



# Green Cove Springs Comprehensive Plan Update

## Public Workshop #1 Notes



### WORKSHOP INFORMATION

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**Date:** Thursday, May 6 @ 6:00 pm  
**Venue:** Clay Theatre (326 Walnut St) & Zoom Virtual Meeting

### WORKSHOP ATTENDEES

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- |   |                                    |
|---|------------------------------------|
| 1. Van Royal, Mayor                               | 20. Jackie Tomlin                  |
| 2. Ed Gaw, Vice Mayor                             | 21. James Pernell Sr. <sup>1</sup> |
| 3. Henrietta Francis, P&Z Chair                   | 22. Janey Fox                      |
| 4. Steve Kennedy, City Manager                    | 23. JoAnn Jackson <sup>1</sup>     |
| 5. Mike Null, Assistant City Manager              | 24. Jay Humphrey                   |
| 6. Mike Daniels, Planning & Zoning Director       | 25. Kayla Hall                     |
| 7. Tiffanie Kelly, Public Information Officer     | 26. Krissy Weeks <sup>1</sup>      |
| 8. Pat Tyjeski, S&ME Project Manager              | 27. Marcia <sup>1</sup>            |
| 9. Jalisa Harris, S&ME Staff Planner              | 28. Michael <sup>1</sup>           |
| 10. Nick Hill, S&ME Staff Planner                 | 29. Michelle Reaves <sup>1</sup>   |
| 11. Katie Martin, S&ME Staff Planner <sup>1</sup> | 30. Michelle Sweatland             |
| 12. Bob Page                                      | 31. Mike McNamey                   |
| 13. Brian Burke <sup>1</sup>                      | 32. Reese Ott                      |
| 14. Bryan Treadmay                                | 33. Sandra Ott                     |
| 15. Carolyn Edwards <sup>1</sup>                  | 34. Sandra Royal                   |
| 16. Cindy Ross                                    | 35. Tammy Esteves <sup>1</sup>     |
| 17. Debby Jones                                   | 36. Tod Sweatland                  |
| 18. Gaylee Page                                   | 37. Velda Hogans                   |
| 19. Hope Chessel                                  |                                    |



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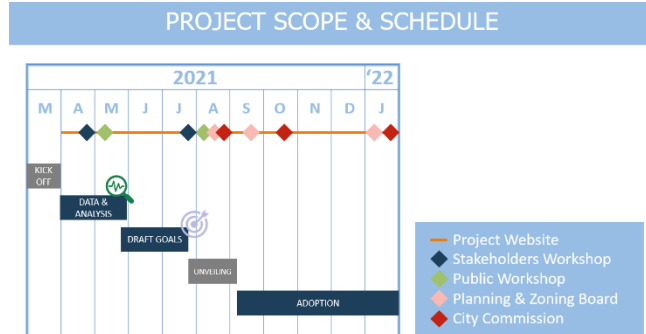
<sup>1</sup> Via Zoom

## PRESENTATION SUMMARY

The first Public Workshop for the City of Green Cove Springs Comprehensive Plan Update project took place on Thursday, May 6, 2021 from 6:00 to 8:00 PM. After a brief introduction to the project by Mike Daniels, Pat Tyjeski began the presentation, which addressed the following topics (a copy of the presentation is appended to this document as **Appendix A**).

### Plan Update Scope and Schedule

Pat explained the purpose and intent of the plan’s eight (8) elements. She then noted that each element has two (2) major components, the Data and Analysis (which provides the factual basis for what needs to be addressed or updated in the comprehensive plan) and the Goals, Objectives and Policies (which are the mechanisms used to implement the plan).



Responsibilities for the project’s completion are shared between S&ME and the City of Green Cove Springs—S&ME will update the Future Land Use and Transportation Elements, while City Staff will update the remaining six (6) elements.

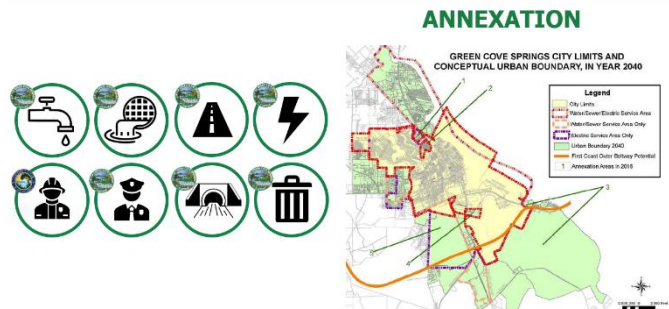
Pat explained that the update process is expected to take a total of 11 months, stretching from March 2021 to January 2022, and is currently in the data collection and analysis phase. After, Pat reminded the audience that another workshop is tentatively scheduled for August of this year, where the project team will unveil the first draft of the revised comprehensive plan for critique and comments by the public.

### Challenges and Opportunities

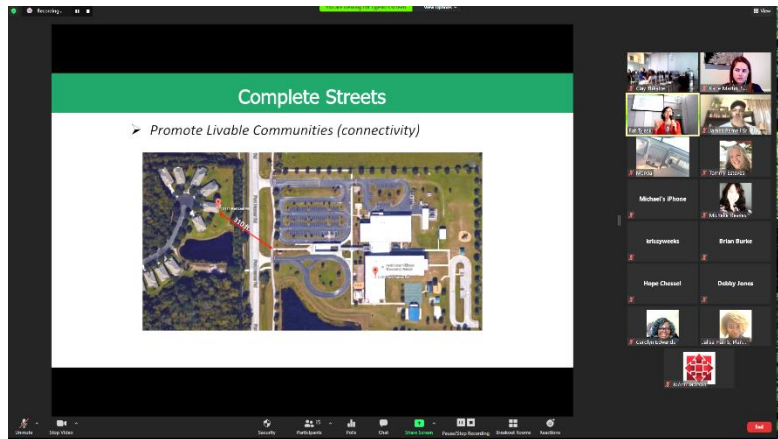
As Pat noted in the presentation to workshop attendees, the City will continue to face many opportunities and challenges throughout the comprehensive plan’s 2045 planning horizon. Pat mentioned the opportunities and challenges that have so far been identified, such as:

- The purpose of the City’s current Future Land Use Map and its role in guiding future growth within the City, most notably in regard to the location, type, density, and intensity of development.
- The history of the downtown area, its boundaries, and persistent issues of vacancies and underutilized properties—particularly west of US Highway 17.

## IDENTIFYING OPPORTUNITIES & CHALLENGES



- The importance of architectural design in creating a sense of place within the downtown area and along the city’s major gateway corridors.
- The benefits of a establishing a local historic district, its impact on development regulations, and the varying degrees in which historic properties can be regulated.
- The current status of the Reynolds Park property, its relationship with Downtown Green Cove Springs, and the property’s future development potential.
- The potential impacts of the First Coast Expressway on the City’s traffic flow, utility service expansion, and population growth.
- The role of complete streets in improving corridor safety, curb appeal, walkability, bikability, and connectivity.



