



PLANNING COMMISSION MEETING MINUTES

October 1, 2024

5:00 PM

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

Pledge of Allegiance

Commissioner Ralph Puckhaber led the Pledge of Allegiance.

Call to Order

Present: Commissioner Mary Bridgman, Chairman
Commissioner Pete Davis, Vice-Chairman
Commissioner Michael Bourré
Commissioner Bill Garrison
Commissioner Howard "Bo" Norton
Commissioner Ralph Puckhaber
School Board Representative Paul Bement

Absent: Camp Blanding Representative Sam Tozer

Staff Present: County Attorney Courtney Grimm
Assistant County Attorney Jamie Hovda
Director of Planning and Zoning Beth Carson
Zoning Chief Mike Brown
Zoning Chief Jenni Bryla
Economic Services Coordinator Kellie Henry

Chairman Mary Bridgman called the meeting to order at 5:00 pm.

Chairman Mary Bridgman introduced the Board members, recognized several staff members, and thanked CCSO - Deputy Ash and Deputy Barnwell for providing security.

1. Approval of Minutes

Planning Commission Meeting Minutes August 29, 2024.

Commissioner Michael Bourré made a motion for approval of the August 29, 2024, Planning Commission Meeting minutes, seconded by Commissioner Bo Norton, which carried 8-0.

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

Chairman Mary Bridgman provided an overview and details of the meeting procedure and the function of the Planning Commission.

Before commencing the public hearings, all those who wished to speak were sworn in.

1. Public Hearing to consider ZON 24-0017, LDC Text Change for Rock Crushing; Rock or Sand Storage Yards; and Stone Cutting. (M. Brown)
Land Development Code Change to amend the required standards for *Rock Crushing; Rock or Sand Storage Yards; and Stone Cutting* Conditional Use.

ZON-24-0017 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/October 1, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/October%201,%202024), beginning at 9:24 and ending at 25:58. Below is a summary of the discussion and the vote for this agenda item.

Mike Brown, Zoning Chief, presented a PowerPoint presentation regarding the public hearing to consider ZON-24-0017, Land Development Code Change, to amend the required standards for Rock Crushing, Rock or Sand Storage Yards, and Stone Cutting Conditional Use. See Attachment A.

There were questions and discussions regarding the on-site water source, requirements for an alternate water source, future development requirements if water/sewer is available, present facilities that do not require water/sewer, and heavy industrial vs. light industrial.

Steven Holton, President of Riverstone Construction, 62 Torres Trace, St. Augustine, Florida, was available to answer questions in the absence of the applicant.

There were questions and discussions regarding other solvents besides water for stone cutting, hazardous materials used (none), a plan for providing water on site, office or permanent structure for the business, processing the wastewater on-site, and providing a port-a-let facility for workers.

Chairman Mary Bridgman opened the floor for the public hearing at 5:22 pm.

Hearing no comments, Chairman Mary Bridgman closed the public hearing at 5:22 pm.

Commissioner Ralph Puckhaber made a motion for approval of staff report, seconded by Commissioner Joe Anzalone. The Commission made additional comments regarding the requirement to hook up/connect to water and sewer when it becomes available.

Commissioner Ralph Puckhaber amended his motion to approve staff report, requiring that the applicant hook up to central sewer/water when available, seconded by Commissioner Bo Norton, which carried 7-0.

2. Public Hearing to Consider COMP 24-0016 and ZON 24-0019. (District 5, Comm. Burke) (J.Bryla)

A. COMP 24-0016

This application is a FLUM Amendment to change 1.72 acres from Agricultural (AG) to Industrial (IND)

B. ZON 24-0019

This application is a Rezoning to change from Agricultural District (AG) to Heavy Industrial District (IND).

COMP-24-0016 and ZON-24-0019 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/October 1, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/October%201,%202024), beginning at 26:00 and ending at 37:22. Below is a summary of the discussion.

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation for the public hearing to consider COMP-24-0016 and ZON-24-0019. See Attachment B. Item 2, 3, and 4 are related applications being contiguous parcels.

- **COMP-24-0016** - FLUM amendment change to 1.72 acres from Agricultural (AG) to Industrial IND.
- **ZON-24-0019** - Rezoning to change Agricultural District (AG) to Heavy Industrial District (IND).

There were questions and discussions regarding surrounding properties and future applications, and whether Parks and Recreation had been consulted.

Kelly Hartwig, 3420 Wall Road, Green Cove Springs, Florida, agent for the applicant, addressed the Board to provide more details and information regarding the requested change.

There were questions and discussions regarding exact location of the properties.

Chairman Mary Bridgman opened the floor for the public hearing at 5:35 pm.

There was a request from the public to speak after the remaining applications

pertaining to contiguous parcels (3 and 4) had been presented.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 5:36 pm.

There was a consensus by the Commission to present items 3 and 4 before opening the public hearings or voting on any of the applications pertaining to this and the remaining two agenda items.

3. Public Hearing to consider COMP 24-0018 and ZON 24-0024. (District 5, Comm. Burke) (J.Bryla)

A. COMP 24-0018

This application is a FLUM Amendment to change 32.78999 acres from Agricultural Residential (AR) to Industrial (IND).

B. ZON 24-0024

This Application is a Rezoning to change from Agricultural District (AG) to Heavy Industrial District (IB).

COMP-24-0018 and ZON-24-0024 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning-Commission/October 1, 2024, beginning at 37:23 and ending at 42:21](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning-Commission/October-1,-2024,-beginning-at-37:23-and-ending-at-42:21). Below is a summary of the discussion.

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation for the public hearing to consider COMP-24-0018 and ZON-24-0024. See Attachment C.

- **COMP 24-0018:** FLUM Amendment to change 32.78999 acres from Agricultural Residential (AR) to Industrial (IND).
- **ZON 24-0024:** Rezoning to change from Agricultural District (AG) to Heavy Industrial District (IB).

There were questions and discussion regarding adjacent properties to the West (residential) and mitigation of the floodplain.

4. Public Hearing to consider COMP 24-0017 and ZON 24-0023. (District 5, Comm. Burke) (J.Bryla)

A. COMP 24-0017

This application is a FLUM Amendment to change 41.75 acres Agricultural Residential (AR) to Industrial (IND).

B. ZON 24-0023

This application is a rezoning to change from Agricultural Residential District (AR) to Heavy Industrial (IB).

COMP-24-0017 and ZON-24-0023 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/October 1, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/October%201,%202024), beginning at 42:22 and ending at 1:09:58. Below is a summary of the discussion and the vote for this agenda item.

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation for the public hearing to consider COMP-24-0017 and ZON-24-0023. See Attachment D

- **COMP 24-0017:** FLUM Amendment to change 41.75 acres Agricultural Residential (AR) to Industrial (IND).
- **ZON 24-0023:** rezoning to change from Agricultural Residential District (AR) to Heavy Industrial (IB).

There were questions and discussions regarding ownership of surrounding parcels.

Chairman Mary Bridgman opened the floor for the public hearing at 5:44 pm.

Sandra Boike, a Clay County resident, addressed the Commission in opposition to the requested changes.

Luke Glisson, 5142 County Road 209 South, Green Cove Springs, Florida, addressed the Commission in opposition to the requested changes.

Patricia Ross, 5243 County Road South, Green Cove Springs, Florida, addressed the Commission in opposition to the requested changes.

Robert McGroarty, 3308 Thunder Road, Middleburg, Florida, addressed the Commission in opposition to the requested changes.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 5:53 pm.

Members of the Commission expressed concerns regarding items 2, 3, and 4, asked questions regarding the the Live-Local Act requirements and restrictions, and considered delaying/continuing all items.

Commissioner Ralph Puckhaber made a motion to continue items 2, 3, and 4 until November. The continuance motion failed, 1-5.

Following all discussions, Commissioner Ralph Puckhaber made a motion of denial of COMP-24-0016, seconded by Commissioner Bo Norton, which carried 6-0.

Commissioner Ralph Puckhaber made a motion to recommend denial of COMP-24-0018, seconded by Commissioner Michael Bourré, which carried 6-0.

Commissioner Ralph Puckhaber made a motion to recommend denial of COMP-24-0017, seconded by Commissioner Bo Norton, which carried 6-0.

Commissioner Ralph Puckhaber made a motion to recommend denial of ZON-0019,

seconded by Commissioner Bo Norton, which carried 6-0.

Commissioner Ralph Puckhaber made a motion to recommend denial of ZON-24-0024, seconded by Commissioner Bo Norton, which carried 6-0.

Commissioner Ralph Puckhaber made a motion to recommend denial of ZON-24-0023, seconded by Vice-Chairman Pete Davis, which carried 6-0.

Presentations

Discussion can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/October 1, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/October%201,%202024), beginning at 1:10:11 and ending at 1:13:31. Below is a summary of the discussion.

Commissioner Ralph Puckhaber addressed the Council to discuss Village of Hope and options for addressing the affordable housing issue. See Attachment E.

There were comments by the Commission regarding how to build affordable housing in the future.

Old Business/New Business

Old/New Business can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/October 1, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/October%201,%202024), beginning at 1:13:32 and ending at 1:18:44. Below is a summary of the discussion.

Beth Carson, Director of Planning and Zoning, addressed the Commission to provide information and details regarding available training hosted by Nassau County on October 25, 2024.

There were questions and discussions regarding the involvement of other counties, registration, costs, and sharing materials.

Ms. Carson mentioned registration for the Commission for a group membership through American Planning Association.

Ms. Carson spoke about the available seats on the Fleming Island Citizen Advisory Council and the need for applicants to serve.

Chairman Mary Bridgman reminded Commissioners who's terms expire this year to reapply if they wish to continue to serve.

Public Comment

Chairman Mary Bridgman opened the floor for public comment at 6:17 pm.

Hearing no comments, Chairman Mary Bridgman closed public comment at 6:17 pm.

