

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, APRIL 27, 2021 – 5:00 PM



MINUTES

ROLL CALL

The meeting was called to order by Chairman Francis at 5:03 p.m.

PRESENT

Chairman Henrietta Francis
Vice Chair Gary Luke (Virtual, *Teams*)
Board Member Justin Hall
Board Member Richard Hobbs

ABSENT

Board Member Brian Cook

In response to a Yellow Card, Chairman Francis called on Mike McNaney, 1611 Lucas Ave, to speak. He had questions regarding stormwater runoff on Walnut Street. He believes parcel number 018395-000-00 will be split soon and noted he will object to it. Without stormwater mitigation, he believes two homes on that parcel will cause his backyard to flood. Mr. Daniels explained the lot split process. His second question: is stormwater runoff considered as part of the building permit application. Mr. Daniels answered that it is.

APPROVAL OF MINUTES

1. ***Review and approval of minutes for the February 23, 2021 meeting.***

Motion to approve the minutes of the February 23, 2021 meeting.

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

Motion passes.

PUBLIC HEARINGS

2. ***Future Land Use Amendment from Commercial High Intensity to Central Business District for property located at 200-206 Orange Avenue***

Items 2 and 3 were presented together and voted on separately.

Mr. Daniels presented the applications. Staff recommended approval but notes development concerns regarding the parking requirements, landscaping requirements, and sight triangle requirements per Florida Department of Transportation (FDOT). Additionally, as part of redevelopment of the property, the developer will need to review whether they must close the

access point on Orange Avenue. Finally, the developer will need to comply with the City's code requirements or enter into a development agreement to address parking and other accessory uses that are not compliant with code.

Chairman Francis opened the public hearing.

Janis Fleet of Fleet Associates, 11557 Hidden Harbor Way, Jacksonville, FL, provided additional information to the Board regarding the applicant's intent, expressed appreciation for staff support, and offered to answer any questions.

Vice Chair Luke requested guidance from City Attorney Arnold regarding a potential conflict of interest. He determined he will still discuss the project in-meeting. He asked Mrs. Fleet about the parking need; she provided insight into options being considered for the future development, though nothing is yet finalized as the future land use amendment and rezoning are necessary before moving forward. Mrs. Fleet deferred additional questions related to parking to the site plan review. Mr. Daniels expanded that they will not be able to move forward with redevelopment if they cannot provide for parking. Changing the zoning will not impact the parking situation until the property is redeveloped, which cannot be done until additional parking is provided.

Vice Chair Luke requested additional information about the access point Mr. Daniels had discussed. Mrs. Fleet indicated they are in pre-planning with FDOT and intend to resolve any concerns about that access with FDOT prior to returning to the City with a site plan application.

Chairman Francis called for additional questions. When there were none, Chairman Francis closed the public hearing.

Chairman Francis called for discussion or a motion on the future land use amendment.

Motion to approve Ordinance O-07-2021, to amend the Future Land Use of the property described therein from Commercial High Intensity to Central Business District.

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

Motion passes.

3. ***Rezoning from Gateway Corridor Commercial to Central Business District for property located at 200-206 Orange Avenue***

Staff recommended approval of the rezoning application.

Chairman Francis opened the public hearing.

Janis Fleet spoke again on behalf of the application. Chairman Francis called for questions.

With there being no questions, Chairman Francis closed the public hearing.

Motion to recommend to City Council the approval of Ordinance O-08-2021 to amend the Zoning of the property described therein from Gateway Corridor Commercial to Central Business District.

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

Motion passes.

4. ***Review of an Annexation request for the Ayrshire Development for the Gustafson's Cattle, Inc. approximately 560.52 acres on CR 15 A, 016515-000-00***

Items 4 and 5 were presented together and voted on separately. Mr. Daniels presented the applications as well as the steps the applications will go through from this point forward, including P&Z recommendation, City Council First Reading, transmittal to Florida Department of Economic Opportunity (DEO) for review, and City Council for the Second and Final Reading.

Staff recommended approval of the annexation request.

City Attorney Arnold requested Mr. Daniels mention the land exchange D.R. Horton is discussing with the Clay County School Board (CCSB). Mr. Daniels elaborated the proposed land for exchange / mitigation is just south of Jersey Avenue, meaning it would be in the County, and the discussion is strictly between CCSB and D.R. Horton.

Chairman Francis opened the public hearing.

Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, St. Augustine, FL, introduced herself to the Board. Ms. Avery-Smith indicated she, as a representative of the applicant, had a PowerPoint presentation for the Board, as well as subject-matter experts in the audience to answer questions, including:

- Bob Porter, John Gislason, and Anthony Sharp from D.R. Horton, Inc.;
- Vince Dunn from Dunn & Associates, Inc.; and
- Rajesh Chindalur from Chindalur Traffic Solutions, Inc.

Ms. Avery-Smith first thanked staff for their help throughout the process to date and the work done on the staff report. Ms. Avery-Smith made a presentation to the Board.