As part of this plan update process, the City wants the public to help identify other opportunities and challenges and offer suggestions on how to address them. The consulting team provided a series of boards to help the public provide their input.

### Next Steps

Before releasing the public to share their input on the interactive engagement boards, Pat encouraged workshop attendees to visit the project website ([smeinc.mysocialpinpoint.com/green-cove-springs-comp-plan](https://smeinc.mysocialpinpoint.com/green-cove-springs-comp-plan)) and add their comments to the online interactive map, take part in the brief survey, and listen to the *Convo Around the Cove* podcast episode recorded by the project team regarding the comprehensive plan update process.



### PUBLIC QUESTIONS & COMMENTS

After the presentation concluded, Mike and Pat thanked workshop attendees for their participation in this process and invited them ask questions or provide any comments on the project. A summary of feedback received from in-person and virtual attendees is provided as follows:

- A participant asked what the City should do to address parking as the Downtown area continues to grow. Pat mentioned that the Comprehensive Plan will not include details regarding parking facilities but will recommend that the City conduct a parking study to determine current supply and demand, and future needs.

- Improve the incentives currently available to developers for the future provision of affordable housing.
- Consider the harmful effects of gentrification on the area’s most vulnerable populations
- The City needs to prioritize the creation of new jobs, specifically ‘green job’ which are positions in agriculture, manufacturing, R&D, administrative, and service activities aimed at substantially preserving or restoring environmental quality
- Aspire to become a ‘15 Minute City’, where all area residents are able to meet most of their daily needs within a comfortable 15-minute walk or bicycle ride from their homes.
- Provide more active recreation facilities to the local park system, specifically soccer, track, football, and baseball fields.
- Construct new bike routes that are pleasant and functional enough to be used for both recreation and commuting purposes.
- Activate the waterfront with more recreation, restaurant, retail, and multifamily activities.
- Maintain the quaint, traditional feel of downtown Green Cove Springs while making improvements which can uplift and show that the City is well-cared for and maintained.
- Become a Main Street Community (part of Main Street America)
- Tourism and focus on hospitality, as there are no hotels or bed and breakfasts in the City (the one bed and breakfast is closing with the owners retiring).

## INTERACTIVE ENGAGEMENT

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Once comments and questions from workshop attendees concluded, Pat encouraged the public to continue providing their feedback on the interactive engagement boards found throughout the room. For those interacting with the boards in-person, attendees were asked to place a green dot on images and/or themes they favored and red dots on those they disliked. For those attending the meeting virtually, attendees were asked to type in their votes for each interactive engagement board through Zoom’s chat function. The online responses are shown in the following images using the (◆) symbol to represent individual votes for images they prefer and (◆) to represent images they do not. In general, attendees seem to favor an urban form with transportation facilities that are safe and comfortable for all modes. Preference was noted for mid-rise development and more traditional architectural styles (as opposed to modern). Several attendees expressed the need to protect the historic landmarks in the City. The top priorities of workshop attendees were parks, pedestrian facilities, bike trails and affordable housing. The future vision, as expressed by some attendees, included terms such as “cultural hub,” “charming,” “dining and entertainment,” “jobs,” and “best place to live.”



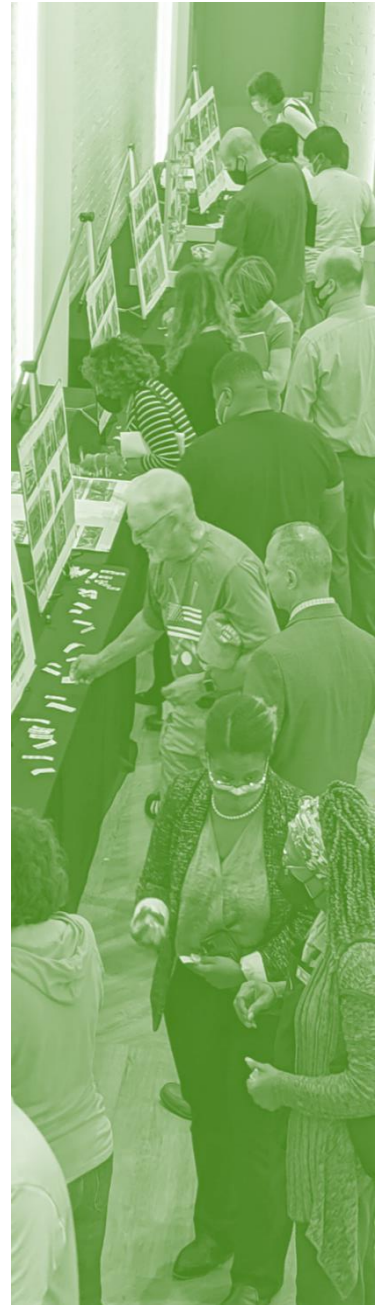
### SCALE/HEIGHT FOR **NEW** DEVELOPMENT IN **DOWNTOWN**

Place a green dot on buildings that have a size appropriate for Downtown; red dot to show inappropriate scale

### ARCHITECTURE FOR **NEW** DEVELOPMENT IN **DOWNTOWN**

Place a green dot on buildings designs appropriate for Downtown; red on those you wouldn't want to see in Downtown Green Cove Springs.

Prefer not to have architectural standards







**BUILDING ACCESS/LOCATION IN RELATION TO THE STREET ALONG GATEWAY CORRIDORS (US 17 & SR 16)**

Place a green dot on buildings you think are inviting and accessible; red on those you think are not pedestrian-friendly.

**ARCHITECTURE - BUILDING DESIGN ALONG GATEWAY CORRIDORS (US 17 & SR 16)**

Place one green dot on building designs appropriate for the gateway corridors; red on those you would not want to see in Green Cove Springs.



### SENSE OF PLACE ALONG GATEWAY CORRIDORS (US 17 & SR 16)

**SUBURBAN**

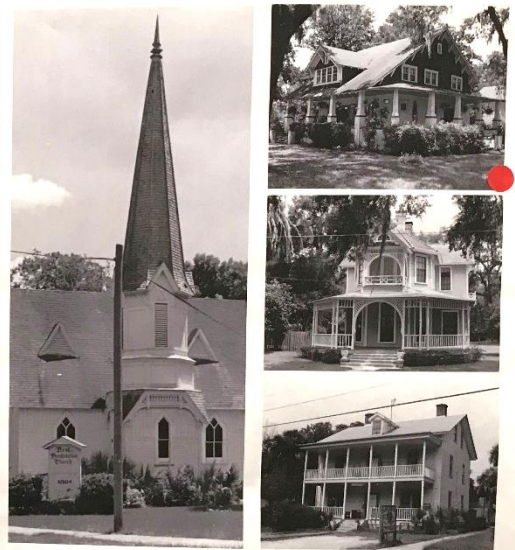
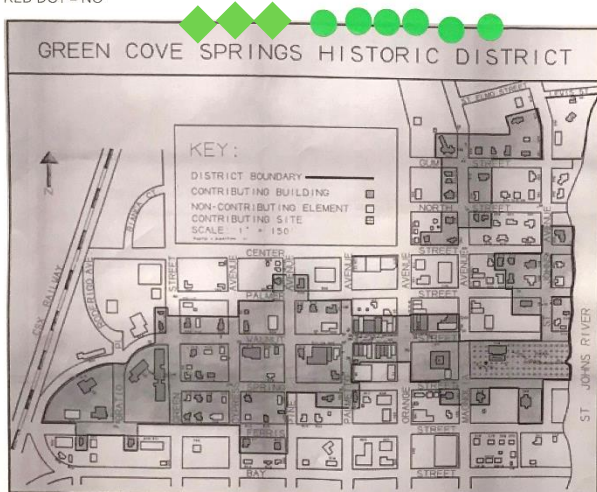
**URBAN**

