

**MINUTES OF THE JUNE 23, 2016  
REGULAR MEETING  
GREEN COVE SPRINGS PLANNING AND ZONING BOARD**



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**CALL TO ORDER**

The regularly scheduled meeting of the Green Cove Springs Planning and Zoning Board was held on Thursday, June 23, 2016 in the City Council Chambers, 321 Walnut Street, Green Cove Springs, Florida.

Board Member Lewis called the meeting of the Planning and Zoning Board to order at 5:00 p.m.

**ROLL CALL**

**Board Members Present:** Henrietta Francis  
Ed Gaw  
Robert Lewis, Sr.

**Staff Members Present:** Janis Fleet, Development Services Director  
Kimberley Farnsworth, Clerk Typist

**Board Members Absent:** Sara Spurrier  
Marilyn Haddock, Vice-Chairman

**Staff Members Absent:** Danielle Judd, City Manager  
L.J. Arnold, III, City Attorney

**Present in Audience:** Kelly Hartwig, Agent for Floribec

**INTRODUCTION OF NEW MEMBER**

Ms. Fleet introduced the newest Board Member; Mr. Ed Gaw, who was appointed by Council Member Steven Kelley.

**APPROVAL OF MINUTES**

**A MOTION WAS MADE BY BOARD MEMBER FRANCIS TO APPROVE THE MINUTES OF MAY 26, 2016. THE MOTION WAS SECONDED BY BOARD MEMBER GAW. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS FRANCIS, GAW, AND LEWIS.**

**PUBLIC HEARING**

**REVIEW OF THE REQUEST BY FLORIBEC INTERNATIONAL, INC., TO VACATE AND CLOSE ROSSLAND COURT.**

Mr. Hartwig stated that the property surrounding Rossland Court is platted as 8 residential lots. The goal is to reduce the number of platted lots from 8 to 6. Mr. Hartwig said Floribec's intention is to replat the lots after the street closure is approved. Mr. Gaw inquired if this would be an effective increase in taxes for the City. To which Mr. Hartwig replied that it would be a considerable increase due to the size and value of the lots.

Ms. Fleet stated that if the road in question were to lead to the river, it would not be allowed to close. Mr. Hartwig added that this road leads only to the surrounding lots and does not land lock any residents.

Mr. Gaw commented that he feels the City should receive some sort of compensation for the road that would be absorbed into the property surrounding it. Otherwise it might seem as though the City is just giving away the property. Ms. Fleet added that a value would have to be determined.

**A MOTION WAS MADE BY BOARD MEMBER GAW TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE REQUEST TO VACATE AND CLOSE ROSSLAND COURT WITH THE CITY RECEIVING SOME COMPENSATION FOR THE ROAD CLOSURE. THE MOTION WAS SECONDED BY BOARD MEMBER FRANCIS. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS FRANCIS, GAW, AND LEWIS. NAYS – NONE.**

### **BOARD DISCUSSION / COMMENTS**

Ms. Fleet went over the “local planning agency training” informational booklet with the new members of the Board.

Mr. Lewis inquired if Zaxby’s was still planning on coming to Green Cove? Ms. Fleet responded by saying that they should be closing on the property within 30 days. Ms. Francis asked if there were any plans for a hotel to come to the City. Ms. Fleet said that not right now there isn’t.

### **STAFF COMMENTS**

NONE

### **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Board, this meeting was adjourned at 5:50 p.m.

City of Green Cove Springs, Florida

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Robert Lewis, Acting Chair

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Janis K. Fleet, AICP  
Development Services Director