

**MINUTES OF THE AUGUST 24, 2017
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, August 24, 2017 in the City Council Chambers, 321 Walnut Street, Green Cove Springs, Florida.

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

ROLL CALL

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

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

Board Members Absent: None

Staff Members Absent: None

APPROVAL OF MINUTES

A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE, WITH ADDITIONS STATED, THE MINUTES OF THE MAY 23, 2017 MEETING. THE MOTION WAS SECONDED BY BOARD MEMBER SPURRIER. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS HADDOCK, LEWIS, AND SPURRIER, VICE-CHAIRMAN GAW AND CHAIRMAN FRANCIS. NAYES – NONE.

PUBLIC HEARING

AN ORDINANCE EXTENDING THE TEMPORARY MORITORIUM AS SET FORTH IN THE CITY ORDINANCE NO. O-16-2016 ON THE OPERATION OF MEDICAL MARIJUANA TREATMENT CENTERS AND LICENSED DISPENSING ORGANIZATIONS WITHIN THE CITY OF GREEN COVE SPRINGS FOR AN ADDITIONAL PERIOD OF SIX (6) MONTHS UNLESS RESCINDED OR EXTENDED BY A SUBSEQUENT ORDINANCE, OR BY A SUBSEQUENT AMENDMENT TO THE CITY'S LAND DEVELOPMENT REGULATIONS REGARDING THE REGULATIONS OF MARIJUANA TREATMENT CENTERS AND LICENSED DISPENSING ORGANZATIONS; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN IMMEDIATE EFFECTIVE DATE.

Ms. Fleet introduced the item. She stated there is currently a one (1) year temporary Moratorium on the operation of the medical marijuana treatment facilities. This was approved by the City Council on November 15, 2016 and will expire on November 15, 2017. By extending this temporary moratorium, it will be effective until May 18, 2018.

Chairman Francis opened the Public Hearing.

Ms. Francis asked if there was anyone present who would like to address this issue and there was not.

Chairman Francis closed the public hearing.

Chairman Francis asked for questions or comments from the Board.

The Board members expressed their opinions and concerns regarding the medical marijuana treatment facilities and the current Moratorium.

A MOTION WAS MADE BY BOARD MEMBER SPURRIER TO APPROVE THE EXTENTION OF THE TEMPORARY MORITORIUM FOR A PERIOD OF SIX (6) MONTHS. THE MOTION WAS SECONDED BY BOARD MEMBER HADDOCK. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS HADDOCK, LEWIS, SPURRIER, AND CHAIRMAN FRANCIS. NAYES – VICE-CHAIRMAN GAW.

201700537 – SPECIAL EXCEPTION APPLICATION FOR A DRIVE THRU FOR A BURGER KING TO BE LOCATED AT 505 N ORANGE AVENUE.

Ms. Fleet introduced the Special Exception. She stated the application has come from the Cornelius Engineering Group who is working with Burger King. She has reviewed their application and it meets all the requirements of the Gateway Corridor, the design guidelines etc. Staff is recommending approval to allow the drive thru to be located at 505 N Orange Ave with compliance with the conditions of the Special Exception application. The applicant is aware of these conditions.

Chairman Francis opened the Public Hearing.

Ms. Francis asked the representative from Burger King to step forward.

Craig Cornelius, Zephyrhills, FL, stated he is here to answer any questions. Ms. Spurrier asked if this new location would have the same look as the others. Mr. Cornelius said the proposed Burger King will have a newer more modern look.

Ms. Haddock expressed concern over the entrance and exit to the property with the traffic coming in and out onto Orange Avenue. She stated it could cause a problem with safety.

When asked about the entrance and exits, Ms. Fleet said that what is presented today is only the Special Exception with a proposed site plan included. There is currently an entrance on Highway 17 at the property and any changes would have to go through the Department of Transportation.

Mr. Lewis said he would like to see and exit go straight out from the drive thru.

The Board members briefly discussed the possible traffic issues based on where the entrance and exits will be located at this property.

Chairman Francis asked if there was anyone else who would like to speak.

Wanda Wollen, 442 N Pine Avenue. She lives 2 blocks behind the property and can see it from her front porch. She is inquiring how many drive thru lanes there will be. Chairman Francis stated that

according to the site plan, there will be two (2). Ms. Wollen commented that she would like to see what could be done to lessen the severity of the traffic and is worried about accidents and the safety of pedestrians.

Chairman Francis closed the Public Hearing.

Ms. Francis asked for comments from the Board members regarding this Special Exception and there were none.

A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE THE SPECIAL EXCEPTION FOR A DRIVE THRU FOR A BURGER KING TO BE LOCATED AT 505 N ORANGE AVE. THE MOTION WAS SECONDED BY BOARD MEMBER SPURRIER. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS HADDOCK, LEWIS, SPURRIER, VICE-CHAIRMAN GAW, AND CHAIRMAN FRANCIS. NAYES – NONE.