Place one green dot on the environment (Urban or Suburban) you prefer for Green Cove Springs.



Should the City create a local historic District with standards applicable to historic structures?

GREEN DOT = YES  
 RED DOT = NO





Top three priorities (numbers reflect number of “votes”)







Dislike - urban sprawl, nothing to walk to  
too sunny/hot for pedestrians

Dislike

Dislike the openness  
Too big  
w/ the no businesses

agree



Dislike the look  
Not inviting



Dislike  
We need more  
shopping  
and business



Like  
Potential  
looks like  
before the  
picture below



like  
lots of business  
and people

like

Like C, Ke @

Like U

Dislike - distractive, open



Dislike  
 Too open  
 distractive

Dislike  
 Too open  
 not inviting



like - mix of building heights - more realistic for our situation, as not all new buildings will be 3+ story  
 like - narrower roads, easier to cross, on-street parking



like -  
 like - seems safe w. th. traffic and pedestrian  
 not sure of business type and building conditions to

Like - the enclosing comforting feel.

Like - slow down <sup>automobile</sup> traffic, encourage pedestrian traffic

Like cars, people and businesses working together using inviting







### SIDEWALKS

Place a green dot on sidewalks you consider safe and inviting; red on those you think are unsafe, unpleasant.



### BICYCLE FACILITIES

Place a green dot on bike facilities you would feel safe using; red on those you think are unsafe.



## IN 2045, GREEN COVE SPRINGS WILL BE...

the cultural hub of Clay County

I Agree

one of the best places to live in Florida or the U.S.  
to retire, live, work and play.

Some way to encourage  
businesses or Factory for jobs.



- the historic, hip, happening place in Clay County & NE Florida ✓

- Popular like it used to be

- UNUSUAL TRAFFIC

- a Destination to come to for Dining + Entertainment

popular, but still charming, home to some unexpected destinations or innovative businesses

- a great place to live, dine, work and entertainment with a historic yet upbeat best place to live in

- Successful





## APPENDIX A: WORKSHOP PRESENTATION

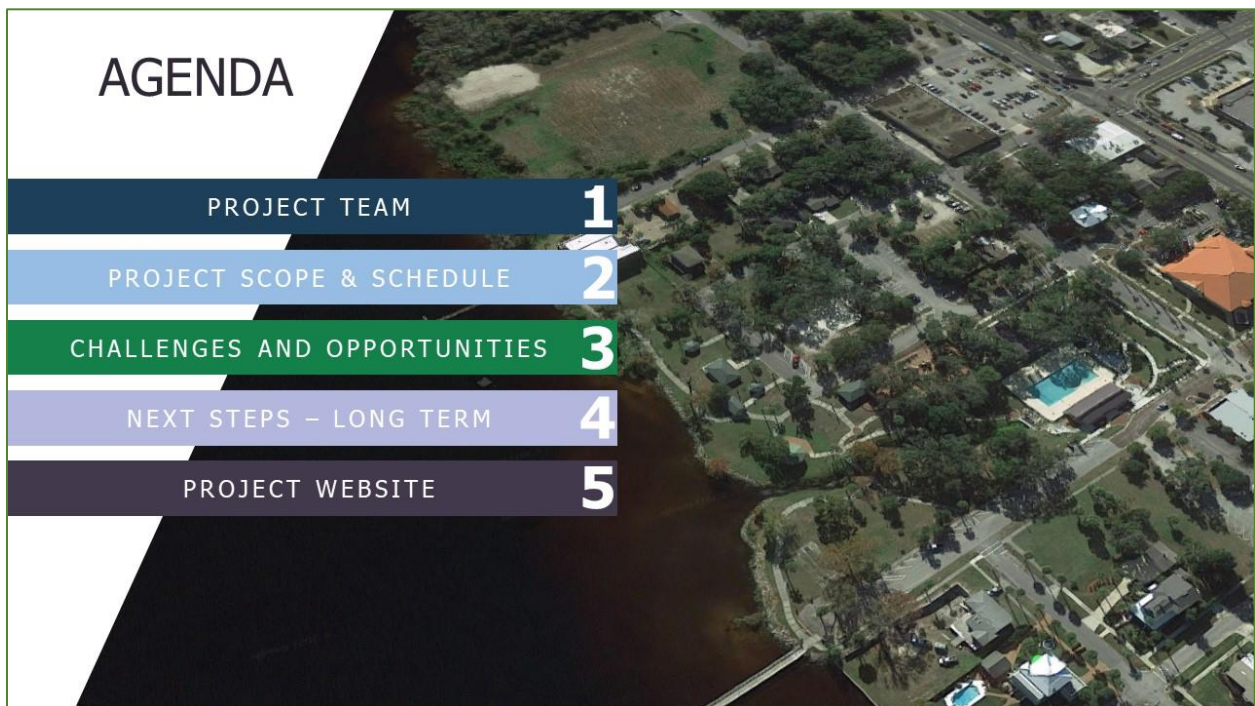


The banner features the text "GREEN COVE Springs" in a mix of bold sans-serif and cursive fonts. To the right is the official seal of the City of Green Cove Springs, Florida, established in 1874, which depicts a landscape with a lake and trees. Further right is a modern icon consisting of three horizontal bars, an ampersand, and three vertical bars.



A row of three photographs: a golf course with a pond and palm trees, the City Hall building, and an aerial view of a residential neighborhood with a river.

Public Workshop #1 – May 6, 2021



**AGENDA**

- PROJECT TEAM 1
- PROJECT SCOPE & SCHEDULE 2
- CHALLENGES AND OPPORTUNITIES 3
- NEXT STEPS – LONG TERM 4
- PROJECT WEBSITE 5

The agenda items are listed on a white background with colored bars to the left of each item. The background of the slide is an aerial photograph of a residential area with a river and a pool.

