

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, SEPTEMBER 28, 2021 – 5:00 PM



AGENDA

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

APPROVAL OF MINUTES

1. Review and approval of the meeting minutes for August 24, 2021.

PUBLIC HEARINGS

2. Review of a Future Land Use and Zoning Amendment for property located at 518 Pine Avenue for approximately .433 acres.

Future Land Use Amendment:

from: Commercial High Intensity

to: Institutional

Zoning Amendment:

from: C-2, General Commercial

to: Institutional

3. Special Exception Request for the Development an Emergency Shelter on property located at 518 N Pine Avenue

ACTION ITEMS**BOARD BUSINESS**

4. Potential Development Moratorium Discussion

BOARD DISCUSSION / COMMENTS

STAFF COMMENTS

ADJOURNMENT**NEXT MEETING: TUESDAY, OCTOBER 26, 2021 AT 5:00PM**

Minutes of the Planning & Zoning Board Meeting can be obtained from the City Clerk's office. The Minutes are recorded, but are not transcribed verbatim.

Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

ADA NOTICE

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

EXPARTE COMMUNICATIONS

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Special Magistrate and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Special Magistrate. The exchanges must be disclosed by the Special Magistrate

CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, AUGUST 24, 2021 – 5:00 PM



MINUTES

ROLL CALL

PRESENT

Chairman Henrietta Francis
Board Member Brian Cook
Board Member Justin Hall

ABSENT

Vice Chair Gary Luke
Board Member Richard Hobbs

APPROVAL OF MINUTES

1. Review and approval of minutes from the June 22, 2021 and July 27, 2021 meetings.

Motion to approve the minutes from the June 22, 2021 and July 27, 2021 meetings.

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

Motion passes 3-0.

PUBLIC HEARINGS

2. Small Scale Future Land Use Amendment and Rezoning Request for property located in the 1300 Block of Energy Cove Court for approximately 9.4 acres.

Future Land Use Amendment:

from: Mixed Use Highway

to: Residential High Density

Zoning Amendment:

from: C-2, General Commercial and M-2, Industrial

to: R-3, Residential High Density

Mr. Daniels presented the application. Staff recommend approval of the future land use amendment and rezoning.

Chairman Francis opened the public hearing.

Gregory Stepp, 1293 Energy Cove Ct, asked how traffic being directed to Cooks Lane would be enforced given the opening shown onto Energy Cove. Mr. Daniels explained that the sketch shown is not a final site plan, but only a sketch. Mr. Daniels assured notice would be sent when the site development plan is taken before the board. He explained the Energy Cove entrance would be a stabilized surface, not a full ingress/egress. Mr. Stepp inquired how many units. Mr. Daniels explained the maximum density is 112 units.

Jim Buck, Hayes Trust, 1315 Energy Cove Ct, inquired about the stabilized surface onto Energy Cove Ct. He also asked if the developer would have to pay the proportionate fee Energy Cove developers pay, which Mr. Daniels indicated they would. He then asked what is happening to the south of Energy Cove Ct, which Mr. Daniels explained the Ayrshire Development is proposing a connection from their development to US 17.

Ryan Haney, 1325 Energy Cove Ct, inquired who makes the decision about the project, which is Planning & Zoning making a recommendation and City Council making the final decision after two hearings. Mr. Haney inquired if the Energy Cove entrance would be gated / locked. At this stage, it is unclear. Mr. Haney then mentioned he is concerned about crime. Mr. Haney expressed he's not opposed to development on Cooks Lane, but he would prefer two or three acres along Energy Cove remaining industrial.

Steve Chastain, property owner on Energy Cove Ct, expressed disappointment that the industrial area is being changed, reducing the amount of industrial space. He added the development should be sealed off from the industrial area.

Greg Stepp spoke again to express agreement with Mr. Chastain. He indicated people may walk from their properties to Energy Cove Ct, and he is concerned about vandalism and crime.

Chairman Francis closed the public hearing.

Chairman Francis called for comments from the board.

Board Member (BM) Hall expressed he expected the residential properties nearby would be concerned, as opposed to the business owners on Energy Cove Ct. He supports making the proposed Energy Cove entrance emergency access only. Originally, he had thought Energy Cove would be the best primary entrance given the state of Cooks Lane. Mr. Daniels explained that going on Cooks Lane provides access to a signalized intersection, while Energy Cove Ct does not.

Chairman Francis reopened the public hearing.

Mr. Chastain explained there are trucks regularly loading / unloading and forklifts moving equipment, which poses a risk to residential traffic.

Chairman Francis closed the public hearing.

Board Member (BM) Cook expressed concern about this additional traffic plus the additional traffic being added by the Ayrshire development. He asked what can be done to alleviate the traffic issues and proposed impacts on 16 and 17. Mr. Daniels explained the plan as it relates to the Ayrshire development and how this development, when it is at the stage of a site development plan, will have to include the impact of Ayrshire in their traffic study.

BM Cook discussed including a recommendation for Council to review the concern of the Energy Cove Ct entrance.

BM Cook requested Mr. Daniels explain why staff is recommending approval. Mr. Daniels explained the proposed use is compatible on the Cooks Lane side and is potentially a good development for the city's multi-modal goals. Additionally, the City has a housing shortage, particularly a shortage on multi-family housing.

BM Hall noted the site plan would be more definitive regarding landscaping, buffering, fencing, et cetera.

Motion to recommend approval O-15-2021.

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

Motion passes 3-0.

Chairman Francis opened the public hearing for the rezoning application.

Mr. Stepp came forward to discuss the intersection of 16 and 17. He mentioned when the Buckman Bridge closes, it becomes a mess. He also feels the Shands Bridge is already maxed out on traffic at the 16 and 17 intersection.

Mr. Haney asked about the next steps for the project. Mr. Daniels offered to set up a meeting between businesses at Energy Cove Ct and the applicant to discuss their concerns.

Chairman Francis closed the public hearing.

Motion to recommend approval of O-16-2021.

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

Motion passes 3-0.

Motion to recommend City Council strongly consider restricting traffic from the development onto Energy Cove to emergency vehicles.

Motion made by Board Member Cook, **Seconded** by Board Member Hall. **Voting Yea:** Chairman Francis, Board Member Cook, Board Member Hall. **Motion passes 3-0.**

BOARD BUSINESS

BOARD DISCUSSION / COMMENTS

Chairman Francis commended Ms. Glisson on the July minutes.

STAFF COMMENTS

Mr. Daniels reminded the Board that there is a meeting Thursday where there will be a roundtable discussion about the comprehensive plan update. BM Cook had recommended to Mr. Daniels prior to the meeting that questions be held until the end of the joint meeting.

Mr. Daniels asked if the Board had also received Greening Green Cove Springs, which they did.

BM Cook asked what Mr. Daniels hopes to get from the joint meeting. He explained the meeting is a workshop and he hopes to reach agreement on the priorities for the City.

ADJOURNMENT

Meeting adjourned at 5:57pm.

CITY OF GREEN COVE SPRINGS, FLORIDA

Henrietta Francis, Chairman

Attest:

Heather Glisson, Planning & Zoning Clerk

BACKGROUND

The applicant has applied for a Small-Scale Future Land Use and Zoning change for the subject property. A companion application and staff report for a special exception for an emergency shelter has been submitted as well.

PROPERTY DESCRIPTION

The property has two dilapidated structures that are currently boarded and in disrepair. The site is sparsely wooded with hardwood trees to the east of the property and a palm tree between the building and the road. There is a concrete wall and concrete pavement area on the north side of the building and two septic tanks to the rear of the buildings which are no longer in use.

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

Comment: Amending the land use of this property to Institutional will increase opportunities to provide a variety of uses of public necessity within the City.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The proposed amendment will revise the FLUM designation from CHI to INS. By revising the Future Land Use designation to INS, it will allow for a variety of predominantly non-residential uses, but shall allow as a special exception temporary transitional housing as part of an emergency shelter. This will allow the City to provide for a wider variety of housing types than what is currently available in the City.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The project site is located within the central core area of Green Cove Springs and adds to the existing development in the area which is suitable for developing thereby reducing development pressure in rural and unincorporated areas.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The proposed INS Future Land Use designation is compatible with the surrounding development and removes the potential for high intensity commercial uses on a small neighborhood street.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: The site is not located within a floodplain and does not have significant native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The project site is located within an urban area with surrounding residential and non-residential development. There are no adjacent agricultural areas and activities.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: With the project site being located within an area with existing development, proposed development on the property will utilize existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Any future improvements to the City’s public facilities and services will be utilized by the project site. The existing Septic Tanks located on site shall be disposed of per County Health Department Standards.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: Due to the size and uses allowed, the project site is located within an existing developed area with existing public facilities and services. The proposed development will utilize existing public facilities and services and will not increase the time, money, and energy for providing and maintaining these facilities.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The site is located within an urban area and is not adjacent to any rural zoned properties.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The proposed application will allow infill development on a developed site.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The project site will provide for institutional uses of public necessity in close proximity to residential uses. The project site will be required to meet all mitigation requirements as part of the development plan process to ensure compatibility with surrounding properties.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The project site shall comply with all access requirements pursuant to the City LDC.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: Additional proposed development shall comply with all landscaping and open space as required by the City LDC.

In addition to the preceding urban sprawl indicators, Florida Statutes Section 163.3177 also establishes eight (8) “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application’s consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The project site is located within an existing developed area thereby relieving growth pressures of growing in undeveloped areas, which have the potential for a bigger impact on our natural resources and ecosystems.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: This application, is located within a developed area and will utilize existing public infrastructure and services.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: This application will provide a developed site in close proximity to the downtown core, promoting walkability.

4. Promotes conservation of water and energy.

Evaluation & Findings: The project site is located within an urban area with surrounding commercial development. Development in core urban areas reduces the pressure to develop in areas further outside of the urban areas.

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The project site is located within an urban area with surrounding development. There are no adjacent agricultural areas and activities. Development in core urban areas reduces the pressure to develop in agricultural areas.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: N/A

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed site is located within close proximity to a variety of residential and nonresidential uses. The proposed development will provide a balance of land uses to the area.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: N/A

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Goals, Objectives, and Policies (GOPs) support the proposed amendment to the Future Land Use Map of the City of Green Cove Springs Comprehensive Plan:

FUTURE LAND USE ELEMENT

Goal 1: To develop and maintain land use programs and activities to provide for the most appropriate use of the land and direct growth to suitable areas while protecting the public, health, safety and welfare.

Objective 1.2: The City shall assure that future land uses have essential facilities and services which meet locally established levels of service (LOS) standards and adopted as part of the Capital Improvements Element (CIE).

Policies 1.2.1: The City shall ensure that development orders are conditioned upon the provision of essential facilities and services which meet the established level of service standards and necessary to serve the proposed development by reviewing each site plan/development proposal to ensure compliance with concurrency and do not go beyond LOS threshold.

Objective 1.3: The City shall take definitive steps for the redevelopment and renewal of blighted areas within the City.

TRANSPORTATION ELEMENT

Objective 2.8 Site Development Traffic Circulation: The City shall require that all major developments and planned unit developments provide a circulation system which: provides adequate access to the major roadway network; provides for sound design of local and collector streets within such development....

HOUSING ELEMENT

Objective 3.3 Adequate Sites for Affordable Housing The City shall assure that adequate sites are provided for affordable housing such as multi-family structures and manufactured and modular housing units.

Policies 3.3.1 The land development regulations shall allow for the development of a variety of housing types in areas of residential character with densities consistent with the Future Land Use Map.

Objective 3.4 Adequate Sites for Special Residential Facilities The City shall assure the provision of housing to all citizens of the City including those with special needs.

Policies 3.4.1 The land development regulations shall include provisions that support the location of foster care facilities, group homes, child/adolescent care facilities, and retirement homes into areas of residential character, which shall consider infrastructure availability, convenience, and accessibility.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND AQUIFER RECHARGE ELEMENT

Objective 4.6: Future development shall be required to connect with central sewer and water systems and provide drainage facilities which maximize the use of existing facilities and discourage urban sprawl.

FUTURE LAND USE AND ZONING DISTRICT COMPARISON

The existing Future Land Use District is 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.

The existing zoning district is C-2, General Business. The commercial high intensity (CHI), C-2 general commercial zoning category district is intended for intensive commercial uses which generally require a conspicuous and accessible location convenient to streets carrying large volumes of traffic.

The proposed Future Land Use District is Institutional. This category consists of civic, cultural, government, religious, utilities, and other public necessity uses. The maximum Floor Area Ratio is .30.

