

Notes from the Planning and Zoning Workshop February 22, 2022
Town Hall 6:30 pm

Present: Steve Bradfield, Chairman; Ken Anderson, Don Cimino, Ro Gilson, Steve VanderKamp. David Cooper, Town Manager; Anita Cooper, Town Clerk.
Additional audience: Dick Hollowell, Colin Groff.

Steve Bradfield opened the workshop at 6:30 pm. Anita Cooper announced the schedule for Ethics Training for 2022 and the Grand Opening of the Penney Farms Museum on February 23, 2022 at 10:00 am. She encouraged participation in both events.

The Town Clerk also reported on information from FDOT for northeast Florida/Clay County. The turning lanes at the junction of CR 218/SR16 are "on the list" with FDOT. In 10 years CR 218 will become a four lane highway. More changes are in store as the connector between CR 218 and CR315 becomes a reality, with a large development expected in that area. A copy of the Northeast Florida Transportation Planning manual was made available for our perusal. Saturday, March 19, 2022 will be The Old Fashioned Farm Days Festival in Penney Farms.

The error in the page number in the assignment from January 12th was corrected from "34 Conservation" to read "40".

First item: In the LDR Article II Definitions p. 2-10 we need to eliminate the section "Trailer Park." It bears no meaning for Penney Farms, and was lifted by mistake from another area since it references highway 301. Voted unanimously. Ken raised the question re: **Historic District**. Don referenced notes from January 12, 2022, requesting more information from our consultant on other towns' wording, and also referring **this subject to be discussed at a future joint workshop with the Town Council**.

CP p. 40: C.1.1 Policy; the question was raised as to "who measures our air quality?" and C.1.1.1 Objective; refer these to Janis Fleet
C.1.2.1 Policy: eliminate "shall work towards the elimination of all wastewater package treatment plants within the Town.....facilities." Replace with : "The Town requires all new properties be connected to the Town's facilities."
C.1.2.4: Meaning of "low impact design"? refer to Janis Fleet.

CP p. 41: C.1.3.1 Change wording to "The Town Council adopted a Floodplain ordinance in 2014 to protect the natural functions of the 100 year floodplain, which will require setbacks and buffer zones."

CP p. 43: C.1.5.h; needs to be updated to 20 year schedule. Anita to confirm this.

CP p. 44 C.1.6.1: Ken Anderson will look into the questions regarding "endangered species...etc." and their definitions.

C.1.5.4: Check on wording regarding "consumptive use permits", and research if the Town Council does this.

This entire section needs to be updated and reworded with current official standards.

Discussion followed on the definition of "development". We need to ascertain what constitutes a development as distinguished from private single home buildings. (Added by secretary: See page 42 C.2 for possible help in determining this: "development larger than 5 acres or 50 lots...")

CP p.45 C.1.7.2: ordinance for "hazardous waste disposal sites" within Penney Farms needs to be researched.

Recreation and Open Space element

CP p. 47: R.1.1.3 and R.1.1.4 – eliminate the words "By June of each year."

R.1.1.5: again, raises question of size of development

CP p. 48: R.1.3.2- raises questions on "Trailmaster Plan", date and feasibility

R.1.5.1: Policy; add to listing – Pickleball Court 1 per 2000 population

Volleyball Court 1 per 2000 population

Basketball Court 1 per 2000 population

The Commission requests that sections on p. 48 "Objectives and Policies" be included in the agenda for a joint workshop of the P&Z Commission and the Town Council.

CP p. 52: Policies I. 1.1.1 – cut "for the establishment of a committee" and eliminate the entire last sentence "This committee....intergovernmental coordination issues."

I. 1.1.2: Cut and shorten to - "The Town Council of Penney Farms shall work with all of the municipalities within Clay County, and the Clay County School Board to meet regularly to discuss intergovernmental issues."

CP p. 53 Objective I. 1.3: question raised again on the definition of "rural character".

Add the word "Objective" between I 1.3.4 and I.1.4. (left out in original printing)

Assignment for next time: continue with page 53 in the CP and proceed with Capital Improvements on p.55 ff.

The next P&Z workshop will be Tuesday, March 22, 2022 at 6:30 pm. April workshop is scheduled for Tuesday, April 26th.

The workshop was adjourned at 8:08 pm.
Rosemary Gilson