Chairman Francis called for questions. There being none, Chairman Francis closed the public hearing.

Chairman Francis called for discussion or questions from the Board.

Board Member Hobbs asked about the traffic impact to 315A. Mr. Chindalur answered that access points are planned for 315A and US 17; he anticipates less than 10% of traffic using 315A. Mr. Daniels added that interim analysis will be done every five years during development to update mitigation needs.

Chairman Francis opened the public hearing a second time. There being no additional comments, Chairman Francis closed the public hearing.

Vice Chair Luke shared he felt unprepared to vote at this time. He asked to speak with a representative of CCSB, at which time Jim Fossa, 96079 Park Place, Fernandina Beach, FL, introduced himself to the Board. Mr. Fossa had done a study for this development and presented it to the Board. The developer would enter into a Proportionate Share Mitigation Agreement which would be paid up-front and act as a credit against the impact fees. Total impact fees for the development would be over \$13-million. The up-front fees would allow for CCSB to build to meet capacity ahead of the growth of the development. Mr. Fossa added the City would submit a School Concurrency Reservation Request to him, at which time he could approve or deny it; generally, other remedies are considered in place of denial, such as other contiguous school site capacity as well as the proportionate share mitigation agreement. Board Member Luke thanked Mr. Fossa for the information.

Chairman Francis called for a motion.

Motion to recommend approval to City Council the annexation request for the Ayrshire Development for the Gustafson's Cattle, Inc., approximately 560.52 acres on CR 15 A, parcel number 016515-000-00.

Motion made by Board Member Hall. Receiving **no second**, the **motion died**.

Motion to move the item to the next meeting to allow time for review of the documents.

Motion made by Vice Chair Luke. **Seconded** by Board Member Hobbs.

Ms. Avery-Smith informed the Board this item is solely regarding transmitting the annexation application to the state and the second item is solely regarding transmitting the future land use amendment and site-specific policy to the state. Staff provided additional documentation beyond these items for informational purposes in the agenda.

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

Motion failed.

Ms. Avery-Smith explained again to the Board what tonight's recommendation would do. She highlighted that final approval of these items would not be granted until the state's review is complete and the items are brought back with the Planned Unit Development rezoning application. The Board will hear the rezoning application prior to final approval being granted on any item. The rezoning application would come forward likely in July, giving the Board until the July meeting to review the provided information, most of which is related to the rezoning application.

Motion to recommend approval to City Council the annexation request for the Ayrshire Development for the Gustafson's Cattle, Inc., approximately 560.52 acres on CR 15 A, parcel number 016515-000-00.

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

Motion passes.

5. ***Review of a Future Land Use Amendment request from Rural Fringe / Industrial (County) to Residential Low Density (RLD) for the Ayrshire Development for the Gustafson's Cattle, Inc. approximately 560.52 acres on CR 15 A, 016515-000-00***

Staff recommended approval of the future land use amendment and site-specific policy.

Chairman Francis opened the public hearing and called for questions. Ms. Avery-Smith requested approval.

Chairman Francis closed the public hearing.

Motion to recommend to City Council the approval of the Future Land Use amendment from Rural Fringe and Industrial to Residential Low Density for the Ayrshire Development for the Gustafson's Cattle, Inc. approximately 560.52 acres on CR 15 A, 016515-000-00.

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

Motion passes.

After item 6 (S&ME Comprehensive Plan Update) was heard by the Board, City Attorney Arnold requested Chairman Francis revisit this item (5), as he does not believe Board Member Luke may abstain from voting without a legal conflict of interest or bias. City Attorney requested Board Member Luke vote yes or no.

Board Member Luke revised his vote from abstaining to a vote of No, which he clarified is not an objection but is because he did not have adequate time for review of the information.

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

Voting Nay: Vice Chair Luke

Motion passes.

BOARD BUSINESS

6. ***S&ME – Comprehensive Plan Update***

Mr. Daniels introduced Pat Tyjeski with S&ME. Ms. Tyjeski made a presentation to the Board regarding the City's Comprehensive Plan Update and the what S&ME is looking at to update the plan, such as defining and designing the downtown area. Ms. Tyjeski invited the Board to visit the project website, which can be located through a yellow banner at the top of the City's website, use the map and complete the survey. She also invited them to the May 6th public workshop.

7. *Online Comprehensive Map Update*

Mr. Daniels presented the project, which makes a good deal of information available to the public, such as land use, zoning, tree inventory, permit information, et cetera.

Mr. Daniels showed the Board the GeoHub. The Board expressed support for the work on the GeoHub to date and plans for its continued development and maintenance.

STAFF COMMENTS

Mr. Daniels informed the Board the Development Services Department went live with a new software on April 26, 2021 which allows people to apply for permits and make payments online, as well as submit code enforcement complaints.

ADJOURNMENT

The meeting adjourned at 7:22 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Chairman

Attest:

Heather Glisson, Planning & Zoning Clerk