Adjournment

Hearing no further business, Chairman Mary Bridgman adjourned the meeting at 6:18 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

B

Attachment
“A”
ZON-24-0017



PLANNING COMMISSION

ZON-24-0017

LDC Amendment

October 1, 2024

APPLICATION INFORMATION

Applicant: Crystal Bui, Riverstone Construction

Request: The applicant is requesting an amendment to the required standards for the Rock
remove Crushing; Rock or Sand Storage Yards; and Stone Cutting conditional use to
the requirement that central sewer and water must be available.

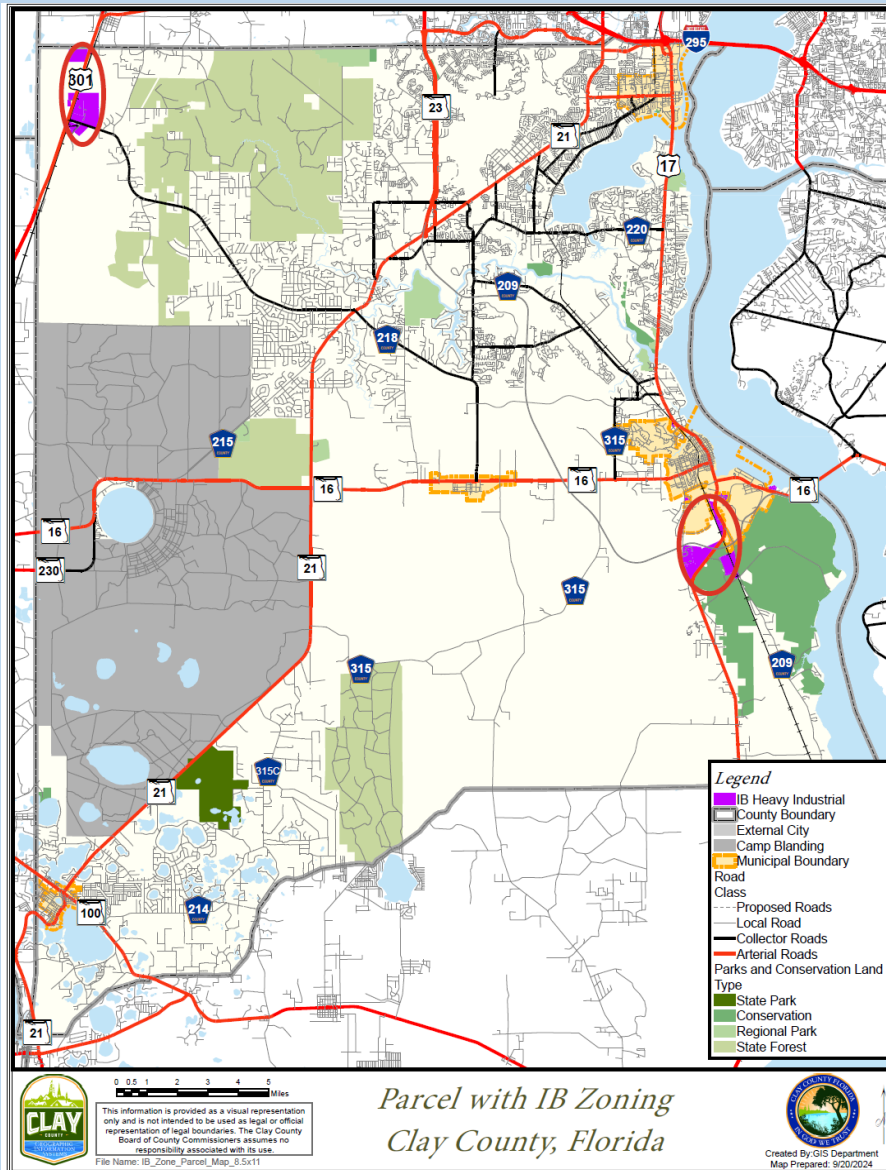
Proposed Text Changes to Sec. 3-5(bk)

(bk) Rock Crushing; Rock or Sand Storage Yards; and Stone Cutting.

(1) Must be at least five hundred (500) feet from any residential district.

~~(2) Central sewer and water must be available.~~

BACKGROUND



Rock Crushing; Rock or Sand Storage; and Stone Cutting is only allowed as a conditional use in IB Heavy Industrial zoning district.

There are two areas in the County where IB zoning is presently located:

- South of Green Cove Springs primarily along U.S. 17; and,
- Along U.S. 301 from CR 218 north to the county line.

The limited availability of central utilities to these existing IB areas restricts the ability to locate/develop businesses that require central sewer and water as a condition of approval.

RECOMMENDATION

Staff recommends approval of proposed change to Section 3-5(bk) to remove the requirement that central sewer and water be available for Rock Crushing: Rock or Sand Storage Yards; and Stone Cutting conditional use.

QUESTIONS

B

Attachment
“B”
COMP-24-0016
ZON-24-0019

Small Scale Comprehensive Plan Future Land Use Map
Amendment:

COMP 24-0016

Rezoning Application:

ZON 24-0019

Planning Commission
October 1, 2024



Application Information

Applicant: Kelly Hartwig (Cypress Management & Design LLC.)

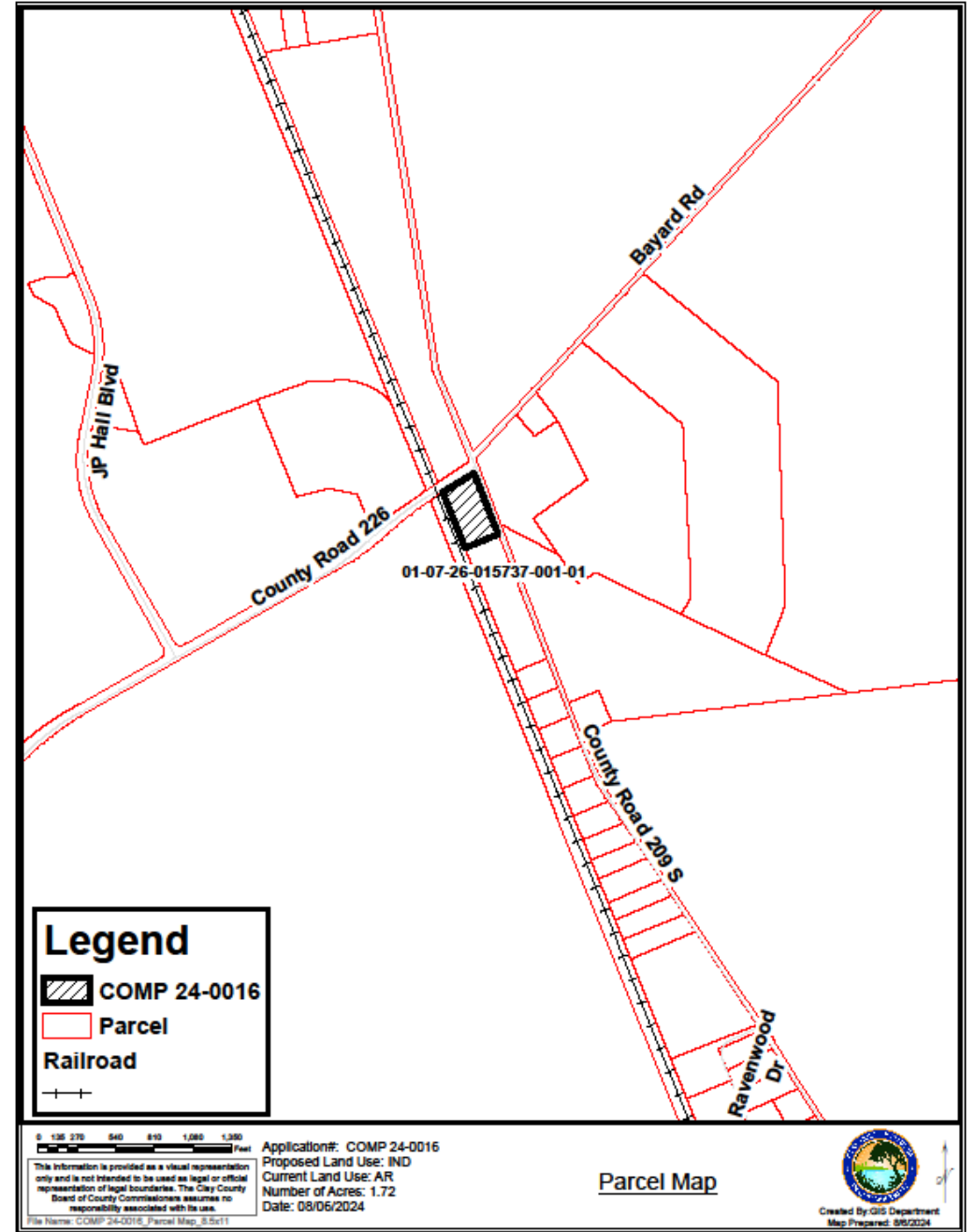
Location: Southwest corner of the intersection at County Rd 226 and County Rd 209 S.

