

# CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, MARCH 26, 2024 – 5:00 PM



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## MINUTES

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**The meeting was called to order at 5:01p.m. by Chairman Hall.**

Board Members Present: Board Member Henrietta Francis, Board Member Joshua Hobbs, Chairman Justin Hall

Board Members Absent: Board Member Brian Cook, Vice Chairman Josh Danley

Staff Members Present: Steve Kennedy, City Manager, Mike Null, Assistant City Manager, Michael Daniels, Development Services Director, Lyndie Knowles, Development Services Representative, Gabriel Barro, Staff Planner

### APPROVAL OF MINUTES

1. Approval of the Minutes of the February 27, 2024 Meeting

#### **Motion made to approve the minutes of the February 27, 2024 meeting**

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

*Motion passed.*

### PUBLIC HEARINGS

2. Ordinance O-11-2024 Form-Based Code

Director Michael Daniels presented the Ordinance O-11-2024 regarding the Form Based Code. Pat Tyjeski with Inspire Placemaking Collective present the Form Based Code to the Board.

Chairman Hall opened the public hearing.

Resident Daniel Jollota expressed his desire for more green space in the downtown area. Resident Kevin Hurley echoed his comments particularly as it relates to the current vacant lot adjacent to Spring Park which abuts his property. James Gay, a member of the Citizens Advisory Council, spoke regarding the use of styles reminiscent of the architecture of 1859-1950 and the preference for native plants to be used. Property owner Anthony Gorla noted that he didn't feel like he received enough notice prior to the hearing for this change. He also voiced concern on stormwater requirements. Resident Jane Jollota spoke sharing the same desire to keep the vacant lot as is and that building should not be so close to the park. Resident Van Royal voiced concern regarding the Transitional area and the setbacks,

stormwater and parking in the code. Developer Kelly Hartwig had a question on parcels with split zoning.

Staff and Inspire responded to these comments.

The public hearing was closed.

Board discussion followed.

**Motion was made to recommend approval of Ordinance 11-2024 Form Based Code to City Council.**

Motion made by Board Member Francis, Seconded by Board Member Hobbs.

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

*Motion passed*

3. Ordinance O-12-2024, regarding a City initiated Zoning Amendment from Central Business District, Gateway Corridor Commercial, Gateway Corridor Neighborhood, and Institutional to Form-Based Code.

Development Services Director Michael Daniels presented Ordinance O-12-2024. This is a companion ordinance to the previous ordinance. This would allow the parcels currently in the Form Based Code area currently zoned Central Business District, Gateway Corridor Commercial, Gateway Corridor Neighborhood, and Institutional to be moved to the Form Based Code zoning district.

Chairman Hall opened the public hearing.

Having no comments, the public hearing was closed.

**Motion made to recommend approval to City Council the Ordinance O-12-2024, regarding a City initiated Zoning Amendment from Central Business District, Gateway Corridor Commercial, Gateway Corridor Neighborhood, and Institutional to Form-Based Code.**

Motion made by Board Member Francis, Seconded by Board Member Hobbs.

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

*Motion passed*

4. AX-24-001 Annexation Application for the Truemont property, approximately 23.37 acres located at 4169 County Road 15A

Staff planner, Gabriel Barro, presented the Ordinance O-07-2024 for the annexation of the Truemont property which is approximately 23.37 acres located at 4169 County Road 15A.

Chairman Hall opened the public hearing.

The applicant John Mahoney along with property owner Andy Mathei spoke to their current and future plans of the property.

Board discussion followed.

With no further comments, the public hearing was closed.

**Motion was made to recommend approval to City Council Ordinance O-07-2024 for the annexation of the Truemont property which is approximately 23.37 acres located at 4169 County Road 15A.**

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

*Motion passed.*

5. Ordinance O-08-2024 regarding the Amendment of the Future Land Use and Rezoning of Parcel 016515-001-00, Truemont Property (FLUS-24-001 & ZON-24-002)

Future Land Use Amendment From: Industrial (County) To: Industrial

Zoning Amendment: From: Heavy Industrial (County) To: M-2 Industrial District

The presentation for the Small Scale Future Land Use Amendment and the Rezoning was included in the presentation by Gabriel Barro regarding the Annexation of the same parcel in Item #4.

Chairman Hall opened the public hearing.

Having no public comments, the public hearing was closed.

**Motion was made to recommend approval to City Council of Ordinance O-08-2024, to amend the Future Land Use of Parcel ID 016515-001-00 from Industrial (County) to Industrial and the approval of Ordinance O-09-2024, to amend the Zoning of Parcel ID 016515-001-00 from Heavy Industrial (County) to M-2 Industrial.**

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

*Motion passed.*

6. PUD Rezoning request for property located at the Southeast corner of US 17 and SR 16 for approximately 112 acres of parcel #016451-003-00 and 016451-000-00.

Zoning Amendment: from: C-2, General Commercial to: PUD, Planned Unit Development

Development Services Director Michael Daniels presented the rezoning request for the property located at the Southeast corner of US 17 and SR 16 for approximately 112 acres of parcel #016451-003-00 and 016451-000-00 from C-2 to PUD.

Chairman Hall opened the public hearing.

The applicant, Kelly Hartwig, was present. He is open to tabling the item until after a discussion with to address staff comments.

Resident, Van Royal spoke in support of the project.

Upon no further comments, the public hearing was closed.

Board discussion followed.

**Motion was made to table this item until the next regularly scheduled meeting to be held on April 23, 2024.**

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

7. Preliminary Plat and Improvement Plan for the development of 6 single-family lots on a portion of parcel #: 016515-008-00

Development Services Director, Michael Daniels presented the preliminary plat and improvement plan for the development of 6 single-family lots on a portion of parcel #: 016515-008-00 by Operation Lifeline.

Applicant, Erick Saks, was presented and explained the property in detail.

Resident Susan Jachimiec asked questions regarding the lot requirements on this property. She also expressed concerned that the lots are so close to access to the creek.

Staff responded and board discussion followed.

The public hearing was closed.

**Motion was made to recommend approval to City Council the Preliminary Plat and Improvement Plan for the development of 6 single-family lots on a portion of parcel #: 016515-008-00.**

Motion made by Board Member Hobbs, Seconded by Board Member Francis.  
Voting Yea: Board Member Francis, Board Member Hobbs, Chairman Hall Motion Passed

**BOARD BUSINESS**

Development Services Director Michael Daniels gave an update on the Live Local act, the Rivers House, the Walnut Street project and the Gustafson Park project.

Assistant City Manager, Mike Null, answered questions on the auditorium on the Augusta Savage Center and the pickleball courts.

**Chairman Hall adjourned the meeting at 7:15p.m.**

**NEXT MEETING:** Tuesday, April 23, 2024 at 5:00p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

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J. Justin Hall, Chairman

Attest:

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Lyndie Knowles, Development Services Rep.