

**MINUTES OF THE AUGUST 3, 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 3, 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
Henrietta Francis, Chairman

Staff Members Present: Janis Fleet, Development Services Director
Kimberley Farnsworth, Development Services Rep.

Board Members Absent: Ed Gaw, Vice-Chairman

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

PUBLIC HEARING

201700345 - A SPECIAL EXCEPTION TO ALLOW A HOME OCCUPATION FOR A HOME BASED BUSINESS TO BE LCOATED AT 1703 SPRUCE STREET.

Ms. Fleet introduced the item. She went over conditions for the Special Exception as well as site compliance and part of the code pertaining to Home Occupation and feels this business meets all of the criteria. She stated that staff does recommend approval of the Special Exception for this home occupation.

Chairman Francis opened the Public Hearing.

Ms. Francis asked the applicant to the podium.

The applicant, Mr. Israel Pascual, 1703 Spruce Street, came to the podium and stated he was seeking approval for his home-based business.

Ms. Fleet verified with the applicant that he does indeed reside at 1703 Spruce Street.

Chairman Francis closed the public hearing.

Chairman Francis asked for questions from the Board.

Mr. Lewis stated the truck in the Code Enforcement photo looks like it was towed to the property and that it doesn't seem to have been there very long. The applicant responded by saying that he did have the truck towed to the property on a Sunday evening and our Code Enforcement Officer came to the house on Monday. The truck has since been properly registered.

Ms. Haddock inquired about Mr. Pascual's wife being listed as the owner of the company. He stated she is the owner and he is the Vice-President. He says they have not applied to be a minority company as of yet. Ms. Fleet made note that in order to apply as a minority company, he will need a business license.

A MOTION WAS MADE BY BOARD MEMBER LEWIS TO APPROVE THE SPECIAL EXCEPTION APPLICATION TO ALLOW A HOME OCCUPATION FOR A HOME BASED BUSINESS TO BE LOCATED AT 1703 SPRUCE STREET. THE MOTION WAS SECONDED BY BOARD MEMBER SPURRIER. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS HADDOCK, LEWIS, SPURRIER, AND CHAIRMAN FRANCIS. NAYS – NONE.

Ms. Fleet told the applicant that he can come into the office next week to receive his business license.

STAFF COMMENTS

Ms. Fleet stated that the appeal from Mr. Wilde had been on the previous Tuesday evening during the City Council meeting to which Mr. Gaw, Mr. Lewis and Chairman Francis were in attendance. The Council affirmed and agreed with the Planning and Zoning Board. Mr. Wilde did realize that he does need to do something to make it match the bricks of the house. Ms. Fleet stated she has not received any sketches from him yet for the accessory building.

Ms. Fleet updated the Board on the previous Special Exception for the alcohol. She stated they are happy with their progress.

We will have a busy meeting in August. The site plan has been submitted for Vallencourt to knock down and rebuild at the old Brown and Cartwright site. This will be the home office for Vallencourt Construction. There will also be a Special Exception for a Burger King for another knock down and rebuild at the old Rich's site. Visual FX will also come back before the Board with their Site Plan after having already been approved by the Board for the Special Exception to allow the business in that location.

Staff is reviewing an expansion of A-1 Stone will come before this Board in September. St. Johns Boatyard, off of Energy Cove, is another site that is developing but will not come before the Board because it is a small site, under an acre.

There are also 2 plats that will be going to Council, one is Pinewood Court Estates. It is a little development off of Oakridge Avenue. Mr. Joe Wiggins is in the process of purchasing the property and will be subdividing it into 4 lots for single family homes. Also going before the Council will be the plat for Magnolia West Phase III, which is about 100 dwelling units which is currently under construction now. There are currently about 15 new houses in review for Magnolia Point or Magnolia West.

There was discussion between Ms. Fleet and the Board about Mr. Wilde, his appeal to Council and the requirements for the accessory building to be located on his property.

ADJOURNMENT

There being no further business to come before the Planning and Zoning Board, this meeting was adjourned at 5:41 p.m.

City of Green Cove Springs, Florida

Henrietta Francis, Chairman

Janis K. Fleet, AICP
Development Services Director