

MINUTES OF THE APRIL 24, 2018
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 Tuesday, April 24, 2018, 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 5:01 p.m.

ROLL CALL

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

Staff Members Present: L.J. Arnold, III, City Attorney
Janis Fleet, Development Services Director
Micah O'Shields, Development Services Rep.

Board Members Absent: None

Staff Members Absent: Danielle Judd, City Manager

BOARD BUSINESS

Ms. Haddock requested the minutes be amended regarding her conversation with Van Royal related to the medical marijuana ordinance and to her comments related to signage for crossing U.S. 17 for Food Truck Fridays.

A MOTION WAS MADE BY BOARD MEMBER HADDOCK TO APPROVE THE MARCH 27, 2018, MINUTES WITH REVISIONS SHE STATED. THE MOTION WAS SECONDED BY BOARD MEMBER LEWIS. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS HADDOCK, SPURRIER, LEWIS, VICE CHAIRMAN GAW AND CHAIRMAN FRANCIS. MOTION PASSES 5-0.

REVIEW OF A SITE DEVELOPMENT PLAN FOR PHASE 1 AND PHASE 2 OF THE ST. JOHNS RIVER TRAIL.

Ms. Fleet introduced the item. The City of Green Cove Springs has submitted an application for a Site Development Plan for Phase 1 and Phase 2 of the St. Johns River Trail. This would be a major development as it covers 9.184 acres, the plans dated March 29, 2018 are in the agenda packet.

Ms. Fleet informed the Board that the City of Green Cove Springs purchased the subject properties with Florida Communities Trust, FCT funds and has received 2 Recreational Trail Program grants to develop trails on the property. The St. Johns River Trail Phase 1 will begin on U.S. 17/Orange Avenue next to Oak Street and end at the St. Johns River. A kayak launch will be located at the end of the trail to access the St. Johns River. Fitness stations will be located at the beginning of the Phase 1 Trail with interpretative signage along the trail.

Phase 2 of the St. Johns River Trail will begin on S.R. 16 and end at the St. Johns River. Another leg of Phase 2 begins at that point and ends at U.S. 17/Orange Avenue. Fitness stations will be located at the beginning of the Phase 2 Trail with interpretative signage along the trail.

All required permits, other than the Building Permit have been applied for. A permit from the DEP has been attained.

Ms. Spurrier asked when this is expected to be completed.

Ms. Fleet responded by advising the original completion date was August. The City did not receive any bids when the project was originally bid. The City will rebid the project with some clarifications and is hoping to get good bids for the trails that are within the budget. Phase 1 should take about 120 days from the start date.

Mr. Gaw inquired if there was an issue with the pilings. Ms. Fleet responded that pilings were one of the issues.

Ms. Spurrier asked for clarification on Plan A at Oak Street.

Ms. Fleet responded that it will start on the parcel at the corner of U.S. 17 and Oak Street and go down to the river. Ms. Fleet explained this would all be boardwalk as the area is extremely mucky.

Mr. Gaw asked Ms. Fleet about parking being associated at either trail. Ms. Fleet responded that street parking exists on Oak Street and there is a wide area off U.S. 16 that can be utilized.

Ms. Haddock inquired as to the grant amount whether it was \$460,000 provided by the City and State. Ms. Fleet stated that it is a 50:50 match and the City's match is in the City's Capital Improvement Plan.

Ms. Haddock asked for clarification if this was boardwalk or dirt paths. Ms. Haddock expressed additional concern about the number of trees that are being removed on the plan. Ms. Haddock also added that we are a "Tree City" and in the summer it's nice to have the shade that the trees provide. Mr. Lewis advised that Plan A stated there will be 30 trees cut.

Ms. Fleet explained that we're only clearing the trees for the path and a few more trees for maneuvering during construction. The area where the trails are going in is very vegetative, there will be many trees remaining. Ms. Haddock asked Ms. Fleet if the path would provide shade, to which Ms. Fleet stated it would.

Ms. Haddock asked about the concrete path that goes along the river, passing in front of Bay 3 Condos, and along U.S. 16 and whether they will connect.

Ms. Fleet pointed to the map and commented that you will notice there is a future connection from the Bay 3 Condos to the former Pyramid site. The development of Magnolia Cove PUD on the former Pyramid site requires a continuation trail. Eventually, in the Trail Master Plan will connect these trails to Reynolds Park.

Ms. Francis inquired about the two properties in between that the City doesn't own and how those parcels may affect the trail.

