

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, AUGUST 22, 2023 – 5:00 PM



MINUTES

The meeting was called to order at 5:00pm by Chairman Hall.

ROLL CALL

BOARD MEMBERS PRESENT: Board Member Brian Cook, Board Member Henrietta Francis, Board Member Joshua Hobbs, Chairman Justin Hall

ABSENT: Vice Chairman Josh Danley

STAFF MEMBERS PRESENT: Michael Daniels, Development Services Director, L.J. Arnold, III, City Attorney, Steve Kennedy, City Manager, Mike Null, Assistant City Manager, Lyndie Knowles, Development Services Representative

APPROVAL OF MINUTES

1. Motion was made to approve the minutes of the July 25, 2023 meeting.

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

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

PUBLIC HEARINGS

2. Small Scale Future Land Use Amendment and Rezoning for property located at the Southeast corner of US 17 and SR 16 for approximately 15 acres of parcel #016541-000-00.

Future Land Use Amendment: from: Mixed Use to: Industrial

Zoning Amendment: from: C-2, General Commercial to: M-2, Heavy Industrial

Michael Daniels, Development Services Director, presented the proposed Small Scale Future Land Use Amendment and Rezoning for property located at the Southeast corner of US 17 and SR 16 for approximately 15 acres of parcel #016541-000-00. It was noted that any future development would require a site development plan.

Chairman Hall opened the public hearing. David Smith was in attendance to represent the applicant. He presented several possible future plans for the property.

Chairman Hall closed the public hearing.

Motion was made to recommend approval on the Small Scale Future Land Use Amendment for the property located at the Southeast corner of US 17 and SR 16 for approximately 15 acres of parcel #016541-000-00.

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

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

Motion was made to recommend approval on the Rezoning for the property located at the Southeast corner of US 17 and SR 16 for approximately 15 acres of parcel #016541-000-00.

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

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

3. Small Scale Future Land Use Amendment and Rezoning for property located at the Southeast corner of US 17 and SR 16 for approximately 43.12 acres of a portion of parcel #016541-003-00.

Future Land Use Amendment: from: Mixed Use to: Industrial

Zoning Amendment: from: C-2, General Commercial to: M-2, Heavy Industrial

Michael Daniels, Development Services Director, presented the proposed Small Scale Future Land Use Amendment and Rezoning for property located at the Southeast corner of US 17 and SR 16 for approximately 43.12 acres of a portion of parcel #016541-003-00. It was again noted that any future development would require a site development plan. There will be a need to separate this parcel into two separate parcels.

Chairman Hall opened the public hearing. David Smith was in attendance to represent the applicant. He presented several possible industrial and commercial projects that could move into the property in the future and noted that they were working on a site development plan..

Chairman Hall closed the public hearing.

Motion was made to recommend approval on the Small Scale Future Land Use Amendment for property located at the Southeast corner of US 17 and SR 16 for approximately 43.12 acres of a portion of parcel #016541-003-00.

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

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

Motion was made to recommend approval on the Rezoning for property located at the Southeast corner of US 17 and SR 16 for approximately 43.12 acres of a portion of parcel #016541-003-00.

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

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

BOARD BUSINESS

The Board commended Michael Daniels, Development Services Director, for his work regarding the Pegasus lawsuit.

Mr. Daniels gave an update on the Rivers House project. The City is moving forward with an intent to bid. The primary focus is to removed the additions/accessory structures and make the property safe. City Attorney Jim Arnold noted that funds have been set aside by the City for the project and City Manager Steve Kennedy gave a brief history of the process thus far.

Board Member Cook asked about the idea that was brought forward in the past regarding the development of the property at Walnut Street and St. Johns Avenue. That process has not formally moved forward. Mr. Cook offered to help come up with ideas for that development.

Mr. Daniels referenced the Walnut project and the idea of phasing that project. Chairman Hall inquired on the bid process for that project. Assistant City Manager Mike Null stated that the City had put that out for bid and they received one bidder and the bid was much higher than originally anticipated. The City is currently working with that bidder. Phasing appears to be the best option at this time and the City is working on that plan at this time and will be presenting that to Council soon.

ADJOURNMENT The meeting was adjourned by Chairman Cook at 6:03pm.

NEXT MEETING: TUESDAY, SEPTEMBER 26, 2023 AT 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA

James J. Hall, Chairman

Attest:

Lyndie Knowles, Development Services Rep.