



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

---

**TO:** Planning & Zoning Board **MEETING DATE:** January 26, 2021  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Review of Special Exception Application for Alcohol Sales for Off-Site Consumption at 26 N Orange Avenue for Green Cove Liquors

### PROPERTY DESCRIPTION

**APPLICANT:** James Van Laere **OWNER:** Rusty Chaney  
**PROPERTY LOCATION:** 26 N Orange Avenue  
**PARCEL NUMBER:** 017251-000-00  
**FILE NUMBER:** 202001169  
**CURRENT ZONING:** CBD – Central Business District  
**FUTURE LAND USE DESIGNATION:** CHI – Commercial High Intensity

---

### SURROUNDING LAND USE

---

<b>NORTH:</b> FLU: CHI Z: CBD Use: Convenience Store (H&H)	<b>SOUTH:</b> FLU: CHI Z: CBD Use: Restaurant / Event Space / Retail
<b>EAST:</b> FLU: CHI Z: CBD Use: Vacant (Clay Theatre Parking)	<b>WEST:</b> FLU: CHI Z: CBD Use: Restaurant (Sweet Sensations)

### BACKGROUND

James Van Laere, owner of Green Cove Liquors, is requesting a special exception for alcohol sales for off-site consumption at 26 N Orange Avenue. The applicant currently operates Green Cove Liquors at 208 N Orange Ave and is relocating the business to this site.

Historically, there is no record of a special exception for alcohol sales (on-site or off-site consumption) being granted for the property, however, La Casita does have an alcohol license through the Florida Department of Professional Regulation.

## **Special Exception Review Criteria**

When deciding on special exception requests, the Planning and Zoning Board (PZB) will ensure the following criteria are satisfied:

- (1) Compliance with all elements of the comprehensive plan.  
*The proposed use is consistent with the Future Land Use Objective 1.6.1(b)(3): "Commercial High Intensity. This category consists of a wide array of commercial uses, such as hotels, motels, automobile sales, service and repair, housing above businesses, churches and others. The maximum Floor Area Ratio shall be .40" and Objective 1.6.1(b)(4): "Central Business District. This category consists of retail and service establishments consistent with the redevelopment of the downtown area. The maximum Floor Area Ratio shall be 2.0."*
- (2) The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety or general welfare, and is not contrary to established standards, regulations or ordinances of other governmental agencies.  
*The proposed development will be consistent with the existing neighborhood and will not negatively impact the area*
- (3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.  
*No construction or improvements are being proposed as part of this special exception. Any building or site permits that are requested for the development of the site will be reviewed under a separate permit.*
- (4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.  
*The proposed use will be consistent with the existing uses in the downtown area and will not negatively impact the area.*
- (5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.  
*The proposed development will not impact the improvement of surrounding properties.*
- (6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.  
*Water and sewer are available.*
- (7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.  
*Vehicular access is available to the rear of the building in a parking lot shared with La Casita and accessible from Palmer Street. 17 parking spaces are available onsite as well as 8 parallel parking spaces along this block of Palmer Street, additional parallel parking spaces are available on Magnolia Street. Pursuant to the parking requirements a total of 28 parking spaces are required for the building which includes the La Casita restaurant, however the site is located within the Central Business District Zoning Designation which allows for relief from the parking requirements as long as parking is provided to the extent possible onsite.*
- (8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.  
*Access is provided off Palmer Street. Based on the ITE trip generation for general retail, this use will generate approximately 69 total trips and 5 peak hour trips.*
- (9) Adequate screening and buffering of the special exception will be provided, if needed.  
*Screening is not required for this use.*

(10) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.

*The special exception will not require signs specific to it, however, the business may have signage, as is allowed within the city's code. Such signage would have to be permitted through the Building Department and would be reviewed at that time.*

(11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.

## STAFF RECOMMENDATION

Staff recommends approval of the Special Exception Application for Alcohol Sales for Off-Site Consumption at 26 N Orange Avenue for Green Cove Liquors.

**Recommended Motion:**

Motion to approve application 202001169, a Special Exception for alcohol sales for off-site consumption at 26 N Orange Ave, for Green Cove Liquors