The proposed zoning district is Institutional. The institutional land use category consists of civic, cultural, governmental, religious, public utilities, and other public necessity uses.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Maximum Development Potential Based on Existing FLU							
Convenience Store, 24 hours (ITE 851)	7,544 sf	737.99	5,535	67.03	503	52.41	393

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Hospital (ITE 610)	5,658 sf	16.5	94	0.95	5	1.14	6

1. Source: Institute of Transportation Engineers: Trip Generation Manual 8th Edition

Conclusion: The proposed Institutional land use and zoning could have a medical facility such as a small hospital / emergency room, as its most intense use. Meanwhile, the existing zoning of C-2 permits convenience stores. The proposed zoning incurs smaller traffic impacts than the existing zoning.

Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,032,000
Less actual Potable Water Flows ¹	1,029,000
Residual Capacity ¹	3,003,000
Projected Potable Water Demand from Proposed Project ²	1,200
Residual Capacity after Proposed Project	3,001,800

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 8 units x 1 persons per unit x 150 gal per person

Sanitary Sewer Impacts – Harbor Road WWTP

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	650,000
Current Loading ¹	516,000
Committed Loading ¹	92,000
Residual Capacity ¹	42,000
Percentage of Permitted Design Capacity Utilized ¹	93%
Projected Potable Water Demand from Proposed Project ²	960
Residual Capacity after Proposed Project	41,040

1. Source: City of Green Cove Springs Public Works Department August 2021 Report to Council

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 8 units x 1 persons per unit x 120 gal per person

Conclusion: The project site is served by the Harbor Road Wastewater Treatment Plant (WWTP). As shown in the table above, when factoring in the current loading and the committed loading, this WWTP has the capacity to handle the estimated impacts resulting from the proposed application.

Solid Waste Impacts

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	64 lbs. / 23.36 tons
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (8 dwelling units x 1 persons per dwelling unit x 8 lbs. per day) x 365

2. Source: Clay County Comprehensive Plan

Conclusion: The City of Green Cove Springs' solid waste is disposed of at the Rosemary Hill Solid Waste Management Facility operated by Clay County. Per the Clay County Comprehensive Plan, a minimum of three (3) years capacity shall be maintained at the County's solid waste management facility. The estimated impacts from the proposed Project are not expected to negatively impact the City's adopted LOS or exceed the County solid waste management facility's capacity.

Public School Facilities Impact

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Multifamily Units	8	0.0314	1	0.0095	1	0.0197	1
Net Generation	-	-	1	-	1	-	1

1. Source: School District of Clay County, Educational Facilities Plan, FY 2020/21-2024/25, based on multifamily

Conclusion: The School District of Clay County will make a school capacity determination at the time of Final Site Development Plan. It is not anticipated that the estimated number of students generated by the proposed PUD rezoning will exceed the adopted LOS standards

STAFF COMMENTS

Redeveloping the property in conformance with the requirements of the Institutional Future Land Use and Zoning Districts will allow for the development of civic, cultural, government, religious and other uses of public necessity. The proposed Institutional Future Land Use Designation and Zoning District provide a more compatible transition from the traffic intensive commercial district to the south and east to the predominantly single-family homes to the north of the subject property. The Institutional Zoning District does allow for the development of an Emergency Shelter to provide for transitional housing. Section 117-796 of the City Code provides specific regulations that must be addressed in order to ensure compatibility with the surrounding neighborhood. These requirements are reviewed and evaluated as part of the companion application (SE21-0001)

Attachments include:

1. Ordinance O-17-2021
2. Ordinance O-18-2021
3. FLUM Application
4. Rezoning Application

RECOMMENDATION

Staff recommends approval of the future land use amendment and rezoning.

RECOMMENDED MOTIONS:

Future Land Use Amendment

Motion to recommend to City Council the approval of Ordinance O-17-2021, to amend the Future Land Use of the property described therein from Commercial High Intensity to Institutional.

Rezoning

Motion to recommend to City Council the approval of Ordinance O-18-2021, to amend the Zoning of the property described therein from C-2 General Commercial to Institutional.

ORDINANCE NO. O-18-2021

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA REZONING ±0.433 ACRES OF PROPERTY LOCATED AT 518 N PINE AVE, IDENTIFIED AS TAX ID NUMBERS 017656-000-00 AND 017659-000-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM C-2 GENERAL COMMERCIAL TO INSTITUTIONAL; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City has received a request to amend the Future Land Use Map for the subject parcel from Commercial High Intensity to Institutional; and

WHEREAS, the City approved the Future Land Use Map amendment for the subject property such that it will be designated as Institutional on the Future Land Use Map of the City, and

WHEREAS, the City has received a request to rezone the subject parcel from C-2 General Commercial, to Institutional; and

WHEREAS, the City has the authority pursuant to its home rule and other statutory powers to rezone properties within the City; and

WHEREAS, a duly advertised public hearing was conducted on the proposed rezoning on September 28, 2021 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Council; and,

WHEREAS, the City Council considered the recommendations of the LPA at a duly advertised public hearing on October 5, 2021 and October 19, 2021 and provided for and received public participation; and,

WHEREAS, the City Council has determined and found said application for the amendment, to be consistent with the City of Green Cove Springs Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Green Cove Springs City Council finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

Section 1. Zoning Map Amended. The Zoning Map is hereby amended for the following property from C-2 General Commercial to Institutional:

Tax Parcel ID# 38-06-26-017656-000-00 and 38-06-26-017659-000-00, in accordance with the legal description found in Exhibit “A”, survey found in Exhibit “B”, and map found in Exhibit “C” attached hereto.

Section 2. Ordinance to be Construed Liberally. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Green Cove Springs, Florida.

Section 3. Repealing Clause. All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 4. Severability. It is the declared intent of the City Council of the City of Green Cove Springs that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 5. Effective Date. This Ordinance shall become effective upon passage.

INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON THIS 5th DAY OF OCTOBER 2021.

CITY OF GREEN COVE SPRINGS, FLORIDA

Edward R. Gaw, Mayor

ATTEST:

Erin West, City Clerk

PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 19th DAY OF OCTOBER 2021.

CITY OF GREEN COVE SPRINGS, FLORIDA

Edward R. Gaw, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney

EXHIBIT “A”

Tax Parcel Numbers 38-06-26-017656-000-00 & 38-06-26-017659-000-00

LEGAL DESCRIPTION

Lot 6, and the south 1/2 of Lot 8, Block 21, North Suburbs of Green Cove Springs, according to the plat thereof as recorded in Plat Book 2, Page 1, of the Public Records of Clay County, Florida.

EXHIBIT "B"

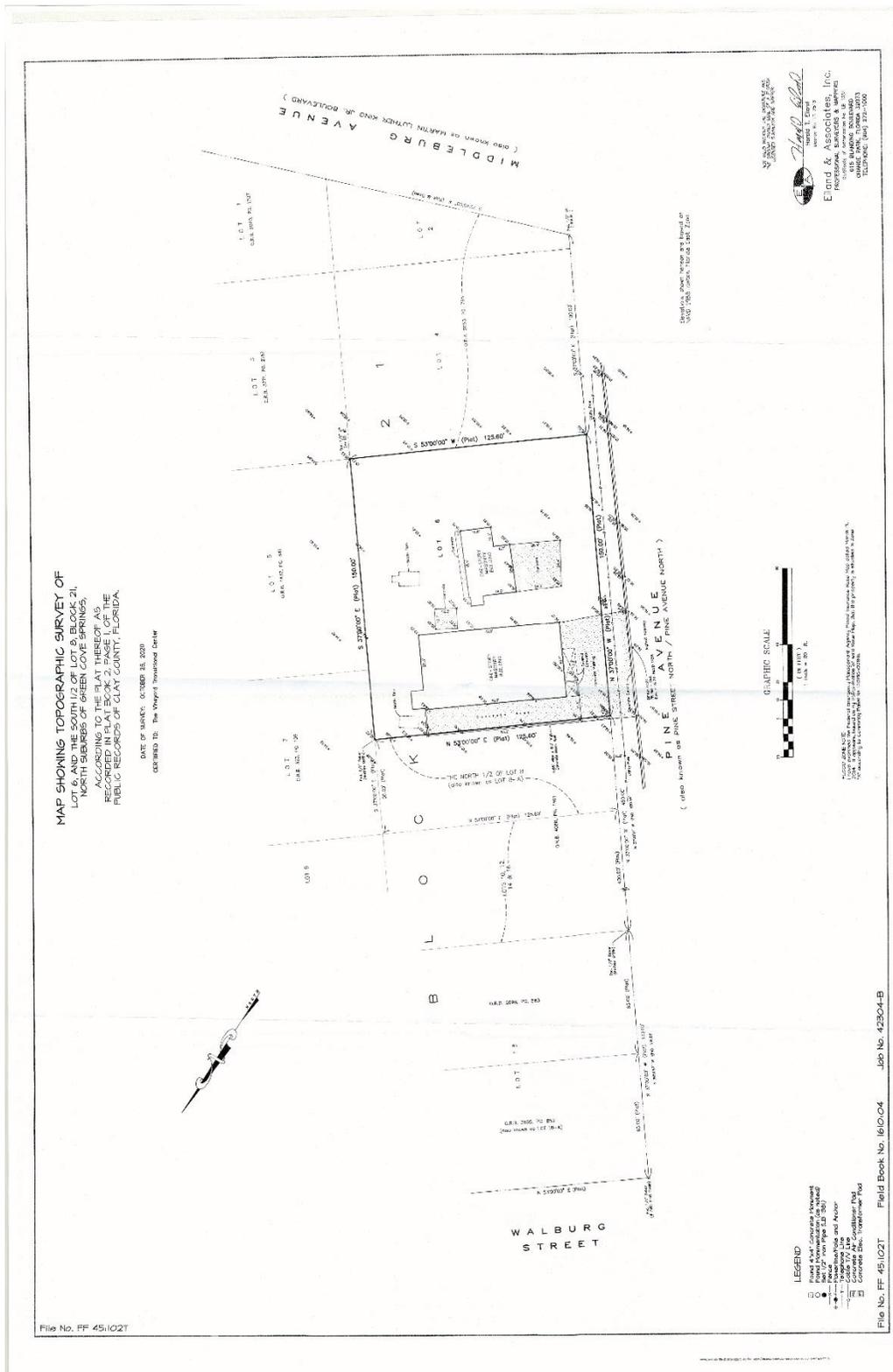
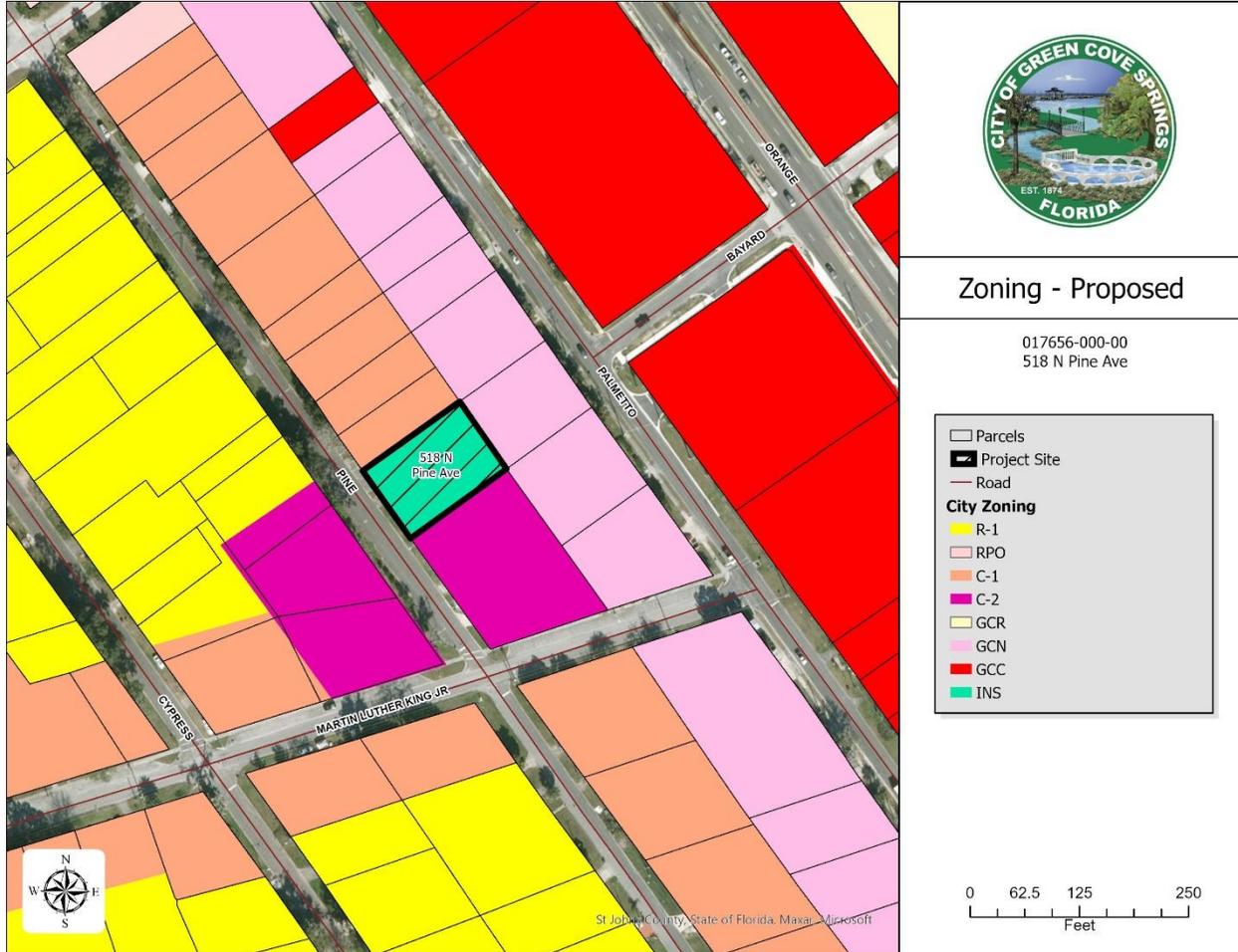


