

# CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, APRIL 23, 2024 – 5:00 PM



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## AGENDA

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### GENERAL INFORMATION

Anyone wishing to address the Planning and Zoning Board regarding any topic on this evening's agenda is requested to complete a card available at the Clerk's desk. Speakers are respectfully requested to limit their comments to three (3) minutes.

The Planning and Zoning Board prohibits the use of cell phones and pagers which emit an audible sound during all meetings with the exception of Law Enforcement, Fire and Rescue, or Health Care Professionals on call. Persons in violation will be requested to leave the meeting.

### ROLL CALL

### APPROVAL OF MINUTES

1. Approval of the Minutes of the March 23, 2024 Meeting

### PUBLIC HEARINGS

2. Ordinance O-14-2024 regarding the proposed zoning of a portion of Parcel 016564-002-00 for approximately 6.03 acres  

|                  |                          |
|------------------|--------------------------|
| Zoning Amendment | From: Unzoned            |
|                  | To: M-1 Light Industrial |
3. Ordinance # O-10-2024 for a 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 |
4. Ordinance O-13-2024 Form-Based Code Companion Ordinance

### ACTION ITEMS

5. River Oaks Site Development Plan for property located on the south side of the 800 block of Cooks Lane for approximately 8.88 acres of parcel #016564-002-00.
6. Site Development Plan for the Development of Gustafson Park to the East of County Road 15A on a portion of parcel 016515-008-01

- 7. Review of a Site Development Plan for the Clay County Fire Station at 1305 Idlewild Avenue

**BOARD BUSINESS**

Board Discussion / Comments

Staff Comments

**ADJOURNMENT**

**NEXT MEETING: TUESDAY, MAY 28, 2024 AT 5:00PM**

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Minutes of the Planning & Zoning Board Meeting can be obtained from the City Clerk’s office. The Minutes are recorded, but are not transcribed verbatim.

Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

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**ADA NOTICE**

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In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk’s office no later than 5:00 p.m. on the day prior to the meeting.

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**EXPARTE COMMUNICATIONS**

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Planning and Zoning Board member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Planning and Zoning Board. The exchanges must be disclosed by the Planning and Zoning Board.