

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, OCTOBER 26, 2021 – 5:00 PM



MINUTES

ROLL CALL

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

PRESENT

Chairman Henrietta Francis
Vice Chair Gary Luke
Board Member Brian Cook
Board Member Justin Hall
Board Member Richard Hobbs (5:08pm)

APPROVAL OF MINUTES

1. *Review and approval of the minutes for the September 28, 2021 meeting.*

Motion to approve the minutes for the September 28, 2021 meeting.

Motion made by Board Member Hall, **Seconded** by Vice Chair Luke. **Voting Yea:**
Chairman Francis, Vice Chair Luke, Board Member Cook, Board Member Hall

Motion passes 4-0.

PUBLIC HEARINGS

2. *Future Land Use Amendment from Commercial High Intensity and Institutional to Central Business District (CBD) and a Rezoning request from Gateway Corridor Commercial to CBD for approximately 1.23 acres for property located at 310 S. Orange Avenue*

Mr. Daniels presented the applications for the future land use amendment and rezoning of the property.

City Attorney Arnold asked about the number of public hearings, to which Mr. Daniels confirmed there would be two - one for the future land use and one for the zoning.

Vice Chair Luke inquired about the potential parking problem. Mr. Daniels explained how satisfying parking will work.

Board Member Cook inquired about the parking study and if developments like this would be included.

Mr. Daniels explained the developer would be required to meet their parking, disregarding the parking study.

Chair Francis opened the public hearing for the future land use.

Kelly Hartwig, 3420 Wall Rd, presented as applicant. He introduced the owners, Brian and Jennifer Knight, as well as the architects. The architects explained their process - trying to emulate the rhythm of the City. The architects explained the elevations to the Board. Mr. Johnson described the importance of contextual sensitivity to the property owners and the importance of creating a site unique to Green Cove Springs that flows with the existing character.

Mr. Daniels inquired what projects the architects had worked on in the past. Mr. Johnson explained he had worked on 1661 in Five Points, near Black Sheep and the Publix.

Board Member Hall commented on the height of the tower and what would be visible from it. He commended the ample space between the building and US 17. Mr. Hartwig noted there is 6' of green space and 15' of pavers.

Chair Francis invited the property owners to speak. Brian and Jennifer Knight, 687 Arthur Moore Drive. Mr. Knight explained they wanted to give back through a new business opportunity; they were looking to replicate the image of Walnut Street and get a really good restaurant.

Chair Francis closed the public hearing.

Motion to recommend to City Council the approval of Ordinance O-20-2021, to amend the Future Land Use of the property described therein from Commercial High Intensity and Institutional to Central Business District.

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

Motion passes 5-0.

Chair Francis opened the public hearing for the zoning.

Upon there being no additional public comment, Chair Francis closed the public hearing.

Motion to recommend to City Council the approval of Ordinance O-21-2021, to amend the Zoning of the property described therein from Gateway Corridor Commercial to Central Business District.

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

Motion passes 5-0.

Board Member Hobbs asked if the property behind the Shell was available. Mr. Hartwig indicated it is not.

Board Member Cook inquired when they hope to break ground. Mr. Hartwig indicated they hope to do so in February or March.

ACTION ITEMS

3. ***Review of Site Development application for The Vineyard Transitional Center located at 518 N Pine Ave***

Mr. Daniels presented the application.

The Board discussed the responsible party.

There being no questions, Chair Francis called for a motion.

Motion to recommend to City Council the approval of Vineyard Transitional Center Site Development Plan on the condition that the site plan is revised to address the outstanding staff comments prior to the approval by City Council.

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

Motion passes 5-0.

BOARD BUSINESS

STAFF COMMENTS

Mr. Daniels provided the Board an update on the Walnut Streetscape Design project. He presented existing / proposed cross sections which have currently been designed by S&ME and are in discussion with staff and Council members.

Board Member Cook asked Mr. Kennedy if there's anything we can do to improve the businesses attracted to Walnut Street. Mr. Kennedy informed the Board of pending projects related to utilities on that block that will level the street out. Such a project is being funded by ARP funds.

Board Member Cook - How do you encourage property owners on Walnut Street to participate?

Mr. Kennedy expressed belief that the vision and improvements being made would invite new business to the areas.

Board Member Hall mentioned the mid-block crossing would be especially good if it were raised to encourage slower traffic.

Board Member Cook inquired about what it takes to have a Community Redevelopment Agency (CRA). Mr. Daniels explained what a CRA is and that the staff is in discussions with the County at this time to consider a CRA.

Mr. Daniels explained the next steps in the Walnut Streetscape Design.

Chair Francis commended Mr. Kennedy and staff on the work being done to improve Green Cove Springs - for the vision and thought staff have put into projects in progress.

Board Member Hall asked about the transition east on Walnut Street toward Clay Theatre.

Board Member Cook inquired about St. Vincent Medical Center. Mr. Kennedy informed the Board that the City requested the property owner wait until December 5 due to the Christmas Parade as the property is used for staging for the city event. Otherwise, the property owner appears to be ready to move forward with demolition.

Mr. Daniels let the board know the Comprehensive Plan transmittal and three site plans at

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:53 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Henrietta Francis, Chairman

Attest:

Heather Glisson, Planning & Zoning Clerk