

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, DECEMBER 03, 2024 – 5:00 PM



MINUTES

The meeting was called to order by Vice Chairman Hobbs at 5:00pm.

ROLL CALL

Board Members Present: Board Member Henrietta Francis, Board Member Justin Hall, Board Member Phil Vetter, Vice Chairman Joshua Hobbs

Board Members Absent: Chairman Josh Danley

Staff Members Present: City Attorney, Jim Arnold, Steve Kennedy, City Manager, Mike Null, Assistant City Manager, Michael Daniels, Development Services Director, Gabriel Barro, Staff Planner, Lyndie Knowles, Development Services Representative

APPROVAL OF MINUTES

1. Approval of the Minutes of the October 22, 2024 Meeting

Motion was made to approve the minutes of the October 22, 2024 meeting.

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

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

Motion passed

ACTION ITEMS

2. Site Development Plan for Springs Chapel, located at 1106 N Orange Ave

Gabriel Barro, Staff Planner, presented the updated site development plan for the Springs Academy/Springs Chapel parking lot.

Vice Chairman Hobbs opened the meeting for public comments.

Having no public comments, Vice Chairman Hobbs moved to Board discussion.

Motion was made to recommend to City Council the approval of the Springs Academy Site Plan pending staff comments.

Motion made by Board Member Hall, Seconded by Board Member Vetter.
Voting Yea: Board Member Francis, Board Member Hall, Board Member Vetter, Vice Chairman Hobbs

Motion passed

PUBLIC HEARINGS

- 3. Special Exception Application to allow for 6.5 acres of the subject property to be used as Front Runner/Vilano Boat Manufacturing

Michael Daniels, Development Services Director, presented the request for special exception to allow Front Runner Boats/Vilano Boatworks to operate an M-2 use on 6.5 acres of the parcel located at 965 Leonard C Taylor. Staff recommends approved with the following conditions: 1. The Special Exception is limited to Front Runner/Vilano Boat Manufacturing. A change of tenant shall require a revision to the Special Exception. 2. Required to upgrade existing metal fabricated building to architectural façade set forth in the association guidelines or screened by January 1, 2027, as set forth in the architectural guidelines in the Huntley PUD Ordinance O-10-2024.

Vice Chairman Hobbs opened the public hearing.

Hearing no comments, Vice Chairman Hobbs closed the public hearing.

Motion was made to approve the Special Exception to permit the Front Runner Boats/Vilano Boatworks manufacturing use located at 965 Leonard C Taylor Parkway with the two conditions presented.

Motion made by Board Member Francis, Seconded by Board Member Hall.
Voting Yea: Board Member Francis, Board Member Hall, Board Member Vetter, Vice Chairman Hobbs

Motion passed

- 4. PUD Rezoning request for approximately 4.16 acres located at 200 N Vermont Avenue.

Zoning Amendment: from: R-2, Single Family Residential
 to: PUD, Planned Unit Development

Michael Daniels, Development Services Director, presented Ordinance O-36-2024, rezoning the subject property from R-2, Medium Density Residential to PUD, Planned Unit Development. Concept plan reviewed shows 32 single family residential lots. A revised concept plan with 31 lots was submitted by the applicant just prior to the start of the meeting. This was printed and provided to the board but staff has not had ample time to review that submittal. Staff is recommended denial of Ordinance O-36-2024 for the rezoning of parcel # 018415-000-000 based on the factual support provided in the staff report that the project is not in compliance with the City's Comprehensive Plan and PUD Zoning District

Vice Chairman Hobbs opened the public hearing.

Charles Sohm of Tocol Engineering and Vince Pessolano of Theograce Holdings LLC were present. Mr. Sohm addressed the stormwater concerns. The revised plan does show a drainage easement.

Mr. Pessolano gave a brief history of the project and that a priority was to bring Palmer Street access through from West Street to Vermont Avenue to assist Clay Habitat with access.

Board member Francis asked about their intention to protect trees. Mr. Pessolano stated that their intention is to save as many trees as possible and also plant new trees when the trees cannot be saved.

Board member Hall noted concern of the drainage easement and how it would affect the lot size. The easement would be maintained and no structure could be placed on them including fencing that would impede flow. Board member Hall asked about the possibility of reducing the lot count and making the lots larger. Mr. Pessolano said that not with keeping the Palmer Street opening.

Board member Vetter said that he spent some time in the area and he is struggling with the compatibility as the surrounding lots all seem larger. He also asked about the sidewalks and Mr. Pessolano said sidewalks will run along the interior streets and along Vermont Avenue.

Vice Chairman Hobbs reiterated the board's concern with the 40' lot width.

Board member Hall asked to hear the public opinion.

Board member Francis asked why the board is moving forward if the submission being presented is not the final submission. City Attorney Arnold confirmed that the board is not required to move forward and if the board sees fit, they can table it until the next meeting.

Several members of the public were in attendance to voice opposition to the project. Property owner Glinda Prescott stated that she has concerns regarding drainage.

Helena Cormier is the realtor that represents the property owner of the subject property. She gave a history of the property and how Theograce became involved. She asked the board to keep in mind that Theograce has been working diligently trying to work with Habitat to keep everyone happy and do the best for the community.

Resident Alexis Boulter voiced concern for the environmental impacts and traffic impacts of this development.

Resident Hope Chessel echoed those concerns.

Resident Jake Askey felt there was not enough notice and also echoed the concerns of the previous residents.

Resident Jana Johnson also spoke to oppose the project. She submitted a petition signed by over 100 people stating their opposition. She stated there is already a stormwater issue and

doesn't feel the swales proposed are sufficient. She feels the current infrastructure will not support this density.

Kelly Hartwig, a land planner, spoke and urged the board to give clear direction so the developer can move forward.

Lyndie Knowles, Development Services Representative, read emails from several residents into the record. These emails expressed opposition to the project.

Charles Sohm returned to address the stormwater issue. His and the client's goal is to make it better than it is. The Stormwater plan is required to be submitted to the St. Johns River Water Management District and the City for review and approval. He also expressed a desire to help the residents with their current drainage issues as a concerned neighbor.

Vince Pessolano conveyed his desire to work with the residents and City to come up with a solution that will work for everyone as he does hear their concerns.

Michael Daniels gave clarification on items mentioned regarding stormwater, density and greenspace.

Further discussion was had by the Board and they provide a few items they feel would help move closer to an approved project. Vice Chairman Hobbs also clarified that the Planning and Zoning Board does not make decisions on taxes or policing.

Motion was made to recommend denial of Ordinance O-36-2024, for the rezoning of 200 N Vermont Avenue, parcel #018415-000-00 to Planned Unit Development based on the factual support provided in the staff report that the project is not in compliance with the Comprehensive Plan and PUD Zoning District.

Motion made by Board Member Hall, Seconded by Board Member Vetter.
Voting Yea: Board Member Francis, Board Member Hall, Board Member Vetter, Vice Chairman Hobbs

Motion passed.

BOARD BUSINESS

Assistant City Manager Mike Null gave an update on the current stormwater/drainage projects.

Development Services Director Michael Daniels gave a brief update on the Rivers House Project and said that the current improvement should be complete by December 7th for Christmas on Walnut and the parade.

ADJOURNMENT

Vice Chairman Hobbs adjourned the meeting at 6:29pm.

NEXT MEETING: Tuesday, January 28, 2025 at 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA

Joshua Hobbs, Vice Chairman

Attest:

Lyndie Knowles, Development Services Rep.