

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, MARCH 07, 2023 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Reverend Dwayne McCallister, First African Missionary Baptist Church**

Roll Call

COUNCIL MEMBERS PRESENT: Mayor Matt Johnson, Vice Mayor Connie Butler, Council Member Steven Kelley (via Teams), Council Member Thomas Smith

COUNCIL MEMBERS ABSENT

Council Member Ed Gaw

STAFF MEMBERS PRESENT: L.J. Arnold, III, City Attorney, Steve Kennedy, City Manager, Mike Null, Assistant City Manager, Erin West, City Clerk

Mayor to call on members of the audience wishing to address the Council on matters not on the Agenda.

1. Van Royal 3688 LaCosta Ct. GCS speaks about the Waterfront update and questions if there will be project engineers present to answer any questions.
City Manager Steve Kennedy advises there will be project engineers present to answer questions.
Mr. Royal advises he has questions about the timeline and the pushing of contractors and engineers to get projects completed.

AWARDS & RECOGNITION

1. The Art Students will be displaying their art in City Hall for the month of March and will visit the Council to be recognized!
Mayor Johnson calls Barbara Cornett, Henrietta Francis, and the art students to the front to be recognized.
Barbara Cornett speaks about the Mentoring Center and the Art Program. Ms. Cornett thanks the Council for opening the Mentoring Center and introduces the art students that are present.
Henrietta Francis speaks about other programs being offered at the Mentoring Center and community partnerships.
2. Proclamation - Mt. Zion Church
Chief Guzman reads and presents the proclamation
Reverend Pernell speaks about the Mt. Zion Church.

PRESENTATIONS

3. FMPA - March 2023 **Bob Page**
Mr. Bob Page presents the March FMPA report.

PUBLIC HEARINGS

4. First Reading of Ordinance O-21-2022, for the Creation of the Low Density Residential, R-1A Zoning District
City Attorney Arnold reads Ordinance No. O-21-2022, by title.
Development Services Director Michael Daniels presents on O-21-2022 and O-22-2022.
Mayor Johnson opens the public hearing.
Van Royal 3688 LaCost Ct. GCS speaks positively about this item and the value it will bring to the community.
Following no further public comment, Mayor Johnson closes the public hearing.
Vice Mayor Butler questions how many parcels this will affect.
Mr. Daniels advises 184 and notices have been sent to all residents.
Council Member Smith asks about any feedback from residents.
Mr. Daniels advises there was some positive feedback and mostly just requesting more information.
Council Member Kelley speaks about this hopefully providing more options for affordable housing.
Council discussion followed.

Motion to approve the first reading of Ordinance No. O-21-2022 amending City Code Chapter 117, Article I, Sec. 117-3 and Sec. 117-6 and Article II Division 3 for form and legality.

Motion made by Vice Mayor Butler, Seconded by Council Member Smith.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

5. First Reading of Ordinance O-22-2022, regarding a City initiated Zoning Amendment from R-1 and Institutional to R-1A Single Family Residential for 184 residential parcels. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-22-2022, by title.
Mayor Johnson opens the public hearing.
Following no public comment, Mayor Johnson closes the public hearing.

Motion to approve on first reading Ordinance No. O-22-2022, to amend the Zoning of the property described therein from Residential Low Density Land Use, R-1 to Residential Low Density Land Use R-1A for form and legality.

Motion made by Council Member Smith, Seconded by Vice Mayor Butler.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

6. First Reading of Ordinance O-01-2023, Hall Property Annexation Application for approximately 3.44 acres located on South US Highway 17 and CR 209. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-01-2023, by title.
Development Services Director Michael Daniels advises his presentation is for items 6 through 14.
City Manager Steve Kennedy speaks about the communication with the County and the coordination of working together.
Mayor Johnson opens the public hearing.

Mark Scrubby speaks on behalf of the Hall family and advises his comments will be for items 6 through 14. The Hall family looks forward to working with the City on the annexation and rezoning.

Susan Fraiser speaks on behalf of the Hall family concerning the annexation and rezoning. Ms. Fraiser advises her comments will be for items 6 through 14.

Kevin Troutman 729 North Pine St. GCS asks about any environmental issues pertaining to this property.

Following no further public comment, Mayor Johnson closes the public hearing.

Council Member Smith thanks Mr. Troutman for bringing that concern to the Council. He also questions Chief Guzman how this development will affect PD response time.

Chief Guzman advises the new developments coming to the City are on the radar and included in the new strategic plan that is being completed.

Vice Mayor Butler speaks to the concerns brought forward and advises the City will look into addressing those concerns.

Council discussion followed.

Motion to approve the first reading of Ordinance O-01-2023, to approve the voluntary annexation of 3.44 acres located on CR 209 (a portion of parcel #016499-007-00) for form and legality.

