

Town of Penney Farms
 Planning & Zoning Commission Notes
 May 24, 2023

Updates by Town Clerk & Town Manager:

- Intern – by the time we responded to our three applicants they all had already accepted other summer internships. Two of the three responded they would be interested in a Fall internship. We will need to re-submit a proposal.
- Proposed Development Plan Application was distributed with Agenda Packets. It has been sent to the Town attorney for review and advise if it should be accepted ad a Policy or a Resolution.
- All Town Ordinances and Resolutions are being reviewed by staff and Town Council to determine what things are already “on the books” and what might need to be added. Clay Co. is able to assist with Code Enforcement if there is something on the for them to enforce.
- Tree trimming along SR 16 is underway by FDOT contractors. Trees are being trimmed to 18’ over the street and 10’ over sidewalks.
- Construction of the 26 miles of pipe for the project to pump Black Creek overflow to the lakes in Keystone Heights is underway.
- Engineering work has begun on the SR16 intersection. Estimated completion will be in 2026.

Notes from March 15, 2023 meeting were distributed.

The Commission picked up the LDR review with Article IX and made the following comments:

Page	Ref	Comment	Action Requested
9-1	9.00.03		Remove “A”
		Questioned References. Are they the most current? Unable to locate fourth & fifth reference listed (Public Health Report 47 No.12 & Industrial Cost Rule No 12)	Please check
10-1	10.01.01	“A.” Shift A to left	Correct format
10-1		If a property with a nonconforming use, that was allowed to continue because it existed when a new code was enacted, is sold ... Does the owner have to bring into compliance? Or, is the nonconforming use allowed to continue with the new owner?	Answer question
10-2	10.01.02 A 3	Nonconforming Signs As nonconforming signs had to be brought into compliance within 7 years, and 7 years have passed since the Ordinance was enacted can this paragraph be removed?	Remove
10-3	10.02.02 B	<u>Existing:</u> There are no reasonable use of the property because of the practical or economic difficulties in carrying out the strict letter of the regulation and the hardship is not the result of the applicants own actions. <u>Suggest:</u> There is no reasonable use of the property because of practical or economic difficulties in carrying out	Correct grammer & tense

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		the strict letter of the regulation and the hardship is not the results of the applicant's own actions.	
10-3	10.02.02 B4	Add space after "4." There are a number of stray "." That should be relocated	Fix format
10-4	10.02.02 C.1.	Typo on second line "benefitted" = benefited	Correct spelling
11- i		Confusion with multiple terms for same body. 11-i Planning Board Also known as Planning & Zoning Commission and LPA Also acts as Board of Adjustments	Should it be defined that the Planning Board is also known as...?
11-3	11.01.05- 11.02.00	Appears to be mixing Town Council and Planning Board. 11.01.05 relates to Town Council 11.01.06 " " " " 11.02.00 A1 relates to Planning Board? 11.02.00 A2 relates to Town Council 11.02.00 A3 relates to Planning Board?	Reorganize text to clarify groups

Notes by Faith Jones.