

CITY OF GREEN COVE SPRINGS COMMUNITY REDEVELOPMENT AGENCY

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
THURSDAY, APRIL 04, 2024 – 10:00 AM



Anyone wishing to address the Community Redevelopment Agency regarding any topic on this agenda is requested to complete a card available at the city clerk's desk. Speakers are respectfully requested to limit their comments to three (3) minutes.

The CRA prohibits the use of cell phones and other electronic devices which emit an audible sound during all meetings with the exception of law enforcement, fire and rescue or health care providers on call. Persons in violation may be requested to leave the meeting

AGENDA

Call to Order

Roll Call

Chairman to call on members of the audience wishing to address the Agency on matters not on the agenda.

ACTION ITEMS

- [1.](#) Approval of Minutes of January 25, 2024 Meeting
- [2.](#) Approval of Minutes of March 7, 2024 CRA Special Session
- [3.](#) Election of Seat 5
- [4.](#) Reorganization of CRA

DISCUSSION ITEMS

- [5.](#) Stormwater Analysis
- [6.](#) Public Art Strategies March 7, 2024 Special Session Recap

BOARD BUSINESS

NEXT MEETING: July 2024 - TBD

Adjournment

The Community Redevelopment Agency meets quarterly beginning at 10:00a.m., unless otherwise scheduled. Meetings are held in City Hall at 321 Walnut Street.

The City may take action on any matter during this meeting, including items that are not set forth within this agenda.

Minutes of the Community Redevelopment Agency meetings can be obtained from the City Clerk's office.

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.

PUBLIC PARTICIPATION:

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

CITY OF GREEN COVE SPRINGS COMMUNITY REDEVELOPMENT AGENCY

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
THURSDAY, JANUARY 25, 2024 – 10:00 AM



MINUTES

Call to Order

Chairman Timberlake called the meeting to order at 10:03am.

Roll Call

Community Redevelopment Agency Members Present: Commissioner Heather Boucher, Vice Chairman Van Royal, Chairman Mitch Timberlake

Members Absent: Commissioner Kristen Burke, Commissioner Andrea Vallencourt

Staff Present: Gabriel Barro, Planner, Lyndie Knowles, Development Services Representative, Michael Daniels, Development Services Director, Jim Arnold, City Attorney, Mike Null, Assistant City Manager, Steve Kennedy, City Manager

APPROVAL OF MINUTES

1. Motion made to approve the minutes from the November 14, 2023 meeting.

Motion made by Commissioner Boucher, Seconded by Vice Chairman Royal.

Voting Yea: Commissioner Boucher, Vice Chairman Royal, Chairman Timberlake

DISCUSSION ITEMS

2. Creative Strategies for Public Art

Michael Daniels, Development Services Director, introduced Alisa Burleson with the City of Fort Walton Beach to provide a presentation on Creative Strategies for Public Arts. Ms. Burleson shared her presentation and discussion followed.

It was noted that funds may be available from Clay County Tourism and meeting has been scheduled regarding Public Art with the County.

3. City Website and Statutory Requirements

Michael Daniels, Development Services Director, presented the need for statutory requirements and shared the updates to the City website with the addition of the Community Redevelopment Agency page which will continue to be updated.

ACTION ITEMS

3. Review of the CRA Bylaws

Motion to approve the by-laws with the proposed changes by City Attorney, Jim Arnold.

Motion made by Vice Chairman Royal, Seconded by Commissioner Boucher.

Voting Yea: Commissioner Boucher, Vice Chairman Royal, Chairman Timberlake

BOARD BUSINESS

Vice Chairman Royal inquired on the Walnut Street project signage. Assistant City Manager Null gave an update on the signage which will be installed soon.

City Attorney Arnold presented the idea of the CRA sponsoring art showings featuring resident-owned/locally-owned art.

Mr. Daniels introduced our new staff planer, Gabriel Barro.

Adjournment

Chairman Timberlake adjourned the meeting at 11:18am.

CITY OF GREEN COVE SPRINGS, FLORIDA

Roy M. Timberlake, Jr., Chairman

Attest:

Lyndie Knowles, Development Services Rep.

CITY OF GREEN COVE SPRINGS CRA SPECIAL SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
THURSDAY, MARCH 07, 2024 – 6:00 PM



Item 2.

MINUTES

Call to Order

Chairman Timberlake called the meeting to order at 6:00pm.

Roll Call

Community Redevelopment Agency Members Present: Commissioner Heather Boucher, Commissioner Andrea Vallencourt, Chairman Mitch Timberlake

Members Absent: Commissioner Kristen Burke, Vice Chairman Van Royal

Staff Present: Gabriel Barro, Planner, Lyndie Knowles, Development Services Representative, Michael Daniels, Development Services Director, Jim Arnold, City Attorney, Mike Null, Assistant City Manager, Steve Kennedy, City Manager

BOARD BUSINESS

1. Clay County Tourism Strategic Plan - Arts & Culture Presentation

Michael Daniels, Development Services Director, gave a brief overview of the Community Redevelopment Agency and the presentation presented during the previous meeting regarding creative Strategies for Public Art by Alisa Burleson with the City of Fort Walton Beach.

Kimberly Morgan, Director of Tourism & Film Development with the Clay County Board of County Commissioners, presented on the County's Strategic Plan as it relates to Arts and Culture. She was joined by Mary Canfield, Clay County's Director of Library Services.

After the presentation, members of the local art community and the Commissioners gave their thoughts on the addition public art in the Downtown Core.

Adjournment

Chairman Timberlake adjourned the meeting at 7:35pm.

CITY OF GREEN COVE SPRINGS, FLORIDA

Roy M. Timberlake, Jr., Chairman

Attest:

Lyndie Knowles, Development Services Rep.



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Community Redevelopment Agency **MEETING DATE:** April 4, 2024
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Stormwater Analysis *Michael Daniels*

BACKGROUND

The City has hired Erin Rothman, with Manzana City Inc. as part of working with Smart North Florida to provide stormwater analysis both Citywide and in the downtown area. The following objectives of the project are set forth below:

- Complete a high-resolution imperviousness analysis to ensure that per-property stormwater utility fees are fair and equitable.
- Evaluate surface and stormwater flow conditions citywide and within a portion of the city that will be rezoned based on a form-based code (FBC) to evaluate potential locations of additional stormwater storage capacity.
- Evaluate current, zoned, and proposed imperviousness allowances within the FBC Area to evaluate the potential need for and location of additional stormwater storage capacity.

