



## PLANNING COMMISSION MEETING MINUTES

November 5, 2024

5:00 PM

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

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### Pledge of Allegiance

Commissioner Bo Norton led the Pledge of Allegiance.

### Call to Order

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

**Absent:** Commissioner Michael Bourré  
Camp Blanding Representative Sam Tozer

**Staff Present:** County Attorney Courtney Grimm  
Assistant County Attorney Jamie Hovda  
Assistant County Manager Chereese Stewart  
Director of Planning and Zoning Beth Carson  
Zoning Chief Mike Brown  
Zoning Chief Jenni Bryla  
Chief Planner Dodie Selig  
Economic Services Coordinator Kellie Henry

Chairman Mary Bridgman called the meeting to order at 5:04 pm.

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

### 1. **Approval of Minutes**

Planning Commission Meeting Minutes October 1, 2024.

Vice-Chairman Pete Davis made a motion for approval of the October 1, 2024, Planning Commission meeting minutes, seconded by Commissioner Joe Anzalone, which carried 8-0.

## **Public Comment**

*Public Comment can be seen at [www.claycountygov.com/gouvernement/clay-county-tv-and-video-archive/Planning Commission/November 5, 2024](http://www.claycountygov.com/gouvernement/clay-county-tv-and-video-archive/Planning%20Commission/November%205,%202024), beginning at 4:54 and ending at 7:25. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Mary Bridgman opened the floor for public comment at 5:09 pm.

Curtiss Akim, 3225 Lawton Place, Green Cove Springs, Florida, addressed the Commission regarding the procedure for speaking at the Public Hearing for item 1 on behalf of his neighbors.

Hearing no other comments, Chairman Mary Bridgman closed public comment at 5:11 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 transmittal of COMP 24-0023. (B. Carson)  
The Applicant is requesting a continuance to the January 7th Planning Commission Meeting.

This application is a Text Amendment to LA TRA Policy 1.2.5 to establish a Transportation Improvement Area (TIA) and to stipulate certain conditions under which a subdivision development of greater than 100 homes may proceed.

*COMP-24-0023 can be seen at [www.claycountygov.com/gouvernement/clay-county-tv-and-video-archive/Planning Commission/November 5, 2024](http://www.claycountygov.com/gouvernement/clay-county-tv-and-video-archive/Planning%20Commission/November%205,%202024), beginning at 11:34 and ending at 31:00. Below is a summary of the discussion and the vote for this agenda item.*

Beth Carson, Director of Planning and Zoning, addressed the Commission to request a continuance on behalf of the applicant.

Chairman Mary Bridgman opened the floor for the public hearing at 5:17 pm.

Daniel Loos, 2991 Watkins Road, Green Cove Springs, Florida, addressed the Commission to express his opposition and concerns regarding the requested change.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 5:19 pm.

Vice-Chairman Pete Davis made a motion for approval of the request for a continuance to the January 7, 2024, Planning Commission meeting, or as soon thereafter that it can be heard, seconded by Commissioner Bo Norton, which carried 4-2, with Commissioners Bill Garrison and Ralph Puckhaber in opposition.

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

Randy Gillis, 1807 County Road 209B, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Joan Starnes, County Road 209B, Green Cove Springs, Florida, addressed the Commission to express concerns and opposition with the requested change.

James Bock, 1539 Peters Creek Road, Green Cove Springs, Florida, addressed the Commission to express his concern and opposition to the requested change.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Commission to express opposition to the requested change.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 5:33 pm.

Following a question by a member of the public regarding eminent domain, about which the Commission had no information, the Commission moved to item 2.

2. Public Hearing to Consider PUD 24-0006. (District 1, Comm. Cella) (J. Bryla)

The Applicant is requesting a continuance to the December 3<sup>rd</sup> Planning Commission Meeting.

This application is a Rezoning to change 16.9 acres from Agricultural Residential District (AR) to Planned Unit Development District (PUD).

*PUD-24-0006 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/November 5, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/November%205,%202024), beginning at 31:06 and ending at 1:16:08. Below is a summary of the discussion and the vote for this agenda item.*

Jenni Bryla, Zoning Chief, addressed the Commission to request a continuance on behalf of the applicant for PUD-24-0006.

Alex Moldovan, 75661 Blackbird Drive, Yulee, Florida, on behalf of Maronda Homes, addressed the Commission to provide details and information for the requested continuance.

Chairman Mary Bridgman opened the floor for the public hearing at 5:42 pm.

Jake Fuchs, 1925 Salt Creek Drive, Fleming Island, Florida, addressed the

Commission to express his concerns with the requested change.

