

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, OCTOBER 22, 2024 – 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 pagers 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.

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, Board Member Phil Vetter, Vice Chairman Joshua Hobbs, Chairman 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

Others Present: Paul Bement, Clay County School District

APPROVAL OF MINUTES

1. Approval of the Minutes of the September 24, 2024 Meeting

Motion was made to approve the minutes of the September 24, 2024 meeting.

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

Motion passed 5-0

PUBLIC HEARINGS

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

The applicant has requested that this item be tabled to the next Planning and Zoning Board meeting.

Motion was made to table this item to the next meeting to be held December 3, 2024 at 5:00pm.

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

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

Motion passed 5-0

ACTION ITEMS

3. Site Development Plan for a parking lot for Springs Chapel, located at 1106 N Orange Ave

Gabriel Barro, staff planner, presented the site development plan application for the parking lot for Springs Chapel/Academy located at 1106 N Orange Avenue. Staff recommends approval with the condition that staff comments be addressed prior to City Council approval.

Chairman Danley opened the meeting for public comments.

Resident Rick Ott spoke and presented a video with specific concerns for the removal of the trees that are shielding the view of a current metal storage building. He also objected to the location of the proposed dumpster. He also addressed the former request to close Grove Street and how that request inadvertently impacted residents along St. Johns Avenue to his dismay.

The applicant and his engineer was present. Charles Sohm, engineer, addressed board questions regarding stormwater concerns and the dumpster location. Vice Chairman Hobbs requested more information regarding the lack of landscape plans. Board member Hall asked about stormwater capacity if one pond is removed. Mr. Sohm stated that the stormwater would need to be redesigned to move forward. The general consensus from the Board is that would like to see greater detail before they move forward.

Board member Francis asked staff to detail their comments. Mr. Barro outlined the comments and he and Mr. Daniels discussed each comment in detail. After a few comments, the Board stopped to discussed their options moving forward.

Dr. Christian Pope spoke to the dumpster issue, temporary staging plan during construction, and the proposed schedule of construction based on the timeline for approval. Construction should take 1-3 weeks.

Chairman Danley asked again about the Stormwater and how it would effect adjacent properties. Mr. Sohm noted that due to losing the 3rd proposed pond, the stormwater system will need to be completely redesigned.

Further discussion regarding the staff comments followed.

Mr. Ott asked about a sidewalk being required on St. John since the comments reference a side walk on Grove. Mr. Daniels explained that the sidewalk is required to tie in the artiel collector roadway but that due to the fact that there are no existing sidewalks on St. Johns, there is no code requirement for that. Mr. Ott also noted concerns with stormwater as well.

Dr. Pope asked for staff to review approval of the gate at the storage building to the rear as he felt the special exception allowed this gate. Mr Barro returned to clarify the special exception wording. Attorney Arnold noted that of there are any modifications requested to the special exception, that would have to requested from the Board. The site plan cannot contradict the special exception.

Board member Hall reiterated that whether or not approval with the conditions was granted, there was a lot of work that would need to be done. Vice Chair Hobbs agreed.

Motion was made to table this item to the next meeting to be held December 3, 2024 at 5:00pm.

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

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

Voting Nay: Board Member Francis

Motion passed 4-1

4. Review of a Site Development Plan for 2 new commercial buildings located at 799 Leonard C Taylor Pkwy

Gabriel Barro, staff planner, presented the site development plan application for two ned commercial building located at 799 Leonard C Taylor Parkway. Landscaping for this project s still pending. Staff is recommending approval subject to staff comments being addressed prior to City Council approval. Mr. Barro detailed these comments.

No public was in attendance for comment on this item.

The applicant, Robert Bachmann, addressed the board. The landscaping was submitted through the building permit review but was left out of the site plan package. Staff comments have been reviewed and have been incorporated into the new landscape plans which were submitted approximately two hours prior to this meeting. The other comments have been addressed in this new submittal as well.

Further discussion on the comments followed between the applicant, staff and the Board.

Motion was made to recommend to City Council the approval of the North East Florida Pools Site Plan subject to staff comments.

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

Motion passed 5-0

BOARD BUSINESS

Board member Vetter brought up the issue that the site plans seem to be coming to the Board incomplete. Mr. Daniels stated that the reason for pushing the Spring Academy through was due to the deadlines placed on their special exception. Staff wanted to avoid them coming before the board and already be out of compliance with their special exception. Its not uncommon for their to be outstanding comments that are to be addressed prior to Council approval.

At the request of the Vice Chair Hobbs, an update was given on the pier repairs by Mike Null. The goal is to get the repairs complete before the cruise docks in late November.

Board Member Hall commented on Rivers House. Mr. Daniels gave an update on the Rivers House. There is a change order that will be presented to the City Council on November 12th regarding some additional work.

Board Member Hobbs asked about the Gustafson project. Staff has meet with the developer on the project and is awaiting the plans.

ADJOURNMENT

The meeting was adjourned by Chairman Danley at 6:29pm.

NEXT MEETING: TUESDAY, DECEMBER 3, 2024 AT 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA

Joshua Danley, Chairman

Attest:

Lyndie Knowles, Development Services Rep.