

**MINUTES OF THE MAY 26, 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, May 26, 2016 in the City Council Chambers, 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:** Henrietta Francis  
Robert Lewis, Sr.  
Sara Spurrier  
Marilyn Haddock, Vice-Chairman

**Staff Members Present:** Danielle Judd, City Manager  
L.J. Arnold, III, City Attorney  
Janis Fleet, Development Services Director  
Kimberley Farnsworth, Clerk Typist

**Board Member Absent:** James Smith

**Staff Member Absent:** None

**Present in Audience:** Adam Shields, Rasta Vapors  
Rebecca Ray and Edward Ray, "A Brighter Path Ministries"  
Chuck Knight, Heritage Signs  
Franklin "Rusty" Chaney

**INTRODUCTION OF NEW MEMBERS**

Ms. Fleet introduced the newest Board Member; Ms. Henrietta Francis, who was appointed by Council Member Connie Butler. Vice-Chair Haddock was also reappointed by Council Member Van Royal.

**APPROVAL OF MINUTES**

**A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE THE MINUTES OF APRIL 28, 2016. THE MOTION WAS SECONDED BY BOARD MEMBER SPURRIER. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS FRANCIS, LEWIS, SPURRIER, AND VICE-CHAIRMAN HADDOCK.**

**PUBLIC HEARING**

- 1. 2016-PZ-14 – SPECIAL EXCEPTION TO ALLOW FOR LIGHT MANUFACTURING OF E-VAPOR LIQUIDS LOCATED AT 1421 SOUTH ORANGE AVENUE FOR RASTA VAPORS.**

Vice Chairman Haddock opened the public hearing. Vice Chairman Haddock closed the public hearing.

Ms. Fleet introduced the item and explained that the applicant is seeking approval for a Special Exception for the light manufacturing of e-vapor liquids. She stated that this request is limited to Rasta Vapors and the space they will be occupying.

Mr. Adam Shields, from Rasta Vapors, was present to represent the company.

Ms. Spurrier inquired on how the liquid is manufactured to which Mr. Shields responded that it is mixed together like a drink.

Ms. Fleet reminded Mr. Shields that he will need to get a building permit for any work done on the inside of the store front he is leasing.

Mr. Shields commented that the age requirement for shopping at this location is 18 years.

Ms. Haddock inquired if there would be vaping going on at the location. Mr. Shields said that customers would be able to try out the product before purchase.

**A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE THE 2016-PZ-14 SPECIAL EXCEPTION TO ALLOW FOR LIGHT MANUFACTURING OF E-VAPOR LIQUIDS LOCATED AT 1421 SOUTH ORANGE AVENUE FOR RASTA VAPORS WITH COMPLIANCE WITH THE CONDITIONS IN THE STAFF RECOMMENDATIONS. THE MOTION WAS SECONDED BY BOARD MEMBER FRANCIS. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS FRANCIS, LEWIS, SPURRIER, AND VICE-CHAIR HADDOCK. NAYS – NONE.**

**2. 2016-PZ-20 – SPECIAL EXCEPTION TO ALLOW A CHURCH AT COVE PLAZA LOCATED AT 1415 SOUTH ORANGE AVENUE FOR “A BRIGHTER PATH MINISTRIES, INC.”**

Vice Chairman Haddock opened the public hearing. Vice Chairman Haddock closed the public hearing.

Ms. Fleet introduced the item and explained that the applicant is seeking approval for a Special Exception to allow a church to be located at the Cove Plaza.

Rebecca Ray and Edward Ray, of “A Brighter Path Ministries”, were present to represent the church.

Mr. Ray stated that he has been a minister for 16 years, but that this church is not yet established. They mostly have family and have been meeting in homes.

Ms. Haddock inquired if the vapor store, which would be located in the same plaza, would affect the church in any way. Mr. Ray responded by saying they would not be bothered by the vapor shop.

Ms. Spurrier asked when the church would be using the facility. Mr. Ray stated they would need the space for services on Thursday evenings, as well as Sundays. They may possibly use the space during the week for meetings.

