

**MINUTES OF THE JULY 28, 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, July 28, 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  
Ed Gaw  
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 Members Absent:** Sara Spurrier  
Robert Lewis

**Staff Members Absent:** None

**Present in Audience:** None

**ELECTION OF CHAIR AND VICE-CHAIR**

A MOTION WAS MADE BY BOARD MEMBER FRANCIS TO POSTPONE THE ELECTION OF THE NEW CHAIR AND VICE-CHAIR UNTIL THE AUGUST 25, 2016 MEETING. THE MOTION WAS SECONDED BY BOARD MEMBER GAW. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS FRANCIS, GAW, AND VICE-CHAIRMAN HADDOCK.

**APPROVAL OF MINUTES**

A MOTION WAS MADE BY BOARD MEMBER GAW TO AMEND THE MINUTES OF JUNE 23, 2016. THE MOTION WAS SECONDED BY BOARD MEMBER FRANCIS. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS FRANCIS, GAW, AND VICE-CHAIRMAN HADDOCK.

**PUBLIC HEARING**

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING CITY CODE SECTION 102-418, "ALCOHOLIC BEVERAGES" TO REQUIRE RESTAURANTS SERVING ALCOHOLIC BEVERAGES WITHIN A COMMERCIAL SHOPPING CENTER TO BE AT LEAST TWO HUNDRED FEET FROM THE NEAREST CHURCH OR SCHOOL GROUND; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

Ms. Fleet introduced the item stating that currently in the Code, businesses that sell alcohol must be 1000 feet from a church or school except in the Gateway Corridor and Central Business District which is 200 feet. In discussions with one of the property owners of Cove Plaza, they felt that 1000 feet was restrictive. Adding an exception to the code for shopping centers with a common owner is opening up the opportunity for store front churches as well as restaurants that sell alcohol. The code is very specific as to how the distance is measured, from the main entrance of the church to the main entrance of the business. Since this is a Land Development Ordinance, the Board needs to make a recommendation to Council for any changes that are made.

**Vice-Chairman Haddock opened the public hearing. There being no public at the meeting to address the item, Vice-Chairman Haddock closed the public hearing.**

Ms. Judd commented that at Cove Plaza, there are many different units and the owners would prefer not to have limitations

Board Member Francis agreed that 1000 feet seems very restrictive and limiting the center from certain businesses, but 200 feet seems more reasonable.

Ms. Fleet added that this would cause a change in the Code. Any new business wanting to sell alcohol will still need to come before the Board with a Special Exception but if this doesn't pass, then then they won't even be able to do a Special Exception.

Mr. Gaw stated that Orange Park has a law of 500 feet from a school or church and businesses selling alcohol.

Ms. Fleet noted that the Board has options for a recommendation on this ordinance.

**A MOTION WAS MADE BY BOARD MEMBER FRANCIS TO RECOMMEND TO THE CITY COUNCIL THE ORDINANCE THAT REDUCES THE DISTANCE REQUIREMENT BETWEEN CHURCHES AND SCHOOLS AND A COMMERCIAL SHOPPING CENTER UNDER COMMON OWNERSHIP IN C-2 TO 200 FEET. THE MOTION WAS SECONDED BY VICE-CHAIRMAN HADDOCK. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS FRANCIS, GAW, AND VICE-CHAIRMAN HADDOCK. NAYS – NONE.**

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

Board Member Gaw had some questions regarding procedures for the Board Member and City Council. Vice-Chair Haddock requested a large scale map of the City for the Board to reference during Board Meetings. Ms. Fleet said she would get one copied for their convenience.

#### **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Board, this meeting was adjourned at 6:10 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