

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

**321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JULY 26, 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

PRESENT

Chairman Henrietta Francis
Board Member Brian Cook
Board Member Justin Hall
Board Member Richard Hobbs
Board Member Josh Danley

ROLL CALL

1. Election of Chair and Vice Chair

Appointed Board Member Cook as Chairman

Motion made by Board Member Hall, Seconded by Board Member Hobbs to appoint Board Member Cook as Chair.

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

Motion made by Board Member Hobbs, Seconded by Chairman Francis to appoint Board Member Hall as Vice Chair

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

APPROVAL OF MINUTES**2. June 28, 2022 Minutes**

Motion to approved June 28, 2022 Minutes.

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

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

PUBLIC HEARINGS**3. Request for rezoning of parcel 017356-000-00 consisting of .185 acres located at 203 North Palmetto Avenue from Gateway Corridor Neighborhood (GCN) to Planned Unit Development (PUD).**

Mr. Daniels presented the Rezoning Request.

Chair Cook opened the public hearing.

Janis Fleet with Fleet and Associates spoke on behalf of the applicant.

Discussion ensued regarding the parking requirements for the houses, the houses being built to meet code requirements and will the houses be torn down and replaced.

Ms. Fleet replied that the parking of two spaces per unit will be provided, the existing houses will be renovated and comply with the building code requirements.

Motion to recommend to City Council approval of ordinance O-14-2022, to amend the Zoning from GCN to PUD for .185 acres of property located on 203 N Palmetto Avenue, parcel #-017356-000-00 subject to the following conditions:

- 1. Removal of the privacy fence in the front yard along Center and Palmetto Avenue.**
- 2. Provide 2 paved parking spaces per unit that comply with parking dimensions set forth in sec. 117-718(1).**
- 3. Repair and provide a 5' sidewalk along Center Street.**

Motion made by Board member Francis, seconded by Board Member Hall

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

ACTION ITEMS**BOARD BUSINESS**

BOARD DISCUSSION / COMMENTS

STAFF COMMENTS**4. FRDAP Grant Applications for Vera Francis Hall Park and Augusta Savage Friendship Park**

Mr. Greg Bauer of the City Public Works Department presented the application to fund two parking projects:

Augusts Savage

- a small pavilion at the Tot Lot (Augusta Savage Friendship Park), resurface the existing basketball court and add picnic tables

Vera Francis Hall Park

- resurface existing trails and provide lighting around softball field

Board member Francis inquired as to the location of the small pavilion. Mr. Bauer replied it would be in the shaded area to the side of the new bathroom facility

Board member Francis stated that the new picnic tables are in poor condition, and wanted the horse toys in the tot lot are in poor condition and need to be repainted.

Mr. Bauer stated that they will look to replace the picnic tables and repair the horse toys as well as add additional ground cover

Board member Francis also inquired about repainting the existing sign to something more artistic and creative that would represent Augusta Savage

Mr. Bauer stated that he will look into this request as well

Chair Cook asked that Mr. Bauer keep the City posted on the results of the grant application.

5. Strategic Action Plan for 2045 Comprehensive Plan

Mr. Daniels presented the strategic action plan

Chair Cook inquired as to the potential new planning position that is proposed in the budget considering the planning activity that is occurring in the City over the next five years.

Mr. Daniels explained that the new planning position is currently proposed for the 4th quarter of fy 2022-23.

Mr. Kennedy explained that we have to present a balanced budget which meant we had to look at scaling back positions to balance the budget but there will be more discussion on all of the positions at the Council budget meeting on August 4th. It is not to be seen as an indication of the importance of the positions that may have to be delayed.

Chair Cook stated that staff should change the historic preservation objectives to move the priority up from a long term objective to a shorter term objective by leveraging community boards to actively participate in the historic preservation objectives.

6. Pegasus lawsuit

Attorney Arnold summarized the three lawsuits that have been levied against the City by the Pegasus Corporation regarding the approval of the Future Land Use and Zoning of the Preserve of Green Cove Springs.

ADJOURNMENT

NEXT MEETING: TUESDAY, August 30, 2022 AT 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA

Brian Cook, Chairman

Attest:

Lilly Delvecchio, Development Services Rep.