



PLANNING COMMISSION MINUTES

October 1, 2019

7:00 PM

Administration Building,
4th Floor, BCC Meeting Room, 477 Houston Street,
Green Cove Springs, FL 32043

Pledge of Allegiance

Call to Order

Present: Ralph Puckhaber, Vice Chair
Belinda Johnson
Mary Bridgman
Robert Machala
Brenda Kicsak

Absent: Michael Bourre, Chairman
Joe Anzalone

Staff Present: County Manager Howard Wanamaker
County Attorney Courtney K. Grimm
Chereese Stewart, Economic & Development Services Director
Ed Lehman, Director of Planning & Zoning
Chad Williams, Zoning Chief
Carolyn Morgan, Chief Planner
Kellie Collins, Recording Secretary

1. **Approval of Minutes**

Planning Commission Minutes for August 6, 2019

Commissioner Johnson made a motion to approve the August 6, 2019 meeting minutes. Commissioner Bridgman seconded the motion which carried 5-0 for approval.

Public Comment

Vice Chairman Puckhaber opened public comment.

Richard Klinzman, spoke about growth concerns in the community.

Vice Chairman Puckhaber closed public comment.

Public Hearings

1. Public Hearing to consider CPA 2019-06, amend from Commercial to Rural Fringe on 0.77 acres, located at 6489 Woodland Drive, Keystone Heights
Public hearing to consider CPA 2019-06, amending from Commercial to Rural Fringe on 0.77 acres, located at 6489 Woodland Drive, Keystone Heights, Commission District 4, Keystone Heights Planning District.

Carolyn Morgan, Chief Planner presented CPA 2019-06. The BCC hearing will be on October 22, 2019. The existing land use is Commercial, the parcel to the east is commercial and the existing parcels to the West are residential. The applicant is requesting residential, staff recommends approval of the proposed Rural Fringe land use, CPA-2019-06. There is a companion rezoning application Z-19-13 to change the zoning from BB to RB which staff also recommends approval.

Vice Chairman Puckhaber opened the public hearing.

Angie Hewes, applicant, 204 SE 2nd Ave., Melrose. Agrees with Ms. Morgan.

Vice Chairman Puckhaber closed the public hearing.

Commissioner Bridgman made a motion to approve the staff report. Commissioner Johnson seconded the motion, which carried 6-0 for approval.

2. Public Hearing to Consider Rezoning Application Z-19-13 BB to RB
Application to Rezone From BB to RB 6489 Woodland Drive.

Carolyn Morgan, Chief Morgan, this is the companion rezoning to application CPA-2019-06. The applicant is requesting to rezone from BB to RB, staff recommends approval of Z-19-13.

Commissioner Puckhaber posed questions to staff regarding the density.

Carolyn Morgan responded. Vice Chairman Puckhaber opened the public hearing. No comments were received. Vice Chairman closed the public hearing.

Commissioner Johnson made a motion to approve the staff report. Commissioner Bridgman seconded the motion, which carried 6-0 for approval.

3. Public Hearing to Consider Rezoning Application Z-19-11 RC to AR
Rezoning Application From RC to AR 463 & 457 Madison Avenue

Chad Williams, Zoning Chief presented Z-19-11. The applicant is requesting a change in zoning from RC to AR. The 2 parcels are approximately 1.2 acres and are located within the urban core future land use category. The applicant is requesting a rezoning to construct a single family residence and the current zoning does not allow it.

Vice Chairman Puckhaber posed questions to staff regarding RC zoning on parcels next to the site. Staff responded.

Vice Chairman Puckhaber opened the public hearing.

Kristin Robinson, 2745 Russell Road, Green Cove Springs. Can you clarify the zoning definitions. Vice Chairman Puckhaber responded to the comment.

Vice Chairman Puckhaber closed the public hearing.

Commissioner Johnson made a motion to approve the staff report. Commissioner Bridgman seconded the motion which carried 6-0 for approval.

4. Public Hearing to Consider a Text Amendment to the Lake Asbury Master Plan Text Change Amendment To The LAMP For Clarification.