EXHIBIT "C"



ORDINANCE NO. O-17-2021

AN ORDINANCE OF THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR ±0.433 ACRES OF PROPERTY LOCATED AT 518 N PINE AVE, IDENTIFIED AS TAX ID NUMBERS 017656-000-00 AND 017659-000-00, MORE PARTICULARLY DESCRIBED BY EXHIBIT “A”, FROM COMMERCIAL HIGH INTENSITY TO INSTITUTIONAL; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a small-scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on September 28, 2021 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Council; and,

WHEREAS, the City Council considered the recommendations of the LPA at a duly advertised public hearing on October 5, 2021 and October 19, 2021 and provided for and received public participation; and,

WHEREAS, the City Council has determined and found said application for the amendment, to be consistent with the City of Green Cove Springs Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Green Cove Springs City Council finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE BE IT ENACTED BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

Section 1. Findings of Fact and Conclusions of Law.

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.

3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan Future Land Use Map Amended. The Comprehensive Plan Future Land Use Map is hereby amended from Commercial High Intensity to Institutional on Tax Parcel Numbers 38-06-26-017656-000-00 and 38-06-26-017659-000-00 in accordance with the legal description found in Exhibit “A”, survey found in Exhibit “B” and map found in Exhibit “C” attached hereto.

Section 3. Ordinance to be Construed Liberally. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Green Cove Springs, Florida.

Section 4. Repealing Clause. All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability. It is the declared intent of the City Council of the City of Green Cove Springs that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Council enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON THIS 5th DAY OF OCTOBER 2021.

CITY OF GREEN COVE SPRINGS, FLORIDA

Edward R. Gaw, Mayor

ATTEST:

Erin West, City Clerk

PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 19th DAY OF OCTOBER 2021.

CITY OF GREEN COVE SPRINGS, FLORIDA

Edward R. Gaw, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney

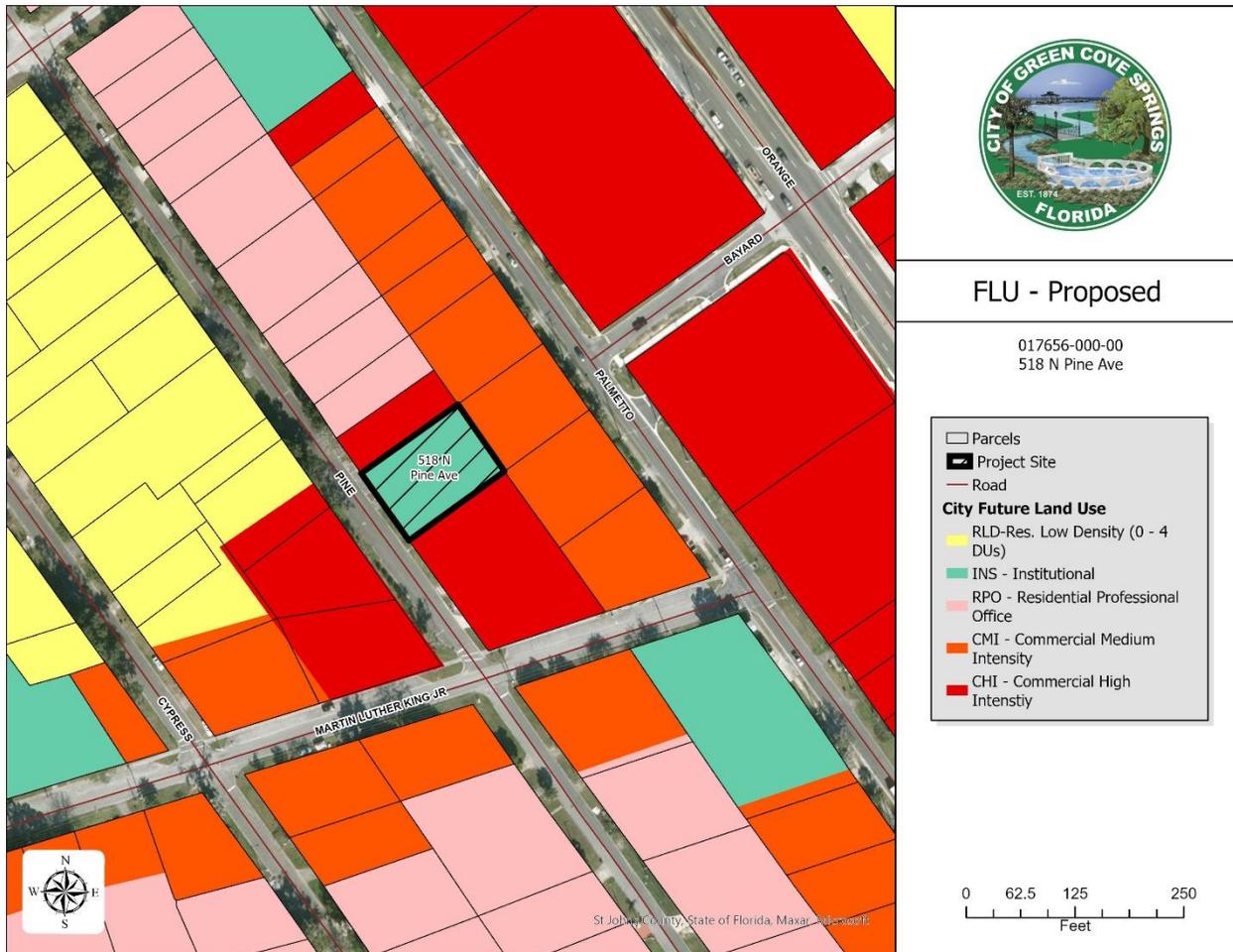
EXHIBIT “A”

Tax Parcel Numbers 38-06-26-017656-000-00 & 38-06-26-017659-000-00

LEGAL DESCRIPTION

Lot 6, and the south 1/2 of Lot 8, Block 21, North Suburbs of Green Cove Springs, according to the plat thereof as recorded in Plat Book 2, Page 1, of the Public Records of Clay County, Florida.

EXHIBIT "C"





FOR OFFICE USE ONLY	Item # 2.
P Z File # _____	
Application Fee: _____	
Filing Date: _____	Acceptance Date: _____
Review Date: SRDT _____	P & Z _____ CC _____

Rezoning Application

A. PROJECT

- Project Name: The Vineyard Transitional Inc
- Address of Subject Property: 518 N. Pine Ave Green Cove Springs FL 32043
- Parcel ID Number(s): 117-389 (6)
- Existing Use of Property: Empty Building Space
- Future Land Use Map Designation: Commercial High Intensity
- Existing Zoning Designation: Empty Building Space
- Proposed Zoning Designation: Institutional
- Acreage: 1.286

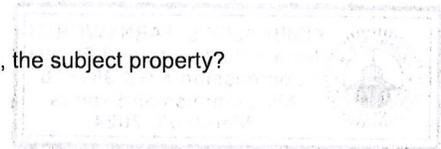
B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): _____ Title: _____
 Company (if applicable): The Vineyard Transitional Center Inc
 Mailing address: P.O. Box 523
 City: Green Cove Springs State: FL ZIP: 32043
 Telephone: 804 305-4641 FAX: () e-mail: johnsanders5728@yahoo.com
- If the applicant is agent for the property owner*
 Name of Owner (titleholder): _____
 Mailing address: _____
 City: _____ State: _____ ZIP: _____
 Telephone: () FAX: () e-mail: _____

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

- Is there any additional contact for sale of, or options to purchase, the subject property?
 Yes No If yes, list names of all parties involved:
 If yes, is the contract/option contingent or absolute?
 Contingent Absolute



D. ATTACHMENTS

- 1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
- 2. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
- 3. Plat of the property (Maybe obtained from the Clay County Property Appraiser.)
- 4. Legal description with tax parcel number.
- 5. Boundary survey
- 6. Warranty Deed or the other proof of ownership
- 7. Fee.

- a. \$750 plus \$20 per acre over 5
- b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 7 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

John Sanders
Signature of Applicant

Signature of Co-applicant

John Sanders
Typed or printed name and title of applicant

Typed or printed name of co-applicant

8/4/2021
Date

Date

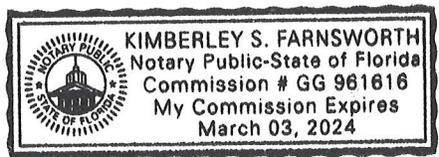
State of Florida County of Clay

The foregoing application is acknowledged before me this 4 day of August 2021 by John

Sanders, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL
Kimberley Farnsworth

Signature of Notary Public, State of Florida





FOR OFFICE USE ONLY	Item # 2.
P Z File # _____	
Application Fee: _____	
Filing Date: _____ Acceptance Date: _____	
Review Date: SRDT _____ P & Z _____ CC _____	

Small Scale Future Land Use Map Amendment Application

A. PROJECT

1. Project Name: The vineyard Transitional Center inc
2. Address of Subject Property: 518 N Pine ave Green Cove spr
3. Parcel ID Number(s): 017656-000-00
4. Existing Use of Property: Empty Building Space
5. Future Land Use Map Designation: Commercial High Intensity
6. Existing Zoning Designation: G-2
7. Proposed Future Land Use Map Designation: Institutional
8. Acreage (must be 10 acres or less): .286

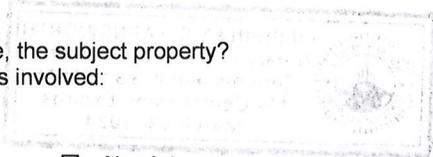
B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): The vineyard Title: _____
 Company (if applicable): The vineyard
 Mailing address: P.O Box 523
 City: Green Cove spr State: FL ZIP: 32043
 Telephone: 904 305-4644 FAX: () e-mail: John.Sanders@yale.com
3. If the applicant is agent for the property owner*
 Name of Owner (title holder): _____
 Mailing address: _____
 City: _____ State: _____ ZIP: _____
 Telephone: () _____ FAX: () _____ e-mail: _____

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property?
 Yes No If yes, list names of all parties involved:
 If yes, is the contract/option contingent or absolute?
 Contingent Absolute



D. ATTACHMENTS

- 1. Statement of proposed change, including a map showing the proposed Future Land Use Map change and Future Land Use Map designations on surrounding properties
- 2. A map showing the zoning designations on surrounding properties
- 3. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
- 4. Plat of the property (Maybe obtained from the Clay County Property Appraiser.)
- 5. Legal description with tax parcel number.
- 6. Boundary survey
- 7. Warranty Deed or the other proof of ownership
- 8. Fee.

a. \$750

b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 8 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

[Handwritten Signature]

Signature of Applicant

Signature of Co-applicant

[Handwritten Name]

Typed or printed name and title of applicant

Typed or printed name of co-applicant

8/4 2021

Date

Date

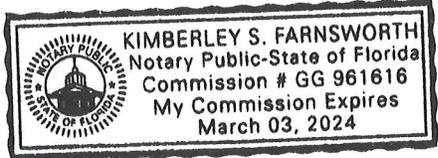
State of Florida County of Clay

The foregoing application is acknowledged before me this 4 day of Aug, 2021 by John

Sanders who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL
[Handwritten Signature]