**A MOTION WAS MADE BY BOARD MEMBER SPURRIER TO APPROVE THE 2016-PZ-20 SPECIAL EXCEPTION TO ALLOW A CHURCH AT COVE PLAZA LOCATED AT 1415 SOUTH ORANGE AVENUE WITH COMPLIANCE WITH THE CONDITIONS IN THE STAFF RECOMMENDATIONS. THE MOTION WAS SECONDED BY BOARD MEMBER LEWIS. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS FRANCIS, LEWIS, SPURRIER, AND VICE-CHAIR HADDOCK. NAYS – NONE.**

**3. 2016-PZ-19 - AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA REZONING 4.3 ACRES OF PROPERTY LOCATED OFF OF ENERGY COVE COURT AND US HIGHWAY 17 SOUTH, IDENTIFIED AS PART OF TAX ID #016564-000-00 AND MORE PARTICULARLY DESCRIBED IN ATTACHMENT ”A”, FROM R-2 TO C-2, PROVIDING FOR SEVERABILITY; REPEALER; AND SETTING AN EFFECTIVE DATE.**

Vice Chairman Haddock opened the public hearing. Seeing no one approach the podium, Vice Chairman Haddock closed the public hearing.

Mr. Chuck Knight, of Heritage Signs, was present to represent the rezoning is site. Mr. Knight will be purchasing this property for his business.

**A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA REZONING 4.3 ACRES OF PROPERTY LOCATED OFF OF ENERGY COVE COURT AND US HIGHWAY 17 SOUTH, IDENTIFIED AS PART OF TAX ID #016564-000-00 AND MORE PARTICULARLY DESCRIBED IN ATTACHMENT "A", FROM R-2 TO C-2, PROVIDING FOR SEVERABILITY; REPEALER; AND SETTING AN EFFECTIVE DATE. THE MOTION WAS SECONDED BY BOARD MEMBER FRANCIS. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS FRANCIS, LEWIS, SPURRIER, AND VICE-CHAIR HADDOCK.**

- 4. 2016-PZ-23 - AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA REZONING 3.4 ACRES OF PROPERTY LOCATED OFF OF ENERGY COVE COURT AND US HIGHWAY 17 SOUTH, IDENTIFIED AS TAX ID #016564-000-00 AND MORE PARTICULARLY DESCRIBED, ATTACHMENT "A", FROM R-2 TO M-2, PROVIDING FOR SEVERABILITY; REPEALER; AND SETTING AN EFFECTIVE DATE.**

Vice Chairman Haddock opened the public hearing. Seeing no one approach the podium, Vice Chairman Haddock closed the public hearing.

**A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA REZONING 3.4 ACRES OF PROPERTY LOCATED OFF OF ENERGY COVE COURT AND US HIGHWAY 17 SOUTH, IDENTIFIED AS PART OF TAX ID #016564-000-00 AND MORE PARTICULARLY DESCRIBED IN ATTACHMENT "A", FROM R-2 TO M-2, PROVIDING FOR SEVERABILITY; REPEALER; AND SETTING AN EFFECTIVE DATE. THE MOTION WAS SECONDED BY BOARD MEMBER SPURRIER. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS FRANCIS, LEWIS, SPURRIER, AND VICE-CHAIR HADDOCK.**

#### **BOARD DISCUSSION / COMMENTS**

**2016-PZ-18 – SITE DEVELOPMENT PLAN FOR A ZAXBY'S RESTAURANT TO BE LOCATED AT 1211 NORTH ORANGE AVE.**

Mr. Franklin "Rusty" Chaney, property owner, was present to represent the application for the site plan approval.

Ms. Judd inquired about the landscape plan for this property. Mr. Chaney stated there is a landscape plan and will see to it that most updated one is submitted to the City.

Ms. Spurrier asked about a possible traffic light at the corner of Highway 17 and Governor's Street where this property is located. She said this is a difficult intersection to cross and is concerned about possible traffic accidents.

**A MOTION WAS MADE BY BOARD MEMBER FRANCIS TO APPROVE 2016-PZ-18 – SITE DEVELOPMENT PLAN FOR A ZAXBY'S RESTAURANT TO BE LOCATED AT 1211 NORTH ORANGE AVENUE WITH COMPLIANCE WITH COMPLIANCE WITH THE CONDITIONS IN THE STAFF RECOMMENDATIONS. THE MOTION WAS SECONDED BY BOARD MEMBER SPURRIER. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS FRANCIS, LEWIS, SPURRIER, AND VICE-CHAIR HADDOCK.**

#### **STAFF COMMENTS**

Ms. Judd mentioned the Memorial Day festivities that will be happening on Monday at Spring Park.

**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

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Marilyn Haddock, Vice-Chairman

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Janis K. Fleet, AICP  
Development Services Director