

Notes from Planning and Zoning Commission Workshop
December 15, 2021 6:30 pm Town Hall

Present: Steve Bradfield, Chairman; Don Cimino, Rosemary Gilson, Steve VanderKamp. David Cooper, Town Manager. Additional audience: Cooper Murphy, JAX Palatka: Reinhold; Dick Hollowell, Faith Jones. Ken Anderson absent, but sent in detailed questions re: our assignment concerning Quality of Life and Traffic Circulation in the Comp Plan.

Steve opened the meeting at 6:30 pm. The notes from the November workshop were reviewed, and the words "by 2030" were added to the paragraph re: the expected growth between Green Cove Springs and Fleming Island.

The Lake Asbury master plan that covers the acreage adjacent to the north boundary of Penney Farms is presently zoned "low density" or 1-3 dwellings per acre. It continues the yellow zoning shown on our PF map. South of Penney Farms the area continues to be zoned "agricultural".

Confirmation: the advice we have been given to "go slow" should be heeded. Cooper Murphy stated that "there are no plans at the present time to develop the area south of Penney Farms in Clay County."

Affirmed: Scenic Highway to be added to maps; see notes of former workshops.

Chairman Bradfield followed up on Ken Anderson's notes regarding Quality of Life and Traffic Circulation, and requested comments and responses.

Page 61CP: Principles – emphasized the complete statement under bullet 2 is "to promote desired development *while preserving small town atmosphere.*"
Bullet 5: we underscored the need for a "diverse and intergenerational community" including families and children.

Don Cimino emphasized our need to be specific, but not "too specific". We need to allow for flexibility and keep an open approach to possibilities.

Page 62 CP Q 1.1.1: Discussion on use of the term **Town Center**. This could be construed as a large shopping plaza with big block stores. Our assessment: we need to emphasize "small businesses"; use of the term "village center" for clarity was discussed.

Page 62 CP Q 1.1.2 Is out of our jurisdiction, but is included in the policies as a stimulus to possibilities.

Page 62 CP: Objectives: Q.1.2: Consensus: this is in progress

Page 62 CP: Policies Q 1.2.1 was referred to Traffic Circulation. We also reinforced the Planning and Zoning common goal of keeping an openness in any developments: no fenced-in developments as evidenced on route CR 315. We are an open community, not a "gated" community.

Page 63 CP: Q.1.2.2: discussed meaning of "affordable"; reminded the group re: the action taken November 15 to include the word "integrated" on CP page 2 L 1.1.1.h. We referenced our general approach to possible development: keep the present zoning requirements but be open to possible plans that could require a change in zoning. Reiterated the need for "quiet; small town, safety, etc." requirements that are expressed by those seeking to establish homes in Penney Farms.

Page 63 CP Q 1.3.2: Reliable new sources of energy are desired, but at the present financial considerations preclude action. Information on "instant hot water heaters" and the saving of water was stressed. The new Patio apartments planned for PRC will have the more efficient water heaters. Presently, FPL does not allow groups using solar power to sell back their excess power to FPL. This is a work in progress.

Page 63 CP: Q 1.3.3: OK as written. Again, "village center design" and "low impact development" were highlighted.

Page 64: CP Q 1.4 Brief references made to the objective "tourist destination." We referred to the new Museum officially opening, and the connection to the "old Florida" section at the Fairgrounds where the PF school house and jail are located; and the importance of our Scenic Highway designation.

Discussion followed on a report by the Town Manager: part of County Route 218 is to become a four-lane highway; this will occur on the west side of Middleburg, and will not affect Penney Farms. Also SR 16 east from the interchange at SR 23 will become a four-lane highway to Green Cove Springs. The proposed road from Shadowlawn School east to CR 315 is anticipated. Questions: More traffic east of the SR 23 interchange between Penney Farms and Green Cove Springs will impact us how? Is the by-pass of Penney Farms anticipated as indicated in earlier reports from FDOT? Discussion followed: Starke and Hastings have been adversely impacted by routes designed to bypass them. Do we really want a by-pass?

Reported: there are no present plans to widen SR16 to four lanes through Penney Farms. FDOT and development planners are reported to be very cognizant of our Scenic Highway designation and the tree canopy; also our designation as a Tree City.

The Town Manager reported on a recent meeting with the owner of JAX Palatka/Reinhold and indicated the following: the new owner is open to new ideas and invited cooperation. The owner has no present plans, but assured the Town Manager that he is not in the business of "flipping properties." He is here for the long haul; will be continuing with the timber business. When Lake Asbury district is built out, then there will be plans. Cooperation between the Town, JAX Palatka, and Reinhold is significant.

Page 13 Traffic Circulation: T 1.1.3 and T 1.1.4 are not in our jurisdiction. They are the Town Manager's responsibility.

Page 14 T 1.3.5 Sometimes problems arise with FDOT. There have been traffic counts done on SR 16. Congestion and long delays at the signal light at the junction of CR218/SR16 are a problem. Accidents are waiting to happen! There is a need for a turning lane at the junction, and the Town Manager affirms it is a good possibility. It is being discussed at the County level.

More emphasis is needed on connectivity of areas of the Town. This will be addressed at our next workshop. Please consider page 14 T 1.3.1 as well as the rest of Traffic Circulation.

Our next meeting will be Wednesday, January 12, 2022 at 6:30 at the Town Hall.

Special thanks to Ken Anderson for his helpful participation long distance!

Noted by Rosemary Gilson