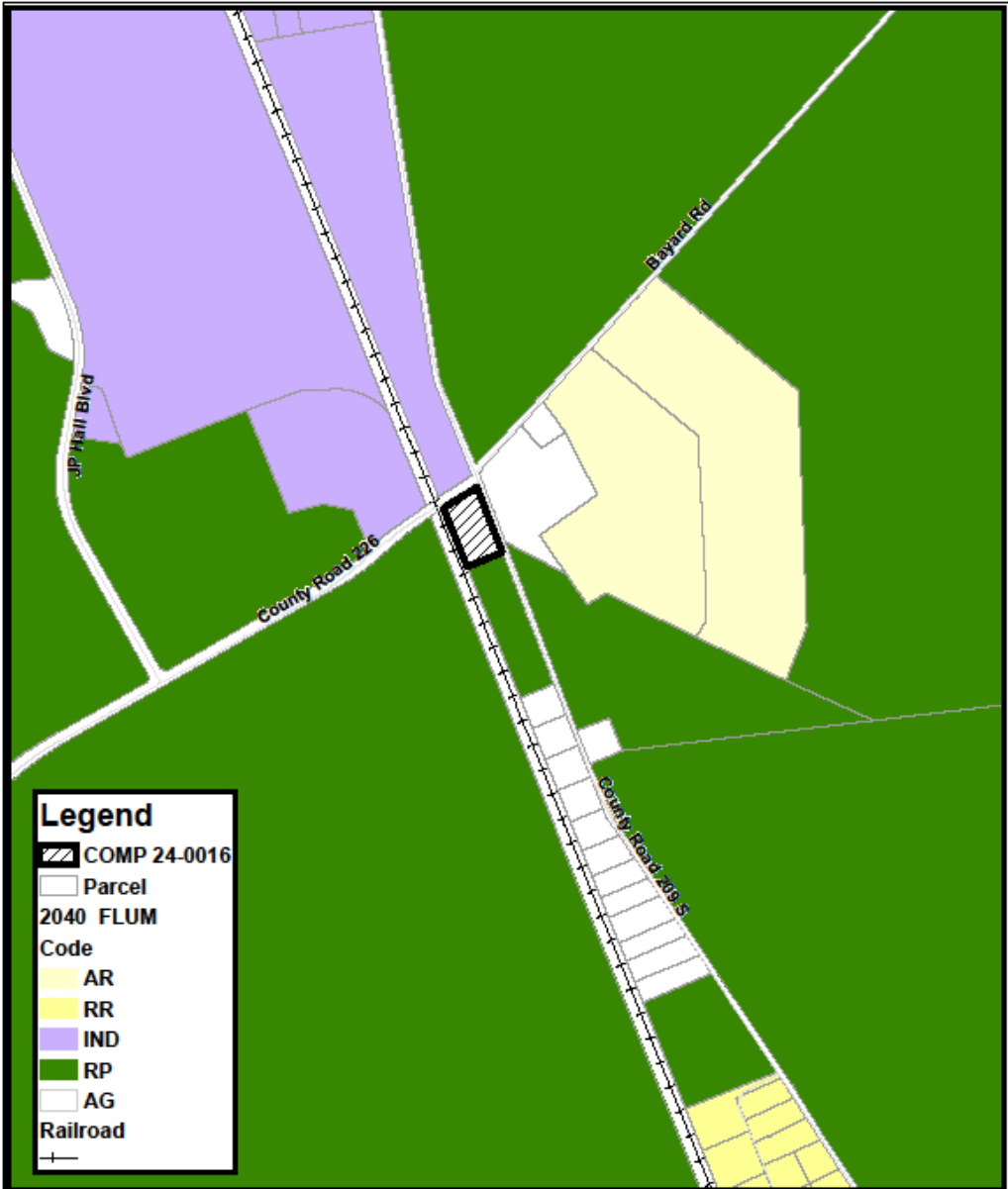
Planning District: Springs District

Commission District: 5 Commissioner Burke



Parcels: 1.72 acre parcel

- COMP 24-0016 would change the Future Land Use (FLU) designation from AR(Agricultural/Residential) to IND (Industrial).
- ZON 24-0019 would change the zoning from AG (Agricultural) to IB (Heavy Industrial).











Legend

-  COMP 24-0016
-  Parcel

2040 FLUM Code

-  AR
-  RR
-  IND
-  RP
-  AG

Railroad



0 135 270 540 810 1,080 1,350 Feet

This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

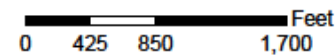
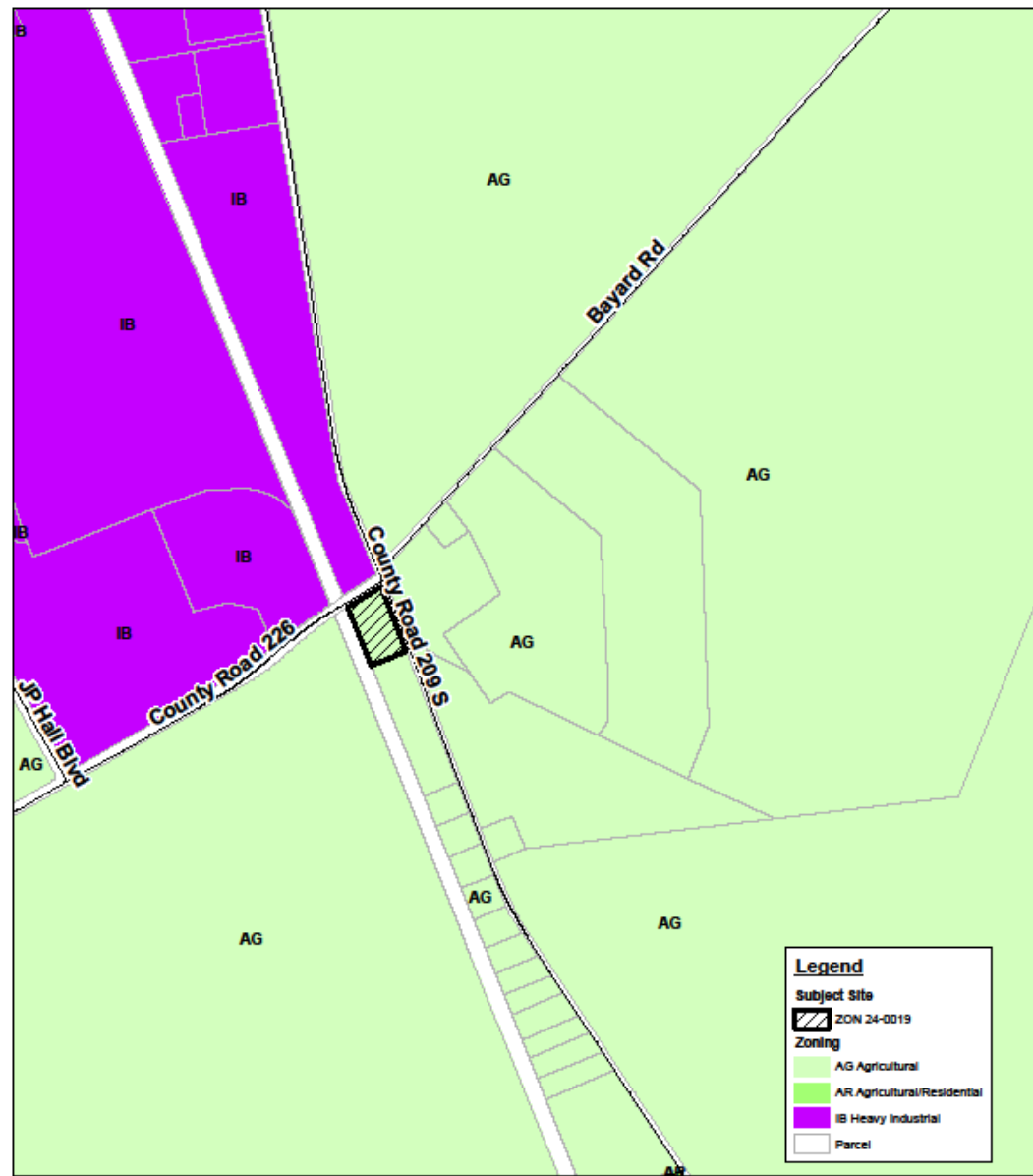
File Name: COMP 24-0016_Existing Land Use_8.5x11

Application#: COMP 24-0016
 Proposed Land Use: IND
 Current Land Use: AR
 Number of Acres: 1.72
 Date: 08/06/2024

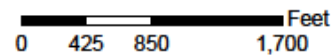
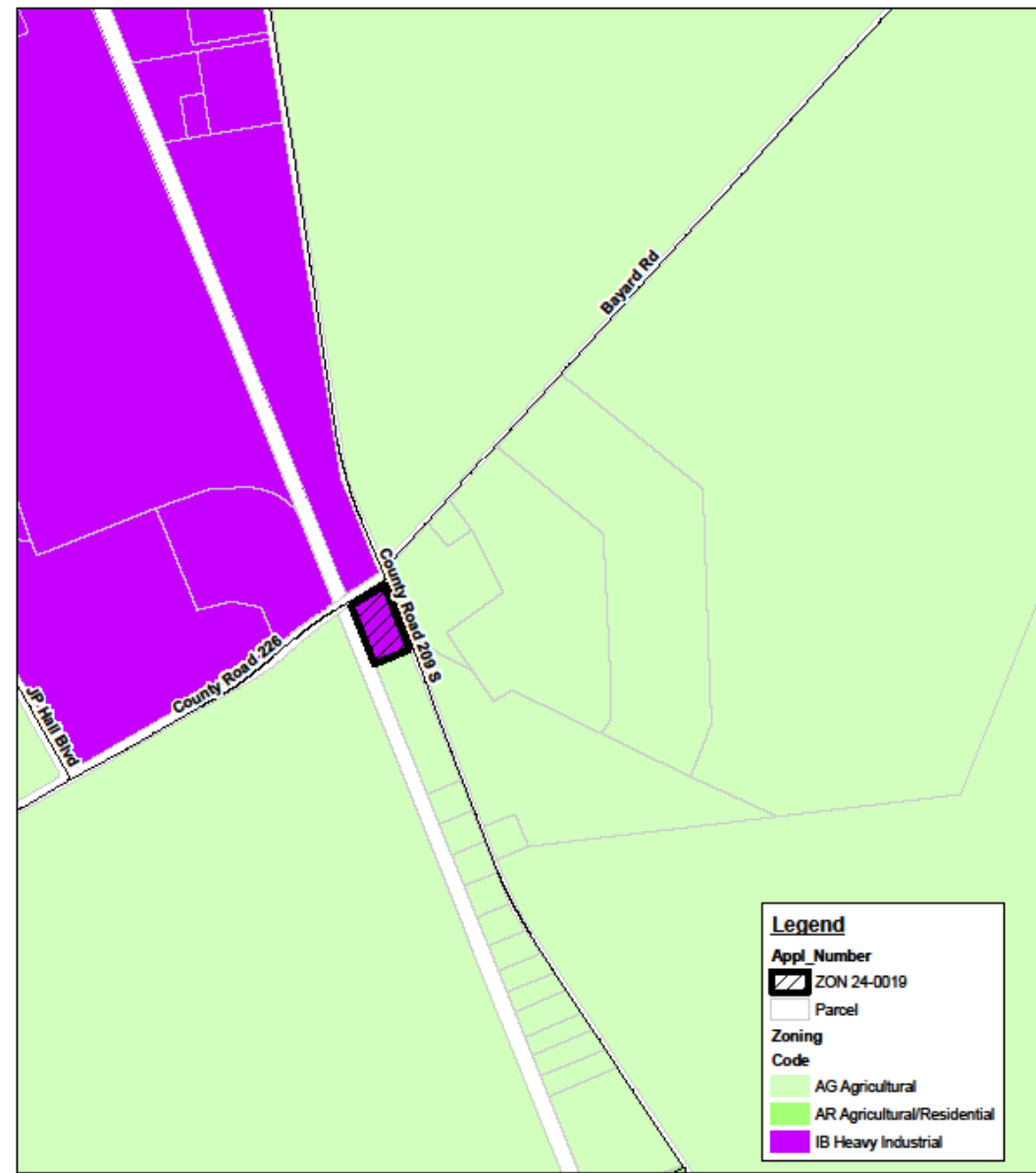
Existing Land Use Designation Map



