

**MINUTES OF THE APRIL 28, 2016
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, April 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: Chester Austin
Robert Lewis, Sr.
Sara Spurrier
Marilyn Haddock, Vice-Chairman

Staff Members Present: Danielle Judd, City Manager
Janis Fleet, Development Services Director
Kimberley Farnsworth, Clerk Typist

Board Member Absent: James Smith

Staff Member Absent: L.J. Arnold, III, City Attorney

Present in Audience: None

APPROVAL OF MINUTES

A MOTION WAS MADE BY BOARD MEMBER SPURRIER TO APPROVE THE MINUTES OF MARCH 24, 2016. THE MOTION WAS SECONDED BY BOARD MEMBER LEWIS. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – BOARD MEMBERS AUSTIN, LEWIS, SPURRIER, AND VICE-CHAIRMAN HADDOCK.

PUBLIC HEARING

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING CITY CODE SECTIONS 86-3, 102-5, 102-88, 102-91, AND 102-523 TO MODIFY THE REQUIREMENTS THAT A GARAGE IS REQUIRED FOR ALL DWELLING UNITS; CLARIFYING THE DEFINITION OF A CARPORT AND RELATED CLARIFICATIONS; AND PROVIDING FOR SEVERABILITY, REPEALER, AND SETTLING AN EFFECTIVE DATE.

Ms. Fleet introduced the item. She explained that there have been some concerns from the Council concerning carports. The City has a history of requiring a garage for every dwelling unit which dates back to 2004. There were some issues that started in the fall of 2015. The Council had a few meetings and had a special workshop on January 12, 2016 that only discussed carports and garages. This ordinance was a result of the Council's directions.

Vice Chairman Haddock opened the public hearing. No public was at the meeting to address the item. Vice Chairman Haddock closed the public hearing.

BOARD DISCUSSION / COMMENTS

Mr. Lewis inquired about canopies and carports. Ms. Fleet stated that new carports will not be allowed but existing carports could be replaced even if they are completely destroyed by weather or fire. Awnings will still be allowed, but cannot be used as a carport. Motorized vehicles cannot be stored underneath awnings. Ms. Fleet explained the ordinance further.

Mr. Austin stated that he himself has a carport and knows he's grandfathered in. He feels that carports are the best alternative for some areas of the City.

Ms. Haddock passed around 3 picture examples of carports. She says the first is a nice carport that is conducive to the house. The second she says is filled with junk and is aware of complaints against them and feels that this is the minority of homes within the City. Most of the carports she has seen around town have cars, boats, and golf carts parked underneath. She feels the carports are a good way for the homeowner to protect their investments. The third picture she says that she would much prefer a nicely done carport over the car coverings that can get dirty and torn.

Ms. Judd stated that the first picture shown of the carport should not have been permitted and was done in error. She said that she has been around town and has noted that there are more than just a few homes with carports that are in Code Violation.

Ms. Spurrier stated that this has been an ongoing issue for many years and they have tried very hard to please the majority of the people and that it is very difficult to do.

A MOTION WAS MADE BY BOARD MEMBER SPURRIER TO APPROVE THE ORDINANCE AMENDING OF THE LAND DEVELOPMENT REGULATIONS AMENDING CITY CODE SECTIONS 86-3, 102-5, 102-88, 102-91, AND 102-523 TO MODIFY THE REQUIREMENTS THAT A GARAGE IS REQUIRED FOR ALL DWELLING UNITS; CLARIFYING THE DEFINITION OF A CARPORT AND RELATED CLARIFICATIONS. MOTION WAS SECONDED BY VICE-CHAIR HADDOCK WITH THE EXCEPTION TO ALLOW ADDING CARPORTS IF THERE IS AN EXISTING GARAGE. THERE WAS NO SECOND TO THE AMENDED MOTION. BOARD MEMBER SPURRIER MADE ANOTHER MOTION TO APPROVE THE ORDINANCE AMENDING OF THE LAND DEVELOPMENT REGULATIONS AMENDING CITY CODE SECTIONS 86-3, 102-5, 102-88, 102-91, AND 102-523 TO MODIFY THE REQUIREMENTS THAT A GARAGE IS REQUIRED FOR ALL DWELLING UNITS; CLARIFYING THE DEFINITION OF A CARPORT AND RELATED CLARIFICATIONS. THE MOTION WAS SECONDED BY BOARD MEMBER LEWIS. THE FOLLOWING WAS THE VOTE ON THE MOTION: AYES – BOARD MEMBERS LEWIS AND SPURRIER. NAYS – BOARD MEMBER AUSTIN AND VICE-CHAIR HADDOCK.

STAFF COMMENTS.

Ms. Judd stated that our Human Resources Director, Cynthia Hunter, will be retiring at the end of the month and there will be a luncheon for her on May 12. Also, the new Director, Ann Schulte, will be starting on May 11.

Ms. Felecia Hampshire's going away party will be May 17 before the City Council meeting. We will also be getting a new Mayor and Vice-Mayor that same night as well as Ms. Connie Butler will be taking her seat on the Council.

ADJOURNMENT

There being no further business to come before the Planning and Zoning Board, this meeting was adjourned at 5:42 p.m.

City of Green Cove Springs, Florida

Marilyn Haddock, Vice-Chairman

Janis K. Fleet, AICP
Development Services Director