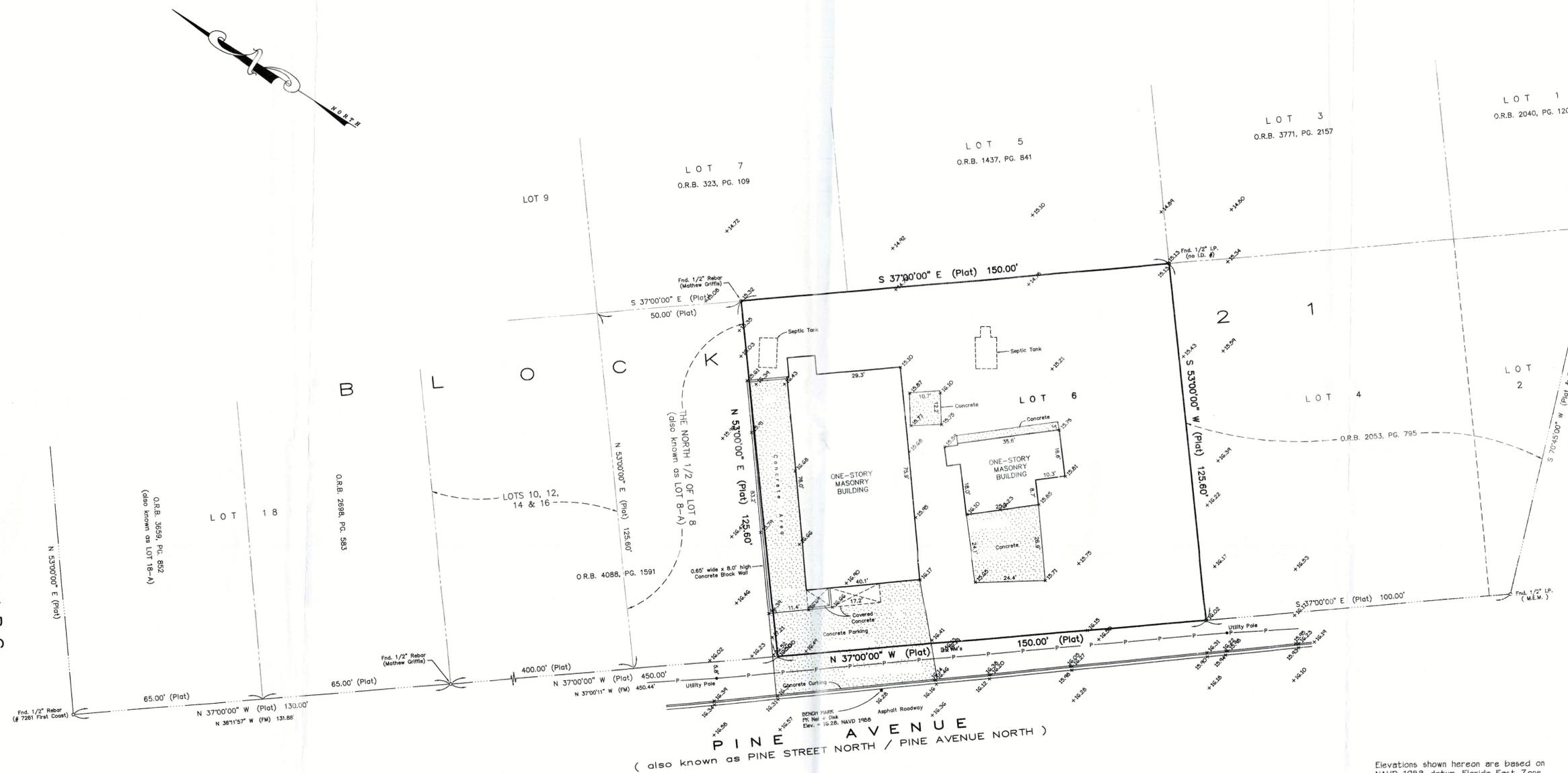
Signature of Notary Public, State of Florida



File No. FF 45:1021

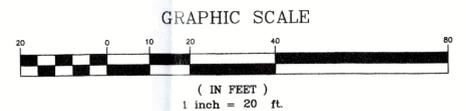
MAP SHOWING TOPOGRAPHIC SURVEY OF
 LOT 6, AND THE SOUTH 1/2 OF LOT 8, BLOCK 21,
 NORTH SUBURBS OF GREEN COVE SPRINGS,
 ACCORDING TO THE PLAT THEREOF AS
 RECORDED IN PLAT BOOK 2, PAGE 1, OF THE
 PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

DATE OF SURVEY: OCTOBER 25, 2020
 CERTIFIED TO: The Vineyard Transitional Center



Elevations shown hereon are based on
 NAVD 1988 datum, Florida East Zone

- LEGEND**
- Found 4"x4" Concrete Monument
 - Found Monumentation (as noted)
 - Set 1/2" Iron Pipe (LB 138)
 - x- Fence
 - P- Powerline/Pole and Anchor
 - T- Telephone Line
 - C- Cable TV Line
 - Concrete Air Conditioner Pad
 - Concrete Elec. Transformer Pad



FLOOD ZONE NOTE:
 I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014. It appears, based on my interpretation of said Rate Map, that this property is situated in Zone "X" according to Community Panel No. 12019C-0281E.

NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.

Harold T. Eiland
 License No. LS 2518

Eiland & Associates, Inc.
 PROFESSIONAL SURVEYORS & MAPPERS
 Certificate of Authorization No. LB 1381
 615 BLANDING BOULEVARD
 ORANGE PARK, FLORIDA 32073
 TELEPHONE: (904) 272-1000



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** September 28, 2021

FROM: Michael Daniels, AICP, Planning & Zoning Director

SUBJECT: Special Exception Request for the Development an Emergency Shelter on property located at 518 N Pine Avenue

PROPERTY DESCRIPTION

APPLICANT: John Sanders **OWNER:** The Vineyard

PROPERTY LOCATION: 518 Pine Avenue

PARCEL NUMBER: 017636-000-00 & 017639-000-00

FILE NUMBER: FLUS-21-0004 & ZON-21-0004

CURRENT ZONING: C-2, General Commercial*

FUTURE LAND USE DESIGNATION Commercial High Intensity*

*A companion application to amend the Future Land Use and Zoning to Institution for the subject has been filed under separate application.

SURROUNDING LAND USE

NORTH:	FLU: Commercial High Intensity (CHI) Z: C-2 Use: Single Family Residential	SOUTH:	FLU: CHI Z: C-2 Use: Church
EAST:	FLU: Commercial Medium Intensity (CMI) Z: Gateway Corridor Neighborhood (GCN) Use: Undeveloped	WEST:	FLU: CHI Z: C-2 Use: Undeveloped

BACKGROUND

Existing Property Description

The property has two dilapidated structures on the property that are currently boarded and in disrepair. The site is sparsely wooded with hardwood trees to the east of the property and a palm tree between the building and the road. There is a concrete wall and concrete pavement area on the north side of the building and two septic tanks to the rear of the buildings which are no longer in use.

Proposed Development Plan

The application is proposing to redevelop the site as an Emergency Shelter. An Emergency Shelter is defined below:

a facility providing short-term housing not to exceed 90 consecutive days per person within a year, for one or more individuals who are otherwise homeless. Facility will be prohibited from housing individuals convicted of violent crimes. Ancillary activities may include:

- *Onsite counseling services;*
- *Onsite career and life skills training;*
- *Onsite benefits application assistance (social security, food stamps, Medicare etc.).*

The applicant is proposing to rehabilitate the existing 4,260 square feet northern building to provide for:

- 8 transitional housing units and accessory uses
- Counseling service offices
- Outside tables for gathering will be provided on the north side of the building.

13 parking spaces shall be provided on the southern portion of the lot, in compliance with parking requirements of City Code requirements.

All site development requirements of the City Code shall be complied with including site plan, utility connections and landscaping pursuant to the City Code requirements. In addition, the building plans shall be permitted with City Code and Florida Building Code requirements.

The site will be served by the city water, sewer, electric and sanitation services.

Special Exception Review Criteria

When deciding requests for special exceptions, the planning and zoning board shall make written findings that the special exception satisfied the following criteria:

- 1) Compliance with all elements of the comprehensive plan.
The proposed plan is consistent with Future Land Use Objective 1.6.1 (d)): "This category consists of civic, cultural, government, religious, utilities, and other public necessity uses"
- 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.

Sec. 117-796 of the City Code was adopted in order to ensure that Emergency Shelters are operated to require that they do not endanger the general welfare and particularly of the surrounding areas. The following requirements will be met regarding the development:

- All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.
- No emergency shelter shall be located within 1,000 feet of any other emergency shelter. The distance requirements between two emergency shelters shall be measured from property line to property line.
- John Sanders has been named the responsible party for the development and he is responsible for the following:

respond to routine inspections, non-routine complaints, and other more immediate problems related to the emergency shelter of the property.

- Be available at a listed phone number 24 hours a day, seven days a week and capable of legally handling any issues arising from the emergency shelter use;
 - Ensure all tenants have undergone a police background check. Individuals found guilty of violent crimes are prohibited from being tenants in an emergency shelter regardless of the length of stay. Failure to comply with this requirement shall result in revocation of the business tax receipt;
 - Ensuring sexual offenders/predators as defined in F.S. §§ 775.21, 943.0435, 944.607, or 985.4815 register at the Clay County Sheriff's Office and the Green Cove Springs Police Department, following the process set forth in F.S. § 775.21, 48 hours prior to arrival at an emergency shelter, regardless of the length of stay. The property owner or agent shall comply with F.S. § 775.215, as amended from time to time, pertaining to the distance separation of homes with a sexual offender/predator residing within the emergency shelter and any business, school, child care facility, park, playground, or other places where children regularly congregate. Failure to comply with this requirement shall result in revocation of the business tax receipt.
- 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.
Approving the development will allow for the rehabilitation of two declining structures. Both structures shall be required to meet the Florida Building Code Standards and City Site Development Regulations.
- 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.
Pursuant to the regulations set forth in Sec. 117-796 and the proposed conditions placed on the application, the proposed development will be consistent with the existing neighborhood 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.
Access shall be provided off of Pine Avenue and a driveway will need to be constructed with the building permit.

- 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 shall be provided off of Pine Avenue. Additional traffic will be less than 10 peak hour trips.
- 9) Adequate screening and buffering of the special exception will be provided, if needed.
Screening is not required due to similar uses, however landscaping, including a canopy tree in the front yard on both units and proposed plantings shall be provided.
- 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.
Exterior lighting, signage will not be included in the proposed development.
- 11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed and all of the regulations set forth in Sec. 117-796.

Traffic Impact

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
General Office (ITE 230)	0.8	11.01	3	1.49	1	1.49	1
Congregate Care Facility (ITE 254)	8	2.15	17	0.06	1	0.17	1
			20		2		2

1. Source: Institute of Transportation Engineers: Trip Generation Manual 8th Edition

Attachments include:

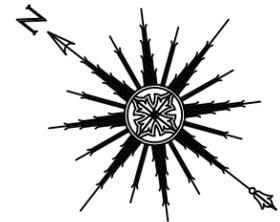
- 1. Geometry Plan
- 2. Draft Building Plan
- 3. Section 117-796 of the City Code Regarding Emergency Shelter Requirements
- 4. Special Exception Application

STAFF RECOMMENDATION

Staff recommends approval of SE21-001, to permit a Special Exception for an Emergency Shelter as defined by Section 101-5 and regulated by Sec. 117-796 subject to the following conditions:

- 1. Approval of the Special Exception is limited to the applicant / owner: John Sanders/The Vineyard. Any transfer of ownership will require a new Special Exception application.
- 2. The responsible party contact information shall be posted at a visible location in the front interior of both buildings.
- 3. The maximum number of transitional housing units shall be limited to 8 units.
- 4. All outdoor activities shall be limited to no later than 8:00 pm.
- 5. Approval of the Special Exception is contingent upon the approval of the Future Land Use and Zoning Amendments by City Council.

Motion: To approve SE 21-001, to permit a Special Exception for an Emergency Shelter at 518 N Pine Avenue subject to the conditions provided in the Staff Report.