Created By: GIS Department
 Map Prepared: 08/2024



Existing Zoning
Proposed Rezoning: ZON 24-0019
From AG to IB



Proposed Rezoning: ZON 24-0019
From AG to IB



ZON 24-0019 changes proposed for 1.72 acre lot

Allows for uses typically identified with industrial lands

Setbacks for lands adjacent to agriculture shall be 20 feet with a visual barrier of no less than 6 feet and a 10 foot landscaped area

Residential Uses are only permitted as a conditional use, and must serve only the owner, operator or security employee of the principal use.

Project Description

No site specific development is proposed at this time.

Recommendations

COMP 24-0016

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 24-0016.

ZON 24-0019

Staff finds that the criteria for the Rezoning have been met and recommends approval of ZON 24-0019.

Attachment

“C”

COMP-24-0018

ZON-24-0024

Small Scale Comprehensive Plan Future Land Use Map
Amendment:

COMP 24-0018

Rezoning Application:

ZON 24-0024

Planning Commission
October 1, 2024



Application Information

Applicant: Kelly Hartwig (Cypress Management & Design LLC.)

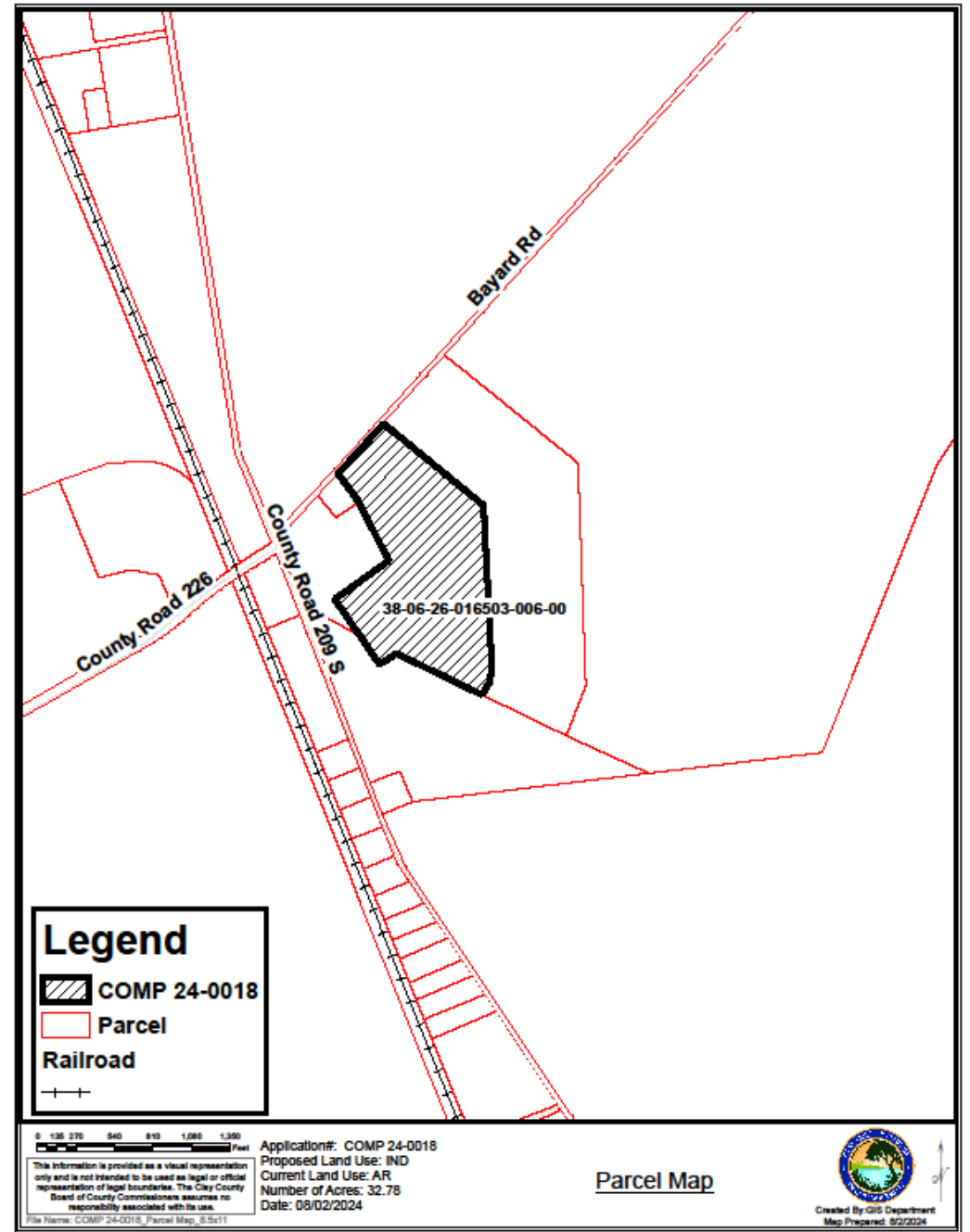
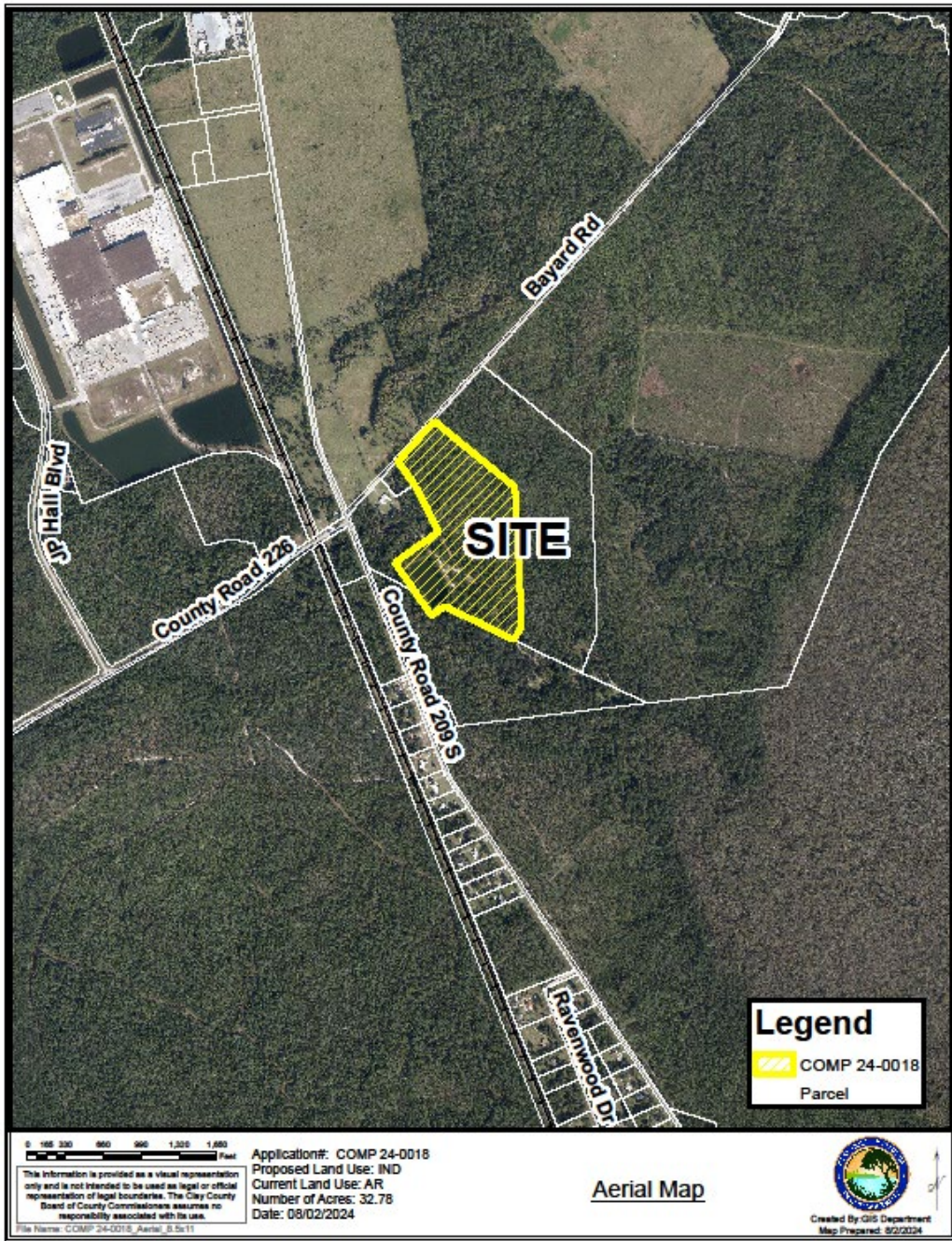
Location: Southeast of the intersection of County Rd 226 and County Rd 209