## PROJECT TEAM



Pat Tyjeski  
Project Manager

Chris Dougherty  
Sr. Planner

Terrence McKloski  
Sr. Planner



Nick Hill  
Planner

Jalisa Harris  
Planner

Katie Martin  
Planner



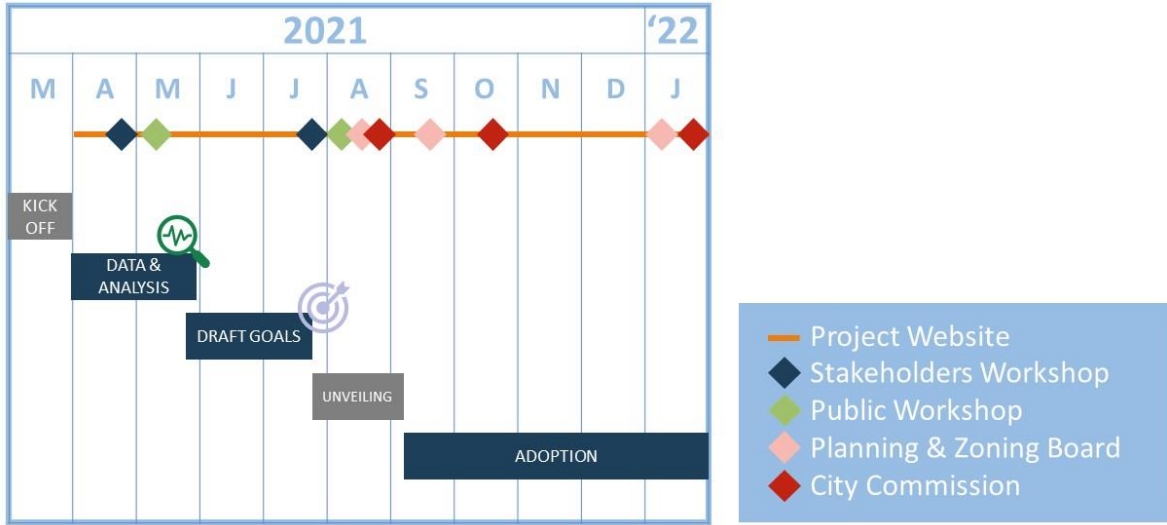
- I. Future Land Use
- II. Transportation
- III. Housing
- IV. Public Facilities
- V. Conservation
- VI. Recreation & Open Space
- VII. Intergovernmental Coordination
- VIII. Capital Improvements

## PROJECT SCOPE & SCHEDULE



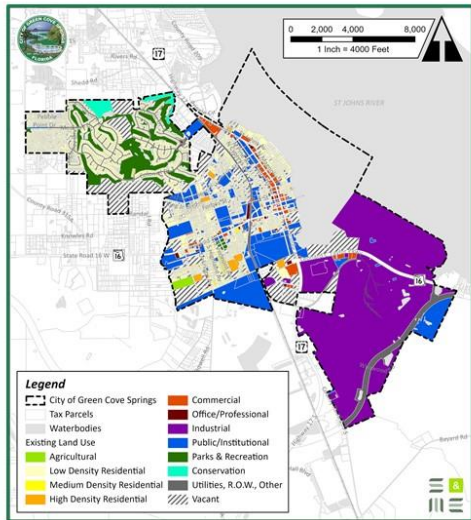
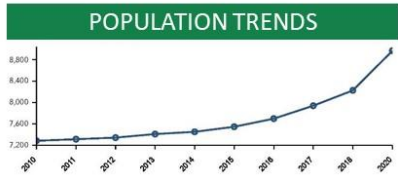


