

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, NOVEMBER 29, 2022 – 5:00 PM



MINUTES

GENERAL INFORMATION

ANYONE WISHING TO ADDRESS THE PLANNING AND ZONING BOARD REGARDING ANY TOPIC ON THIS EVENING'S AGENDA IS REQUESTED TO COMPLETE A CARD AVAILABLE AT THE CLERK'S DESK. SPEAKERS ARE RESPECTFULLY REQUESTED TO LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

THE PLANNING AND ZONING BOARD PROHIBITS THE USE OF CELL PHONES AND PAGES WHICH EMIT AN AUDIBLE SOUND DURING ALL MEETINGS WITH THE EXCEPTION OF LAW ENFORCEMENT, FIRE AND RESCUE, OR HEALTH CARE PROFESSIONALS ON CALL. PERSONS IN VIOLATION WILL BE REQUESTED TO LEAVE THE MEETING.

THIS WILL BE AN IN-PERSON MEETING. PLEASE FOLLOW SOCIAL DISTANCING PROTOCOLS

ROLL CALL

PRESENT

Chairman Brian Cook
Board Member Henrietta Francis
Vice Chairman Justin Hall
Board Member Richard Hobbs
Board Member Josh Danley

APPROVAL OF MINUTES

1. Review and approval of the Oct 25, 2022, meeting minutes.

**Motion made by Board Member Francis, Seconded by Board Member Hall.
Voting Yea: Chairman Cook, Board Member Hobbs, Board Member Danley**

2. Review and approval of September 27, 2022, meeting minutes.

**Motion made by Board Member Hall, Seconded by Board Member Francis.
Voting Yea: Chairman Cook, Board Member Hobbs, Board Member Danley**

PUBLIC HEARINGS**3. Special Exception Request for a drive through facility for a restaurant in the Gateway Corridor Commercial District, located at 1213 Idlewild Avenue.**

Development Services Director Mike Daniels shared staff comments for the Special Exception Special Exception Request for a drive through facility for a restaurant in the Gateway Corridor Commercial District, located at 1213 Idlewild Avenue, and introduced Brad Webster Agent to the applicant.

Board Member Donley asked what kind of Restaurant it will be.

Brad Wester Agent to the applicant clarified that the Restaurant was originally going to be an Ice cream and hot dog restaurant and right after the owner expanded the menu items to chicken, shrimp, and fish.

Brad Wester will be extending the side 8-foot fence to the end of the neighbor and the property. Also, per the Arborist request two trees would need to come down, one around the retention pond and the other on the southwest of the property, landscaping will be added as a buffer. In front of the property there is a storm water facility to hold water when it rains, the original plan was to have a 6-foot fence, he is requesting if it can be waved from a 6-foot fence to a 4-foot fence.

Question from the public:

Chip Proctor noticed the hours of operation from 7:00AM to 10:00PM and wanted clarification.

Chair Cook requested for the establishment hours of operations be change in the original plan.

Vice Chair Hall asked can anyone walk up and order.

Brad Wester explained that this is only for drive thru, walk up to order and outside dining. No inside dining will be available.

Vice Chair Hall is concerned about the high-volume of traffic on State Rd 16.

Brad Wester does not anticipate any problems with the traffic or the parking spaces.

Board Member Donley stated that he doesn't see any problems with the parking either.

Chair Cook asked if there is adequate space for drivers who will be waiting for their orders.

Brad Wester expressed that he is anticipating a quick turnover and he doesn't think that it will impact other drivers.

Vice Chair understands the advantages but is concerned on other future businesses coming in after and making an impact with the traffic.

Brad Wester stated that any changes, or concerns can be changed to the plan, they are very excited to be part of the community and are looking forward to going forward.

Development Services Mike Daniels is not concerned about the parking because it meets its code requirements, but it can be reviewed.

Chair Hall expressed if this would impact the traffic with children and the School across the street from the restaurant and the language can be changed if any future concerns were to arise and if any complaints the applicant would have to work with the City to amend the special exception. The applicant would need to come back to the Planning Board to revise the site plan and accommodate circulation on the main roadway.

Motion made by Board Member Hobbs, Seconded by Board Member Francis.

Voting Yea: Chairman Cook, Board Member Danley

Voting Nay: Board Member Hall

4. Special Exception Request for a detached Garage project, located at 631 St Johns Avenue

Lianne Wilks from DDI SouthEast Representing the Applicant

Chair Cook asked will the RV be parked behind the garage.

Lianne Wilks stated that the RV will be covered and parked on the right-hand side of the garage.

Motion made by Board Member Hall, Seconded by Board Member Danley.

Voting Yea: Chairman Cook, Board Member Francis, Board Member Hobbs

5. Outdoor Pool Sales in the Gateway Corridor Commercial (GCC) and C-2 Zoning District

Motion made by Board Member Hall, Seconded by Board Member Francis.

Voting Yea: Chairman Cook, Board Member Hobbs, Board Member Danley

ACTION ITEMS

6. Green Cove Springs Mobility Plan Preliminary Update

Development Service Mike Daniels introduced Jeannette Berk Sr. Planning Manager to discuss The Mobility Plan updates and the City's current traffic issues and moving forward.

Jeannette Berk Sr. Planning Manager at Gannett Fleming discussed how the Mobility Plan.

Chair Cook asked is there a realistic projection for next 10 years or next 5 years.

Jeannette Berk expressed that the mobility fee study was based 7 years ago and was adopted, she also explained that the numbers will not be the same and is due to the projects and changes and this will change and the numbers will be accurate when it goes to City Council, ones the person mile fee and ones its finalize she should have an accurate fee.

Mike Daniels Mobility Fee as supposed to the Impact Fee, and we are in good position, and he was happy about going forward.

7. Review of the CRA Redevelopment Plan.

**Motion made by Board Member Francis, Seconded by Board Member Hall.
Voting Yea: Chairman Cook, Board Member Hobbs, Board Member Danley**

BOARD BUSINESS

BOARD DISCUSSION / COMMENTS

ADJOURNMENT

STAFF COMMENTS

NEXT MEETING: TUESDAY, JANUARY 24, 2023, AT 5:00PM

CITY OF GREEN COVE SPRINGS, FLORIDA

Bria Cook, Chairman

Attest:

Lilly Delvecchio, Development Services Rep.