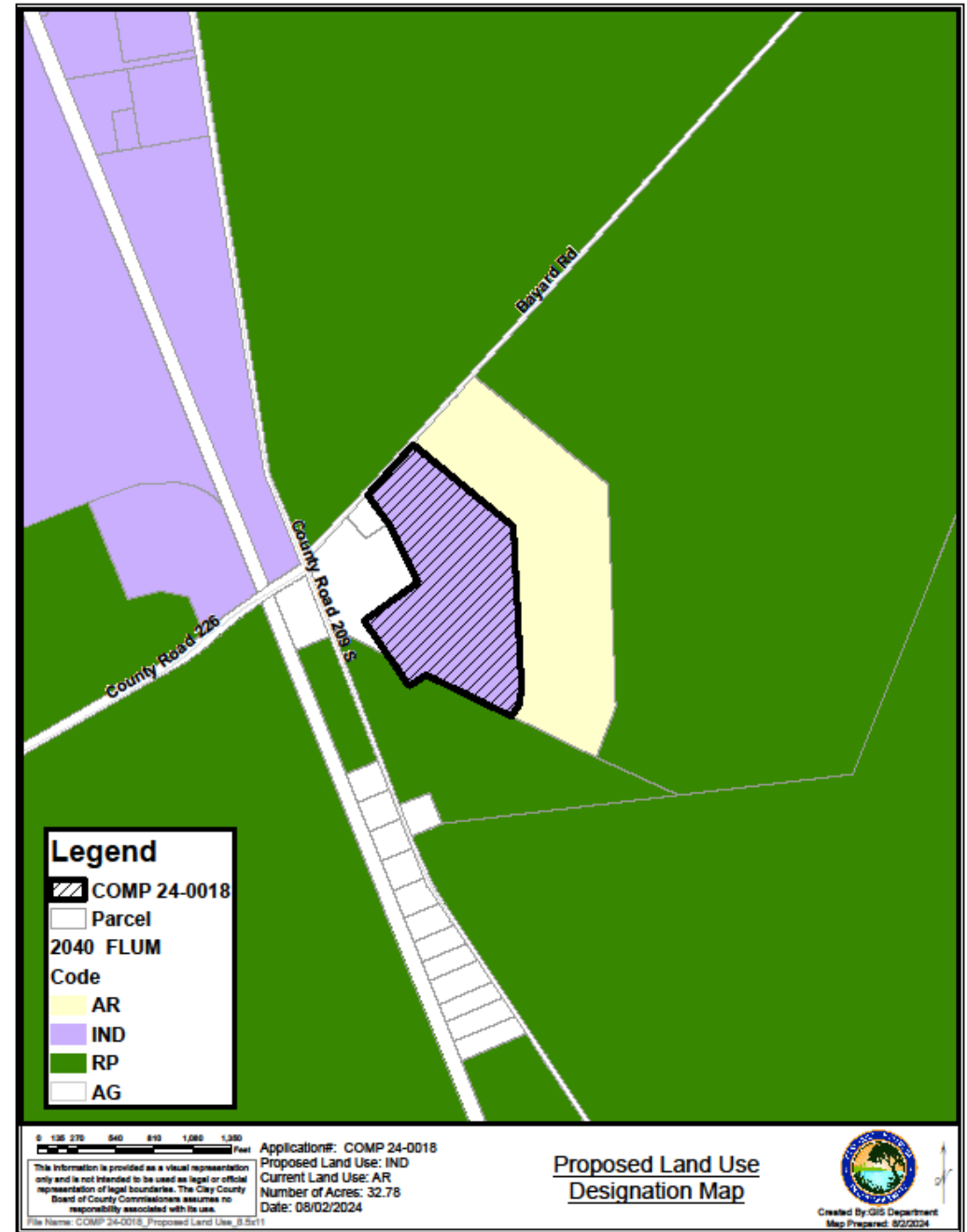
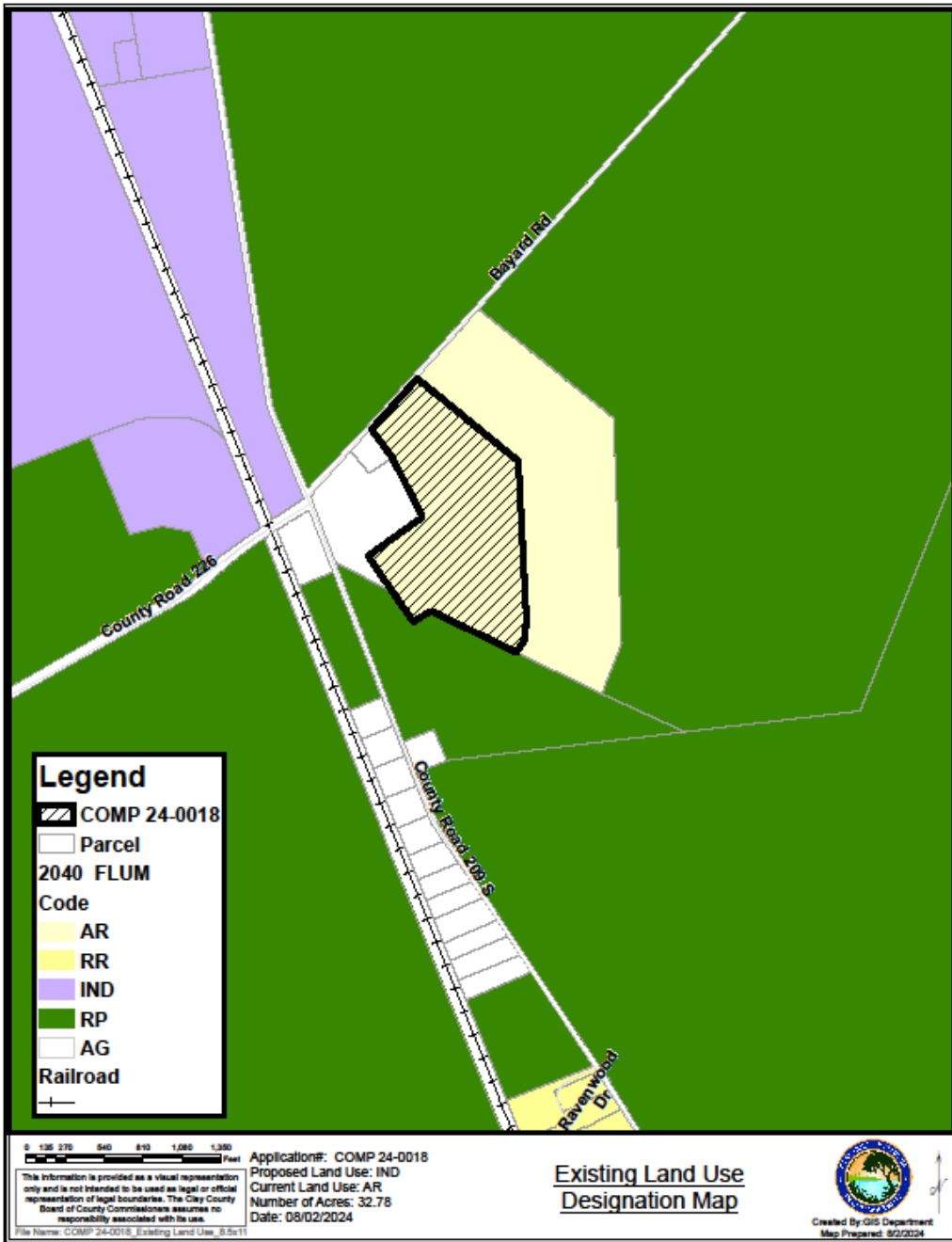
Planning District: Springs District

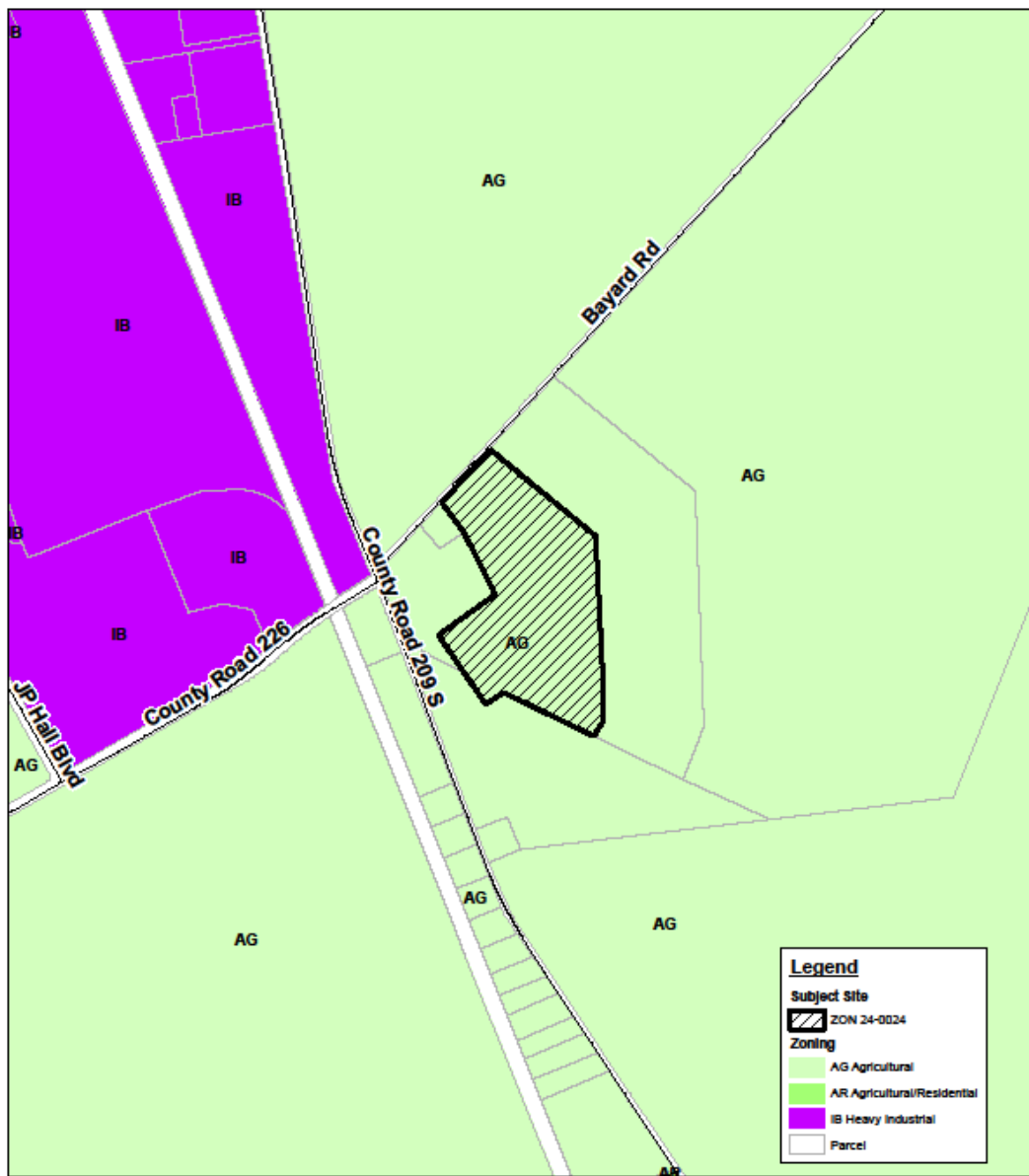
Commission District: 5 Commissioner Burke

