

# CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, JUNE 27, 2023 – 5:00 PM



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## MINUTES

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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 Minutes from the June 6, 2023 Meeting

*Motion to approve the minutes of the June 6, 2023 meeting.*

*Motion made by Board Member Francis, Seconded by Vice Chairman Danley.*

*Voting Yea: Board Member Francis, Board Member Hobbs, Vice Chairman Danley,  
Chairman Hall*

### PUBLIC HEARINGS

2. Small Scale Future Land Use Amendment and Rezoning Request for property located in the 1300 Block of Energy Cove Court for approximately 3.6 acres.

Future Land Use Amendment: from: Mixed Use

to: Industrial

Zoning Amendment: from: R-3, Residential High Density

to: M-2, Heavy Industrial

Michael Daniels, Development Services Director, presented the request to the board.

Chairman Hall opened the public hearing.

Janis Fleet, agent for the applicant, spoke in support for the change.

Connie Croston received a resident letter and expressed concern that Cooks Lane would be used as a cut through and that the planned project would increase large vehicle traffic on Cooks Lane.

Mr. Daniels pointed out that this is only rezoning the portion of the parcel that fronts on Energy Cove Court and Cooks Lane should not be affected. The portion that fronts on Cooks Lane will remain R-3.

The Board discussed whether trucks could be discouraged to use Cooks Lane by signage or speed bumps. It was noted that it could be looked into but that it would have to be a joint effort between the City and the County as they both own portions of the roadway.

*Motion was made to recommend approval to City Council approval of Ordinance O-20-2023 to amend the Future Land Use of the property described therein from Mixed Use to Industrial.*

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

*Motion was made to recommend approval to City Council approval of Ordinance O-21-2023 to rezone the property described therein from R-3 Multifamily Residential to M-2 Heavy Industrial.*

*Voting Yea: Board Member Francis, Board Member Hobbs, Vice Chairman Danley,  
Chairman Hall*

3. Ordinance O-23-2023 regarding proposed Landscape Ordinance Revisions

Chris Gay, chairman of the Citizens Advisory Council, presented on the changes his committee proposed, including the update of using the UF/IFAS Florida-Friendly Landscaping™ database which is a living document that is maintained by the University of Florida, the need for a procedure to protect certain trees on private & commercial property, and updating the process for tree replacement for land development.

The board agreed that using the database sounds like a more reasonable idea. They also expressed concerns that petitioning to protect a tree on someone else's private property could infringe on private property owner rights and that would have to be reviewed further.

As an alternative, Michael Daniels, proposed the idea of gathering property owners along a particular roadway and declaring those “canopy roadways”. He stated that more review would need to be completed so staff recommends that the Ordinance be tabled at this time to be brought back to the board at the next meeting.

*Motion was made to table ordinance O-23-2023 to the July 25th Planning Commission meeting.*

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

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**ACTION ITEMS**

4. Review of a Site Development Plan for the Knight Center located at 1201 Orange Avenue

Michael Daniels, Development Services Director, presented the site development plan and recommended that the plan be approved contingent on the staff comments made to the applicant.

Kelly Hartwig, agent for the property owner, went into further detail on the project showing floor plans and renderings of the proposed office building.

Chairman Hall inquired about the type of landscaping that will be planted. Mr. Hartwig detailed the landscape plans. He also expressed dismay that the requirements made by the PUD & DOT leave no other choice but to remove a large Live Oak. City Attorney Arnold noted it may be possible to amend the PUD requirements and Mr. Hartwig would not be willing to delay construction for that.

The property owner, Brian Knight, addressed the board to let the Board know about Pragmatic Works, his training business that will be moving into the building. The new building will allow them to double their work staff.

Board Member Hobbs inquired if there are any gas storage tanks still underground. Mr. Hartwig stated that it had been remediated years ago so that it no longer an issue.

Board Member Hobbs then inquired if having a signal installed by FDOT would be an option. Mr. Daniels stated that typically, a signal is not considered under after the need is in place. It has been included in the City's corridor study. A warrant to install a signal may be a future possibility.

*Motion was made to approve the Knight Center Site Development subject to staff comments.*

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

**BOARD BUSINESS**

Michael Daniels sent out some information from City Attorney, Jim Arnold, regarding the Live Local Act for the board to review as it may affect projects in the future. He asked them to review the document and direct any questions to Mr. Arnold or it can be discussed at a later meeting. This Live Local Act goes into effect on July 1, 2023.

**ADJOURNMENT** at 6:26 by Chairman Hall.

**NEXT MEETING: TUESDAY, JULY 25, 2023 AT 5:00PM**

CITY OF GREEN COVE SPRINGS, FLORIDA

  
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J. Justin Hall, Chairman

Attest:



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Lyndie Knowles, Development Services Rep.