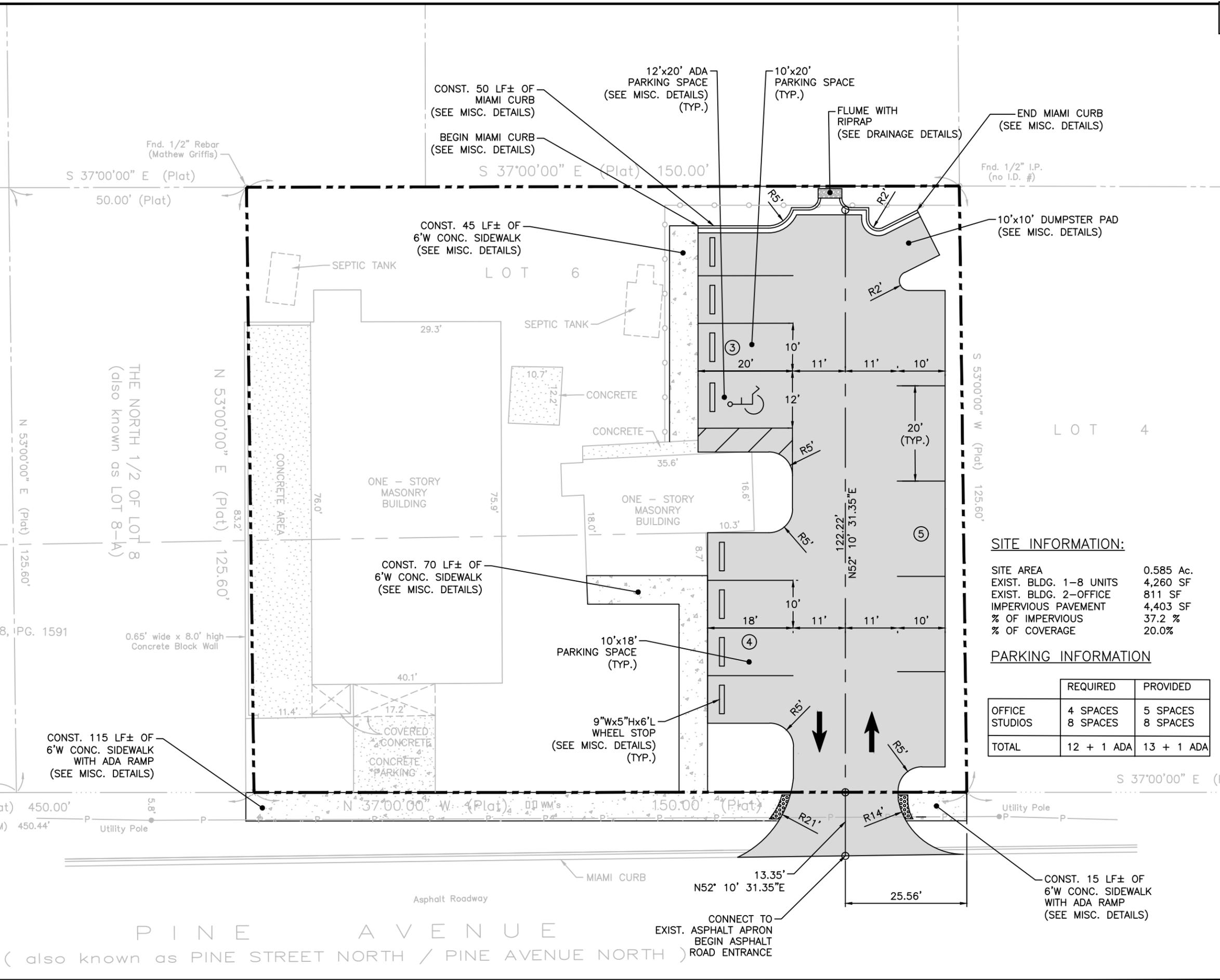


0 10 20
SCALE: 1" = 10'
SCALE: 1" = 20'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

LEGEND

- AREAS WHERE NEW CONCRETE CONSTRUCTION IS TO OCCUR
 - AREAS WHERE NEW ASPHALT CONSTRUCTION IS TO OCCUR
 - SILT FENCE
 - PROPERTY BOUNDARY
 - SOLID ARROWS ARE FOR DIRECTIONAL PURPOSES ONLY NOT FOR PAVEMENT MARKINGS
 - NUMBER OF STANDARD PARKING SPACES
- NOTE: FOR ADA PARKING AND SIDEWALK DETAILS SEE MISC. DETAILS

Date: 9/7/21 Time: 2:03 PM DWG Name: \\Tel-Vault\IT\Projects\20-367 Vineyard Transitional Center\03-CADD\20-367 MASTER PLAN.dwg Layout: 5-GEOMETRY PLAN



SITE INFORMATION:

SITE AREA	0.585 Ac.
EXIST. BLDG. 1-8 UNITS	4,260 SF
EXIST. BLDG. 2-OFFICE	811 SF
IMPERVIOUS PAVEMENT	4,403 SF
% OF IMPERVIOUS	37.2 %
% OF COVERAGE	20.0%

PARKING INFORMATION

	REQUIRED	PROVIDED
OFFICE	4 SPACES	5 SPACES
STUDIOS	8 SPACES	8 SPACES
TOTAL	12 + 1 ADA	13 + 1 ADA

PINE AVENUE
(also known as PINE STREET NORTH / PINE AVENUE NORTH)

Jonathan

DO NOT MEASURE DRAWINGS
 NOTIFY IDESIGN, INC. OF ANY AND ALL DISCREPANCIES
 PRIOR TO CONSTRUCTION FOR CLARIFICATION

Item # 3.



REAR - RIGHT



FRONT - LEFT



FRONT - RIGHT



REAR - LEFT

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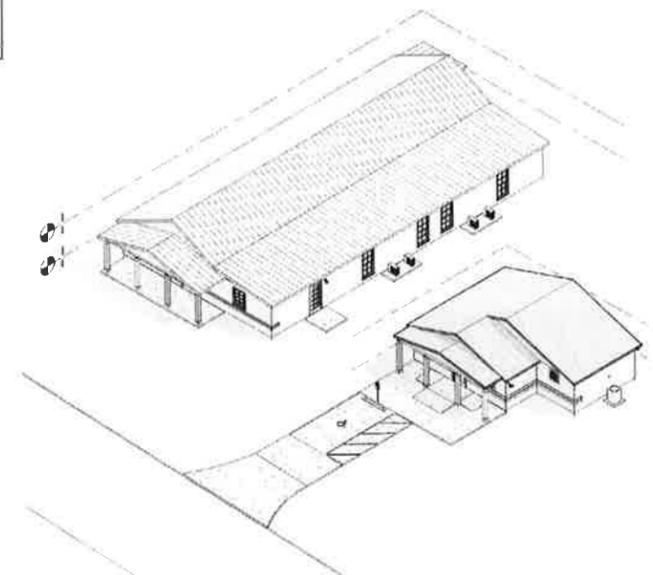
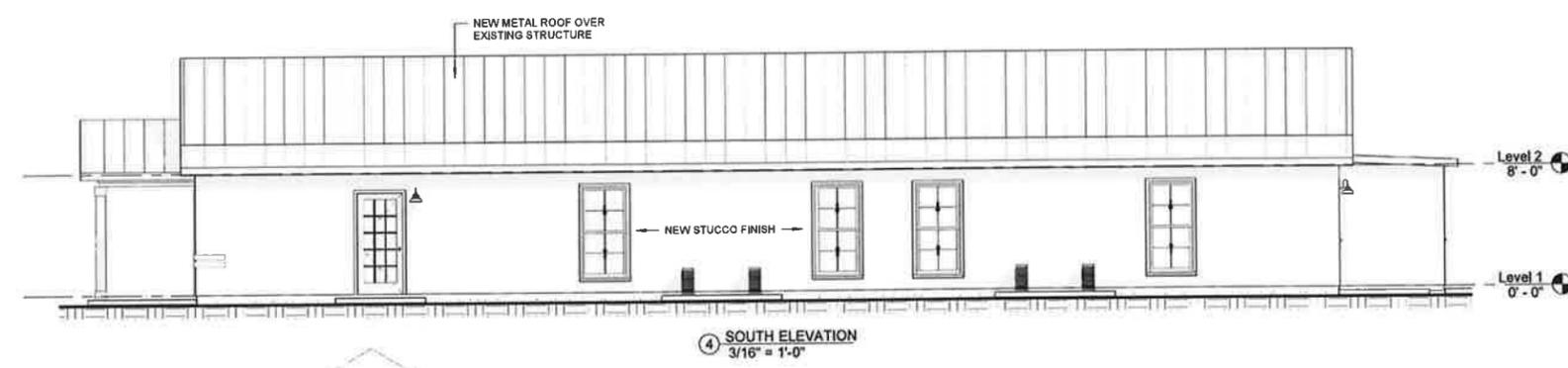
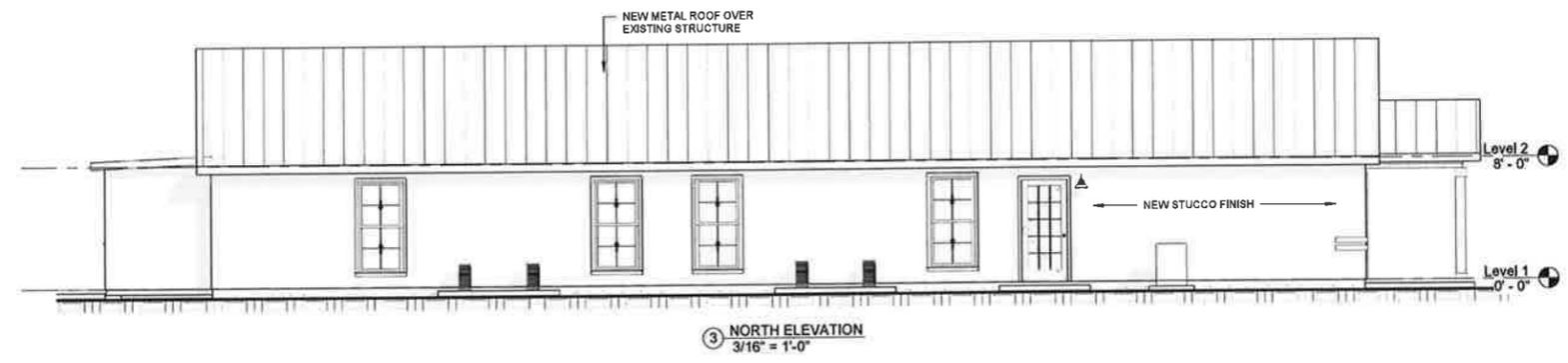
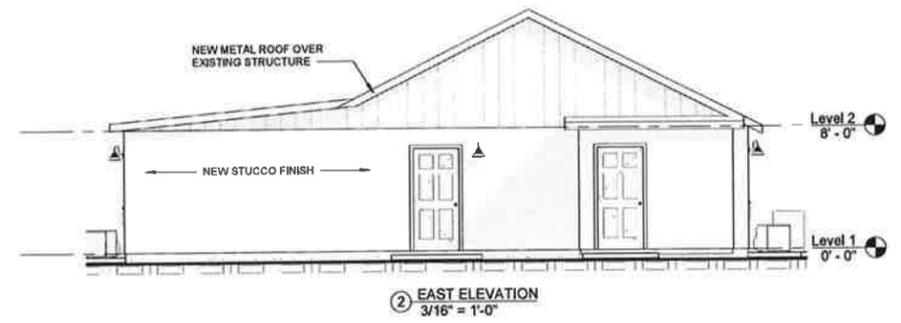
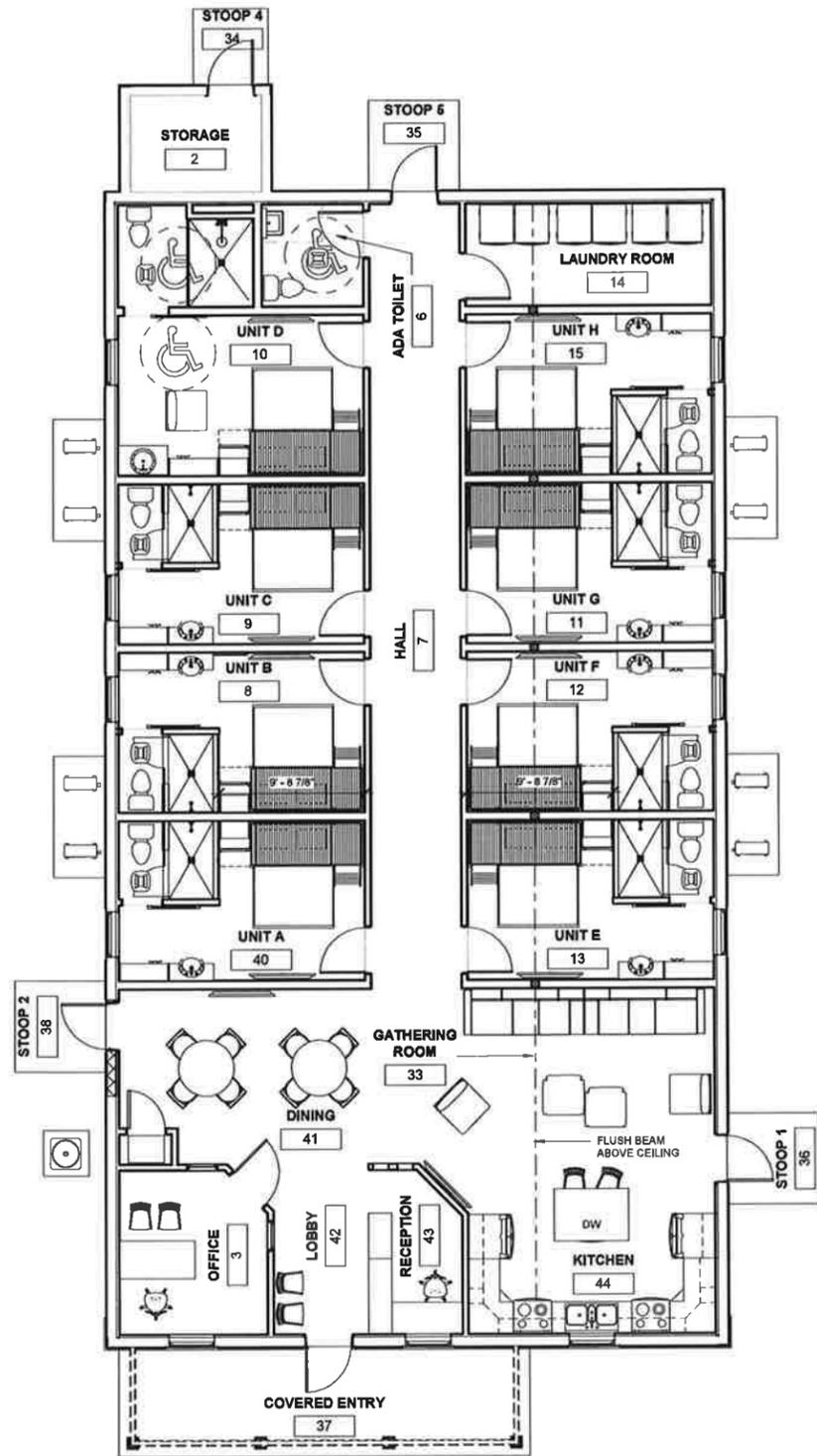
iDesign Architectural Services, Inc.
 ARCHITECTURAL DESIGN • INTERIOR DESIGN • PLANNING
 1603 WEST EDGEWOOD AVE, SUITE 3, JACKSONVILLE, FL, 32208
 904-666-0080 OFFICE - 904-800-1233 FAX
 License Number AA26002513