Ms. Fleet referred to the trail map, she said the portion on the map with green dots notated is Phase 1. The strange angle that can be seen down towards U.S. 17 and S.R. 16 is Phase 2. The Department of Transportation was supposed to construct a trail on S.R. 16. Currently the project is out of the 5 Year work plan, but it is hoped eventually FDOT will construct the SR 16 trail.

Ms. Haddock asked if there is a time frame for each Phase of the trail to be completed. Ms. Fleet responded that the hope is Phase 1 and 2 will be completed by the end of 2018.

Mr. Gaw inquired about the kayak launch at the end of the river. Ms. Fleet responded that this kayak launch would be our minor one. The larger kayak launch, will be built with the Land and Water

Conservation Grant that we submitted last year and recommended for funding at Spring Park.

A MOTION WAS MADE BY BOARD MEMBER SPURRIER TO RECOMMEND TO CITY COUNCIL APPROVAL OF 201800263, A SITE DEVELOPMENT PLAN FOR PHASE 1 AND PHASE 2 OF THE ST. JOHNS RIVER TRAIL. THE MOTION WAS SECONDED BY BOARD MEMBER LEWIS AND WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS HADDOCK, SPURRIER, LEWIS, VICE CHAIRMAN GAW AND CHAIRMAN FRANCIS. MOTION PASSES 5-0.

BOARD REVIEW

REVIEW OF THE ALLOWABLE SPECIAL EXCEPTIONS IN THE RPO, RESIDENTIAL, PROFESSIONAL, OFFICES ZONING CATEGORY.

Ms. Fleet introduced the item. This is the ordinance the Board recommended approval to City Council at the last meeting on medical marijuana. There was discussion at the City Council meeting if the Board was aware that a Medical Marijuana Treatment Dispensing Facility could be a Special Exception in the RPO, Residential, Professional, Offices Zoning Category. Some City Council members asked the Board to review the item related to the RPO Special Exception.

Ms. Fleet referred to the map and stated that the pink parcels are the RPO zoned properties. The circles are the schools within the city that are within 500 ft. of commercial property. Anywhere within the 500 ft. a Medical Marijuana Treatment Facility would not be permitted. The Council questioned the property, owned by Larry Sechrest which was recently rezoned to RPO. Currently, a medical marijuana treatment facility would not be permitted on that property due to the proximity to the Crossroads Christian School. If the school no longer rented space from the church, then a medical marijuana treatment facility could be placed on that property with a Special Exception.

Ms. Fleet provided photographs to the Board of a freestanding Medical Marijuana Treatment Facility located in Mandarin on San Jose Boulevard. She pointed out that you cannot see inside the building and made note of the required signage. The ordinance allows Medical Marijuana Treatment Facilities anywhere that drug and drug sales are permitted.

Mr. Arnold noted that you have to allow the Medical Marijuana Treatment Facilities wherever you allow pharmacies. Our code intends on drug and drug sales to mean a pharmacy. Council approved the ordinance at the first reading. The second and final reading is set for May 15, 2018.

Ms. Fleet mentioned to the Board that there is not an action they have to take.

Mr. Arnold stated this is just being brought to your attention by Ms. Fleet, there was no direction from Council to make any recommendation.

Ms. Haddock asked if these zoning areas would allow stand-alone Medical Marijuana Treatment Facilities.

Mr. Arnold stated you would approach it just as you would any other pharmacy coming into Green Cove Springs. You would not look at it as a Medical Marijuana Treatment Facility. It would be viewed like any proposed pharmacy coming into the pink areas with a Special Exception, with all Special Exception requirements being met.

Ms. Spurrier asked if Orange Park had one or two facilities. Ms. Fleet responded that she has been told about one. Mr. Lewis stated that there is one.

Mr. Lewis mentioned some of the costs involved in obtaining medical marijuana. Ms. Spurrier asked about insurance coverage. Mr. Lewis said there might be some insurance that cover it, but Medicare will not cover medical marijuana. Ms. Haddock added she is aware that the VA has told patients if they get Medical Marijuana they would not get their pain medication anymore.

Ms. Haddock inquired if this expands the location where a free-standing Medical Marijuana Treatment Facility could go. Ms. Fleet said this changes nothing from what you recommended, City Council just wanted to make certain this Board understood that the ordinance included RPO, as a Special Exception.

