. At least 50% of the lots will be 50 feet in width. Board Member Cook asked if it is common to not include nonresidential development to allow for a corner store. Mr. Daniels explained the developer is not interested in doing commercial. There are codes in existence that require commercial development with a certain amount of residential development, but it leads to issues such as vacant commercial space if there is no commercial demand. Board Member Cook recommended incentivizing commercial development to serve this area. Mr. Daniels indicated we will look at incentivizing types of development in the comprehensive planning process.

Mr. Daniels discussed the proposed FDEP land transfer; he will be meeting with FDEP this week to discuss it, but it will be a time-intensive process. Board Member Hobbs asked where the proposed roadway to US 17 will let out, which is near Hall Park Road. The Jersey Avenue entry points were discussed.

Mr. Daniels presented staff recommendation with approval based on conditions set forth in the staff report, noting that the 20 foot natural buffer has been added to the conceptual plan already and condition two will be amended and discussed by the applicant.

Board Member Cook had one comment: we must discuss as part of the comprehensive plan or through recommendation to council how to service the development commercially.

Chairman Francis opened the public hearing.

Ellen Avery-Smith (100 Whetstone Ct) introduced herself; she is a representative of the applicant. She introduced her team members present, including the applicant, , Rajesh Chandalur who is working on the traffic study. Ms. Avery-Smith expressed appreciation for Mike Daniels, who has been excellent to work with during this process. Ms. Avery-Smith discussed the school proportionate share and what will be required of the developer. The developer is no longer providing a school site because the Clay County School Board indicated a school site is not needed due to sites being provided in other developments in this area of the County, such as Governor's Creek.

Ms. Avery-Smith informed the Board a new traffic study will be required as part of the development agreement if the flyover over the railroad is not approved by the time the 231st unit is built.

Around 6PM - get comments about revisions to items related to conditions.

Ms. Avery-Smith showed the Board the proposed public park; it will be a passive park with an observation platform or dock to allow people to see the rookeries in the wetland. This public park is in addition to the per unit park dedication fee. In response to a question from Board Member Cook's, the applicant informed him the pond is approximately 70 acres.

Ms. Avery-Smith responded to earlier comments regarding nonresidential development indicating it follows the rooftops. It is necessary to reach a critical mass for the commercial developers to pay more attention and look to develop.

Board Member Cook asked if fishing would be allowed in the public park. Bob Porter with D.R. Horton indicated it may be, but it may not be permitted since it is necessary to stay out of the buffer for the rookeries. The state will have a lot of input in regard to the development of the public park for that reason.

Ms. Avery-Smith asked for Board questions. She asked they recommended approval of the PUD with changes to the conditions she outlined for items 2, 4, and 5.

Vice Chair Luke asked if the townhomes would be developed in a separate area from the single family homes. Mr. Gislason with D.R. Horton indicated there is no plan at this time; if market conditions allow, the entire development will be single family, but if the market calls for the townhomes, they would likely be developed near the major roadways, either centrally or near the US 17 access point. Vice Chair Luke then asked about lot widths, to which Mr. Gislason indicated lots would be wider around curves naturally. He then asked what size house you can build on a tenth of an acre. Mr. Gislason discussed potential home sizes, from 1,400 square feet to 3,500 square feet being the typical product, which will be provided based on market conditions.

Mr. Porter indicated a 3,500 square foot home could be built on a 50 foot lot. D.R. Horton finds that customers are interested in less wide lots, as they don't wish to maintain larger lots.

Mr. Chindalur came forward to answer questions about traffic. Vice Chair Luke asks how there is only 14% increase in traffic based on the projected population. Mr. Chindalur explained it is based on traffic trends, not on population. Mr. Chindalur indicated traffic is currently showing a negative trend on the major roadways, including US 17, but for the purposes of the study, a minimum of a 1% growth rate is being used. The trends are determined using DOT's counts on their public portal. Mr. Chindalur explained the project growth is being added on top of the 1% growth rate to determine traffic trends, so the base is going up 1% every year for the next 15 years, and on top of that, the project is added. In response to additional comments from Vice Chair Luke, Mr. Daniels expressed that the traffic study is still under review and revision.

Board Member Cook asked what the summary of the traffic impact is. Mr. Chindalur indicated the addition of the First Coast Expressway will reduce traffic on US 17. Traffic will either get better or remain the same based on this.

Chairman Francis called for additional questions. Chairman Francis called for members of the public to speak.

Doug Johnson, 5345 Deer Island Road - the bridge won't be completed for seven years. How will this development impact the traffic survey and number -- specifically, when would development begin? Mr. Daniels let him know it's a 20 year phased project. He also asked when the First Coast Expressway interchange will be opened. Mr. Daniels informed him the interchanged is planned to open in 2025 and the bridge in 2029.

Mr. Porter informed the Board the permitting process will be long after the rezoning is complete. It will take approximately one year to get the majority of their permits, a year and a half for FDOT. It will take over a year to do the development. Possibly, two and a half years

from now, residential construction may begin. Neighborhoods typically start slow. Four years from now, if there are 50 homes constructed, the development will be in good shape.

Chairman Francis asked if this would be the first development to have underground electric. Mr. Porter indicated all D.R. Horton developments have underground electric.

Chairman Francis closed the public hearing.

Chairman Francis called for additional comments from the Board.

Vice Chair Luke summarized his understanding of the PUD. Board Member Cook commended the applicant on the amount of green space.

Board Member Cook made a motion to approved proposed Ordinance O-06-2021 to rezone the Ayrshire Development subject to the conditions in the staff recommendation. Motion withdrawn.

Condition 2 is revised to say: No more than 231 residential dwelling units may be constructed without redoing the traffic study if the four-lane roadway is not built at US 17.

Condition 4: The 20-foot natural buffer is shown; this condition is null.

Condition 5: Exhibit D has been revised; this condition is null.

Board Member Cook made a motion to approved proposed Ordinance O-06-2021 to rezone the Ayrshire Development subject to the conditions in the staff recommendation as revised on the record by Mr. Daniels.

Motion made by Board Member Cook, **Seconded** by Board Member Hobbs. **Voting Yea:** Chairman Francis, Vice Chair Luke, Board Member Cook, Board Member Hobbs

Motion passes 4-0.

BOARD BUSINESS

BOARD DISCUSSION / COMMENTS

Chairman Francis expressed appreciation to the Planning staff for the packet this month, which she indicated was very well done. She commended staff for the fact that no negative comments were received on the transmittal to the state.

STAFF COMMENTS

Mr. Daniels mentioned the invitation to the joint meeting for Council and the Board. At this meeting, all data and analysis, as well as goals, objectives, and policies, will be provided to both.

Board Member Cook requested the presentation be no more than 30 minutes. He also asked that the material be sent out in advance.

Mr. Daniels also informed the Board the City received the Community Development Block Grant (CDBG) totaling \$700,000 and specified the projects it will go towards. The Board commended city staff on receiving the grant.

ADJOURNMENT

The meeting was adjourned at 7:01pm.

NEXT MEETING: TUESDAY, AUGUST 24, 2021 AT 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA

Henrietta Francis, Chairman

Attest:

Heather Glisson, Planning & Zoning Clerk