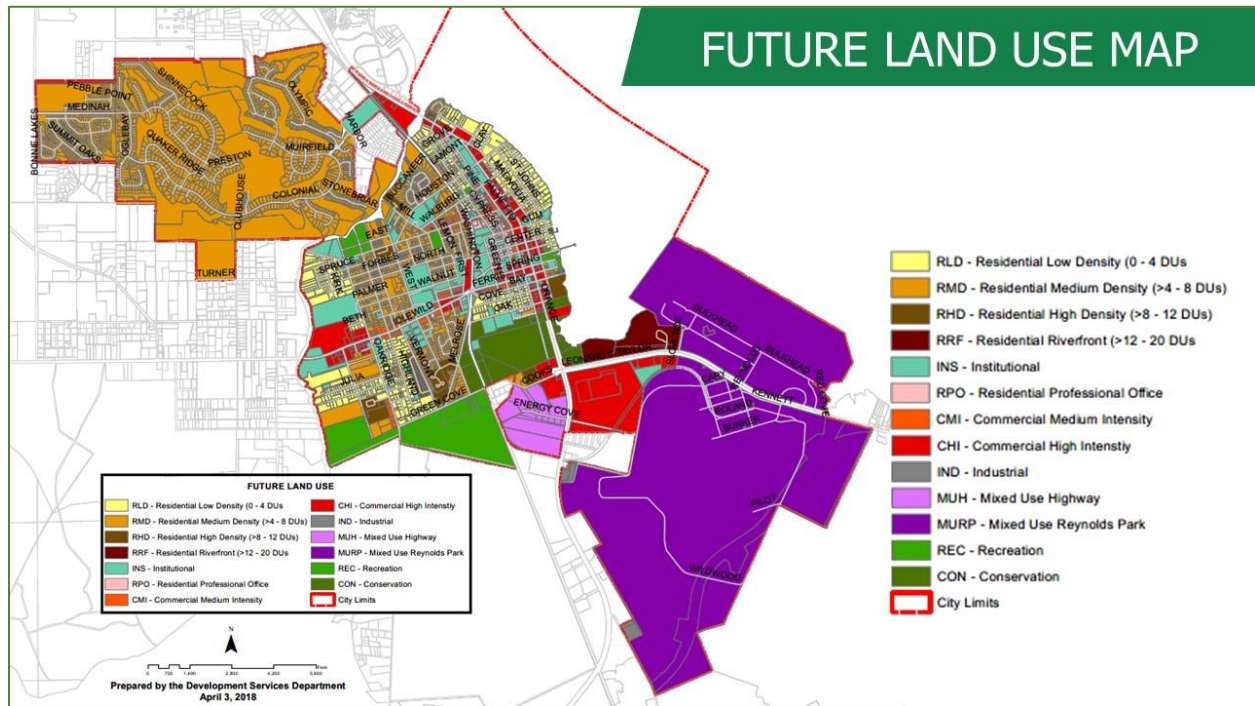
## PROJECT SCOPE & SCHEDULE



## CHALLENGES AND OPPORTUNITIES

### data & analysis







Sense of Place  
Suburban



Sense of Place  
Suburban



## URBAN VS. SUBURBAN

*From Lansing  
Master Plan*



### Sense of Place Semi-Urban





Sense of Place  
Urban

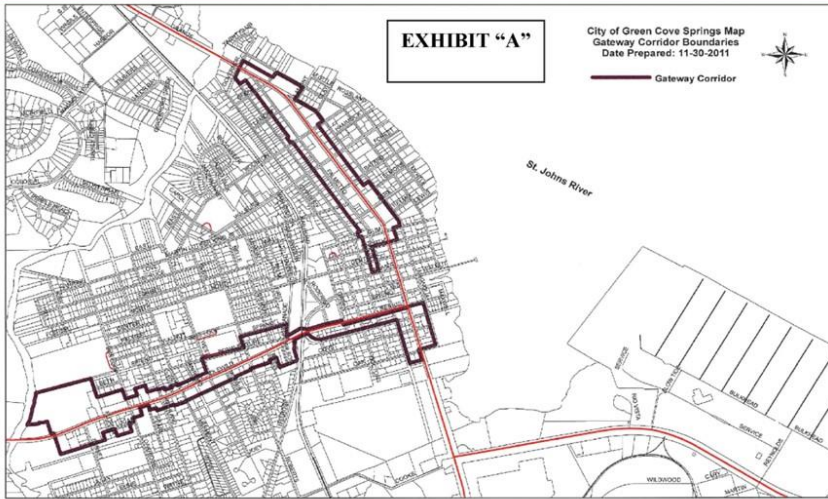


Sense of Place  
Urban





# URBAN FORM



Acceptable Metal Structures

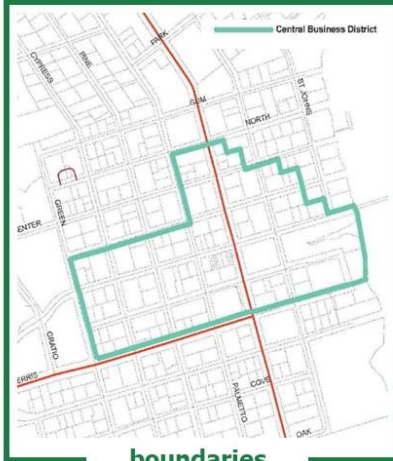


Unacceptable Metal Structures

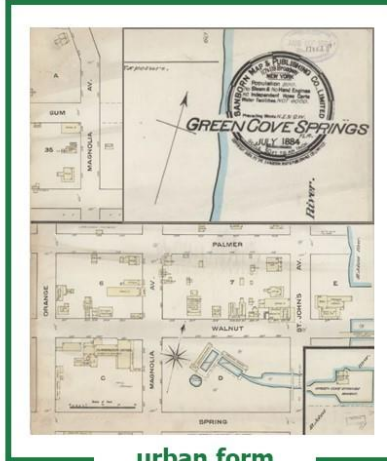




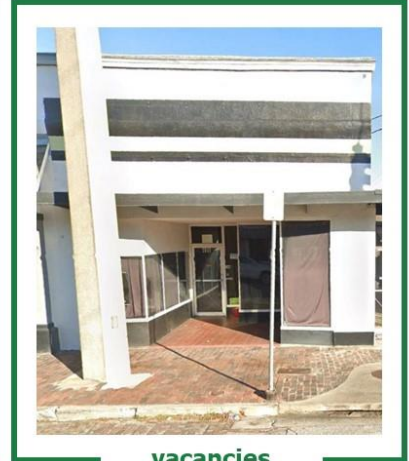
# DOWNTOWN



**boundaries**



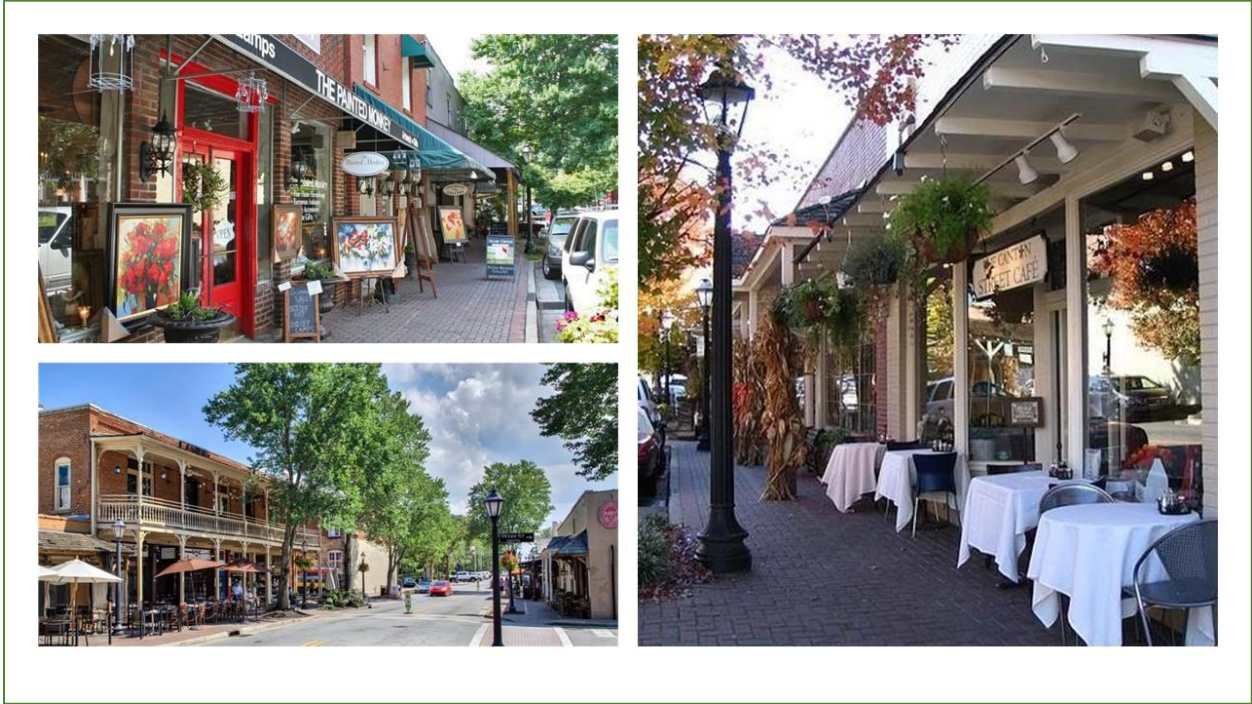
**urban form**



**vacancies**

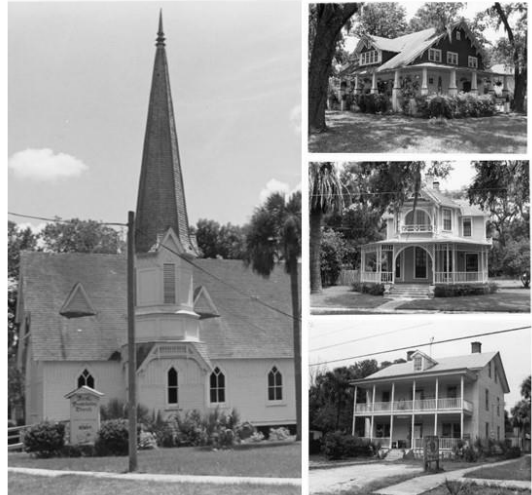
