



PLANNING COMMISSION MINUTES

May 2, 2017

7:00 PM

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

Call to Order

Present

Joe Anzalone, Chairman
Belinda Johnson, Vice Chairman
Michael Bourré
Brenda Kicsak
Ralph Puckhaber
James Fossa, CCSB
Major Ryan Leonard, Camp Blanding

Absent

Richard Fain
Scott Westervelt

Staff Present

Courtney Grimm, County Attorney
Holly Coyle, Director of Economic & Development Services
Ed Lehman, Director of Planning & Zoning
Teresa Capo, Recording Secretary

1. **Approval of Minutes**

Commissioner Johnson made the motion to approve the minutes for April 7, 2017. Commissioner Bourré seconded the motion which carried 6-0.

Public Comment

James Otto, 2910 Blanding Blvd, addressed the Commission.

Public Hearings

1. **Public Hearing to Consider an Amendment to Future Land Use Element 1.2.9 (Residential Aviation Community)**

Holly Coyle, Director of Economic & Development Services, informed the Commission that the purpose of the proposed amendment is to add Future Land Use Policy 1.2.9.a. to allow for the development of 11 parcels that would otherwise be denied applications for building permits due to the inability of the lots to meet the requirements of the Comprehensive Plan related to the subdivision of land.

During her presentation, Mrs. Coyle presented the Commission with a revised "Attachment A-1" to reflect the following change:

(4) All roads providing access to the newly created residential parcels must be paved and privately owned and maintained.

Staff recommended approval of the transmittal of Amendment 2017-04 to add Future Land Use Policy 1.2.9.a to allow for the development of eleven parcels that would otherwise be denied applications for building permits due to the inability of the lots to meet the requirements of the Comprehensive Plan related to the subdivision of land.

Following a brief discussion, Chairman Anzalone opened the public hearing.

Patrick Lee, 319 Oak Drive South, Fleming Island, addressed the Commission with regard to the proposed application.

Ed Witt, 4501 Ortega Farms Circle, Jacksonville, addressed the Commission with regard to the proposed application.

Rich Schaefer, 5291 Air Park Loop East, Green Cove Springs, made brief comments about an ongoing litigation with adjacent property owners.

James Otto, 2908 Blanding Blvd, Middleburg, addressed the Commission.

Chairman Anzalone closed the public hearing.

Brief discussion followed.

Chairman Anzalone posed questions to Mr. Schaefer about comments he made with regard to the pending litigation during the public hearing.

Chairman Anzalone stated that prior to the Board of County Commissioners (BCC) meeting that it would be prudent for staff to determine if there are any ramifications from the ongoing litigation that may impede action taken by the BCC.

With no further discussion, Commissioner Puckhaber made the motion to recommend approval of the transmittal of Amendment 2017-04 as presented by staff. Vice Chairman Johnson seconded the motion which carried 5-0.

2. Continuation of Public Hearing to Consider Application PUD-17-02 PUD to PUD 91 Branscomb

Chairman Anzalone informed the Commission that discussion on this item will be tabled to the June 6, 2017 Planning Commission meeting.

Chairman Anzalone opened the public hearing and receiving no request to speak closed the public hearing.

With no further discussion, Vice Chairman Johnson made the motion to continue discussion of this item to the June 6, 2017 Planning Commission meeting. Commissioner Puckhaber seconded the motion which carried 5-0.

Old Business/New Business

1. Presentations to Marsha Dumler and Gayward Hendry

Based upon scheduling conflicts with the recipients, this item was tabled.

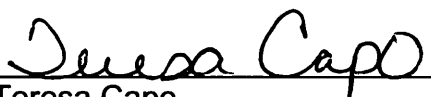
2. Ed Lehman, Director of Planning and Zoning, informed the Commission of the need to schedule a Workshop to ~~discuss~~ ^{discuss} major issues pertaining to the Comprehensive Plan Update.

It was the consensus of the Commission to schedule the Workshop for June 6, 2017 at 6:00 P.M.

Public Comment

James Otto, 2908 Blanding Blvd, Middleburg, addressed the Commission.

With no further business, the meeting adjourned at 7:46 P.M.


Teresa Capo
Recording Secretary


Joe Anzalone
Chairman