

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JANUARY 28, 2025 – 5:00 PM



MINUTES

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

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: 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 December 3, 2024 Meeting

Motion was made to approve the minutes of the December 3, 2024 meeting.

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

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

Motion passed.

PUBLIC HEARINGS

2. Ordinance O-36-2024 PUD Rezoning request for approximately 4.16 acres located at 200 N Vermont Avenue.

Zoning Amendment: from: R-2, Residential Medium Density

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. The current concept plan reviewed shows 32 single family residential lots. Staff recommended approval of Ordinance O-36-2024 for the rezoning of parcel # 018415-000-000 based on the factual support provided in the staff report with the following conditions:

1. Outstanding staff comments including comments regarding stormwater runoff shall be provided and reviewed by City staff prior to the rezoning request being taken to the City Council.

Chairman Danley opened the public hearing.

Residents Jana Johnson and Jacob Askey spoke in opposition to the project.

Chairman Danley closed the public hearing.

Board discussion followed.

Applicant Vince Pessolano of Theograce Holdings and Charles Sohm, the engineer for the applicant, addressed some of the concerns of the residents and the board. Mr. Sohm stated that all post development run off will be less than current run off.

City Attorney Arnold gave the board instruction regarding ex parte communications, if any were had.

Chairman Danley reopened the public hearing.

Resident Hope Chessel spoke in opposition of the project and further growth in general noting concern regarding the impact to the small town feel of Green Cove Springs.

Helena Cormier spoke in support of the project as the realtor who represents the buyer and seller in this transaction. .

Further board discussion followed.

Chairman Danley reopened the public hearing as Board Member Francis had a question for the residents. Ms. Johnson and Mr. Askey returned to respond to those inquiries.

A motion was made to table the item.

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.

A motion was made to specifically table the item until the next Planning & Zoning Board Meeting to be held on Tuesday, February 28, 2025.

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

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

Motion passed.

BOARD BUSINESS

City Attorney Jim Arnold updated the Board on the status of the Pegasus lawsuit.

Michael Daniels, Development Services Director, gave information regarding the Comprehensive Plan and a possible future update.

Board Member Francis gave an overview of the schedule of the various events throughout the City to celebrate Black History Month.

ADJOURNMENT

The meeting was adjourned at 6:15pm by Chairman Danley.

NEXT MEETING: Tuesday, February 25, 2025 at 5:00pm

CITY OF GREEN COVE SPRINGS, FLORIDA

Joshua Danley, Chairman

Attest:

Lyndie Knowles, Development Services Rep.