John Bagby, 71 Old Hard Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Todd Hopper, 2175 Blue Herron Cove Drive, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Troy Patton, 1964 Cattle Gap Lane, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Angela Mallory, 2121 Blue Herron Cove Drive, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Robert Hicks, 1945 Little River Drive, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Steven Grant, 76 Old Hard Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Sheri Chase, 83 Old Hard Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Jacquelyn Welch, 1868 Suwannee River Drive, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 6:07 pm.

Mr. Moldovan addressed the Board to respond to concerns mentioned in the public hearing.

Following additional questions and discussions, Commissioner Ralph Puckhaber made a motion for approval of a continuance, seconded by Vice-Chairman Pete Davis. Following further discussion, the motion carried 4-3, with Commissioners Bill Garrison, Joe Anzalone, and Bo Norton in opposition.

3. Public Hearing to consider COMP 24-0022 and PUD 24-0007. (District 5, Comm. Burke) (D. Selig)

A. COMP 24-0022

This application is a FLUM Amendment to change 21.22 acres from Rural Residential (RR) to Rural Fringe (RF).

B. PUD 24-0007

This application is a Rezoning to change from Agricultural District (AG) and Agricultural Residential District (AR) to Planned Unit Development District (PUD).

*COMP-24-0022/PUD-24-0007 can be seen at  
[www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning-](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning-)*

*Commission/November 5, 2024, beginning at 1:16:18 and ending at 2:58:06. Below is a summary of the discussion and the vote for this agenda item.*

Dodie Selig, Senior Planner, presented a PowerPoint presentation to provide details and information for the public hearing to consider COMP-24-0022 and PUD-24-0007. See Attachment A.

- **COMP-24-0022:** FLUM Amendment to change 21.22 acres from Rural Residential (RR) to Rural Fringe (RF).
- **PUD-24-0007:** Rezoning to change from Agricultural District (AG) and Agricultural Residential District (AR) to Planned Unit Development District (PUD).

Susan Fraser, of SLF Consulting and Agent for the applicant, presented a PowerPoint presentation with an overview of the requested changes. See Attachment B.

There were questions and discussions regarding the primary access to the property, the exit for residents on Shedd Road, and the closure of Shedd Road.

**Chairman Mary Bridgman called a recess at 7:03 pm and reconvened at 7:12 pm.**

Fire Chief Lorin Mock addressed the Commission and clarified Fire/Rescue's concerns regarding the proposed closing of Shedd Road.

Richard Smith, Director of Engineering, addressed the Commission to answer questions and discuss the flooding and drainage issues in the area.

Chairman Mary Bridgman opened the floor for the public hearing at 7:22 pm.

Ryan Marcyes, The Springs CAC Chair, and resident, addressed the Commission to provide information regarding the vote by the CAC.

Troy Anderson, 1577 Shedd Road, Green Cove Springs, Florida, and CAC Member, addressed the Commission in opposition to the requested changes.

Stacey Reape, 3411 Brown Road, Green Cove Springs, Florida, and CAC member addressed the Commission in opposition to the requested changes.

Mr. Marcyes addressed the Commission to provide his opposition to the requested changes.

George Goodrich, 3776 County Road 315A, Green Cove Springs, Florida, addressed the Commission in opposition to the requested changes.

Mike Fluent, 153 Williams Park Road, Green Cove Springs, Florida, addressed the Commission in opposition to the requested changes.

Ryan Teal, 3102 Lawton Place, Green Cove Springs, Florida, addressed the

Commission in opposition to the requested changes.

Jane Hansford, 3461 William Walker Lane, Green Cove Springs, Florida, addressed the Commission in opposition to the requested changes.

Curtiss Akim, 3225 Lawton Place, Green Cove Springs, Florida - President of the Willow Springs HOA addressed the Commission in opposition to the requested changes and spoke for several other residents who are in opposition.

Katie Marcyes, 1699 Shedd Road, Green Cove Springs, Florida, addressed the Commission in opposition to the requested changes.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 7:54 pm.

Ms. Fraser addressed the Commission to respond to the concerns mentioned during the public hearing and requested a continuance.

Following comments by the Commission regarding the requested changes, Commissioner Ralph Puckhaber made a motion for approval of the requested continuance, and with no second, the motion failed.

Commissioner Ralph Puckhaber made a motion to deny the application on the land use, seconded by Commissioner Bo Norton, with more comments from the Commission concerning the request. The motion carried 6-0.

Commissioner Ralph Puckhaber made a motion for denial of the application on the zoning, seconded by Commissioner Bo Norton, which carried 6-0.

