

Notes on Planning and Zoning Workshop

Wednesday, June 22, 2022 Town Hall 6:30 pm

Present: Stephen Bradfield, Chairman; Don Cimino, Ro Gilson, Steve VanderKamp. David Cooper, Town Manager; Anita Cooper, Town Clerk. Faith and Jim Jones, observers.

Absent: Ken Anderson

The Chairman opened the Workshop at 6:37 pm.

The Town Clerk announced that at the Planning and Zoning Workshop scheduled for July 20, 2022, we will have a two-part session. A publicized and announced business meeting of the P&Z Commission will be held to consider the project at Paso Fino Road to be presented by Mr. Groff. He has been working to fulfill the requirements. This meeting will precede the regular Workshop to continue the study of the LDR.

The Commission requested an opportunity to look over the applications from Mr. Groff ahead of the 7/20 meeting. Anita will prepare a packet to be distributed to each P&Z Commission member by Friday, July 8th. This should allow members to be apprised of the material before the called meeting on Monday, July 18th. This called meeting of the P&Z Commission will be announced as required by law, and will provide an opportunity for clarification if needed. On Wednesday, July 20, 2022 our regular and announced schedule will proceed.

Steve Bradfield led us in a perusal of the responses from Janis Fleet and Associates to our listing of requests for changes, or questions, relating to the Comprehensive Plan and the Land Development Regulations.

LDR: #'s 1, 2, 3 are "done".

CP: #1. Pg. 2 L.1.1.1h – further study needed on the use of term "integrated". See Janis.

#2. Pg. 3 – L.1.1.5 – we recommend a change of date to 2027.

#3. Pg.14 – T.1.3.1 policy – "done". Also terms referring to the Scenic Highway and the Historic District will be added on page 5 L.1.5.3

4., 5, 6, 7 all "done".

8. Pg. 23 H.1.7.1. is "done". H.1.7.2. Keep the word "assist" as appropriate for this policy.

9. Pg. 40 C.1.2.4: add the definition "Low Impact Design (LID) refers to managing stormwater runoff at the source (on-site) using green infrastructure techniques."

#10. Pg. 41 C.1.3.1.: refer to Janis Fleet, since we need to be clear about "policy" as opposed to "statement."

11. Pg. 42 C.2 : use of the word "development". We need to work on how to include the LDR's definition of "development" in the CP. We could add "See LDR p.2-2 and 2-3.

- #12. Pg. 45 C.1.7.2 Delete – unnecessary since Hazardous Waste is a Clay County function.
- # 13. Pg. 47 R.1.1.3 and R. 1.1.4 “done”.
- R.1.1.5: “open space could refer to retention pond and area surrounding.” Refer back to Janis Fleet.
- #14. Pg. 48 R.1.5.1 Policy “done”. R.1.3.2. Trails Master Plan: change date to 2027.
- R.1.3.4 Abandoned Railroad: Leave as it is.
- #15. Pg. 52 Policies: I.1.1.1. is required by law so leave it as it is. I.1.1.2. required by law, leave as is.
- #16. Pg. 53 I.1.3.4 and ..I. 1.1.4 both are policies and should be left as is.
- #17. Pg. 57 C.1.1.3.2 no need to add language
- # 18. Pg. 58: C.1.1.4.1 leave as is. Florida State law requires the list in both places.
- # 19. Pg.59: Delete graph!
- # 20. Pg. 67 Further explanation needed as to Citizen Advisory Committee and Planning and Zoning Commission. It is in the Quality of Life Section....we need further explanation. Refer to Janis.
- #21. Pg. 67 1: Change wording to “as needed”
- #22. Pg. 68: Required by law...keep.
- #23. Pg.L-7: We think it important to include JAX-Palatka.
- # 24. Pg. 33 Section 3.3.1: The Town Manager handles this update to Water Management Plan. Update to June 21, 2042.

Additions: Historic District and Scenic Highway will be added to map.

Data and Analysis pages to be eliminated.

Planning and Zoning needs to work on a definition of “rural character.”

Steve Bradfield assigned LDR 1-4 for future consideration. We continue the process to make the Comprehensive Plan and the Land Development Regulations consistent.

The Workshop adjourned at 8:30 pm.

Notes taken by Rosemary Gilson

(Please check and be sure these notes match your record and understanding of our discussion at the meeting. Thanks.)