

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, MARCH 22, 2022 – 5:00 PM



MINUTES

ROLL CALL

PRESENT

Chairman Henrietta Francis
Vice Chair Gary Luke
Board Member Brian Cook (*arrived at 5:13*)
Board Member Justin Hall
Board Member Richard Hobbs (*arrived at 5:11*)

APPROVAL OF MINUTES

1. *Review and approval of minutes for the January 25, 2022 meeting.*

Motion to approve the minutes of the January 25, 2022 meeting.

Motion made by Board Member Hall, **Seconded** by Vice Chair Luke.

Voting Yea: Chairman Francis, Vice Chair Luke, Board Member Hall.

Motion passes 3-0.

PUBLIC HEARINGS

2. *Future Land Use Amendment and Rezoning from Residential Low Density to Public and Planned Unit Development to Recreation of 21.89 acres for a portion of parcel #: 016515-008-00*

Mr. Daniels introduced the item.

Chairman Francis opened the public hearing.

Ellen Avery-Smith, Rogers Towers, requested to make a combined presentation on items two and three. Chairman Francis consented, requesting that the citizen be permitted to speak first.

Griffin Powell, 1218 Green Cove Ave, inquired whether the roadway would connect to Green Cove Ave. Mr. Daniels explained it would not. Mr. Powell inquired about a nature trail he had heard about. Mr. Daniels discussed it with him.

Ms. Avery-Smith presented to the Board. She inquired if the Board had questions after.

Chairman Francis called for questions from the audience. There being no additional questions, she closed the public hearing.

Board Member Cook inquired about the progress with the flyover.

John Gislason, 4220 Racetrack Rd, St. Johns, Florida - they are in stage three of comments, submitting their final set of plans to CSX, and believe they will have final approval from CSX by the end of the year.

Board Member Cook asked Mr. Daniels if staff are on board with the progress on the flyover.

Board Member Cook inquired about construction traffic limitations.

Motion to recommend to City Council approval of application FLUS-22-001, a small-scale future land use map amendment for 21.89 acres, a portion of parcel number 016515-008-00, to go from Neighborhood to Public.

Motion made by Board Member Hall, **Seconded** by Vice Chair Luke.
Voting Yea: Chairman Francis, Vice Chair Luke, Board Member Cook, Board Member Hall, Board Member Hobbs

Motion passes 5-0.

Motion to recommend to City Council approval of application ZON-22-001, a rezoning for 21.89 acres, a portion of parcel number 016515-008-00, to go from Planned Unit Development to Recreation.

Motion made by Board Member Hall, **Seconded** by Vice Chair Luke.
Voting Yea: Chairman Francis, Vice Chair Luke, Board Member Cook, Board Member Hall, Board Member Hobbs

Motion passes 5-0.

3. ***Future Land Use Map Amendment from Recreation to Neighborhood and a Rezoning from Recreation to Planned Unit Development for 21.3 acres, a portion of parcel number 016515-002-00***

Mr. Daniels presented the item.

Chairman Francis opened the public hearing.

Ellen Avery-Smith reminded the Board her team is happy to answer any questions.

Vice Chair Luke inquired what the applicant intends with having more than 12 feet in height for the signage. Mr. Daniels referenced the embellishment Magnolia Point has.

John Gislason answered Vice Chair Luke, indicating they plan to replicate the observation tower in the rookery in some manner.

Board Member Cook inquired why the agreement said "tennis court or the like" which Mr. Gislason responded it would be a tennis court or pickleball court. Mr. Gislason further stated that they're leveraging the study staff completed for the comprehensive plan as part of the application process. Board Member Cook inquired about the timing of the \$400 recreation fee.

Chairman Francis closed the public hearing.

Motion to recommend to City Council approval of application FLUS-22-002, a small-scale future land use map amendment for 21.3 acres, a portion of parcel number 016515-002-00, to go from Public to Neighborhood.

Motion made by Board Member Hall, **Seconded** by Vice Chair Luke. **Voting Yea:** Chairman Francis, Vice Chair Luke, Board Member Cook, Board Member Hall, Board Member Hobbs

Motion passes 5-0.

Motion to recommend to City Council approval of application PUD-22-001, a rezoning for 21.3 acres, a portion of parcel number 016515-002-00, to go from Recreation to Planned Unit Development, and an amendment to the Rookery PUD approved in O-06-2021.

Motion made by Board Member Hall, **Seconded** by Vice Chair Luke. **Voting Yea:** Chairman Francis, Vice Chair Luke, Board Member Cook, Board Member Hall, Board Member Hobbs

Motion passes 5-0.

BOARD BUSINESS

4. ***Revisions to Site Development Plan for Prelude, 310 Orange Ave – the 300 Block bounded by Orange Avenue, Cove St, Magnolia Ave, and Bay St***

Mr. Daniels introduced the item.

Kelly Hartwig, 3420 Wall Road, Green Cove Springs, FL, presented to the Board the proposed change to his site development plan - adding a floor for parking, bringing his parking total up to approximately 116. Every apartment will have one reserved parking space.

Board Member Cook commended the applicant on making the investment. He inquired if the applicant would be seeking relief on the remaining owed parking spaces.

Vice Chair Luke expressed support for the change.

Chairman Francis inquired about the landscaping.

Griffin Powell inquired whether the parking garage will be exposed or have a facade. The applicant, Mr. Hartwig, discussed it with Mr. Powell.

Board Member Cook inquired when they plan to break ground. Mr. Hartwig indicated the site plan is key. The goal is to get that approved by City Council as soon as possible, so they can begin work on the site as soon as possible while the final working construction plans are completed.

5. ***Smart North Florida is a non-profit organization dedicated to improving the quality of life in our region through collaboration, data coordination and smart technologies.***

Mr. Daniels introduced the item. Clayton Levins with Smart North Florida presented to the Board, explaining how they work with local governments and private entities.

Board Member Cook asked about the company's revenue model. Mr. Levins explained they're a start-up focused on 501(c)3. He provided a client example - they're working with the City of Neptune Beach on a resiliency lab which involved directing some of the city's American Rescue Plan Act funds toward the solution. Revenue model: Direct investment, grant opportunities, and vendor opportunities.

Mr. Levins explained additional projects in progress: a few items North Florida Regional Planning Organization, the City of Neptune Beach's parking solution, as well as the Hunger Network, a non-profit business.

At Mr. Daniels prompting, Mr. Levins discussed Roadbotics, which has been adopted in many neighboring communities. It allows municipalities to better perform pavement management.

Board Member Cook inquired whether they are working with more dynamic solutions, such as traffic management. Mr. Levins confirmed they do. One is Street Simplified.

Board Member Cook asked Mr. Daniels about the intention of the presentation. Mr. Daniels expressed interest in the quality of life index and agreed he will continue to work with Mr. Levins and explore opportunities.

BOARD DISCUSSION / COMMENTS

STAFF COMMENTS

6. ***Updates: Downtown Master Plan, Community Redevelopment Agency, Parking Study***

Mr. Daniels presented updates on current projects staff are working on: The Downtown Master Plan, the Parking Study, and the Community Redevelopment Agency.

Board Member Cook requested a Planning & Zoning Board member be considered for inclusion on the Community Redevelopment Agency Board.

ADJOURNMENT

CITY OF GREEN COVE SPRINGS, FLORIDA

Henrietta Francis, Chairman

Attest:

Planning & Zoning