

CITY OF GREEN COVE SPRINGS CITY COUNCIL SPECIAL SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
THURSDAY, AUGUST 26, 2021 – 6:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag – **Council Member Royal**

Roll Call

COUNCIL MEMBERS PRESENT: Mayor Ed Gaw, Vice Mayor Matt Johnson, Council Member Steven Kelley Council Member Van Royal

COUNCIL MEMBERS ABSENT: Council Member Connie Butler

PLANNING & ZONING BOARD MEMBERS PRESENT: Chairman Henrietta Francis, Board Member Brian Cook, Board Member Justin Hall

PLANNING & ZONING BOARD MEMBERS ABSENT: Board Member Richard Hobbs, Vice Chair Gary Luke

STAFF MEMBERS PRESENT: L.J. Arnold, III, City Attorney, Steve Kennedy, City Manager, Michael Daniels, Development Services Director, Heather Glisson, Planning Technician, Kimberly Thomas, Executive Assistant

Mayor to call on members of the audience wishing to address the Council on matters not on the Agenda. No comments.

COUNCIL BUSINESS

1. City Council and Planning Commission review and discussion of the 2045 Comprehensive Plan Update. ***Pat Tyjeski, S&ME; Michael Daniels.***

Development Services Director, Michael Daniels speaks to the Council and Planning and Zoning Board advising the purpose of tonight's meeting. Mr. Daniels introduces Pat Tyjeski with S&ME.

Ms. Tyjeski presents and shows the Council and Planning and Zoning Board what the update to the Comp Plan will look like.

- a. Purpose
- b. Public Input
- c. Critical Findings
- d. Recommended Changes

- ~ Future Land Use
- ~ Transportation
- ~ Housing
- ~ Public Facilities
- ~ Conservation
- ~ Recreation & Open Space
- ~ Intergovernmental Coordination
- ~ Capital Improvements
- ~ Economic Development
- ~ Private Property Right

Mayor Gaw and Board Member Cook discuss concerns about traffic and the transportation level of service.

Council Member Royal speaks about incentivize development and brining in businesses to the City.

Mayor Gaw expresses concern about the limited amount of time for the downtown project. Ms. Tyjeski advises moving forward with the project can start before the Comp Plan update is complete.

Council Member Kelley is concerned the growth of Reynolds Parks will take away from the downtown area.

Council and Planning and Zoning Board discussion about growth and development follows.

City Manager, Steve Kennedy advises development is coming regardless and we need to prepare and help guide it.

Board Member Cook questions the priorities for short term, medium term, and long term. Mr. Cook also questions what the City can afford to put off for long term.

Council Member Royal speaks concerning the Downtown Master Plan and advises it is important.

Chairman Francis points out that many of the concepts spoken about are already in the packet.

Vice Mayor Johnson supports the plan. It is a vision of what can be done to attract people to the City.

Council and Planning and Zoning Board discussion on impact fees and mobility fees.


e. Next Steps

Development Services Director, Michael Daniels advises that we can move forward with the Walnut Street Design Update. While also exploring options for a moratorium discussion.

Adjournment

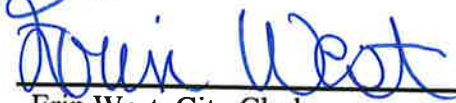
There being no further business to come before the City Council, the meeting was adjourned at 8:54 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA



Edward R. Gaw, Mayor

Attest:



Erin West, City Clerk

