

# 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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## 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 February 27, 2024 Meeting

### PUBLIC HEARINGS

2. Ordinance O-11-2024 Creation of Form-Based Code
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.
4. Annexation Application for the Truemont property, approximately 23.37 acres located at 4169 County Road 15A (AX-24-001)
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: Light Industrial (County) To: M-2 Industrial District
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. (PUD-24-001)  
  
Zoning Amendment: from: C-2, General Commercial to: PUD, Planned Unit Development
7. Preliminary Plat and Improvement Plan for the development of 6 single-family lots on a portion of parcel #: 016515-008-00 (PLIP-23-004)

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**ACTION ITEMS****BOARD BUSINESS**

Board Discussion / Comments

Staff Comments

**ADJOURNMENT**

**NEXT MEETING: TUESDAY, APRIL 23, 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**

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.