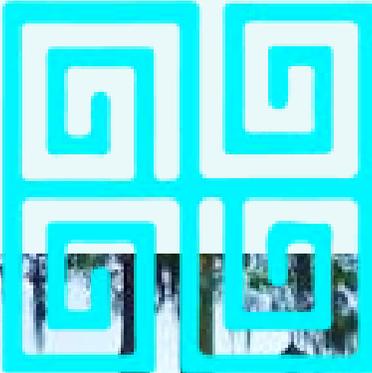
The analysis is still ongoing but staff has invited Ms. Rothman to present her analysis to this point to the CRA board to discuss the benefits of the analysis in the downtown area and how it can be implemented within the CRA upon completion.



Stormwater Analysis Green Cove Springs, FL

Status Update
February 9, 2024

Erin K Rothman, Managing Director
Manzana City Inc





Green Cove Springs, FL

Project Objectives:

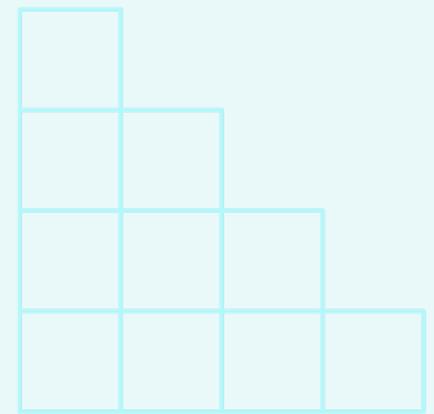
- Complete a high-resolution imperviousness analysis to ensure that per-property stormwater utility fees are fair and equitable.
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- Evaluate current, zoned, and proposed imperviousness allowances within the FBC Area to evaluate the potential need for and location of additional stormwater storage capacity.



Impervious Surface Analysis

Tasks Completed:

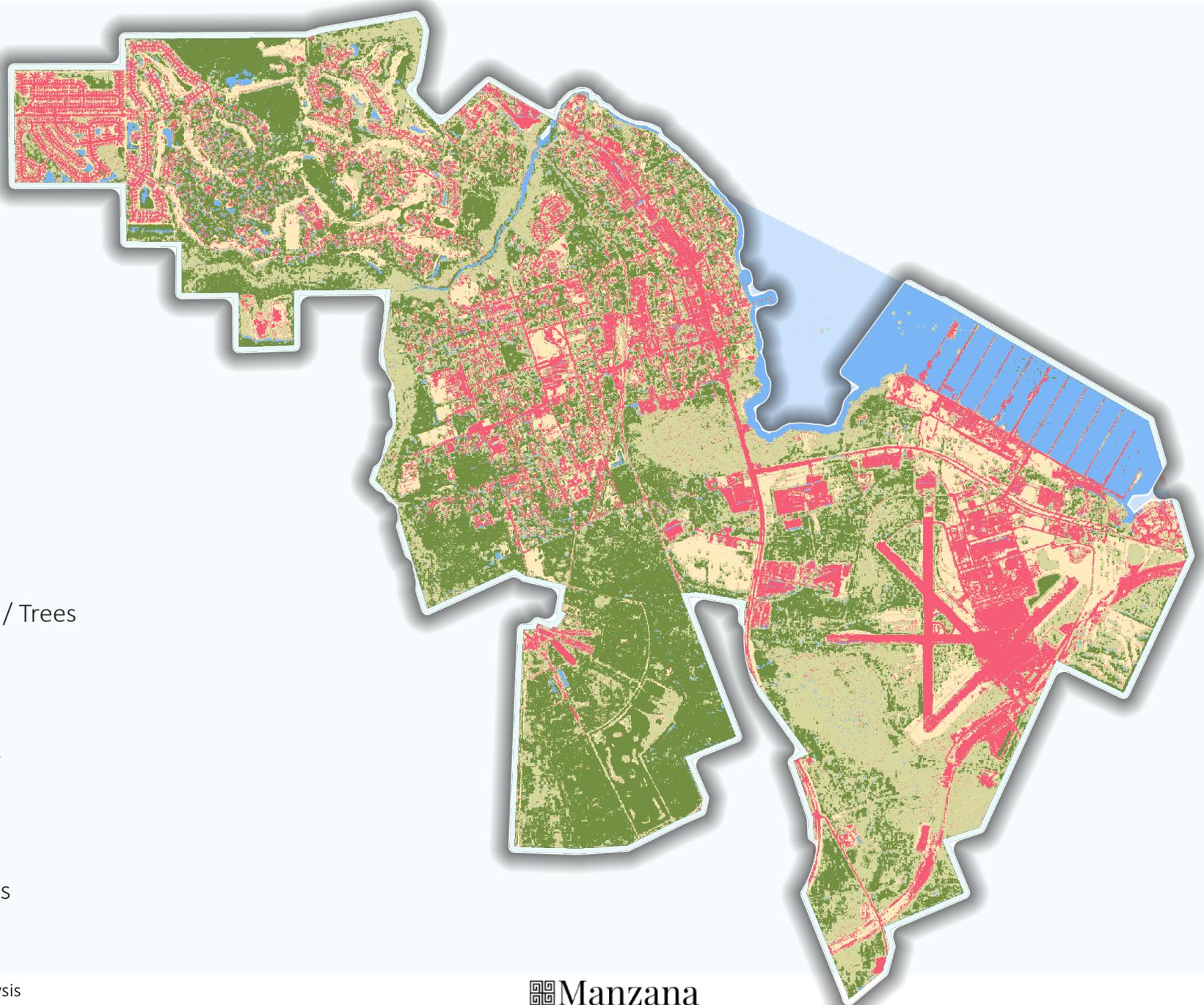
- Calculate high-resolution impervious surface per parcel
- Calculate runoff per parcel in the FBC Area
- Determine impact of revised zoning and new development on imperviousness/runoff volume in the FBC Area



High-Resolution Imperviousness Analysis

Item 5.

