

**MINUTES OF THE JANUARY 19, 2016
REGULAR MEETING
GREEN COVE SPRINGS PLANNING AND ZONING BOARD**



CALL TO ORDER

The regularly scheduled meeting of the Green Cove Springs Planning and Zoning Board was held on Tuesday, January 19, 2016 in the Development Services Conference Room, 321 Walnut Street, Green Cove Springs, Florida.

Vice-Chairman Haddock called the meeting of the Planning and Zoning Board to order at 5:00 p.m.

ROLL CALL

Board Members Present: Chester Austin
Robert Lewis, Sr.
Sara Spurrier
Marilyn Haddock, Vice-Chairman

Staff Members Present: Danielle Judd, City Manager
Mike Null, Asst. City Manager
L. J. Arnold, III, City Attorney
Janis Fleet, Development Services Director
Kimberly Thomas, Executive Assistant
Kimberley Farnsworth, Clerk Typist

Board Member Absent: None

Staff Member Absent: None

Present in Audience: None

APPROVAL OF MINUTES

A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE THE MINUTES OF NOVEMBER 19, 2015. THE MOTION WAS SECONDED BY BOARD MEMBER AUSTIN. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS, AUSTIN, LEWIS, SPURRIER, AND VICE-CHAIRMAN HADDOCK.

A MOTION WAS MADE BY BOARD MEMBER AUSTIN TO APPROVE THE MINUTES OF DECEMBER 1, 2015. THE MOTION WAS SECONDED BY BOARD MEMBER LEWIS. THERE BEING NO FURTHER DISCUSSION, THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS, AUSTIN, LEWIS, SPURRIER, AND VICE-CHAIRMAN HADDOCK. NAYS – NONE.

PUBLIC HEARING

None

BOARD BUSINESS

2015-PZ-72 – SITE DEVELOPMENT PLAN FOR THE REDEVELOPMENT OF SPRING PARK LOCATED AT 229 WALNUT STREET.

Ms. Fleet explained that the City is starting the redevelopment of the North West corner of Spring Park. The site plan was presented to the board. The staff has reviewed it and there are no additional comments. The site plan is recommended for approval from the staff. Ms. Fleet stated that the project is already out for bid. Mr. Null is representing the applicant as this project is under his review being the Assistant City Manager and Public Works Director. This project is being brought before the Board because the site is over 1 acre in size.

Vice-Chairman Haddock asked for questions.

Mr. Null gave an overview of the project stating the pool would be replaced and work would be done around the spring head making it look more natural looking.

Ms. Haddock inquired about the appearance and what it is going to look like when it's finished. Mr. Null gave a more detailed description based on the site plan including restrooms and bathing areas and seating. Mr. Lewis asked about the amount of jets there will be in the Splash pad play area. He also stated his concern about the lack of benches closer to the play area. Ms. Judd stated that this is an intricate design and the pool should last at least 30 years. Mr. Austin said he was concerned about a place for the children to get out of the weather, Mr. Null said there will be covered areas. Ms. Haddock showed concern for the leakage around the bricks that are currently around the spring and would like to preserve some of them in the museum.

Mr. Null stated that in another phase, the pavilion across from the pool will be replaced. He said there will also be alternates in the bid. Alternate #1 would be additional sidewalks. Alternate #2 would be the interactive splash pad. Alternate #3 is a spiral staircase at the east end of the building by the pool. Alternate #4 is pavilion area on upper deck. Alternate #5 is redoing the columns at the entrance to the park at Walnut and Magnolia and at Spring and Magnolia. Alternate #6 is the roof on the upper deck of the pool building. Alternate #7 is an upgrade to the pool deck. Alternate #8 are the two pergolas on the pool deck. The alternates are not in order of timing or phasing and will be based on funding and need.

Ms. Judd stated that the focus of the City is on Spring Park Pool right now. She said that the next big project may need to be the gazebo and possibly the pier.