Motion made by Vice Mayor Butler, Seconded by Council Member Smith.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

7. First Reading of Ordinance O-02-2023, Hall Property, located on CR 209 requesting a Small Scale Future Land Use Amendment From: Industrial (County) To: Mixed Use. *Michael Daniels* City Attorney Arnold reads Ordinance No. O-02-2023, by title.

Mayor Johnson opens the public hearing.

Mark Scrubby advises same comments from item 6.

Joe Sobotta 212 North St. GCS questions about light industrial and what can be put on the property.

Mr. Daniels advises in C2 zoning it would be retail commercial but there are some light industrial uses that require a special exception. A warehouse coming in that zoning district would need a special exception.

Following no further public comment, Mayor Johnson closes the public hearing.

Motion to approve the first reading of Ordinance O-02-2023, to amend the Future Land Use of the property described therein from Industrial (County) to Mixed Use for form and legality.

Motion made by Vice Mayor Butler, Seconded by Council Member Smith.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

8. First Reading of Ordinance O-03-2023, Hall Property, located on CR 209 requesting a Zoning Amendment From: Light Industrial (County) To: C-2, General Commercial. *Michael Daniels* City Attorney Arnold reads Ordinance No. O-03-2023, by title.

Mayor Johnson opens the public hearing.

Mark Scrubby advises same comments from item 6.

Following no further public comment, Mayor Johnson closes the public hearing.

Motion to approve the first reading of Ordinance O-03-2023, to amend the Zoning of the property described therein from Light Industrial to C-2 General Commercial form and legality.

Motion made by Council Member Smith, Seconded by Vice Mayor Butler.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

9. First Reading of Ordinance O-04-2023, Hall Property Annexation Application for approximately 28.81 acres located on South US Highway 17 and CR 209. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-04-2023, by title.
Mayor Johnson opens the public hearing.
Mark Scrubby advises same comments from item 6.
Susan Fraiser advises same comments from item 6.
Following no further public comment, Mayor Johnson closes the public hearing.

Motion to approve the first reading of Ordinance O-04-2023, to approve the voluntary annexation of 28.81 acres located on CR 209 (a portion of parcel #016513-000-00) for form and legality.

Motion made by Vice Mayor Butler, Seconded by Council Member Smith.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

10. First Reading of Ordinance O-05-2023, Hall Property Future Land Use Application for approximately 28.81 acres located on South US Highway 17 and CR 209 Small Scale Future Land Use Amendment From: Industrial (County) To: Mixed Use. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-05-2023, by title.
Mayor Johnson opens the public hearing.
Mark Scrubby advises same comments from item 6.
Susan Fraiser advises same comments from item 6.
Following no further public comment, Mayor Johnson closes the public hearing.

Motion to approve the first reading of Ordinance O-05-2022, to amend the Future Land Use of the property described therein from Industrial (County) to Mixed Use for form and legality.

Motion made by Council Member Smith, Seconded by Vice Mayor Butler.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

11. First Reading of Ordinance O-06-2023, Hall Property Zoning Application for approximately 28.81 acres located on South US Highway 17 and CR 209 requesting a Zoning Amendment From: Heavy Industrial (County) To: C-2, General Commercial. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-06-2023, by title.
Mayor Johnson opens the public hearing.
Mark Scrubby advises same comments from item 6.

Susan Fraiser advises same comments from item 6.
Following no further public comment, Mayor Johnson closes the public hearing.

Motion to approve the first reading of Ordinance O-06-2023, to amend the Zoning of the property described therein from Heavy (County) to C-2, General Commercial for form and legality.

Motion made by Vice Mayor Butler, Seconded by Council Member Smith.
Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

12. First Reading of Ordinance O-07-2023, Hall Property Annexation Application for approximately 39.23 acres located on South US Highway 17 and CR 209. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-07-2023, by title.
Mayor Johnson opens the public hearing.
Mark Scrubby advises same comments from item 6.
Susan Fraiser advises same comments from item 6.
Following no further public comment, Mayor Johnson closes the public hearing.

Motion to approve the first reading of Ordinance O-07-2023, to approve the voluntary annexation of 39.23 acres located on CR 209 (parcel #016513-013-00) for form and legality.

Motion made by Council Member Smith, Seconded by Vice Mayor Butler.
Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

13. First Reading of Ordinance O-08-2023, Hall Property Future Land Use Application for approximately 39.23 acres located on CR 209 Small Scale Future Land Use Amendment From: Industrial (County) To: Mixed Use. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-08-2023, by title.
Mayor Johnson opens the public hearing.
Mark Scrubby advises same comments from item 6.
Susan Fraiser advises same comments from item 6.
Following no further public comment, Mayor Johnson closes the public hearing.