4. Public Hearing to consider ZON 24-0029. (District 5, Comm. Burke) (M. Brown)

This application is a Rezoning to change from Commercial and Professional Office District (BA-2) to Neighborhood Business District (BA).

*ZON-24-0029 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/November 5, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/November%205,%202024), beginning at 2:58:14 and ending at 3:39:11. Below is a summary of the discussion and the vote for this agenda item.*

Mike Brown, Zoning Chief, presented a PowerPoint presentation to provide details and information regarding the public hearing to consider ZON-24-0029, the rezoning to change from Commercial and Professional Office District (BA-2) to Neighborhood Business District (BA). See Attachment C.

The Commission and staff discussed the CAC vote of approval, surrounding development, previous decisions, and intent for the requested change.

Stan Hunt, Applicant, River CPA, addressed the Commission to provide more details and information for the requested change.

Chairman Mary Bridgman opened the floor for the public hearing at 7:22 pm.

Chelsi Baker Shaw, 7837 Highway 17, owner of the property on Fraser Road, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Trina Revels Baker, 1530 Fraser Road, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Jesse Ryan, 1496 Fraser Road, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Susan Ryan, 1496 Fraser Road, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 7:54 pm.

Mr. Hunt addressed the Commission to respond to concerns raised during the public hearing.

There were more questions, discussions, and comments regarding Fraser Road's status, i.e., private or public (Private), the portion of the road that services the business, current land use (commercial), zoning, allowed uses, buffer, and concerns with BA use.

Vice-Chairman Pete Davis made a motion for denial, seconded by Commissioner Bo Norton, which carried 4-2 with Commissioners Bill Garrison and Ralph Puckhaber in opposition of the motion.

5. Public Hearing to consider COMP 24-0021 and ZON 24-0027. (District 5, Comm. Burke) (J. Bryla)

A. COMP 24-0021

This application is a FLUM Amendment to change 36.97 acres from Agricultural (AG) to Rural Residential (RR).

B. ZON 24-0027

This application is a Rezoning to change from Agricultural District (AG) to Agricultural Residential District (AR).

*COMP-24-0021 and ZON-24-0027 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/November 5, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/November%205,%202024), beginning at 3:39:13 and ending at 3:56:35. Below is a summary of the discussion and the vote for this agenda item.*

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation regarding the public hearing to consider COMP-24-0021 and ZON-24-0027. See Attachment D.

- **COMP-24-0021** - FLUM Amendment to change 36.97 acres from Agricultural

(AG) to Rural Residential (RR).

- **ZON-24-0027** - Rezoning to change from Agricultural District (AG) to Agricultural Residential District (AR).

There were clarifications regarding the location of the property.

Laura Benson, Applicant, 6183 County Road 209 South, addressed the Commission to provide more details and information for the requested changes.

There were questions and discussions regarding land being retained, surrounding property, acreage, heirs exemptions, lots, and lots of record.

Chairman Mary Bridgman opened the floor for the public hearing at 9:07 pm.

Mike Fluent, 153 Williams Park Road, Green Cove Springs, Florida, addressed the Commission in favor of the requested changes.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 9:09 pm.

Commissioner Ralph Puckhaber made a motion for approval of the application for COMP-24-0021, seconded by Commissioner Joe Anzalone, which carried 6-0.

Commissioner Ralph Puckhaber made a motion for approval of the application for ZON-24-0027, seconded by Commissioner Joe Anzalone, which carried 6-0.

### **Presentations**

There was a brief conversation regarding attendance at training attended by some of the members of the Commission and a request that materials and information provided at the training be shared with those with those who were unable to attend.

There were no presentations.

### **Old Business/New Business**

*Old/New Business can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/November 5, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/November%205,%202024), beginning at 3:58:30 and ending at 4:03:14. Below is a summary of the discussion.*

Commissioner Ralph Puckhaber addressed the Commission to provide details and information regarding the Affordable Housing Committee meeting and attending the upcoming BCC meeting as a committee representative.

Commissioner Joe Anzalone addressed the Commission about traffic and infrastructure issues.

Vice-Chairman Pete Davis spoke about the upcoming retirement of Mike Brown and Commissioner Mike Cella's upcoming last meeting.



Chairman Mary Bridgman reminded those whose terms expire at the end of this year to reapply if they wish to continue to serve.

**Public Comment**

Chairman Mary Bridgman opened the floor for public comment at 9:16 pm.

Hearing no comments, Chairman Mary Bridgman closed public comment at 9:16 pm.

**Adjournment**

Chairman Mary Bridgman noted that the next Planning Commission meeting is scheduled for December 3, 2024, and with no further business, adjourned the meeting at 9:16 pm.

Attest:

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Committee Chairman

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Recording Deputy Clerk