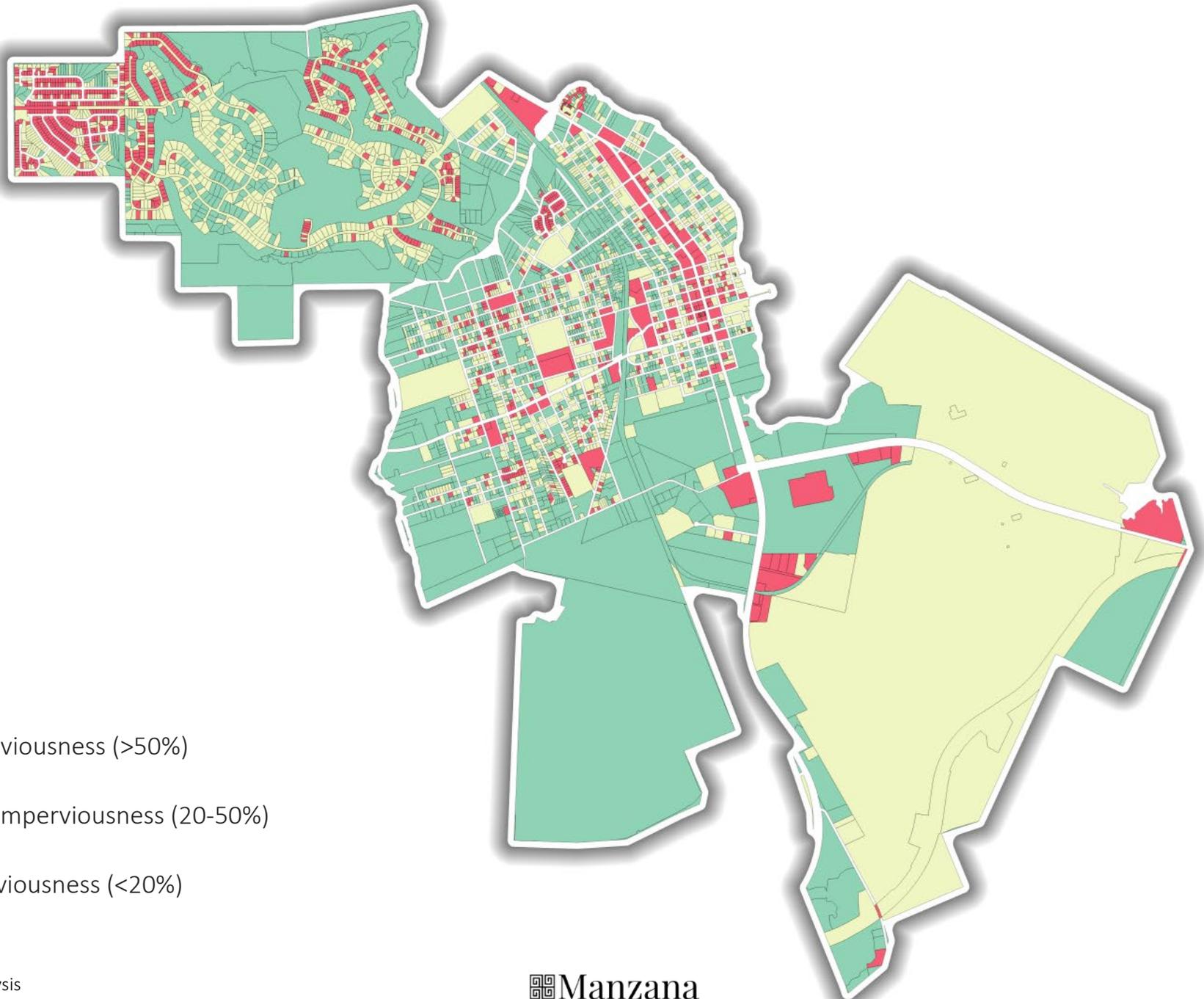
- Vegetation / Trees
- Wetlands
- Impervious
- Water
- Bare / Grass



High-Resolution Imperviousness Analysis

Item 5.

-  High Imperviousness (>50%)
-  Moderate Imperviousness (20-50%)
-  Low Imperviousness (<20%)