A RENOVATION FOR:
TRUE VINE FELLOWSHIP
 518 PINE STREET N
 GREENCOVE SPRINGS, FL 32043
 RENDERED VIEWS

DRAWN BY
 Author
 CHECKED BY
 Checker
 DATE
 10/21/2019
 11:22:44
 SCALE
 1/2" = 1'-0"
 PROJECT No.
 Project
 Number
 SHEET

A102

DO NOT MEASURE DRAWINGS
 NOTIFY IDESIGN, INC. OF ANY AND ALL DISCREPANCIES
 PRIOR TO CONSTRUCTION FOR CLARIFICATION



DRAWINGS RELEASED FOR CONSTRUCTION BY OWNER DO NOT
 REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
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 WRITTEN PERMISSION OF IDESIGN, INC. THESE
 DOCUMENTS ARE WORK PRODUCTS OF THE ARCHITECT
 AND ARE NOT TO BE USED FOR ANY OTHER PROJECT
 WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 IDESIGN, INC. SHALL BE RESPONSIBLE FOR ANY
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 APPLICABLE CODES AND REGULATIONS, INCLUDING THE
 FLORIDA BUILDING CODE, AND OTHER APPLICABLE
 LAWS, ORDINANCES, AND REGULATIONS.
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iDesign Architectural Services, Inc.
 ARCHITECTURAL DESIGN • INTERIOR DESIGN • PLANNING
 1803 WEST EDGEWOOD AVE, SUITE 3, JACKSONVILLE, FL, 32208
 904-665-0080 OFFICE • 904-800-1233 FAX
 License Number AA26002513

A RENOVATION FOR
TRUE VINE FELLOWSHIP
 518 PINE STREET N
 GREENCOVE SPRINGS, FL 32043
**CONCEPTUAL PLAN - TRANSITIONAL
 HOUSING**

DRAWN BY
 Author
 CHECKED BY
 Checker
 DATE
 10/21/2019
 11:22:44
 SCALE/PM
 3/16" = 1'-0"
 PROJECT No.
 Project
 Number
 SHEET

A101

Copyright © 2011, qPublic.net



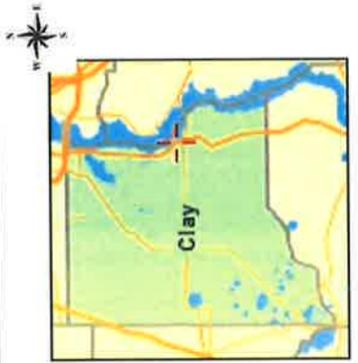
■ Camp Blanding
■ State Forests



Pine Avenue

Parcel: 38-06-26-017656-000-00 Acres: 0.286

Name:	RANDAL W KITE & SHERRY	Land Value:	10,000
Site:	518 PINE AVE N	Building Value:	31,126
Sale:	\$50,000 on 04-2002 Reason=N Qual=U	Misc Value:	3,047
Mail:	4385 FALCON RUN MIDDLEBURG, FL 32068	Just Value:	44,173
		Assessed Value	44,173
		Exempt Value	0
		Taxable Value	44,173



The Clay County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER CLAY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 06/25/18 : 10:27:20

The Vineyard Transitional Center

Clay County

Mission: The Vineyard serves to exist as a haven for individuals who seek to rebuild their lives, through the provision of essential programs which foster self-sufficiency, by sharing the love and compassion through our Lord Jesus Christ.

Deuteronomy 15:7-8 "If there is any among you who a poor man of your brethren, within any of the gates in your land which the Lord your God is giving you, you shall not harden your heart, nor shut your hand from your poor brother, 8 but you shall open your hand wide to him and willingly lend him sufficient for his need, whatever he needs."

Location

- *518 Pine Avenue, Green Cove Springs, Fl.*

Purpose

- *Multi-agency community for families and individuals facing housing and economic crises.*
- *Opportunity for churches to provide meals and engage homeless people in community and with services*
- *The first housing resource in Clay County Florida- taking leadership role to partner with churches*
- *Providing palpable tenacities which foster community partnerships and church involvement*

History

John Sanders had a vision to begin a haven for individuals in Clay County the opportunity to regain self-sufficiency through the provision of workforce solutions, partnering with local businesses to help individuals to become gainfully employed and through the provision of offering housing and food to anyone in need that resides in Clay county. Through his community outreaches, and networking activities John met Amy Houston, Joseph Smith, Rebecca Vanderwater, Rhonda Ali, and Kris Kessler and what would become the team of The Vineyard Transitional Center. The Vineyard has been operating in the interest of the community members by providing clothes, purchasing hotel nights for families and individuals at The Green Cove Springs Motel, In Town Suites, and the Motel 6, as well as referral services to Mercy Support services, and local food bank agencies .

We have helped individuals obtain employment, and obtain self-sufficiency through counseling efforts, driving individuals to doctors

appointments, food banks, and waiting in the car while they apply and interview for jobs. We believe it is through the love and helping to meet someone's basic needs, that we can encourage when someone is discouraged. By sharing the love of Christ, they may see a hope and a future for themselves.

Additionally, we have had the wonderful opportunity to partner with one of Clay counties school social workers Rebecca Owens and providing shoes to Charles E Bennet Elementary. In August of 2018 through the donation of the Cancer Institute of Jacksonville, we had the opportunity to have a back to school drive to the community of Penny Farms children. Many of our Saturdays have been filled with passing out lunches, backpacks and clothes to Clay county homeless, who we found through what we call "Backpack Outreaches". Last year, we partnered with Orange Park Methodist church, and St Johns River Community College to provide blood pressure checks, and survival kits.

As you can see, it is our desire to help those members of our community who may need a little love, and care.

- 2014 beginning with Truly Divine Treasures, a Clothes closet operating as an Outreach through True Vine Fellowship Church, where John Sanders was the pastor. John has worked diligently, and tirelessly, developing community relationships with agencies in both Clay County and Duval County. Those who know him, know his love for God, and the members of his hometown of Green Cove Springs, Florida and surrounding counties of Clay to include, Orange Park, Fleming Island, and Middleburg.*

Mission Statement

The Vineyard Transitional Center seeks to build community and self-sufficiency through mentoring relationships. The power of mentoring is that it creates a one-of-a-kind opportunity for community, goal achievement and problem-solving.

*(As stated by Ruby K. Payne, author of *A Framework for Understanding Poverty*) “When students who have been in poverty (and have successfully made it into middle class) are asked how they made the journey, the answer nine time out of 10 has to do with a relationship—a teacher, counselor, or coach who made a suggestion or took an interest in them as individuals...For students and adults who move from poverty, the primary motivation for their success will be in their relationships.”*

On-site Services

- *Providing housing solutions for up to 16 individuals (families families) who have an economic loss ie; job loss, disaster victims*
- *Counseling services either through on-site staff or contractual services*
- *Partnering with local agencies ie; Clay Behavioral, local churches, and local food banks*
- *Public computer use; offering those who need internet, printer, to seek employment, conduct homework, apply for benefits (social security, food stamps, Medicare, social security card).*
- *Clothes Closet*
- *Providing meals to the community 4 times a month*
- *Lease & rent out office ie; Penny Farms*
- *Career source HUB*

Truly Divine Treasures Clothes Closet

- *Hours of Operation:*
- *Monday, Wednesday Saturday from 9am -12:00 (operating 3 days a week)*
- *Providing community service hours opportunities to individuals in our community ie; Clay High school students.*
- *We want to adopt 2 local nursing homes: Governors Creek; providing gowns, socks*
- *Accepting referrals from local agencies*
- *Measurements of the building _____x_____ length = SF*

Large Building

- *The large structure will serve as 4 Studios – House up to 16 people (families)*
- *No smoking facility*
- *Block Wall Outside Smoke lounge*
- *Security cameras and alarm system*
- *Fire Extinguisher*
- *Building will be brought to City Code Enforcement standards*
- *Food permit*
- *Sprinkler system*
- *Day term of occupancy to any residents*
- *Will sign a waiver of liability – Intake form*
- *Hotel Sponsor (to provide furniture for our facility) we will name one room in their honor*
- *Seeking a grant writer to help establish funding sources*
- *Allowing us the opportunity to give back to Clay County*

Phase 1 Project Resource Center and Hours of Operation

Monday -Thursday 8am-4:00p.m.

- *Will be the space for mental, nutritional and life skills, family, counseling services*
- *Partnering with Mercy Support Services, Clay Behavioral, churches and other local agencies*
- *Resource Center for individuals who need assistance with applying for social security cards, benefits, food stamps, and Medicare*
- *Will provide tutoring services for at risk youths and young adult in the community*
- *Career source HUB*

Outreach and Community Efforts

We have strived to increase community awareness through conducting weekly, monthly, and annual events. The Vineyard has received tremendous support from local business as well as personal donors. Below is a list of some of our partners.

Clay County Council on Aging

Benefactors- Peter and Constance

PayPal monthly donors

Buffalo Wild Wings

LDI Reprographics

Texas Roadhouse

Red Lobster

Pancake Breakfast – Dees Bar and Grill

The Lunchbox Deli

Tropical Smoothie Fleming Island

Weekly Car Washes

G's BBQ

Sonny's BBQ

Big Dawgs

Soul Food Festival

Annual Silent Auction 2017 and 2018

Annual Kickball Tournament 2018 and 2019

Many homeless individuals are disconnected from healthy friendship and the encouragement of community. The Vineyard Transitional Center seeks to build community and self-sufficiency through mentoring relationships. The power of mentoring is that it creates a one-of-a-kind opportunity for community, goal achievement and problem-solving. As stated by (Ruby K. Payne, author of A Framework for Understanding Poverty) “When students who have been in poverty (and have successfully made it into middle class) are asked how they made the journey, the answer nine time out of 10 has to do with a relationship—a teacher, counselor, or coach who made a suggestion or took an interest in them as individuals...For students and adults who move from poverty, the primary motivation for their success will be in their relationships.”

www.claycountyhomelesshelter.com

<https://www.facebook.com/settings?ref=mb&drop>

mailto:claycountyhomelesshelter@gmail.com?__xts__=



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Commission **MEETING DATE:** September 28, 2021
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Potential Development Moratorium Discussion

BACKGROUND

Pursuant to the discussion at the Joint Planning Commission / City Council Meeting on Thursday, August 26th, Council and Planning Commissioners expressed concerns regarding existing uses that are currently allowed predominantly in the Central Business District.