Chad Williams, Zoning Chief presented the proposed Text Amendment changes to the Lake Asbury Master Plan.

Vice Chairman Puckhaber opened the public hearing

Chad Williams stated there are two applicants for this application. The County was approached by an outside representative and the County decided to initiate the application.

Susan Fraser, 3517 Park Street, Jacksonville. Spoke about the request.

Vice Chairman closed the public hearing.

Commissioner Johnson made a motion to approve the Text Amendment, Commissioner Machala seconded the motion, which carried 5-0 for approval.

5. Public Hearing to Consider Rezoning Application Z-19-16 AR to PS-5 2769 CR 220

Chad Williams, Zoning Chief presented application Z-19-16. The applicant is requesting a change in zoning in order to construct an 10,298 sf assisted living facility and a 19,712 sf independent living facility. When you rezone to PS-5, you are required to submit a site plan which is provided to you in your packet.

Staff has reviewed the application and determined that the request is consistent with the Comprehensive Plan and compatible with the surrounding area and staff recommends approval.

Vice Chairman Puckhaber opened the public hearing.

Ed Tully, Civil Engineer, 106 Quail Ridge Dr., Ponte Vedra. Mr. Tully spoke about their

plans.

Vice Chairman Puckhaber closed the public hearing.

The Commissioners posed questions to staff regarding buffer requirements, land use, letters to adjacent owners and widening of CR 220. Chad Williams responded.

Vice Chairman Puckhaber re-opened the public hearing.

Teresa Smith, 2759 CR 220. Would like to have a senior community as a neighbor.

West Moreland, Contractor, 6110 Park Street, Jacksonville addressed the Commission.

Vice Chairman Puckhaber closed the public hearing.

Commissioner Johnson made a motion to approve application Z-19-16.
Commissioner Bridgman seconded the motion which carried 5-0 for approval.

6. Public Hearing to Consider Transmittal of CPA 2019-08 to change 169.26 acres from Agriculture to Rural Residential

This is a County staff sponsored land use change from Agriculture to Rural Residential for 169.26 acres along Carter Spencer Road.

Ed Lehman, Director of Planning & Zoning presented the Transmittal of CPA 2019-08.

It is scheduled to be heard at the BCC on 10/22/19, then to the state transmittal and then will be back to the BCC and the rezoning will be heard at the Planning Commission.

We had an owner approach us that owns 12.91 acre parcel and they would like to divide land to construct one additional dwelling unit and it is not permitted under Agricultural Land use.

Staff is unclear on why there is a pocket of Agricultural land use embedded between two areas of Rural Residential land use when the land cover on all parcels is similar.

Staff would not be in favor of creating an enclave of Rural Residential land use within a large enclave of Agricultural land use. Staff believes that changing the land use to Rural Residential is consistent with the character of the surrounding parcels.

Staff recommends approval of proposed Rural Residential land use, CPA 2019-08.

Commissioners posed questions to staff regarding the Airstrip, farms, the non-conforming lots, land use questions and the rebuild policy. Ed Lehman responded.

Vice Chairman Puckhaber opened the public hearing.

Kurt Spencer, 5339 Carter Spencer. Looks like this is benefiting one person, we have a working farm and a airstrip. Spoke against the application.

Kristen Robinson, 2745 Russell Road, Green Cove Springs. Agrees with the public and has family that uses the airstrip.

Vice Chairman Puckhaber closed the public hearing.

Commissioners posed questions to staff on the number of potential units that could come in, Mr. Spencers parcel and opting out of this land use and the property assessment for neighbors. Staff responded.

Vice Chairman Puckhaber recommends removing the carter spencer parcel and before the BCC meeting get with Mr. Spencer on his property.

Commissioner Bridgman recommends to approve staff report, but delete parcel number 000561-001-00. Commissioner Johnson seconded the motion. After discussion, the motion carried 6-0 for approval.