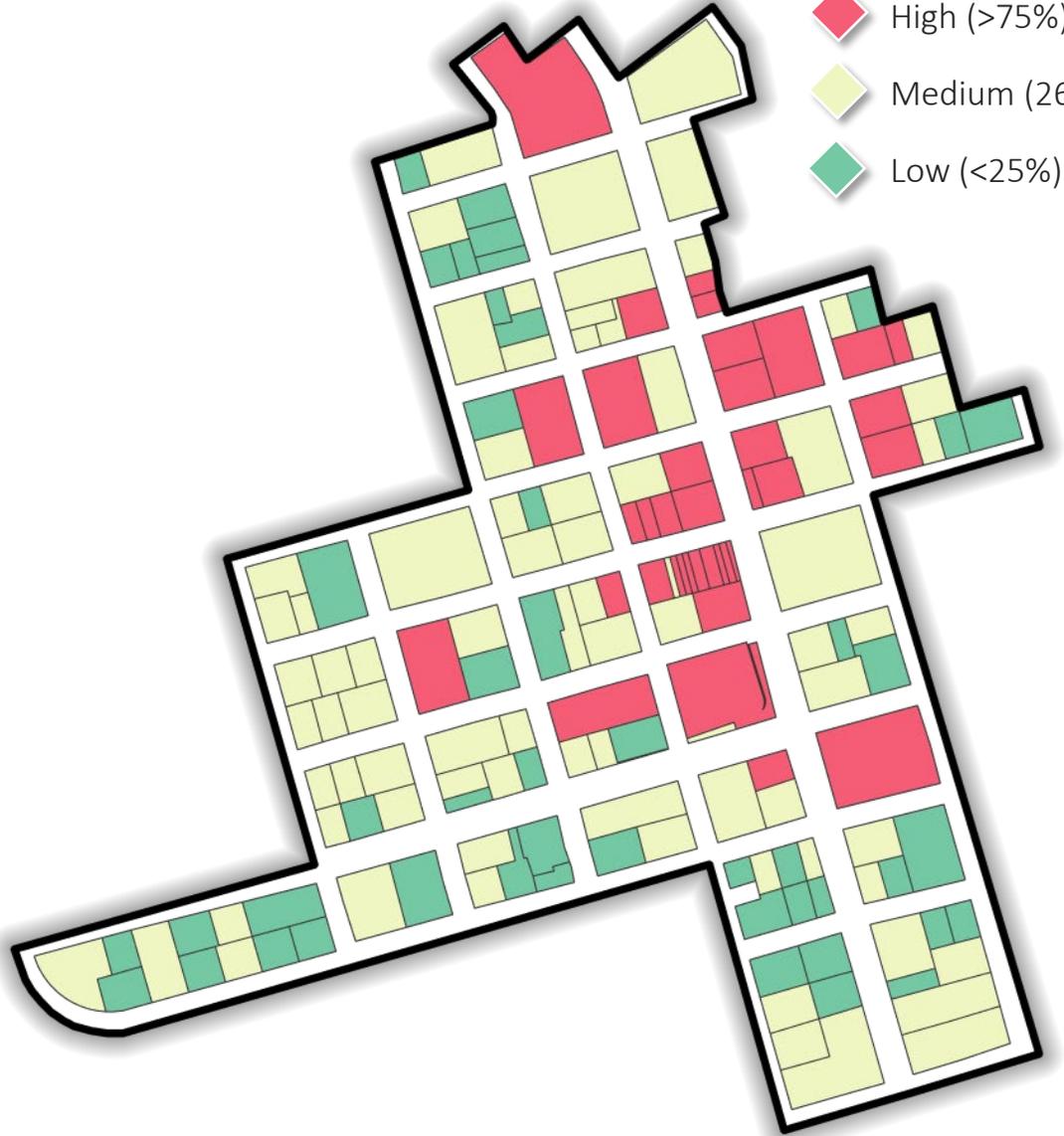
High-Resolution Imperviousness Analysis in Proposed FBC Area

◆ Impervious Surface



Actual Imperviousness (per parcel - %) Item 5.

- ◆ High (>75%)
- ◆ Medium (26 – 75%)
- ◆ Low (<25%)



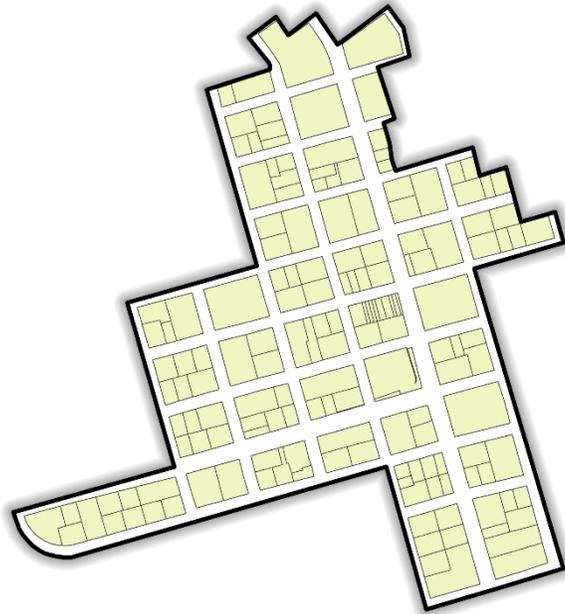
Change in Imperviousness in the FBC Area