BOARD BUSINESS

201700534 – SITE PLAN APPLICATION FOR CORPORATE OFFICES FOR VALLENCOURT CONSTRUCTION TO BE LOCATED AT 115 NORTH ORANGE AVENUE.

Ms. Fleet gave information about the site plan application. This will be a knock down and rebuild. The current building will be demolished and a new building will be built. Staff is recommending approval for the corporate offices of Vallencourt Construction to be located at 115 North Orange Avenue.

Al Tidball, 2276 Laurel Grove Lane, Orange Park, Engineer for Vallencourt, came to the podium to answer questions from the Board.

Ms. Spurrier inquired about the new putting green that will be at the new location. Mr. Tidball stated that this is a courtyard area that also adds green space to the property.

Mr. Gaw stated this is a very exciting project and is looking forward to this happening. He stated concern about a large tree located on the property.

Ms. Haddock asked about the entrance / exit onto Highway 17 from the property. According to the proposed site plan, the current entrance will be closed. Ms. Haddock also inquired if there would be equipment stored at this location. Mr. Tidball stated this space will be their corporate offices and no large trucks or equipment will be stored at this location.

A MOTION WAS MADE BY BOARD MEMBER HADDOCK TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE SITE PLAN FOR VALLENCOURT CORPORATE OFFICES TO BE LOCATED AT 115 N ORANGE AVENUE. THE MOTION WAS SECONDED BY BOARD MEMBER SPURRIER. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS HADDOCK, LEWIS, SPURRIER, VICE-CHAIRMAN GAW, AND CHAIRMAN FRANCIS. NAYES – NONE.

201700522 – SITE PLAN APPLICATION FOR VISUAL FX TO BE LOCATED AT 430 N ORANGE AVENUE.

Ms. Fleet introduced the item and stated this was on the agenda back in January as a Special Exception allowing an automotive body shop which was approved. She stated there are four (4) buildings on this site. All of the buildings will be developed in one phase. Staff is recommending approval with compliance of conditions. They must still comply with the conditions of the Special Exception.

Mr. Kelly Hartwig, 3545 Oglebay Drive, Green Cove Springs, is present representing the applicant.

Mr. Gaw had questions regarding the elevation and height of some of the buildings of the property. He asked about the garage doors and their location. Mr. Hartwig stated they have moved the doors around so they will be facing the back. The back of the property faces Magnolia. From Magnolia, there will be no entrance and you will only see stucco and glass. Mr. Gaw also expressed concern about the possible noise and the fence that will be surrounding the property.

Ms. Haddock asked about a storm water pond and if there was one located on the property. Mr. Hartwig stated there is no pond at all at the location.

Mr. Hartwig gave more information about landscaping and additional changes that will be made to the property.

A MOTION WAS MADE BY BOARD MEMBER SPURRIER TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE SITE PLAN FOR VISUAL FX TO BE LOCATED AT 430 N ORANGE AVENUE. THE MOTION WAS SECONDED BY BOARD MEMBER LEWIS. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS HADDOCK, LEWIS, SPURRIER, AND CHAIRMAN FRANCIS. NAYES – VICE-CHAIRMAN GAW.

201700550 – SITE PAN FOR THE EXPANSION OF A-1 STONE LOCATED AT 827 LEONARD C. TAYLOR PARKWAY.

Ms. Fleet introduced this item and is called this one Phase II addition as this is an existing business on Hwy 16. There will be going through two (2) expansions. Staff recommends approval.

Mr. Gaw asked what they will be doing with the space. Mr. Hartwig replied stating the back half will be for storage of granite. The front half will be a tile showroom.

Ms. Haddock asked if this will be retail or wholesale. Mr. Hartwig stated that it will be both for only granite and tile.

The Board continued to discuss and ask questions regarding the exterior of the building to which Mr. Hartwig said will be stucco.

A MOTION WAS MADE BY BOARD MEMBER LEWIS TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE SITE PLAN FOR THE EXPANSION OF A-1 STONE LOCATED AT 827 LEONARD C TAYLOR PARKWAY. THE MOTION WAS SECONDED BY BOARD MEMBER SPURRIER. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS HADDOCK, LEWIS, SPURRIER, VICE-CHAIRMAN GAW AND CHAIRMAN FRANCIS. NAYES – NONE.

ADJOURNMENT

There being no further business to come before the Planning and Zoning Board, this meeting was adjourned at 6:46 p.m.

City of Green Cove Springs, Florida

Henrietta Francis, Chairman

Janis K. Fleet, AICP
Development Services Director