As a result, staff was directed to research temporary development moratoriums for discussion purposes. Staff prepared research to take before City Council on September 21, 2021 for further direction. City Council voted 4-1 in favor of presenting the research to the Planning & Zoning Commission.

Staff has provided examples of development moratoriums from the City of Edgewood and Hillsborough County for Council review. Staff has also provided the current allowed use chart within the Central Business District and Gateway Corridor Districts identifying permitted uses and special exceptions that could be considered for temporary prohibition while the city is in the process of updating the Comprehensive Plan and Downtown Master Plan.

FISCAL IMPACT

Potential for a temporary loss of development fees and ad valorem revenue.

RECOMMENDATION

This item is for discussion purposes only. Staff is requesting further direction on this issue.

ORDINANCE NO. 2017-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM WITHIN THE JURISDICTIONAL LIMITS OF THE CITY OF EDGEWOOD ON ACCEPTANCE, REVIEW, PROCESSING, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT, BUILDING PERMITS, SITE PLANS, ZONING APPROVALS, SPECIAL EXCEPTIONS, AND DEVELOPMENT ORDERS THAT WOULD ALLOW NEW DEVELOPMENT OR CHANGE OF EXISTING USES TO ANY OF THE FOLLOWING USES ON PROPERTIES WHICH ARE BOTH LOCATED WITHIN THE C-1, C-2 OR C-3 ZONING DISTRICTS AND ADJACENT TO ORANGE AVENUE, HOFFNER AVENUE, GATLIN AVENUE, HANSEL AVENUE, OR HOLDEN AVENUE: PUBLISHING PLANTS, SKATING RINKS, FROZEN FOOD LOCKERS, AMUSEMENT AND RECREATIONAL FACILITIES IN WHICH THE AMUSEMENT AND RECREATIONAL ACTIVITIES DO NOT OCUR WITHIN A FULLY ENCLOSED STRUCTURE (INCLUDING MINIATURE GOLF COURSES, GO-CART TRACKS, GOLF DRIVING RANGES, BASEBALL BATTING RANGES AND TRAMPOLINE CENTERS), MECHANICAL GARAGES, HEATING AND AIR CONDITIONING SALES AND SERVICE, WHOLESALE BAKERIES, SOFT DRINK BOTTLING, PRODUCTS TESTING (MATERIALS, EQUIPMENT, OR PRODUCTS), MACHINE SHOPS, MANUFACTURING, STORAGE AND WHOLESALE DISTRIBUTION WAREHOUSES, TRADE SHOPS (EXCEPT FOR CABINET MAKERS AND UPHOLSTERING), TIN SMITHS, RUG AND CARPET CLEANING, MATTRESS RENOVATIONS, ELECTRICAL SHOPS, ROOFING SHOPS, PLUMBING SHOPS, CAR WASHES, CONFECTIONARY MANUFACTURE, FURNITURE STRIPPING, GARMENT MANUFACTURING, VEHICULAR BODY AND PAINTING SHOPS, BUS REPAIR, CAB REPAIR, LIGHT TRUCK REPAIR, MEAT PROCESSING (INCLUDING STORAGE, CUTTING, AND DISTRIBUTION), WHOLESALE PRODUCTS DISTRIBUTION, WHOLESALE COMMERCIAL ESTABLISHMENTS THAT OCCUPY MORE THAN 50,000 SQUARE FEET, MACHINERY SALES, MACHINERY RENTAL, MACHINERY STORAGE, OUTDOOR STORAGE OF MERCHANDISE, OUTDOOR STORAGE OF PARTS OR OTHER EQUIPMENT, BUILDING MATERIAL STORAGE, CONTRACTORS' STORAGE AND EQUIPMENT YARDS (INCLUDING WELL DRILLING EQUIPMENT AND LAND CLEARING EQUIPMENT), MINI WAREHOUSES, MILK BOTTLING AND DISTRIBUTION PLANTS, ICE CREAM MANUFACTURING, CITRUS PROCESSING, WELDING SHOPS, COIN LAUNDRIES, THRIFT STORES, OPEN AIR FLEA MARKETS, AUCTIONS, RADIO BROADCASTING AND TELECASTING STATIONS STUDIOS AND OFFICES, NEW OR USED CAR OR BOAT SALES, ADOPTING FINDINGS OF FACT; DIRECTING STAFF TO

STUDY AND DEVELOP LAND DEVELOPMENT CODE PROVISIONS AND OTHER RECOMMENDATIONS RELATED TO THE C-2 AND C-3 ZONING DISTRICTS; PROVIDING FOR EXPIRATION AND EXTENSION OF THE MORATORIUM; PROVIDING STANDARDS FOR RELIEF FROM THE APPLICATION OF THE MORATORIUM; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Art. VIII of the State Constitution, and Section 166.021, Florida Statutes, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City is engaged in the process of examining the future development and redevelopment of the Orange Avenue corridor; and

WHEREAS, the C-1, C-2 and C-3 zoning districts may contain certain permitted and special exception uses that are not consistent with the City and community’s vision for future development and redevelopment along the Orange Avenue corridor; and

WHEREAS, the C-1, C-2 and C-3 zoning districts contain several permitted and special exception uses that are more industrial in character than the commercial intent of the existing zoning districts; and

WHEREAS, the City may consider adopting a new zoning district tailored to the Orange Avenue Corridor and the City and community’s vision for future development and redevelopment; and

WHEREAS, the City Council finds and determines that during the period in which the City examines the most appropriate uses and considers further action related to the Orange Avenue corridor, it is appropriate and necessary to enact a temporary moratorium to ensure that no additional properties be converted to uses or activities that may be inconsistent with future zoning activities; and

WHEREAS, This Ordinance is adopted in good faith, is not discriminatory against any property owner along the Orange Avenue Corridor, is of limited duration, and is appropriate to the development of the amendments of the City’s Zoning Code; and

WHEREAS, the City Council finds this ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Edgewood.

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF EDGEWOOD, FLORIDA:

SECTION 1. RECITALS. The foregoing recitals are hereby ratified and fully incorporated herein by reference as legislative findings of the City Council of the City of Edgewood.

SECTION 2. TEMPORARY MORATORIUM. Beginning on the effective date of this ordinance and continuing for a period of 180 days a moratorium is hereby imposed upon the accepting, review, processing or approval of applications for development activities, including building permits, site plans, zoning approvals, special exceptions and development orders that would allow new development or change of uses to any of the uses described below. This moratorium shall only be applicable to properties that are both located within the C-1, C-2 or C-3 zoning district and located adjacent to Orange Avenue, Hoffner Avenue, Gatlin Avenue, Hansel Avenue or Holden Avenue. The uses to which this moratorium shall apply are as follows:

- publishing plants;
- skating rinks;
- frozen food lockers;
- amusement and recreational facilities such as, but not limited to, miniature golf courses, go cart tracks, golf driving ranges, baseball batting ranges and trampoline centers, where such amusement and recreational activities do not occur within a fully enclosed building;
- mechanical garages
- heating and air conditioning sales and service facilities;
- wholesale bakeries;
- soft drink bottling;
- testing of materials, equipment, and products;
- machine shops;
- manufacture of scientific, electrical, optical and precision instruments or equipment;
- manufacture of novelties and souvenirs;
- storage and wholesale distribution warehouses;
- trade shops (other than cabinet makers and upholsterers), tinsmiths, rug and carpet cleaning facilities, mattress renovation facilities, and electrical, roofing, plumbing, or welding shops;
- car washes;
- confectionary manufacturing facilities;
- furniture stripping;
- garment manufacturing;
- milk bottling and distribution plants;
- ice cream manufacturing facilities;
- citrus processing facilities;
- welding shops;
- miniwarehouses;
- open-air flea markets;
- auctions;
- radio broadcasting and telecasting stations, studios, and offices;
- bus, cab, and light truck repair;
- meat storage, cutting, and distribution facilities;
- wholesale products distribution;
- wholesale commercial establishments occupying more than 50,000 square feet;
- machinery sales, rental, and storage lots;
- outdoor storage of merchandise, parts or other equipment except as allowed by City of

Edgewood Code of Ordinances, Section 134-376 (11) or Section 134-406(12);
 building material storage and sales lots;
 contractors' storage and equipment yards, including well drilling equipment and land clearing equipment;
 coin laundries;
 thrift stores selling donated merchandise;

SECTION 3. APPLICABILITY AND EXCEPTION RELATED TO EXISTING USES. Nothing herein shall be interpreted to cause a suspension or termination of a use identified in Section 2 which is lawfully existing as of the effective date of this Ordinance. Building permits shall be processed for properties upon which a use identified in Section 2 exists as of the date of this Ordinance for any work which does not increase the space utilized upon said property for a use identified in Section 2. Additionally, any property upon which a use identified in Section 2 lawfully exists as of the effective date of this Ordinance shall be allowed to change such use to any other use identified in Section 2 which is permitted by the current zoning for said property provided that such change of use does not increase the space utilized upon said property for a use identified in Section 2 or require special exception approvals.

SECTION 4. EXPIRATION OF THE TEMPORARY MORATORIUM. The temporary moratorium imposed by Section 2 of this Ordinance shall expire 180 days from the effective date of this ordinance, upon the effective date of an ordinance applying a new zoning district to properties subject to this moratorium, or upon the majority vote of the City Council, whichever occurs earliest. If the City requires additional time to complete the enactment of amending zoning regulations applicable to the property subject to this moratorium, the City Council may consider extending the moratorium through a subsequent ordinance providing the justification for the extension.

SECTION 5. RECOMMENDATIONS FOR LAND DEVELOPMENT CODE. City Staff is hereby directed to continue to examine the current land use regulations and make recommendations to the City Council and Planning and Zoning Commission related to updating the land use regulations applicable to properties located along the Orange Avenue Corridor and to make recommendations for any amendments to the land use regulations applicable to said properties within a reasonable time before the expiration of this moratorium.

SECTION 6. ADMINISTRATIVE RELIEF PROCEDURE.

(a) The City Council may authorize exceptions to the moratorium imposed by this Ordinance when it finds, based upon substantial competent evidence presented to it, that deferral of action on an application for permit, development order, or other official action of the City for the duration of the moratorium would impose an extraordinary hardship on a landowner or petitioner.

(b) A request for an exception based upon extraordinary hardship shall be filed with the City Clerk, including a non-refundable fee of \$350.00 by the owner/petitioner, or the petitioner with the consent of the owner/petitioner, to cover processing and advertising costs, and

shall include a recitation of the specific facts that are alleged to support the claim of extraordinary hardship.

(c) A public hearing on any request for an exception for extraordinary hardship shall be held by the City Council at the first regular meeting of the City Council that occurs after the expiration of the period for publication of notice of the request for an exception.

(d) Notice of filing of a request for an exception, and the date, time, and place of the hearing thereon shall be published once at least 7 days prior to the hearing in a newspaper of general circulation within the city limits of the City of Edgewood, Florida.

(e) In reviewing an application for an exception based upon a claim of extraordinary hardship, the City Council shall consider, at a minimum, the following criteria:

- (1) The extent to which the applicant has, prior to the effective date of this Ordinance, received a permit or approval to conduct a use subject to this moratorium.
- (2) The extent to which the applicant has, prior to the effective date of this Ordinance, made a substantial expenditure of money or resources in reliance upon a permits or approvals of the City of Edgewood directly associated with a use subject to this moratorium.
- (3) Whether the moratorium will expose the applicant to substantial monetary liability to third persons; or would leave the applicant completely unable, after a thorough review of alternative solutions, to earn a reasonable investment backed expectation on the real property that is affected by this Ordinance.

(f) At a minimum, the City Council shall consider the following non-exclusive factors under the criteria set forth in subsection (e) above:

- (1) The history of the property;
- (2) The history of the commercial, business or any use on the property; and
- (3) The location of the property.

(g) At the conclusion of the Public Hearing and after reviewing the evidence and testimony placed before it, the City Council shall act upon the request either to approve, deny, or approve in part and deny in part the request made by the applicant.

SECTION 7. SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or section of this Code shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such

unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Code.

SECTION 8. CONFLICTS. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 9. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

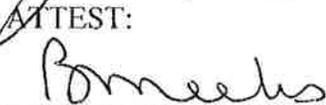
PASSED ON FIRST READING THIS 18th DAY OF JULY, 2017.

PASSED AND ADOPTED THIS 15th DAY OF AUGUST, 2017.

