

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, NOVEMBER 28, 2023 – 5:00 PM



MINUTES

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

Board Members Present: Board Member Brian Cook, Board Member Joshua Hobbs, Vice Chairman Josh Danley, Chairman Justin Hall

Board Member Absent: Board Member Henrietta Francis

Staff Members Present: L.J. Arnold, III, City Attorney, Steve Kennedy, City Manager, Michael Daniels, Development Services Director, Lyndie Knowles, Development Services Representative

APPROVAL OF MINUTES

1. **Approval of Minutes from October 24, 2023**

Approval of the Minutes from the October 24, 2023 Meeting.

Motion was made to approve the minutes from the October 24, 2023 meeting.

Motion made by Board Member Cook, Seconded by Board Member Hobbs.

Voting Yea: Board Member Cook, Board Member Hobbs, Vice Chairman Danley, Chairman Hall

PUBLIC HEARINGS

2. **Special Exception Request for a Home Occupation for Art / Sculpting Business, located at 301 Green Street.**

Development Services Director Michael Daniels presented staff comments regarding the request for a special exception for a home occupation for an art business at 301 Green Street.

Ms. Christina Bonner spoke on behalf of the applicant and shared that she thought it would be a positive addition to the neighborhood.

Board discussion followed with applicant, Angela Hindle

Motion was made to approve the special exception for a home occupancy at 301 Green Street.

Motion made by Board Member Cook, Seconded by Board Member Hobbs.

Voting Yea: Board Member Cook, Board Member Hobbs, Vice Chairman Danley, Chairman Hall

3. **Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District**

Development Services Michael Daniels presented Ordinance O-36-2023 to add street walls as an alternative design standard in the Gateway Corridor District.

Board discussion followed.

Motion made to recommend approval City County for Ordinance O-36-2023 to add street walls as an alternative design standard in the Gateway Corridor District.

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

BOARD BUSINESS

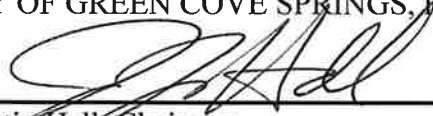
There was further board discussion with staff regarding updates on the Walnut Street project, the Rivers House and other Downtown Master Plan projects.

In addition, Mr. Daniels presented information regarding the plan to begin the citywide tree survey project. Any board members who would like to volunteer to assist would be welcome to join the effort.

The meeting was adjourned at 5:35pm.

NEXT MEETING: Tuesday, January 23, 2024 at 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA



J. Justin Hall, Chairman

Attest:



Lyndie Knowles, Development Services Rep.