FBC Area
imperviousness is
higher

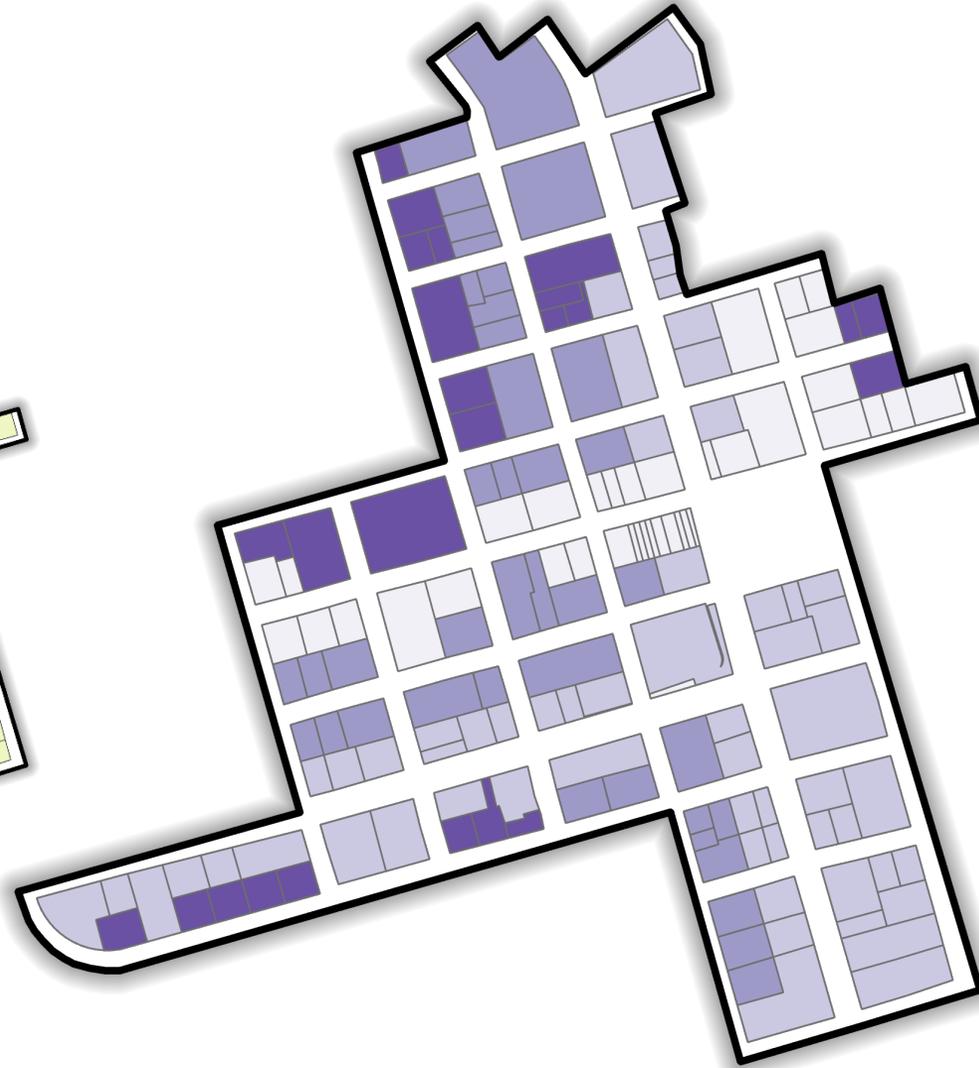


Standard zoning
imperviousness is
higher

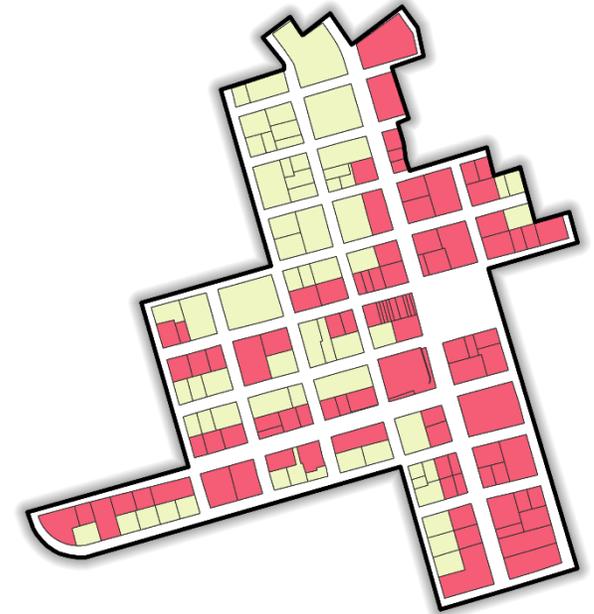
Standard Zoning



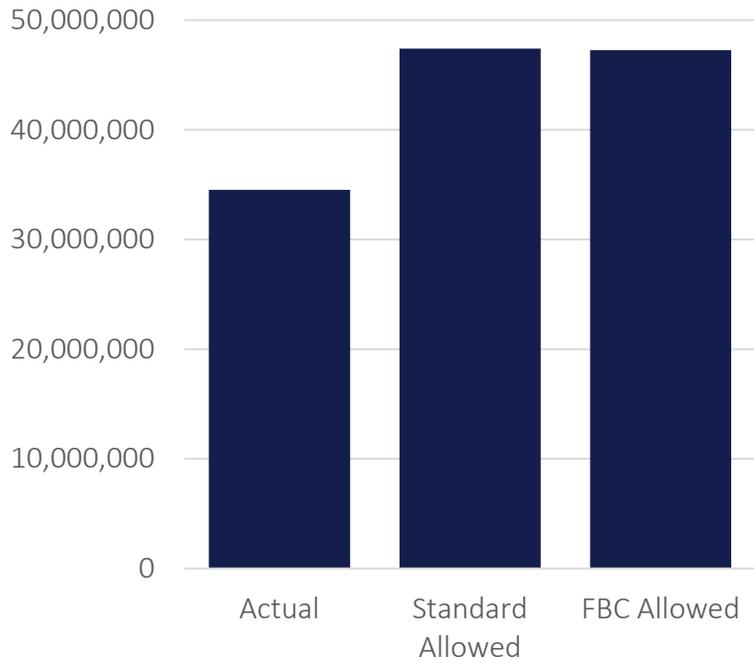
Medium Imperviousness
(all zones in the FBC area
currently allow 70%
imperviousness)



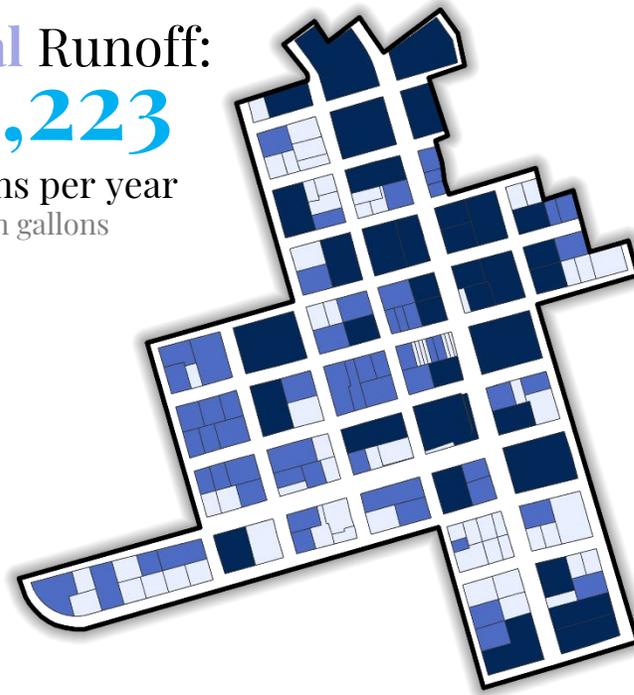
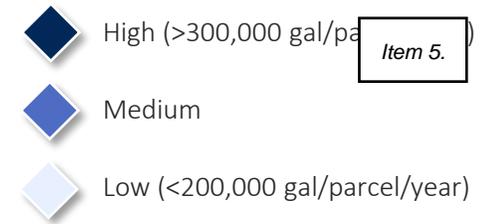
FBC Zoning