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL



John Dowless, Council President

ATTEST:


Bea Meeks, City Clerk

Orlando Sentinel Display Ad: July 6, 2017 and August 10, 2017



Hillsborough County Florida Agenda Item Cover Sheet

Agenda Item N^o. D-1

Meeting Date 12/4/2019

Consent Section
 Regular Section
 Public Hearing

Subject: Final public hearing to approve an Ordinance providing for a 270 day moratorium on the acceptance and processing of new applications for rezonings and Planned Development zoning modifications within a portion of the Residential Planned-2 ("RP-2") Future Land Use Category

Department Name: County Attorney's Office

Contact Person: Johanna Lundgren **Contact Phone:** 272-5670

Sign-Off Approvals

Susan Fernandez	11/14/2019	Susan Fernandez	11/14/2019
Managing County Attorney	Date	Managing County Attorney	Date
Christine Beck	11/15/2019	Johanna Lundgren	11/14/2019
County Attorney	Date	Joint Department Director	Date
Kevin Brickey	11/15/2019	Johanna Lundgren	11/14/2019
Management and Budget – Approved as to Financial Impact Accuracy	Date	Assistant County Attorney	Date

Staff's Recommended Board Motion:

Hold a final public hearing and consider adoption of an Ordinance providing for a 270 day moratorium on the acceptance and processing of new applications for rezonings and Planned Development zoning modifications within a portion of the Residential Planned-2 ("RP-2") Future Land Use Category that would increase the number of allowable residential units or non-residential square footage and/or reduce required buffers, unless the reduction is to provide for connectivity to adjacent property or rights-of-way.

Financial Impact Statement:

This action does not increase or decrease any County Department budgets in any year.

Background:

On September 10, 2019, the Board of County Commissioners directed the study and preparation of amendments to the Residential Planned-2 ("RP-2") Future Land Use Category and Part 5.04.00 of the Land Development Code. On October 2, 2019, the Board directed the advertisement and scheduling of public hearings for the adoption of an ordinance providing for a 270 day moratorium on the acceptance and processing of new applications for rezonings and Planned Development zoning modifications within the Residential Planned-2 ("RP-2") Future Land Use Category that would increase the number of allowable residential units or non-residential square footage and/or reduce required buffers, unless the reduction is to provide for connectivity to adjacent property or rights-of-way.

During the November 4, 2019 public hearing on the proposed moratorium, the Board of County Commissioners voted to reduce the effective area of the moratorium to those portions of the Residential Planned-2 ("RP-2") Future Land Use Category that are located within the Balm and Sun City Center Community Plan areas.

12/4/2019
JML
FINAL

ORDINANCE NO. 19- _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, DECLARING ZONING IN PROGRESS AND IMPOSING A MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF NEW APPLICATIONS FOR REZONINGS AND PLANNED DEVELOPMENT ZONING MODIFICATIONS WITHIN PORTIONS OF THE RESIDENTIAL PLANNED-2 ("RP-2") FUTURE LAND USE DESIGNATION OF THE FUTURE OF HILLSBOROUGH COMPREHENSIVE PLAN, FOR A PERIOD OF 270 DAYS FOLLOWING THE EFFECTIVE DATE OF THE ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article 8 of the Florida Constitution and Section 125.66, Florida Statutes, Hillsborough County possesses the police power to enact ordinances in order to protect the health, safety, and welfare of the County’s citizens; and

WHEREAS, the Hillsborough County Board of County Commissioners determines that it is in the best interest of its residents, businesses and visitors to enact sufficient zoning regulations to ensure their health, safety and welfare; and

WHEREAS, on September 10, 2019, the Hillsborough County Board of County Commissioners directed the Planning Commission and Development Services Department staff to begin the study and preparation of amendments to the Residential Planned-2 ("RP-2") category of the Future Land Use Element of the Future of Hillsborough Comprehensive Plan and implementing regulations in the Land Development Code; and

WHEREAS, the Board of County Commissioners desires to preserve the status quo during this period by enactment of a temporary moratorium on the acceptance and processing of new applications for rezonings and Planned Development zoning modifications within those portions

WHEREAS, in accordance with Section 125.66 (4), Florida Statutes, the Board of County Commissioners has conducted two (2) duly noticed public hearings regarding the adoption of this ordinance; and

WHEREAS, the adoption of this ordinance will further the health, safety and welfare of the citizens of Hillsborough County.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

SECTION 1: Recitals. The aforementioned recitations contained herein are true and correct, but are not required to be incorporated into the Hillsborough County Code of Ordinances.

SECTION 2: Purpose. The purpose of this ordinance is to preserve the status quo and enable sufficient time to review, study, hold public hearings, and prepare and adopt an amendment or amendments to the Future Land Use Element of the Future of Hillsborough Comprehensive Plan and the Hillsborough County Land Development Code, including the Residential Planned (“RP-2”) Future Land Use Category and Part 5.04.00 of the Land Development Code. During this 270 day time period, the County will not accept and process new applications for rezonings and Planned Development zoning modifications within the Residential Planned-2 (“RP-2”) Future Land Use Category that are located within the Balm and Sun City Center Community Plan areas that would increase the number of allowable residential units or non-residential square footage and/or reduce required buffers, unless the reduction is to provide for connectivity to adjacent property or rights-of-way. It is not the purpose of this ordinance to permanently deny development orders and permits for other uses that are permitted by right and that otherwise comply with all applicable codes, ordinances, regulations and policies.

the County that an applicant for a permit has failed to disclose such intention, the County shall be authorized to enforce this ordinance by the methods set forth in Section 8.

SECTION 6: Process for Extension. The moratorium period established by this ordinance may be extended for up to an additional 270 days, upon approval by the Board of County Commissioners of the extension by ordinance following an advertised public hearing pursuant to Section 125.66(2)(a), Florida Statutes.

SECTION 7: Applicability. This ordinance shall be applicable in the unincorporated areas of Hillsborough County.

SECTION 8: Penalties. This moratorium may be enforced by the following methods of enforcement:

- (A) Revocation or temporary suspension of necessary development permits, development orders and/or certificates of occupancy and/or licenses; or
- (B) By an action for injunctive relief, civil penalties or both, through a court of competent jurisdiction; or
- (C) By any other process permitted by law or equity.

SECTION 9: Severability. If any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not be construed to render the remaining provisions of this ordinance invalid or unconstitutional.

SECTION 10: Filing of Ordinance and Effective Date. In accordance with the provisions of §125.66, Florida Statutes, governing ordinances, a certified copy of this ordinance shall be filed

Permitted Uses: Table P= Permitted Use; SE = Special Exception

Use Category	Use Type	CBD (Central Business District)	Gateway Corridor Commercial
RESIDENTIAL USES			
Residential Operation Residential Type	Home Occupation ¹		P
	Mobile Home Park		
	Multifamily Dwelling		P ²³
	Single-family Dwelling, Detached	P	P
	Single-family Dwelling, Attached	P	P ²
	Two-family dwelling		
RETAIL USES			
General Retail	Antiques	P	P
	Appliance Sales and Rentals	P	P
	Art Supplies	P	P
	Automobile Parts		SE
	Bait and Tackle		
	Bakery	P	P
	Bicycle Sales and Service	P	P
	Billiards	P	P
	Book / Stationery Store	P	P
	Bowling Alley		
	Building Supplies and Materials		
	Cabinet Shops		
	Cameras and Photographic Supplies	P	P
	Carpet Outlets		
	Ceramic Sales and Studios	P	P
	Cigar and Smoke Shops	P	P
	Clock Shops	P	P
	Clothing Shops	P	P
	Commercial Retail Packaging and Mail	P	P
	Convenience Stores (no gas pumps)	P	P
	Convenience Stores (with gas pumps)		SE
	Curio Shops	P	P
	Decorating Studio / Shop	P	P
	Delicatessen		
	Department Store	P	P

Permitted Uses: Table P= Permitted Use; SE = Special Exception

Use Category	Use Type	CBD (Central Business District)	Gateway Corridor Commercial
	Drapery Shops	P	P
	Drug Sales (including medical marijuana treatment center dispensing facilities)	P	P
	Electrical Shops		
	Florist	P	P
	Food Outlet Store		P
	Fruit and Vegetables Sales (retail, no packing)	P	
	Furniture Store	P	P
	Game Room	P	P
	Gift Shop	P	P
	Grocery Store	P	P
	Gun Sales and Repair	P	P
	Hardware Store	P	P
	Heating and Air Conditioning Sales and Service		
	Hobby and Craft	P	P
	Interior Decorating	P	P
	Janitorial Supplies		
	Jewelry Store	P	P
	Leather Goods and Luggage	P	P
	Locksmiths	P	P
	Meat Markets	P	
	Medical Supplies	P	P
	Mobile Home Sales and Service		
	Motorcycle Sales and Service		
	Music Store		
	Newsstands	P	P
	Nurseries		
	Office and/or Business Machines	P	P
	Office and/or Business Supplies	P	P
	Optical Shops	P	P
	Opticians	P	P
	Outdoor Sales	SE	
	Paint / Wallpaper	P	P
	Pawn Shops	P	P
	Pet Grooming	P	P
	Pet Shops		P
	Pool Supplies		
	Printing Shops	P	P

Permitted Uses: Table P= Permitted Use; SE = Special Exception

Use Category	Use Type	CBD (Central Business District)	Gateway Corridor Commercial
	Professional Offices	P	P
	Rentals	P ²⁴	
	Second Hand Retail		P
	Shoe Repair	P	P
	Shoe Store	P	P
	Shopping Center		
	Skating Rink		P
	Sporting Goods Store	P	P
	Sundries and Notions Shops	P	P
	Tailor / Dressmaker	P	P
	Television and Radio Sales and Service	P	P
	Theaters	P	P
	Toy Stores	P	P
	Upholstery Shops		
	Utility Building Sales		
	Watch Repair	P	P
	Wearing Apparel Shops	P	P
	Wholesaling from Sample Stock		
Vehicular Sales	Automobile Sales, Service, Repair, and Rentals		SE ²²
	Boat and Motor Sales and Service		
	Tire Sales and Service		
	SERVICE USES		
Agricultural Use	Timber Growing, Tree Farming, Nursery, or Agricultural Related Businesses		
Business Service	Parking Lot	P	
	Parking Garage		
	Pest Control Service Establishments		
	Radio or TV Broadcasting Offices, Studios, Transmitters, or Antennas		
	Television and Radio Studios (excluding transmission equipment)		

Permitted Uses: Table P= Permitted Use; SE = Special Exception

Use Category	Use Type	CBD (Central Business District)	Gateway Corridor Commercial
Eating or Drinking Establishment	Alcoholic beverages (all types, sale and service) for on-premises consumption	SE	SE
	Alcoholic beverages for off-premises consumption		SE
	Restaurants (with drive-through)		P
	Restaurants (without drive-through)	P	P
Hospitality and Tourism	Art Gallery or Studio	P	P
	Hotel / Motel	P	P
	Museum	P	P
Office Use	Building Trade Contractors with Fleet Parking On-Site	SE	
	Financial Institutions (with drive-through)	P	P
	Financial Institutions (without drive-through)	P	P
	Office Space for Building Trades Contractor with No Fleet Parking On-Site	P	
	Professional Offices	P	P
Personal Service	Barbershops / Beauty Shops	P	P
	Dry Cleaners	P	P
	Funeral Homes	P	P
	Health Spa	P	P
	Laundries / Laundromats	P	
	Licensed Masseurs		
	Mini-Warehouse		
	Palmist / Psychic		
	Well Drilling and Pump Services		
EDUCATION/RECREATION/SOCIAL USES			
Community Service	Adult Day Care		
	Child Care	SE	P
	Church	SE	P
	Group Care Home		
	Nursing Home	SE	
Educational Use	Pre-school		P
	Private School	SE	
	School, elementary & secondary		
	School, post-secondary		

Permitted Uses: Table P= Permitted Use; SE = Special Exception

Use Category	Use Type	CBD (Central Business District)	Gateway Corridor Commercial
	Vocational, Technical, Trade, or Industrial School		
Recreational Use	Adult Arcade / Electronic Game Center		
	Athletic Complex		
	Clubs/Lodges/Fraternal Organizations		
	Country Club		
	Dance / Music / Gymnastics Studio	P	P
	Go-Cart Track		
	Golf Course		
	Race Tracks		
	Recreational Facility		
	Public Recreational Uses		
	PUBLIC USES		
Public Use	Bus Passages, Parcel Pick-ups and terminals		
	Governmental Uses		P
	Public Utilities		P
	Ancillary Public Facilities		P
HEALTH CARE USES			
Health Care Use	Convalescence Facility	SE	
	Dental Clinic	P	P
	Emergency Shelter		
	Hospital	SE	P
	Medical / Dental Laboratories	P	P
	Medical Clinic	P	P
	Nursing Home	SE	
	Veterinarian Clinics	P ²⁵	P