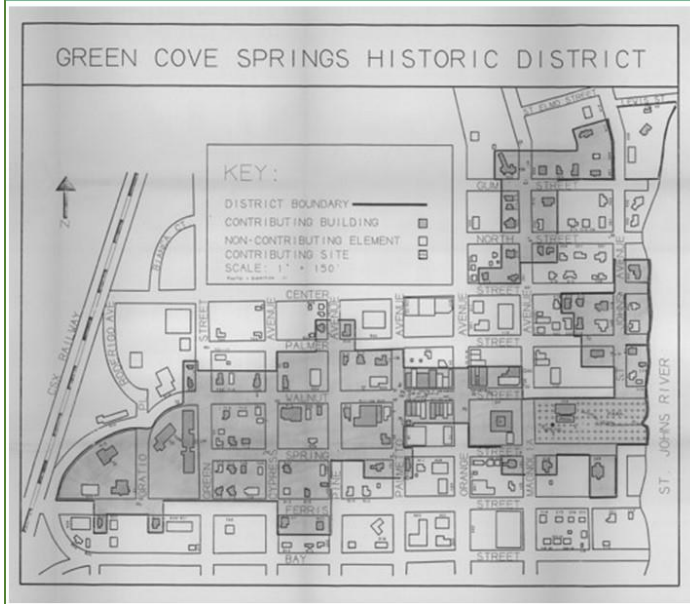








## HISTORIC PRESERVATION



## HISTORIC PRESERVATION



# HISTORIC PRESERVATION



# REYNOLDS PARK

Preliminary Conceptual Land Use Plan

CLAY COUNTY PORT INC.  
BURKE

Tuscana  
Marina Village

**Town Center & Village**

**Aviation Industries**

**Research & Technology Park**

**Maritime Industries**

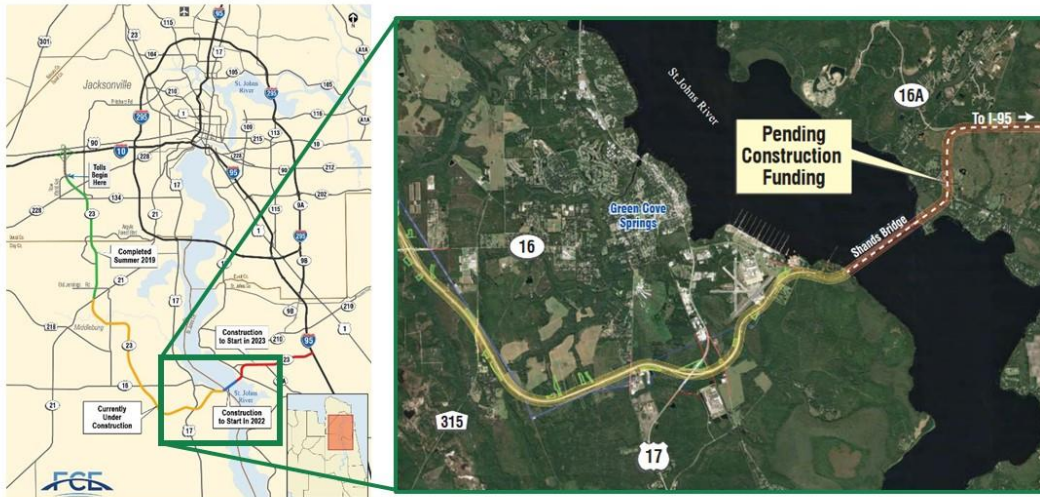
**Event Spaces**

**Logistics & Commercial Industries**

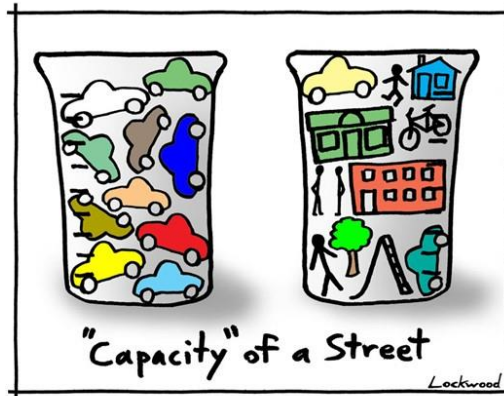




## FIRST COAST EXPRESSWAY

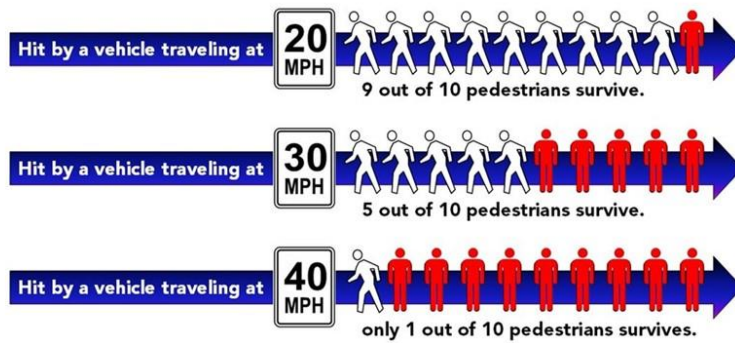


## Complete Streets



## Complete Streets

➤ *Increase Safety*



Sources: FDOT, US Center for Disease Control, US National Highway Traffic Safety Administration.



