

**MINUTES OF THE OCTOBER 27, 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 Thursday, October 27, 2016 in the City Council Chambers, 321 Walnut Street, Green Cove Springs, Florida.

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

ROLL CALL

Board Members Present: Robert Lewis
Sara Spurrier
Henrietta Francis, Vice-Chairman
Marilyn Haddock, Chairman

Staff Members Present: Danielle Judd, City Manager
Janis Fleet, Development Services Director
Kimberley Farnsworth, Development Services Rep.

Board Members Absent: Ed Gaw

Staff Members Absent: L.J. Arnold, III, City Attorney

APPROVAL OF MINUTES

THE APPROVAL OF THE MINUTES FOR THE SEPTMEBER 29, 2016 WERE POSTPONED UNTIL THE NEXT MEETING.

SPECIAL EXCEPTION

2016-PZ-48 - SPECIAL EXCEPTION TO ALLOW A SCHOOL AT THE SPRINGS BAPTIST CHURCH LOCATED AT 1106 NORTH ORANGE AVENUE

Ms. Fleet introduced the Special Exception and explained the application:

- The school will be relocating from a location in Fleming Island to the Springs Baptist Church.
- Springs Baptist Church has already received a Special Exception for the church, this would be a second one for the school.
- The front of the property closest to Orange Ave is zoned commercial and the rear of the property closest to St. Johns Ave is zoned residential.
- There would be no additional uses on the back of the property, church and school only. They would need to do a site plan revision, if they wanted to add more buildings.
- This Special Exception limits them to the school only.
- The back driveway onto St. Johns Ave is limited to the church use only.
- Any new parking needs to comply with our Landscape Ordinance.
- All signs on the property should comply with the City Code.
- There was a site plan approved for the property in January 2014, which required a hedge or fence providing 85% opacity along St. Johns Ave.
- Staff is asking that the non-conforming blank sign on the south end of the property be removed.
- The church / school must comply will all site plans approved for the site.

PUBLIC HEARING

Chairman Haddock opened the public hearing.

Mr. Richard Ott, resident at 1110 St. Johns Ave, inquired about the impact the school would have on St. Johns Ave. He said he would like to see a sign or something to identify the area as a school zone and precautions taken for safety. Mr. Ott also had questions regarding the fence/hedges the church will be required to put up. Ms. Fleet said the City is requiring landscaping on the St. Johns Ave right of way. There are also 2 curb cuts on the Orange Ave side of the property.

Ms. Fleet stated that the entrance and exit will be limited to Orange Ave only and the impact to St. Johns Ave should be minimal.

Ms. Doris Wager, resident at 1106 St. Johns Ave, had questions regarding the zoning of the church property and also inquired about the type of fence the church would be putting up on St. Johns Ave.

Mr. Allen Wager, resident at 1106 St. Johns Ave said he would like to see the church grow, but the speed of the cars on St Johns Ave is his main concern. He would like to see a school zone added in that area.

Andy Uprichard, Principal, Crossroads Christian School, stated that safety is his main concern. Recess time will be staggered by age. This will help to reduce noise. The students will not be allowed along the back fence by St. Johns Ave. The school hours will be 8:00 am – 4:00 pm for staff and 8:30 am – 2:45 pm for students.

Board Member Spurrier inquired when the church would be using the facility and if the school would operate Monday through Friday. Dr. Pope, Pastor, Springs Baptist Church, said the church uses the facility on Sunday morning, Sunday night, Wednesday night, and Thursday night and the school would use the facility Monday- Friday during the day.

Ms. Uprichard stated:

- All teachers on staff are certified with the State of Florida.
- They will use a regular school year calendar.
- The students would be bringing a lunch with them due to the limited kitchen.
- They would eventually want to extend the hours from 7:00 am – 6:00 pm to accommodate the needs of before and after school care.
- The goal of the school is to meet the needs of the students.

Chairman Haddock closed the public hearing.

A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE THE SPECIAL EXCEPTION TO ALLOW A SCHOOL IN THE EXISTING CHURCH BUILDINGS AT SPRINGS BAPTIST CHURCH LOCATED AT 1106 NORTH ORANGE AVENUE, ALLOWING WITH UP TO 100 STUDENTS AND THE HOURS OF OPERATION BETWEEN 7:00 AM TO 6:00 PM. THE MOTION WAS SECONDED BY VICE-CHAIR FRANCIS. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS LEWIS AND SPURRIER, VICE-CHAIRMAN FRANCIS AND CHAIRMAN HADDOCK. NAYS – NONE.

BOARD DISCUSSION / COMMENTS

Ms. Spurrier asked about the status of Zaxby's. Ms. Fleet stated that the lawsuit between the owners of the property and the residents behind the property is still going on and Zaxby's will not purchase the property until the lawsuit has been resolved.

Ms. Haddock inquired about the progress of the Spring Park pool construction. Ms. Judd responded that construction is still underway. They are behind schedule but will should be finished after the first of the year.

Ms. Judd talked about some of the damaged the occurred during the recent hurricane. The cost of the damage has been estimated around \$900,000. The end of the city pier also sustained damage during the storm and the cruise liner scheduled to dock in November will not be able to do so.

ADJOURNMENT

There being no further business to come before the Planning and Zoning Board, this meeting was adjourned at 6:30 p.m.

City of Green Cove Springs, Florida

Marilyn Haddock, Chairman

Janis K. Fleet, AICP
Development Services Director