A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE THE REDEVELOPMENT OF SPRING PARK LOCATED AT 229 WALNUT STREET. THE MOTION WAS SECONDED BY BOARD MEMBER SPURRIER. THERE BEING NO FURTHER DISCUSSION, THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS AUSTIN, LEWIS, SPURRIER, AND VICE-CHAIRMAN HADDOCK. NAYS – NONE.

2015-PZ-79 - SITE DEVELOPMENT PLAN FOR THE DEVELOPMENT OF AUGUSTA SAVAGE ARTS AND COMMUNITY CENTER LOCATED AT 415 LEMON STREET.

Ms. Fleet explained that the City purchased the site of former Dunbar High School in 2006. The property is the block bounded by Martin Luther King, Jr. Boulevard, Lemon Street, Belle Avenue, and Forbes Street. The City is in the process of developing the site for the Augusta Savage Arts and Community Center. This will include renovating the remaining buildings on the site, construction of new buildings and improvements to the site. All buildings that will be removed have already been removed.

Ms. Judd said that the library on site is also slated to be made functional this year. As well as classrooms that need to be brought up to code as well as the auditorium. The gym is fully functional and the baseball fields are open. She stated that they'd also like to introduce other outside sports such as soccer. The Friends of Augusta Savage have expressed interest in putting funds toward a playground on the site.

Ms. Haddock asked about possible computer classes, Ms. Judd said they will be moved into the library, away from the gym and other noise.

Ms. Haddock asked about possibly speaking to a staff member about approval for a historical marker, which would be sponsored by the Preservation Board.

A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE DEVELOPMENT OF AUGUSTA SAVAGE ARTS AND COMMUNITY CENTER LOCATED AT 415 LEMON STREET. THE MOTION WAS SECONDED BY BOARD MEMBER AUSTIN. THERE BEING NO FURTHER DISCUSSION, THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS AUSTIN, LEWIS, SPURRIER, AND VICE-CHAIRMAN HADDOCK. NAYS – NONE.

BOARD COMMENTS

Ms. Spurrier stated that we are getting a Domino's Pizza. Ms. Fleet said there will also be a Hungry Howie's across from the courthouse. Cookin in the Cove is now located in the Shell station. Ms. Haddock asked if Zaxby's is still coming and was told the site plans have not been submitted as of yet.

Ms. Spurrier also asked about other perspective businesses that may be coming to the city.

Ms. Haddock mentioned that American Cruise Line will be docking 7 times from February to April as part of a 6 day 7 night cruise. They will dock on Saturday night and tour the city on Sunday morning. She said they are very impressed with the city.

Ms. Haddock mentioned the MLK celebration on Monday, January 18th with an audience of about 400 people. Dr. Randall honored Lee Bentley with 2 \$1000 scholarships to his nephews, who met the criteria of a Clay High School graduate and for being top of their class.

Mr. Lewis mentioned the coffee shop on the corner would like information on possibly painting a mural on the side of the building.

STAFF COMMENTS

Ms. Fleet mentioned the 27th Arbor Day celebration on Friday, January 15, 2016 was the biggest one yet with about 50 in attendance. Sandra Royal who is the Chair of the Garden Club was instrumental in Arbor's Day success. They planted a tree in memory of those who served in the Iraqi War.

Ms. Fleet stated that Magnolia Point is moving into Phase VIII B and that D. R. Horton has bought out the remaining lots in Magnolia West.

Ms. Fleet thanked the Board for working with her on the change of the meeting time due to the holidays.

Ms. Haddock stated that the noise from the race track has gotten much louder. Ms. Judd stated they have a special event permit and they are not to be operating at night time.

Ms. Fleet stated that Mr. Kelley was appointed by the Council to fill the vacancy of Ray Braly and was installed as Councilman last Tuesday night. He was Mr. Braly's appointment and he can appoint someone to the Board to take his seat.

Ms. Fleet stated that Ms. Haddock will be acting Chair for the next three months.

ADJOURNMENT

There being no further business to come before the Planning and Zoning Board, this meeting was adjourned at 6:15 p.m.

City of Green Cove Springs, Florida

Marilyn Haddock, Vice-Chairman

Janis K. Fleet, AICP
Development Services Director