## Complete Streets

- *Promote Livable Communities (connectivity)*



## Complete Streets

- *Promote Livable Communities (connectivity)*





## Context





# TRANSPORTATION



Bike Lane



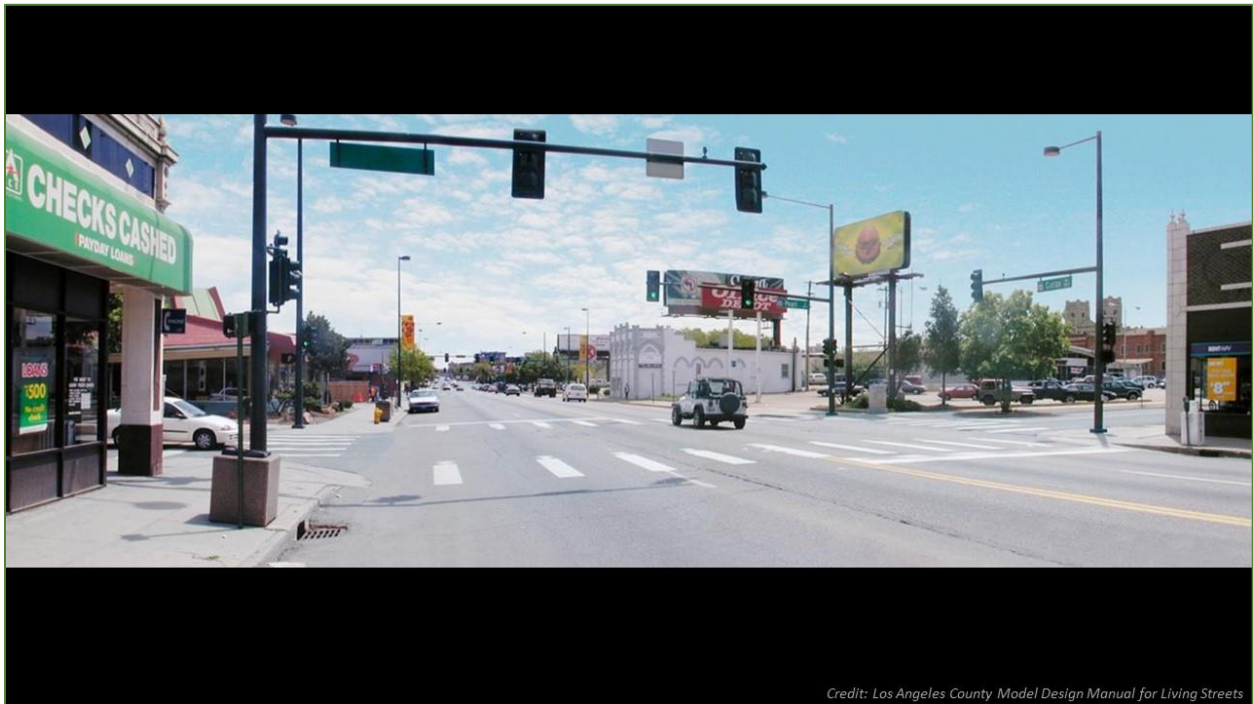
Buffered Bike Lane



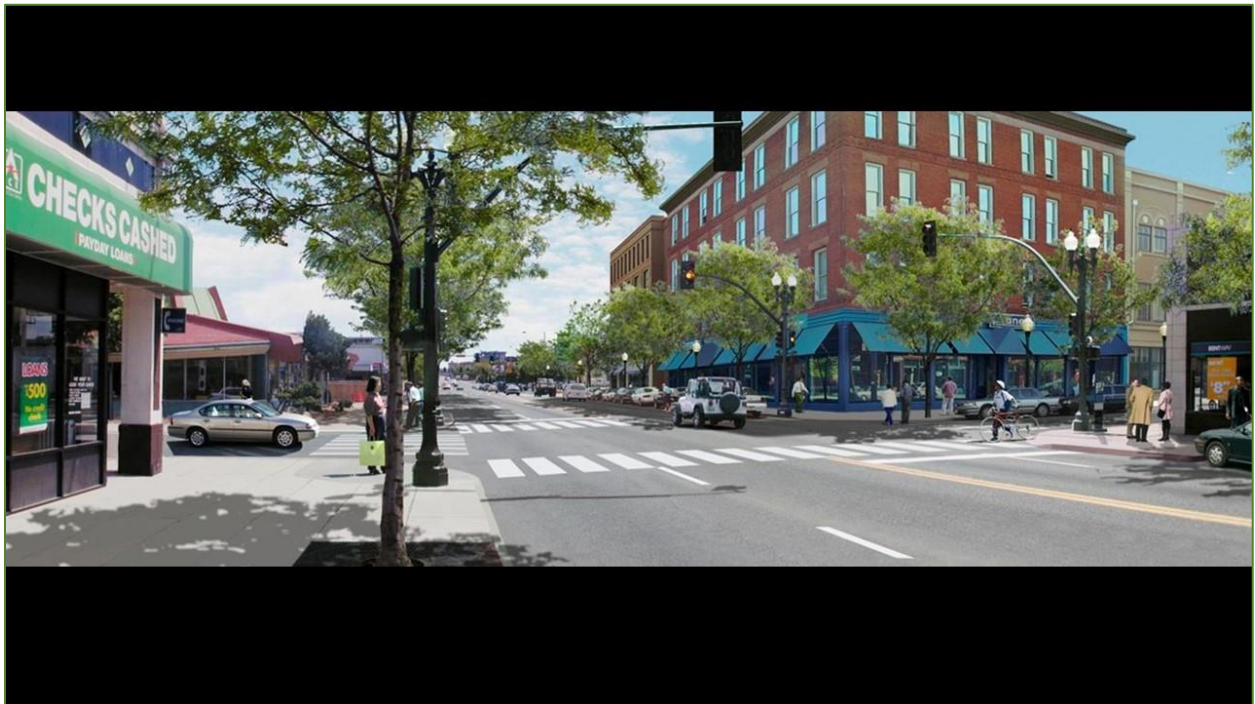
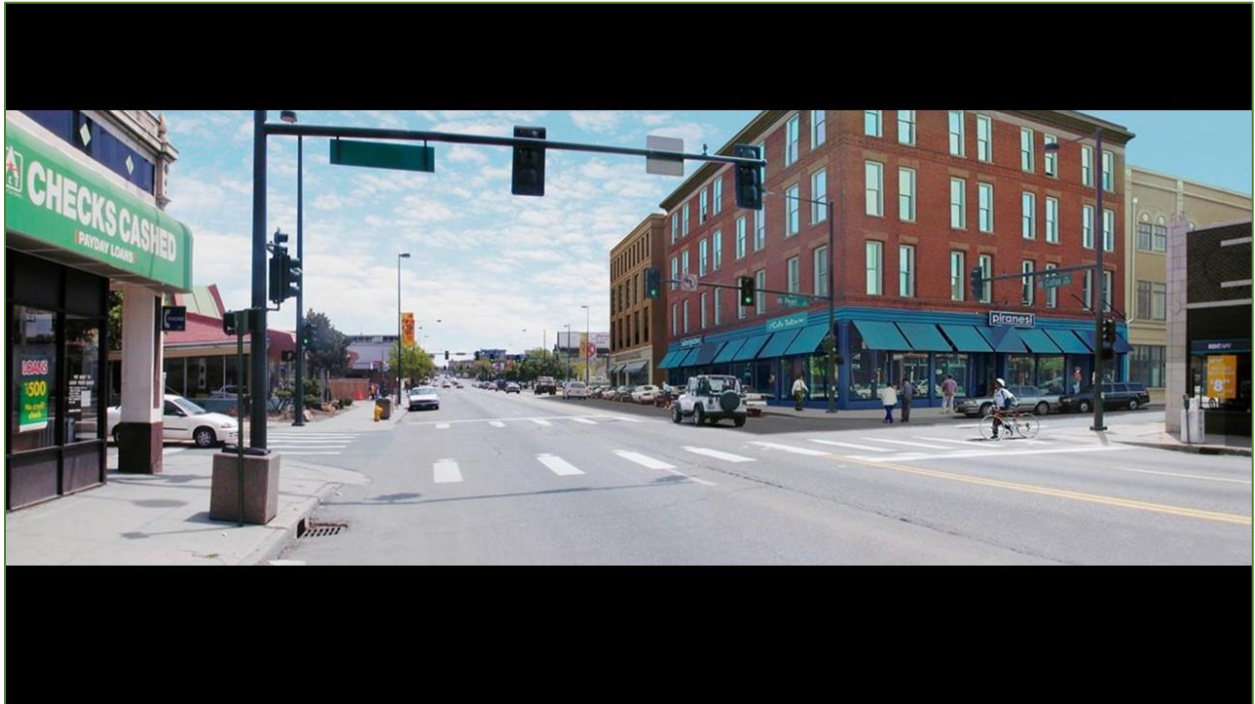
Cycle Track