7. Public Hearing to Consider Transmittal of CPA 2019-09 Bradley Creek Holdings, Inc. Consider CPA 2019-09, a large scale amendment to rearrange the land use designations on 972.77 acres containing Lake Asbury Rural Fringe, Lake Asbury Master Planned Community, Lake Asbury Village Center and Lake Asbury Greenway, and to remove Dashed Line Road NS3 connection to Russell Road and relocated Dashed Line Road NS3 connection to Sandridge Road.

Carolyn Morgan, Chief Planner presented CPA-2019-09.

Staff recommends approval of the relocation of rural fringe and LA Master Planned Community designations as shown. Staff does not recommend relocating the Village Center from its present location at the intersection of EW1 and NS3 to Henley Road. Staff does not support the elimination of NS3 from EW1 to Russell Road (CR 209). Staff supports the realignment of NS3 at Sandridge Road with the caveat that Engineering Division must review.

Vice Chairman Puckhaber opened the public hearing.

Ray Spofford, ETM representing applicant, 14775 Old Saint Augustine Road. Allen Skinner representing Bradley Creek Holdings.

Proposed changes: we are not increasing development we are just moving things around. Rearrange MPC and RF and add Greenway. No net increase of development rights.

Allen Skinner, discussion of potential buyers 4469 Ortega Dr., with the proposed

Village Center location and recommend moving it to Henley Road for frontage.

Ona Mustonan, 2723 Cross Creek Dr., spoke about the traffic.

Kristine Robinson, 2745 Russell Road, spoke about the traffic.

Lori Holland, 2867 Sadly Street. Clarifying and requested handouts. There are a lot of rumors of the HUD housing.

Mr. Klinzman, spoke of the roads. We the people are not being represented by the BCC. recommends the community hiring a representative to look at their best interest.

Charles Windlee, 2517 Russell Road. Spoke against the application.

Matthew Whaler, 2967 Russell Oaks Drive. Public Safety, wildlife concern and road concern and school concerns.

Vice Chairman Puckhaber closed the public hearing.

Vice Chairman reopened the public hearing.

Aggie Richards, 3028 South banks, spoke against the application. Vice Chairman, stated all documentation is available online.

Vice Chairman Puckhaber closed the public hearing.

Ray Spofford responded to comments that were made. Regarding the NS3 highway, he would like for it to be transmitted to staff to give us time to work with staff, and we would like to keep the Village Center where we are proposing.

The Commissioners posed questions and their concerns to staff regarding roads, water & sewer and moving the Village Center. Vice Chairman Puckhaber would recommend moving the Village Center south and not on Henley Road.

Jim Fossa, Clay County School Board, we are looking at Lake Asbury Elementary and are full. The school board is looking to build a school off CR 315.

Commissioner Machala made a motion to approve the staff report. Commissioner Johnson seconded the motion which carried 5-0 for approval.

8. Public Hearing to Consider Approval of Transmittal of CRA 2019-10: Policy Encouraging Widening of S.R. 16

This is a public hearing to consider transmittal of CPA 2019-10, which is a proposed new policy that encourages FDOT to make the widening of S.R. 16 from Green Cove Springs City limits to the new FCX interchange as a top priority.

Ed Lehman, Director of Planning & Zoning presented CPA 2019-10. This is a request from the County Manager, to encourage DOT to widen SR 16 from the expressway to

the City limits of Green Cove Springs. We recommend this policy be adopted within the transportation element. We have a request from the Town of Penney Farms to not extend into their area.

After discussion, Vice Chairman opened the public hearing. No comments, were received, Vice Chairman Puckhaber closed the public hearing.

Commissioner Johnson made a motion to approve CPA 2019-10. Commissioner Bridgman seconded the motion which carried 5-0 for approval.

Old Business/New Business

There is no old/new business. Staff stated that the County Commission is considering bonding for road repairs.

Public Comment

Vice Chairman Puckhaber opened public comment.

Richard Klinzman, spoke about growth concerns in the community.

Vice Chairman Puckhaber closed public comment.

Adjournment

With no further business, the Planning Commission Meeting adjourned at 9:17 p.m.

Attest:

Committee Chairman

Recording Secretary