Parcels: a 32.78 acre parcel

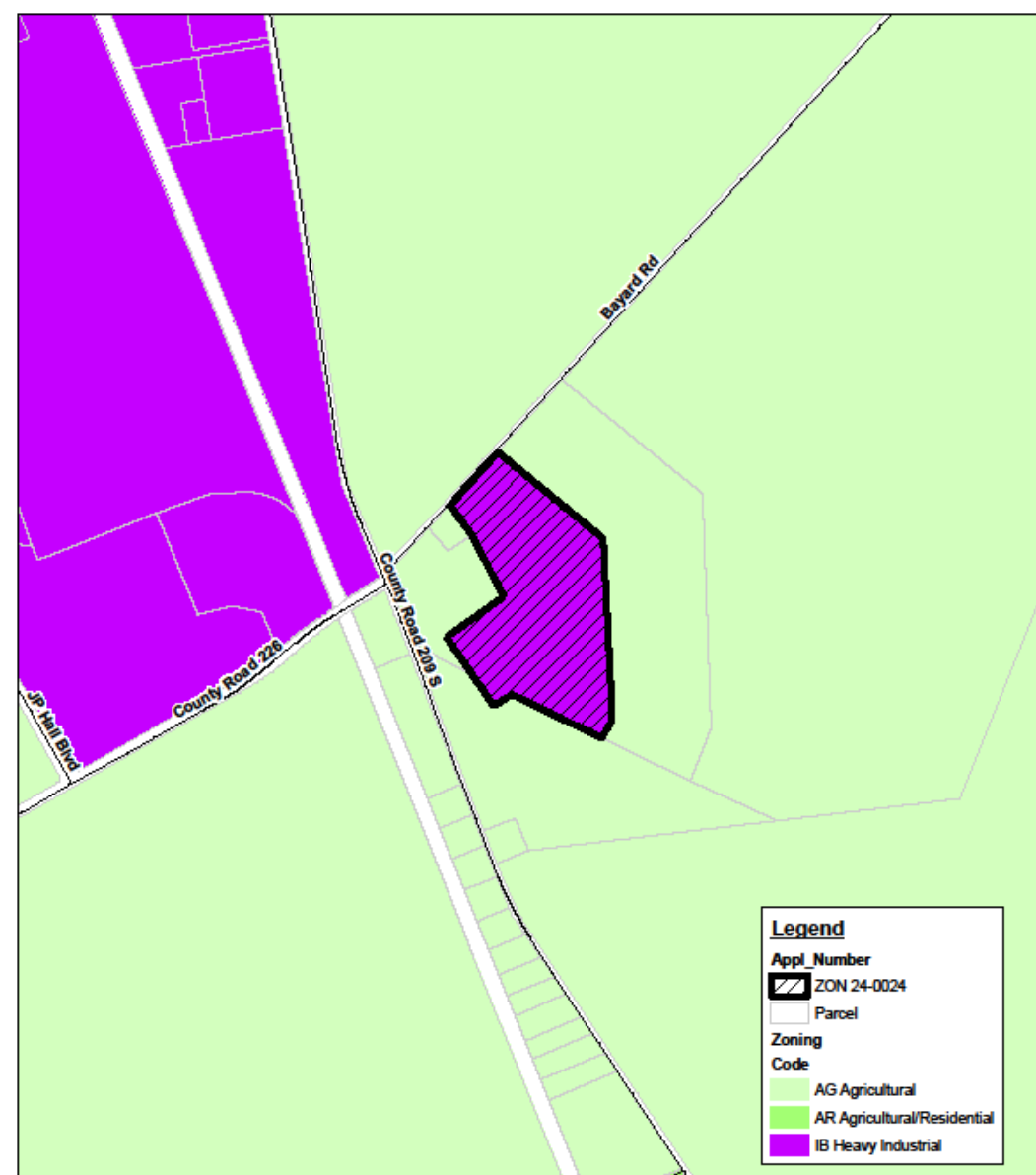
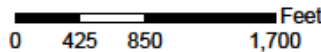
- COMP 24-0018 would change the Future Land Use (FLU) designation from AR (Agricultural/Residential) to IND (Industrial).
- ZON 24-0024 would change the zoning from AG (Agricultural) to IB (Heavy Industrial).



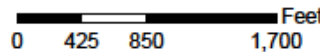




Existing Zoning
 Proposed Rezoning: ZON 24-0024
 From AG to IB



Proposed Rezoning: ZON 24-0024
 From AG to IB



ZON 24-0024 changes proposed for 32.76 acre parcel

Allows for uses typically identified with industrial lands

Setbacks for lands adjacent to agriculture shall be 20 feet with a visual barrier of no less than 6 feet and a 10 foot landscaped area

Residential Uses are only permitted as a conditional use, and must serve only the owner, operator or security employee of the principal use.

PUBLIC NOTIFICATION – 350’ BUFFER

Name	Address1
LEMEN WILLIAM T III TRUSTEE &	3957 SUSAN DR
HALL JOHN P III	PO BOX 395
King Robert Travis	939 Bayard Rd
St.Johns River Water Managemen	PO Box 1429



Project Description

No site specific development is proposed at this time.

Recommendations

COMP 24-0018

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 24-0018.

ZON 24-0024

Staff finds that the criteria for the Rezoning have been met and recommends approval of ZON 24-0024.

Attachment

“D”

COMP-24-0017

ZON-24-0023

**Small Scale Comprehensive Plan Future Land Use Map
Amendment:**

COMP 24-0017

Rezoning Application:

ZON 24-0023

Planning Commission

October 22, 2024



Application Information

Applicant: Kelly Hartwig(Cypress Management and Design LLC.)