BOARD DISCUSSION

Mr. Gaw had positive feedback on Food Truck Friday. He had three food trucks. The food trucks sold out of food and there was over 400 people in attendance. Mr. Gaw thanked the Board for the recommendation of the second off-duty officer. The officers talked to everyone, played with the children. The next event is May 11th, expectations are over 1000 people to attend. Mr. Gaw explained the plan is still for 4:30 pm to 8:30 p.m. but the time could change from 5 p.m. to 9 p.m. as the summer heat arrives. Mr. Gaw is having a meeting with the shop owners on Walnut Street as they really want to get involved. There will be 6 -7 food trucks for this next event. Mr. Gaw stated that Kurt Town has a wonderful music shop, and he has proposed having a few guitar players outside his shop. So when the main band takes a break, the attendees can be directed to the other side of Walnut Street for some music. To do that, the amount of off-duty officers will double to four, to task them with crossing the attendees over U.S. 17.

Ms. Haddock suggested combining events because the more that is offered, then more people will come. Sometimes it can be a boost to have more going on and families can visit different places during the event.

Mr. Gaw said that Ronnie's and La Casita have never had a better Friday night. Coolers are encouraged at the next event. Signage will be placed stating "No Alcohol Beyond this Point." The Chief also recommended the small part of Magnolia Avenue between Palmer and Walnut be closed. This is all progression towards closing Walnut for future events and having a band on the East and West side of Walnut.

Ms. Haddock mentioned escorting people over to the museum. Ms. Haddock stated that there is much to be offered on both sides of U.S. 17.

Mr. Gaw also stated that he would be asking City Council May 1, 2018, if the pool restrooms could be opened to get people over to the park.

Ms. Haddock inquired about the coolers and whether there is an ordinance that no alcohol is allowed on city property. Ms. Haddock understands his property is private but what about the people that walk around. Mr. Gaw stated that is why the "No Alcohol Beyond this Point" signs are being implemented.

Ms. Haddock mentioned the "Pow Wow" event being held at the Military Museum this weekend, which is a four day event. The Pow Wow will include different Native American tribes. They will have something for everyone; men, women and children.

Ms. Spurrier inquired as to how many Indian Tribes would be in attendance. Ms. Fleet replied that she has been told they expect 300 to 400 guests each night.

STAFF COMMENTS

Ms. Fleet advised the Board that the St. Johns PUD has been deferred another 60 days. The FLUM amendment will come back with the PUD rezoning. Ms. Fleet stated she conferred with the City Attorney and removed the signs, with no specific date for a public hearing, there was no need to keep the signs up.

Ms. Haddock asked for clarification on what the St. Johns PUD was. Ms. Fleet stated it's the large parcel between Magnolia and St. Johns behind CVS. It's owned by Floribec. Mr. Arnold added that it is the one where the potential buyer showed up to the hearing.

Ms. Fleet advised the Board that the City has received the Visioning Report back. City Council will have a special Visioning Workshop on Friday, May 11th from 9 a.m. to 11 a.m. The next phase will be looking at implementation measures.

Ms. Fleet made introduction of Mr. James Fossa, Coordinator, for the Planning and Intergovernmental Affairs Operations at the Clay County District Schools. He has been provided an agenda packet.

Ms. Fleet mentioned the number of lot reconfigurations she's received. People have come into the office to inquire about purchasing vacant parcels and putting affordable housing on these parcels. Ms. Fleet stated there is interest in subdividing a parcel behind Napa.

Ms. Fleet also stated that Magnolia West Phase 3 will start construction when their drainage issues are resolved with the St. Johns Water Management District. The City has approximately 17 permits for new homes, once the drainage issues get resolved.

Ms. Haddock asked Ms. Fleet where the interchanges are going to be on the expressway. Ms. Fleet said there will be one about a mile south of the city limits and then another one up S.R. 16 at the entrance to the bridge. Ms. Fleet suggested going on the First Coast Expressway website, where more current information is located. The website has an aerial of the project.

Ms. Fleet advised the Board that a meeting in July had to be changed due to a change in the July City Council meetings. She provided the Board with an updated schedule.

Ms. Francis inquired about Burger King. Ms. Fleet said they're getting the contractor selected. She anticipates they will break ground in May or June. The owner has submitted plans for permitting.

ADJOURNMENT

There being no further business to come before the Planning and Zoning Board, this meeting was adjourned at 5:53 p.m.

City of Green Cove Springs, Florida

Henrietta Francis, Chairman

Danielle Judd, City Manager