



PLANNING COMMISSION MINUTES

May 2, 2023, 5:00 PM
Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043

Pledge of Allegiance

Commissioner Joe Anzalone led the Pledge of Allegiance.

Call to Order

Present: Commissioner Mary Bridgman, Chairman
Commissioner Michael Bourré
Commissioner Joe Anzalone
Commissioner Ralph Puckhaber
Clay County School Board Representative Lance Addison

Absent: Commissioner Pete Davis, Vice-Chairman
Commissioner Howard "Bo" Norton
Commissioner Bill Garrison
Camp Blanding Representative Sam Tozer

Staff Present: County Attorney Courtney K. Grimm
Assistant County Attorney T. James (Jamie) Hovda III
Assistant County Manager Chereese Stewart
Director of Planning Ed Lehman
Zoning Chief Mike Brown

Chairman Mary Bridgman called the meeting to order at 5:01 pm.

Chairman Mary Bridgman recognized several staff members in attendance, thanked Sergeant McDade and Deputy Jones for providing security at the meeting, and introduced the Commissioners.

1. **Approval of Minutes**

Planning Commission Meeting Minutes April 4, 2023.

Commissioner Joe Anzalone made a motion for approval of the April 4, 2023, Planning Commission meeting minutes, seconded by Commissioner Ralph Puckhaber, which carried 5-0.

Public Comment

Chairman Mary Bridgman opened the floor for public comment at 5:03 pm.

Hearing no comments, Chairman Mary Bridgman closed public comment at 5:03 pm.

Public Hearings

1. Public Hearing to consider COMP0323-00002 and PUD- 0323-00003. (District 5, Comm. Burke) (M. Brown)
 - A.) COMP0323-00002
This application is a Small-Scale Comprehensive Plan Amendment to the 2040 Future Land Use Map (FLUM). The application would change the Future Land Use (FLU) designation of two (2) parcels of land from Rural Residential to Commercial.
 - B.) PUD- 0323-00003
This application is a Rezoning of two (2) parcels from AR (Agricultural/Residential District) to PCD (Planned Commercial Development District).

The public hearing to consider COMP-0323-00002 and PUD-0323-00003 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/PlanningCommission-May 2, 2023](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/PlanningCommission-May%202,2023), beginning at 3:34 and ending at 32:56. Below is a summary of the discussion and the vote for this agenda item.

Michael Brown, Zoning Chief, presented a PowerPoint presentation to the Commission regarding the public hearing to consider COMP-0323-00002 and PUD-0323-00003. COMP-0323-00002 is a small-scale Comprehensive Plan Amendment to the 2040 Future Land Use Map (FLUM). The application would change the Future Land Use (FLU) designation of two parcels of land from Rural Residential (RR) to Commercial (COM). PUD-0323-00003 is the rezoning of two parcels from Agricultural/Residential District (AR) to Planned Commercial Development District (PCD). See Attachment A.

There were questions and discussions regarding the landscape requirements, feedback from residents, lighting and signage standards, and building height.

All those that wished to speak were sworn in.

Frank Miller, Agent, 1 Independent Drive, Suite 300, Jacksonville, Florida, addressed the Commission to give an overview and details of the requested land use and rezoning changes.

There was continued discussion regarding lighting and signage, the height of the building, the allowable uses, and the intent to lease or sell.

Chairman Mary Bridgman opened the floor for the public hearing at 5:29 pm.

Hearing no comments, Chairman Mary Bridgman closed the public hearing at 5:29 pm.

Commissioner Ralph Puckhaber made a motion for approval of COMP-0323-0002 as presented by staff, seconded by Commissioner Michael Bourré, which carried 5-0.

Commissioner Michael Bourré made a motion for approval of PUD-0323-00003, seconded by Lance Addison. Commissioner Ralph Puckhaber mentioned concerns regarding signage. The motion carried 3-2, with Commissioner Ralph Puckhaber and Commissioner Joe Anzalone in opposition.

2. Public Hearing to consider ZON-0223-00008. (District 5, Comm. Burke) (M. Brown)
Application to rezone 0.64 acres from BB-2 (Community Business) to BB-3 (Specialty Business).

The public hearing to consider ZON-0223-00008 can be seen at [www.claycountygov.com/clay-county-tv-and-video-archive/PlanningCommission-May 2, 2023](http://www.claycountygov.com/clay-county-tv-and-video-archive/PlanningCommission-May%202023), beginning at 32:57 and ending at 41:44. Below is a summary of the discussion and the vote for this agenda item.

Michael Brown, Zoning Chief, presented a PowerPoint presentation to the Commission regarding the public hearing to consider ZON-0223-00008, rezoning 0.64 acres from BB-2 (Community Business) to BB-3 (Specialty Business). See Attachment B.

There were questions and discussions regarding access and responsibility for road development.

All those that wished to speak were sworn in.

Troy Carter, 904 Tomlinson Drive, Lutz, Florida, was available to answer questions from the Commission. There were questions and discussions regarding access to the project, current development in the area, and the engineer of record for the project.

Chairman Mary Bridgman opened the floor for the public hearing at 5:41 pm.

Hearing no comments, Chairman Mary Bridgman closed the public hearing at 5:41 pm.

Commissioner Joe Anzalone made a motion for approval, seconded by Commissioner Ralph Puckhaber, which carried 4-0.

Presentations

There were no other presentations.

Old Business/New Business

Chereese Stewart, Assistant County Manager, stated that there would not be a Planning Commission meeting in June; however, there would be a Planning Commission Workshop given by WGI regarding Article III of the Land Development Code (LDC) at 2:30 pm on June 6, 2023.

There were questions and discussions regarding Solite.

Public Comment

Chairman Mary Bridgman opened the floor for public comment at 5:46 pm.

Hearing no comments, Chairman Mary Bridgman closed public comment at 5:46 pm.

Adjournment

Hearing no further business, Chairman Mary Bridgman adjourned the meeting at 5:46 pm.

Attest:

Committee Chairman

Recording Deputy Clerk