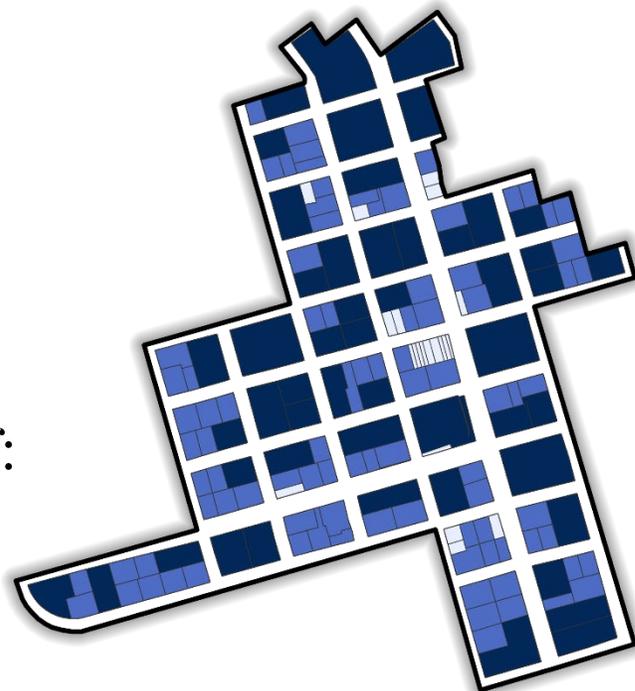
High Imperviousness (>75%)
Medium Imperviousness (26 – 75%)



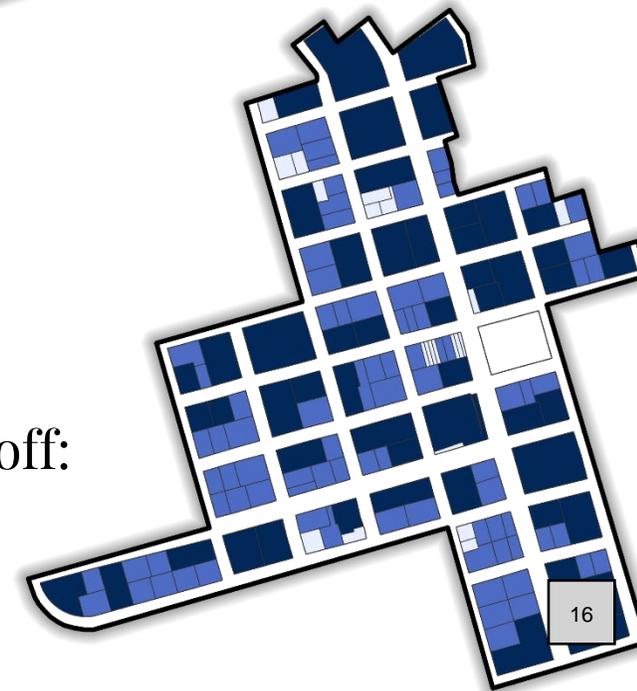
Total **Actual** Runoff:
34,530,223
 millions of gallons per year
 (Range: 0 – 1.7 million gallons per parcel per year)



Standard Zoning
 Total **Allowed** Runoff:
47,413,885
 millions of gallons per year
 (Range: 7,000 – 1.4 million gallons per parcel per year)



FBC Zoning
 Total **Allowed** Runoff:
47,263,153
 millions of gallons per year
 (Range: 8,000 – 1.4 million gallons per parcel per year)

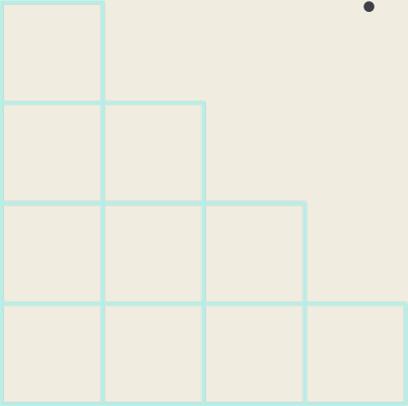


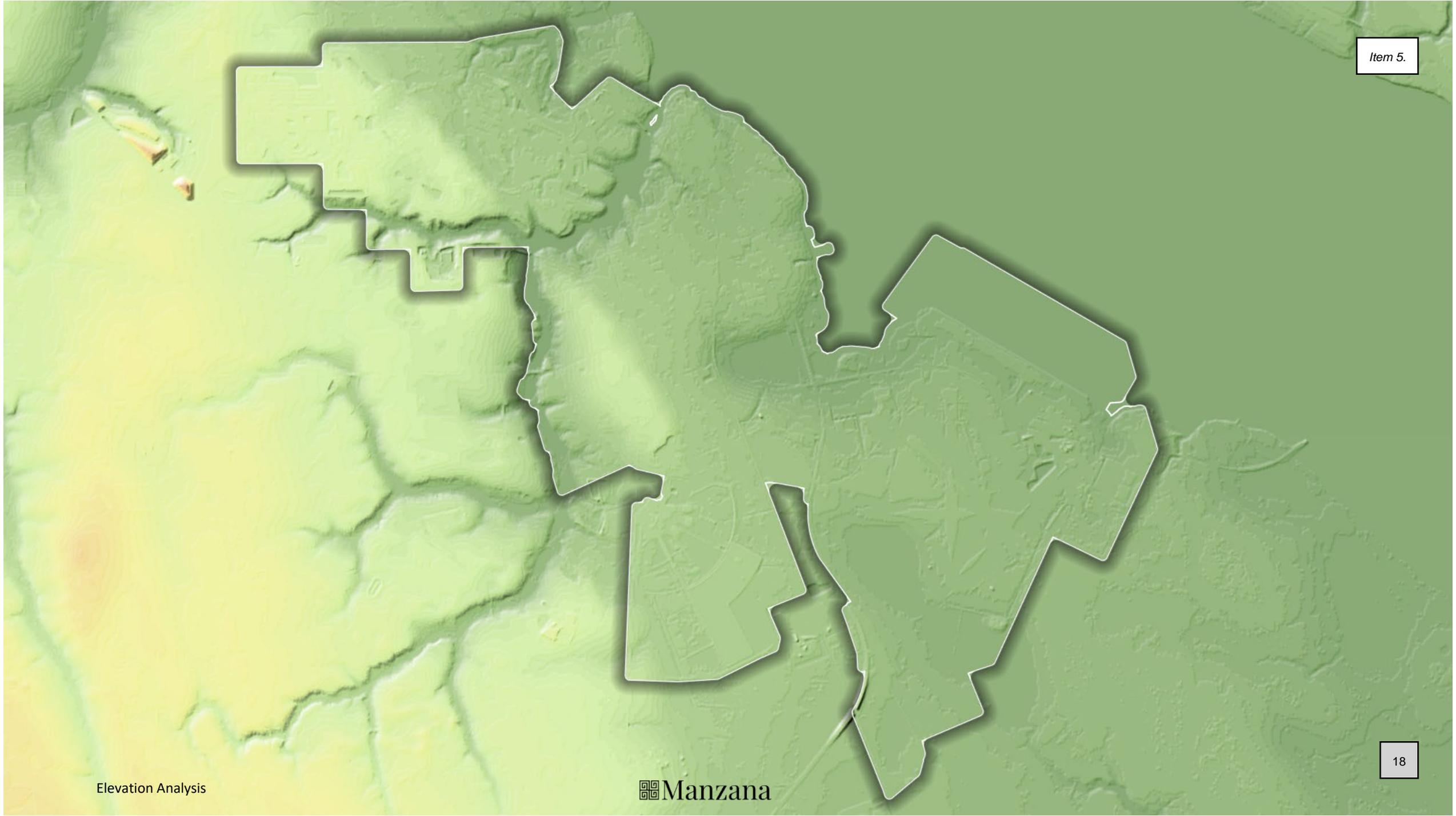
Item 5.