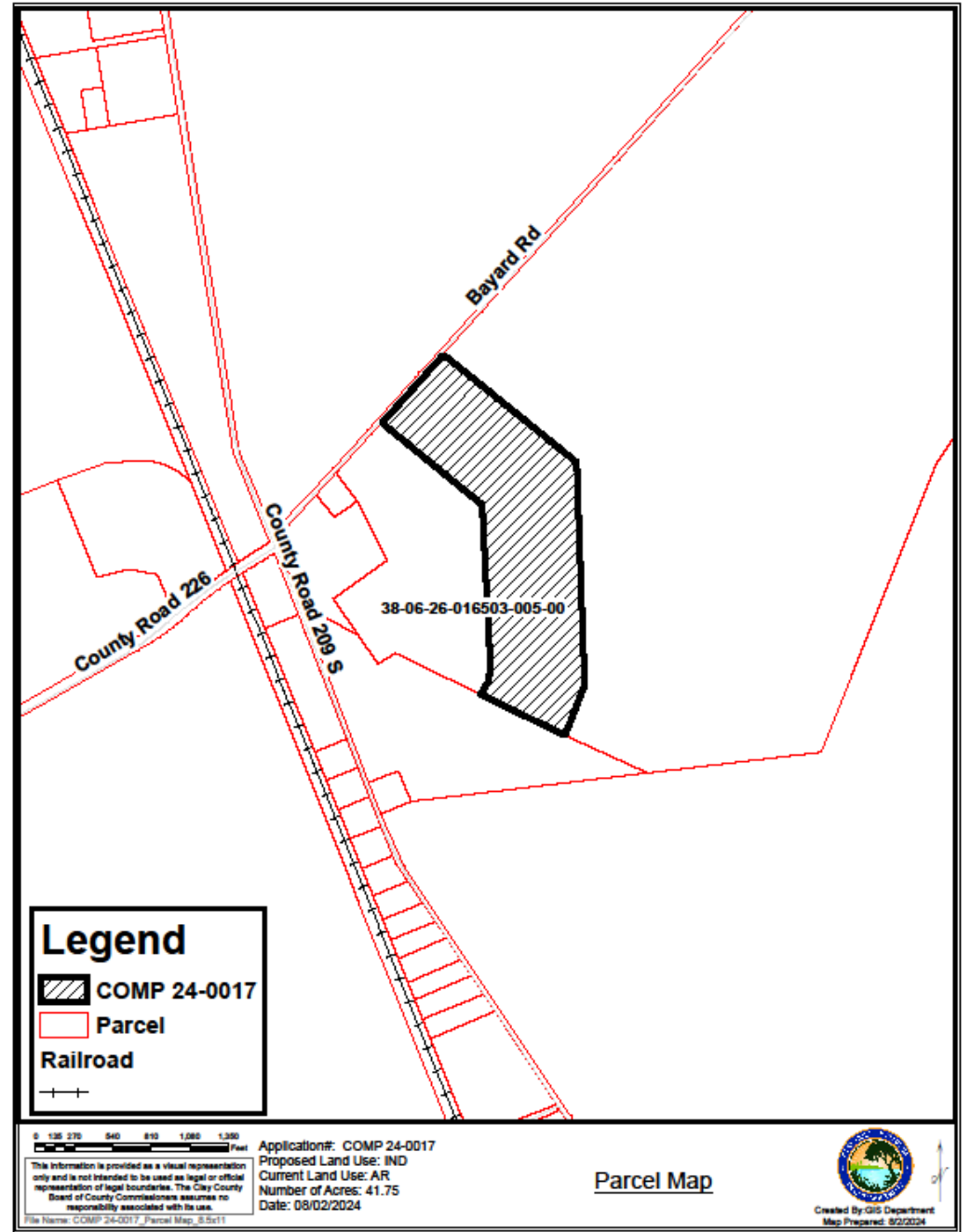
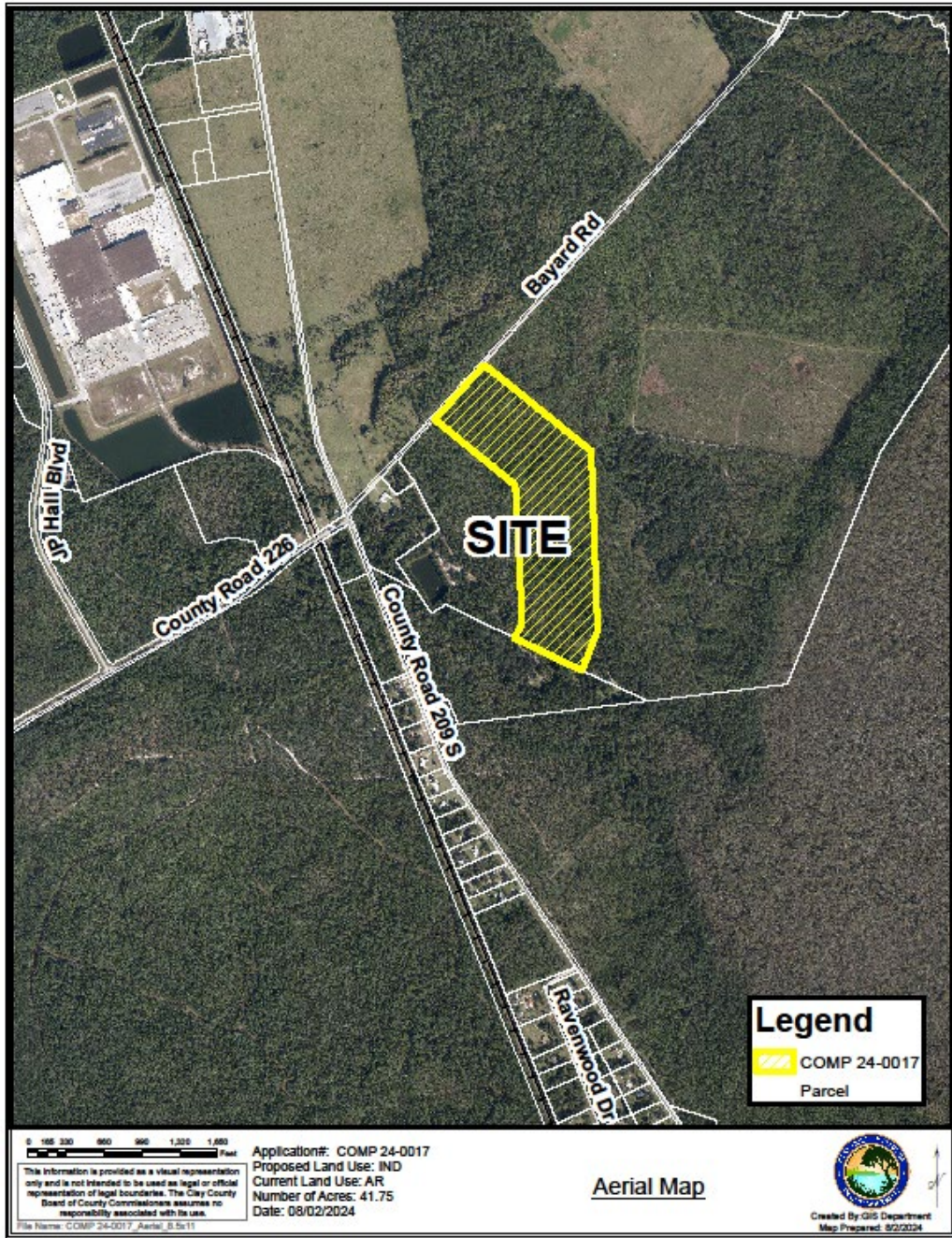
Location: Southeast side of Bayard Rd, just north of the intersection for County Rd 209 S and County Rd 226

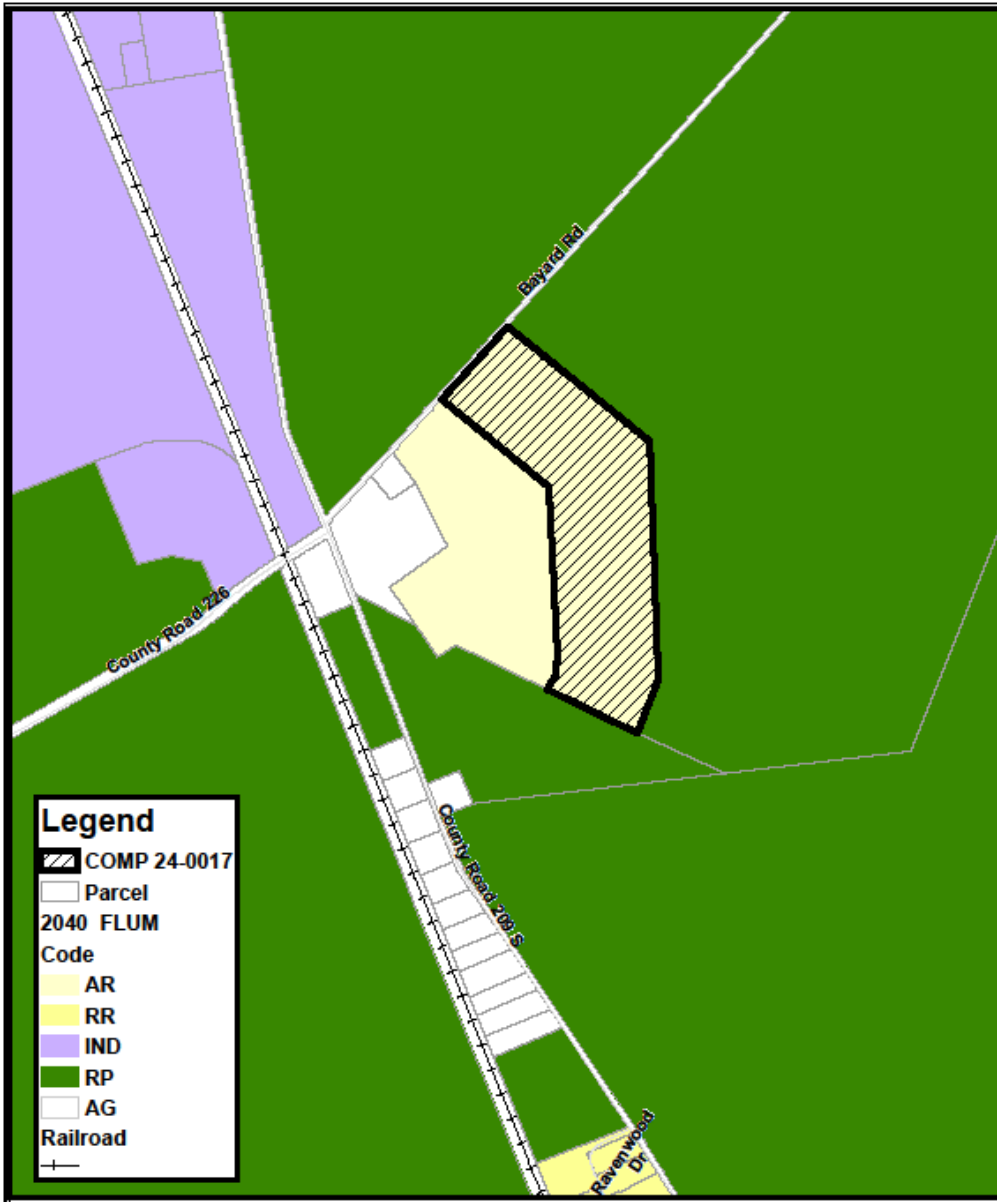
Planning District: Springs District

Commission District: 5 Commissioner Burke



Parcels: a 41.75 acre parcel (Comp Plan) and (ZON)

- COMP 24-0017 would change the Future Land Use (FLU) designation from AR (Agricultural/Residential) to IND (Industrial).
- ZON 24-0023 would change the zoning from AG (Agricultural) to IB (Heavy Industrial).