Motion to approve the first reading of Ordinance O-08-2022, to amend the Future Land Use of the property described therein from Industrial (County) to Mixed Use for form and legality.

Motion made by Council Member Smith, Seconded by Vice Mayor Butler.
Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

14. First Reading of Ordinance O-09-2023, Hall Property Zoning Application for approximately 39.23 acres located on South US Highway 17 and CR 209 Zoning Amendment From: Heavy Industrial (County) To: C-2, General Commercial. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-09-2023, by title.
Mayor Johnson opens the public hearing.
Mark Scrubby advises same comments from item 6.
Susan Fraiser advises same comments from item 6.
Following no further public comment, Mayor Johnson closes the public hearing.

Motion to recommend approval of the first reading of Ordinance O-09-2023, to amend the Zoning of the property described therein from Heavy Industrial (County) to C-2, General Commercial for form and legality.

Motion made by Vice Mayor Butler, Seconded by Council Member Smith.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

15. First Reading of Ordinance O-10-2023, Adding Convenience Stores with gas pumps as a permitted use in the C-2 Zoning District. *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-10-2023, by title.

Development Services Director Michael Daniels presents the ordinance.

Mayor Johnson opens the public hearing.

Following no public comment, Mayor Johnson closes the public hearing.

Vice Mayor Butler questions if someone will have to apply and that is how it will be identified.

Mr. Daniels advises there has been some interest in a new gas station and it would need an application submitted.

Council discussion followed.

Motion to approve the first reading of Ordinance No. O-10-2023 amending City Code Chapter 117, Sec. 117-3 and Section 117-253(2) for form and legality.

Motion made by Vice Mayor Butler, Seconded by Council Member Smith.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

CONSENT AGENDA

All matters under the consent agenda are considered to be routine by the city council and will be enacted by one motion in the form listed below. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. Backup documentation and staff recommendations have been previously submitted to the city council on these items.

Pulled items 18, 19, and 20 due to blue cards.

Motion to approve Consent Agenda items 16 through 20 minus 18, 19, and 20.

Motion made by Council Member Smith, Seconded by Vice Mayor Butler.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

16. City Council approval of Minutes from 1/3/2023 Special Session and 1/3/2023 Regular Session. *Erin West*
17. City Council approval of Proclamation for Service provided by Antal Molnar. *Kimberly Thomas*
18. City Council approval of task order to Toco Engineering in the not to exceed amount of \$44,000 to design, permit and produce bid documents for the paving of MLK Blvd from Oakridge Ave to Kirk St. *Greg Bauer*

Van Royal 3688 LaCosta Ct. GCS speaks concerning the timeframe and making a push to keep that timeframe.

City Manager Steve Kennedy advises staff are committed to pushing and keeping projects on a timeframe.

Council discussion

Assistant City Manager Mike Null advises the Council of the timeframe and advises of the next steps.

Motion to approve Consent Agenda item 18.

Motion made by Vice Mayor Butler, Seconded by Council Member Smith.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

19. City Council approval of agreement # Z3277 with FDEM for FEMA reimbursements related to Hurricane Ian. *Mike Null*

Van Royal 3688 LaCosta Ct. GCS asks what the money includes.

Assistant City Manager Mike Null advises the costs include personnel and equipment.

Motion to approve Consent Agenda item 19.

Motion made by Vice Mayor Butler, Seconded by Council Member Smith.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

20. City Council approval of a task order to WGI, Inc. in an amount not to exceed \$91,650 for additional design for the Walnut Street parking lot and post-design services related to the Walnut Street project. *Mike Null*

Van Royal 3688 LaCosta Ct. GCS reiterates staying on top of the contractor and keeping on timeframe.

Motion to approve Consent Agenda item 20.

Motion made by Vice Mayor Butler, Seconded by Council Member Smith.

Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Kelley, Council Member Smith

COUNCIL BUSINESS

21. Update on design of roadway, utility, pedestrian and streetscape improvements on Walnut St from Palmetto Ave to the River. *Mike Null*

Assistant City Manager Mike Null updates the Council on the progress of this project and the next steps to be completed. The schedule included with the agenda item is the projected schedule for the project.

Van Royal 3688 LaCosta Ct. GCS speaks about golf cart traffic and events.

Joe Sobotta 212 North St. GCS questions planning ahead and putting in utility conduit.

Mr. Null advises utility conduit is being planned so that it is completed for future use.

Council discussion followed with comments concerning the project.

22. City Manager & City Attorney Reports / Correspondence

The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.

23. City Council Reports / Correspondence

The City Council made comments regarding various city activities, events, operations, and projects.

Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 9:45 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Daniel M. Johnson, Mayor

Attest:

Erin West, City Clerk