Elevation Analysis

Tasks Completed:

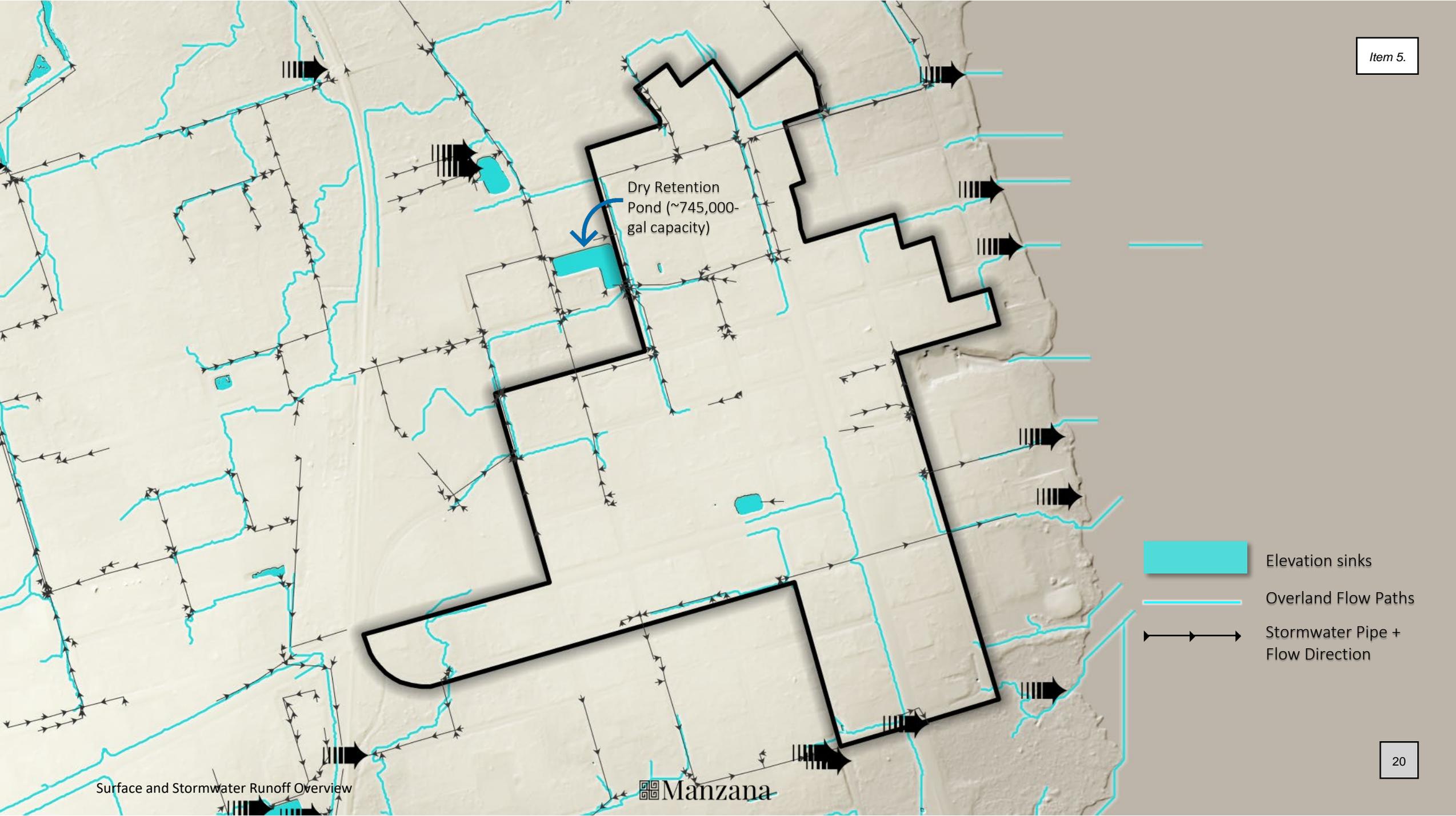
- Calculated elevation sinks across city
- Calculated flow paths across city
- Completed a more detailed analysis of the FBC Area
- Submitted cost/scope to complete stormwater model





This map identifies elevation sinks—areas where water collects without a natural outlet—and flow paths, which are the routes water takes to move from higher to lower elevations.