Legend


-  COMP 24-0017
-  Parcel

2040 FLUM

Code

-  AR
-  RR
-  IND
-  RP
-  AG

Railroad



0 135 270 540 810 1,080 1,350 Feet

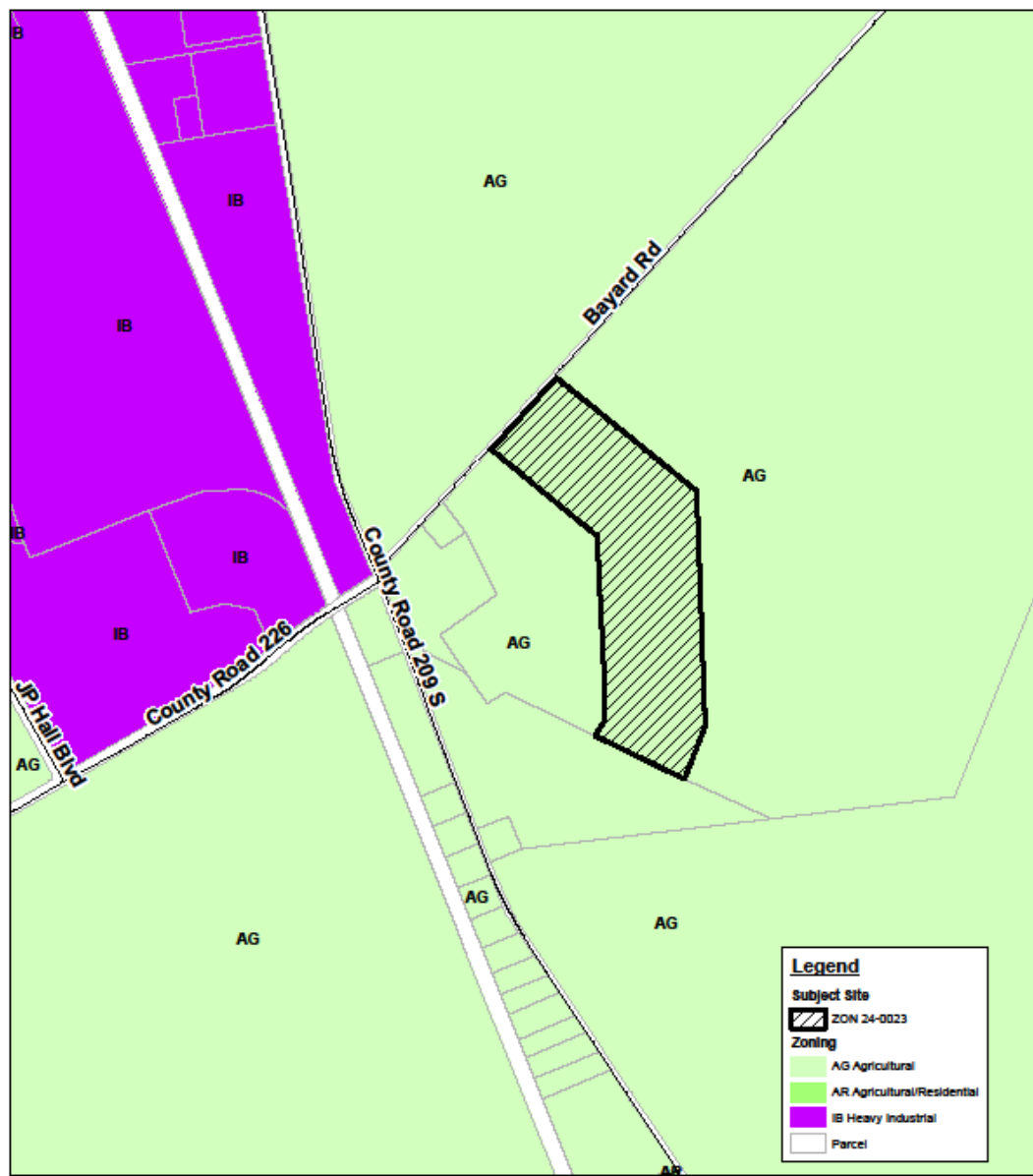
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File Name: COMP 24-0017_Existing Land Use_8.5x11

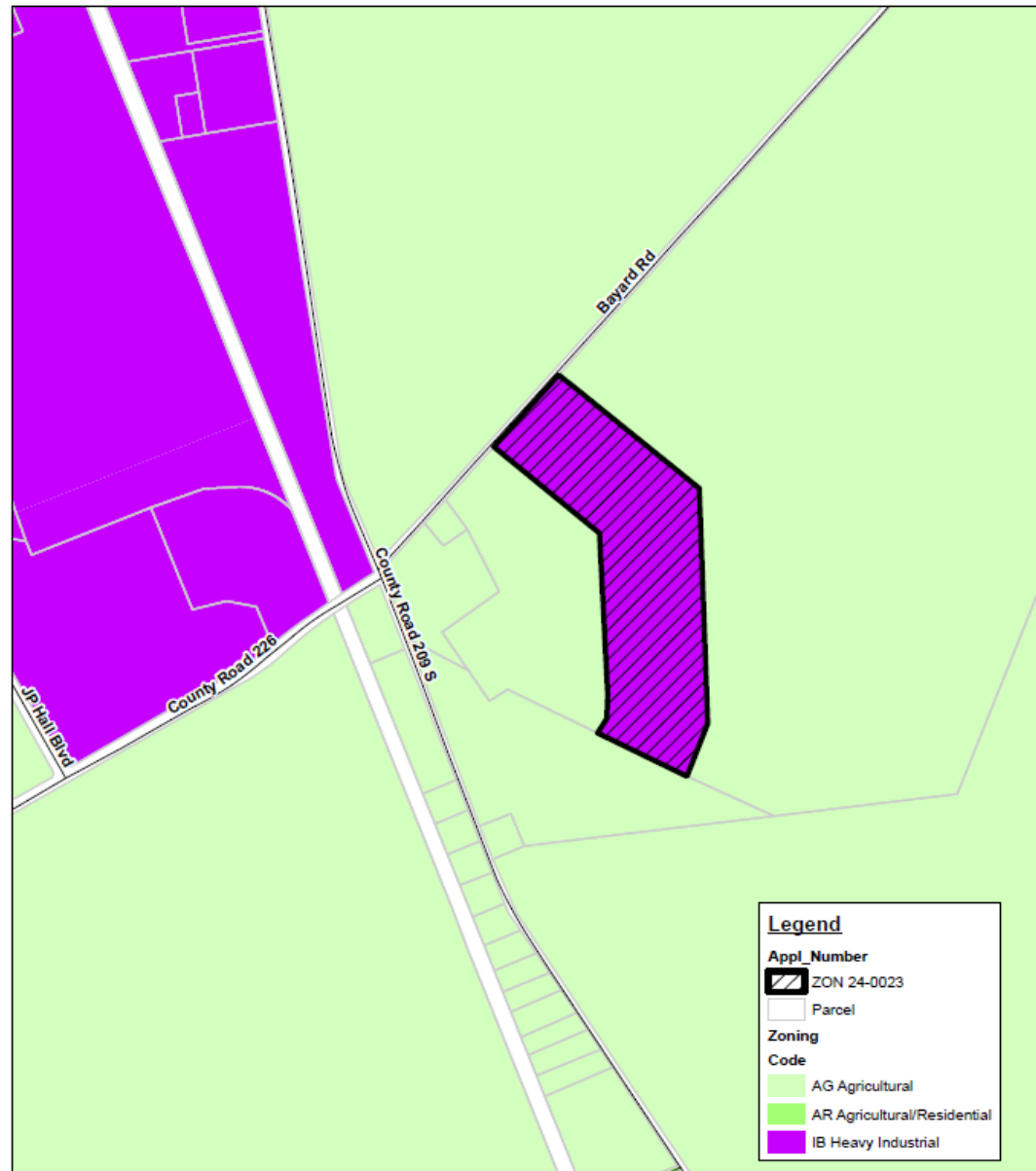
Application#: COMP 24-0017
 Proposed Land Use: IND
 Current Land Use: AR
 Number of Acres: 41.75
 Date: 08/02/2024

**Existing Land Use
 Designation Map**





Existing Zoning
 Proposed Rezoning: ZON 24-0023
 From AG to IB



Proposed Rezoning: ZON 24-0023
 From AG to IB



ZON 24-0023 changes proposed for 41.75 acres

Allows for uses typically identified with industrial lands

Setbacks for lands adjacent to agriculture shall be 20 feet with a visual barrier of no less than 6 feet and a 10 foot landscaped area

Residential Uses are only permitted as a conditional use, and must serve only the owner, operator or security employee of the principal use.

PUBLIC NOTIFICATION – 350’ BUFFER

Name	Address1
LEMEN WILLIAM T III TRUSTEE &	3957 SUSAN DR
St.Johns River Water Managemen	PO Box 1429



Project Description

No site specific development is proposed at this time.

Recommendations

COMP 24-0017

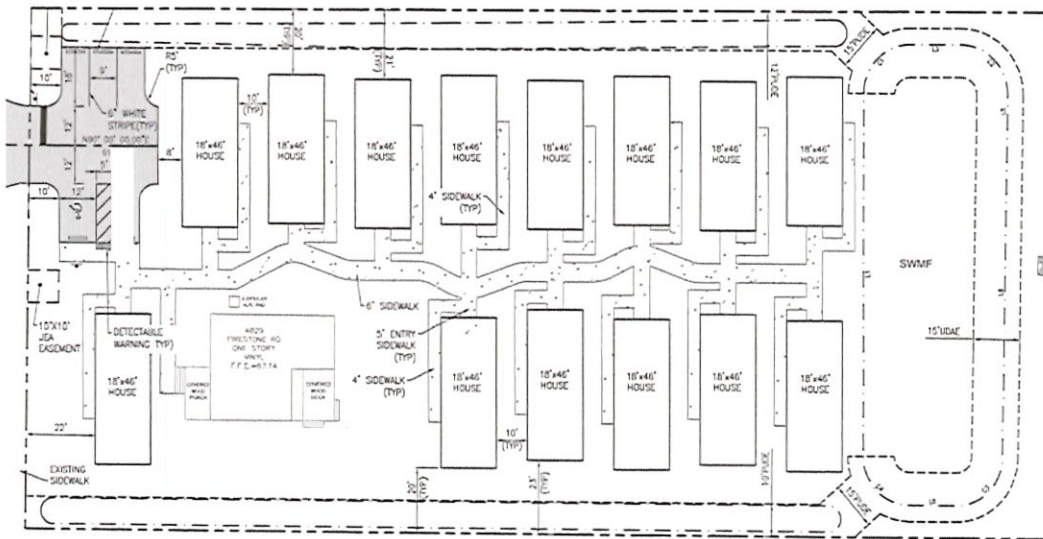
Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 24-0017.

ZON 24-0023

Staff finds that the criteria for the Rezoning have been met and recommends approval of ZON 24-0023.

Attachment
“E”
Village of Hope

Our Future Homes....



VILLAGES OF HOPE - COMMUNITY PLAN

- City of Jacksonville Approval
- Horizontal Land Development
- Home Pads Prepared
- JEA and Sewer Connections Complete