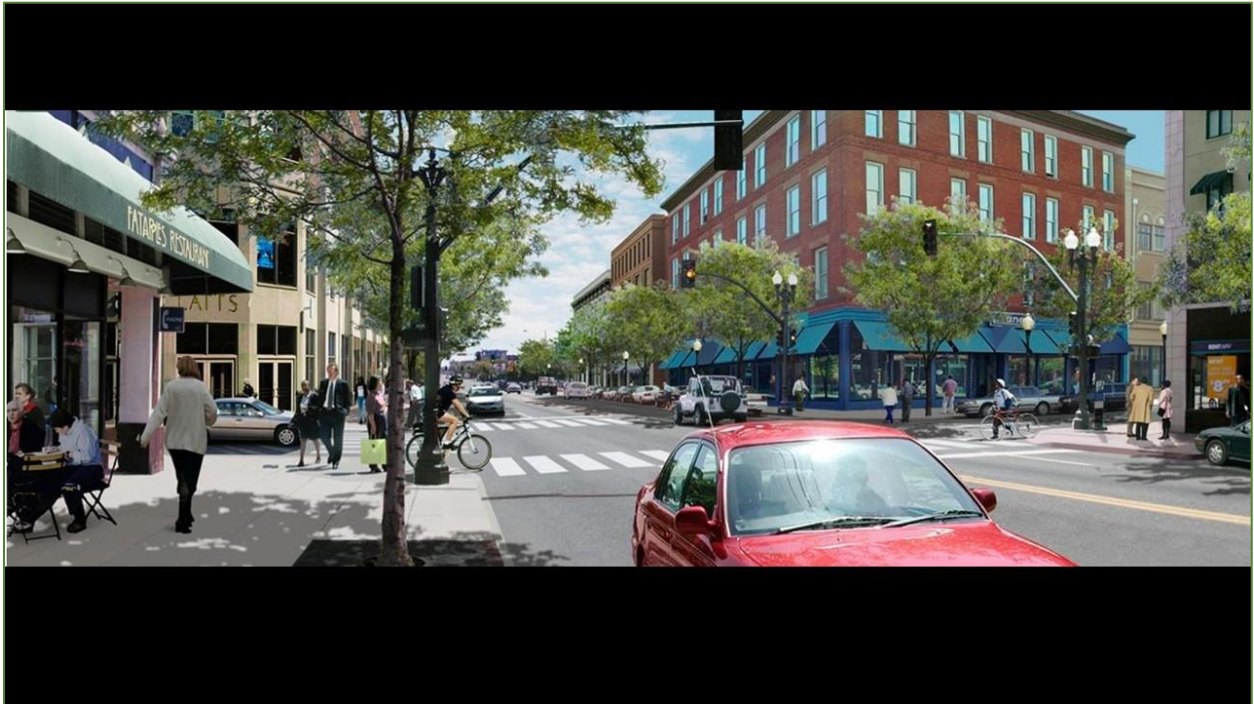
Multi-Use Trail



*Credit: Los Angeles County Model Design Manual for Living Streets*







## Wayfinding/Gateways




## NEXT STEPS (LONG-TERM)



goals, objectives  
& policies



## PROJECT WEBSITE




**ADD YOUR COMMENTS**

Share your thoughts and ideas on the key areas of the Green Cove Springs Comprehensive Plan.

START 8 Apr      END 30 May

[See Project Map](#)




**TAKE OUR SURVEY**

Community engagement is important to us. Please complete our short survey and give us feedback on the future of the City of Green Cove Springs

START 8 Apr      END 30 May

[Take The Survey](#)



**ATTEND OUR WORKSHOP**


Have a say on how our community will grow in the future by attending our workshop either in-person, or virtually (click [Join Now](#) below or call +1 929 205 6099).

Date: **Thursday, May 6, 2021**  
Time: 6-8 PM EST

In person: **Clay Theater**  
326 Walnut St. Green Cove Springs FL 32043


START 6 May

[Join Now](#)



**CONVO  
AROUND THE  
COVE**

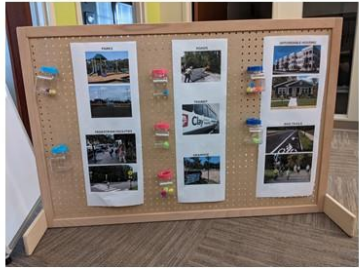
A City of Green Cove Springs Government Podcast



URL: [smeinc.mysocialpinpoint.com/green-cove-springs-comp-plan](https://smeinc.mysocialpinpoint.com/green-cove-springs-comp-plan)



# WORKSHOP FUN



**SENSE OF PLACE ALONG GATEWAY CORRIDORS (US 17 & SR 16)**

**SUBURBAN**

Place a green dot on the environment (either on Suburban) you prefer for Green Cove Springs.

**URBAN**

Place a green dot on the environment (either on Suburban) you prefer for Green Cove Springs.

**BICYCLE FACILITIES**

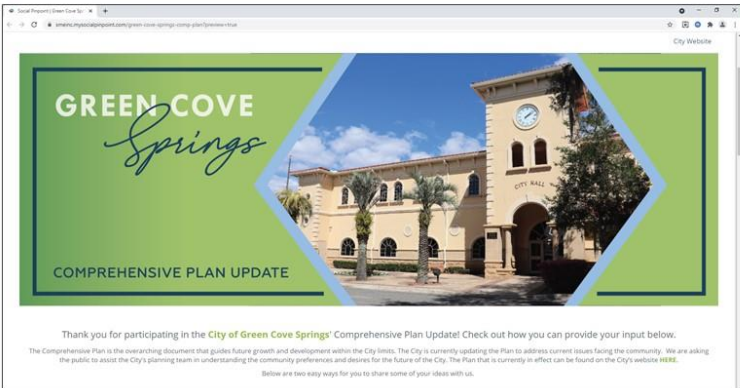
Place a green dot on bike facilities you would feel safe using, red on those you think are unsafe.

**What do you like/dislike about these environments?**

# PROJECT WEBSITE



Scan the QR Code to visit the project website and continue participating in the plan update process!



URL: [smeinc.mysocialpinpoint.com/green-cove-springs-comp-plan](https://smeinc.mysocialpinpoint.com/green-cove-springs-comp-plan)

# GREEN COVE *Springs*



# THANK YOU!

Questions?