-  Elevation sinks
-  Flow Paths



Dry Retention Pond (~745,000-gal capacity)

-  Elevation sinks
-  Overland Flow Paths
-  Stormwater Pipe + Flow Direction

Manzana

Manzana City Inc
980 North Jefferson Street
Jacksonville, Florida 32209
www.manzana.city

City of Green Cove Springs
321 Walnut Street, Green Cove Springs, FL 32043
www.greencovesprings.com
(904) 297-7500

Erin K. Rothman
Managing Director
erin@manzana.city
(206) 795 - 0978



First Street Foundation, ClimateCheck®, FEMA, and the CVI evaluate general climate factors at census tract, city, or county scale. In the following table, the highest score per climate factor is identified in bold.

Here’s how Green Cove Springs’ climate risk rates:

	FEMA	Climate Vulnerability Index	Risk Factor	Climate Check
 National Climate Risk	88.77th percentile	81st percentile	No Rating	1 to 95 Range
 Heat Risk	No Rating	Lowest Vulnerability	Extreme Risk	Extreme
 Fire Risk	Relatively Moderate	Highest Vulnerability	Moderate Risk	Relatively Low
 Storm Risk	Relatively Moderate (Hurricanes)	Average Vulnerability	Extreme Risk (Wind)	Very High
 Flood Risk	Relatively Moderate	Highest Vulnerability	Moderate Risk	Relatively Low
 Drought Risk	Very Low	Average Vulnerability	No Rating	Relatively Low



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Community Redevelopment Agency **MEETING DATE:** April 4, 2024
FROM: Gabriel Barro, Planning & Zoning
SUBJECT: Public Art Strategies March 7, 2024 Special Session Recap

SUMMARY

The purpose of this report is to provide a summary of the March 7 meeting of the Community Redevelopment Area (CRA) Board discussing public art projects. More specifically, this report is intended to briefly highlight ideas proposed by the public for ideas on art installations and other projects intended to help the city be more visually appealing and attract tourism. This was the second meeting of the CRA Board to discuss utilizing funds from the defined CRA area and grants, such as the Florida Arts and Culture grant or the National Endowment for Arts, to create public art projects within the city of Green Cove Springs.

Mike Daniels, Development Services Director, opened the meeting by briefly explaining the purpose of a CRA. Mike Daniels then introduced Kimberly Morgan, Director of Tourism & Film Development for Clay County, who gave a PowerPoint presentation on ways to integrate the history and culture of Green Cove Springs into potential public art projects. Kimberly Morgan began by listing the various unique cultural events that occur within Clay County and Green Cove Springs, specifically mentioning the Clay County Fair and the Scottish Games. An emphasis was placed on the idea of defining and promoting Green Cove Spring's 'brand'. This would involve utilizing the history of Green Cove Springs and Clay County in tourist attractions. Specifically, a southern rock and roll hall of fame, public art installations, festivals, unique retail locations, breweries/distilleries, and (eventually) major attractions were identified as key attractions to be invested in. The initial steps of creating a brand for the city involved using CRA funds and grants to create public art installations.

After the presentation, the discussion was opened to public comments. Citizens were allowed to make recommendations for what they thought would make good use of CRA funds in public art projects.

Public Comments

Angie Hindle voiced concerns that the CRA should include the entire city. It was explained that the CRA funds can only be applied to a specific area after a series of studies are conducted to determine which areas need redevelopment.

Barbara Cornet proposed the creation of a sculpture at the city gateway signage location dedicated to the musical history of the area. She especially emphasized using the quote "lift every voice" as inspiration for this sculpture.

Henrietta Francis envisions a trail in honor of Augusta Savage or other artists. She was concerned that the Augusta Savage Arts and Community Center was an uninteresting building and could use a facelift to help the building reflect its artistic nature. She later proposed creating an interactive mural on the side of a gym.

Jim Arnold mentioned a restaurant that had walls decorated with the works of famous artists. He proposed incentivizing local restaurants to do the same. Jim Arnold also had the idea of a line of statues running down US 17. The first statue would be of a Native American reaching out to the next statues. The next statue would then be one of the first European settlers to arrive in Florida, also reaching to the next statue. This pattern would follow a line of statues running the length of US 17, with the statues being of local historical figures lined in chronological order.

Pat Garlinghouse proposed the idea of painting a mural on the side of the Clay County courthouse.

Heather Ivy of The Art Room described a series of sculptures located in Gainesville. The sculptures consisted of the solar system, with the sun and the planets all being to scale respective of one another. The sun and planets were then displayed in order with their distance apart also being to scale. The solar system was displayed on a trail called the Solar Walk.

Kimberly Morgan stated that the CRA would create an opportunity to decorate the exterior of abandoned buildings so they would be less of an eyesore until they can be sold and revitalized.

Other Recommendations

In order to establish a brand that represents the City of Green Cove Springs, ideas for potential themes that relate to the city's history and culture were gathered.

Spring Park/springs – The city and local area is known for natural freshwater springs.

Boats/ships – Green Cove Springs great access to the waters of the St. Johns River, promoting boat manufacturing and private boat ownership.

Dairy cows – The Gustafson Dairy Farm is a notable part of the city's history.

Monarch Butterflies – The city is a member of Monarch City USA, which promotes the preservation of monarch butterflies.

Bees – Green Cove Springs is a city with an interest in the conservation of nature. Protecting bees is a potential way of building on that image.

Decorating city utility infrastructure – Stormwater drains, and electric transformers are often an eyesore. Painting or otherwise decorating these utility items could be a unique way for the city to help with unsightly infrastructure while also creating an image of Green Cove Springs as an arts-oriented city.

Art Walk- Hosting a monthly art walk or art related event could draw more tourism and establish Green Cove Springs as a center for arts and culture. Walnut Street and Spring Park would make good locations to host such events.

Potential Fundraising Sources

Funding from the CRA will not be available until 2025. In the meantime, city staff is identifying other means of funding to get arts and culture projects started until then. Other than previously mentioned grants, city staff has identified two other potential sources of funding. One option for funding comes from Clay County's Tourism Department. The Clay County Tourism Department offers grants for signature events, special events, and sports events. Another potential source of funding comes in the form of allocating funds from the City of Green Cove Spring's budget.

The potential projects mentioned above are relatively inexpensive and can be implemented sooner rather than later. Utilizing funds from sources other than the CRA leaves open the possibility of expanding certain art projects past the limits of the defined CRA and into the whole of Green Cove Springs.