

Notes on Planning and Zoning Workshop

October 19, 2022 6:30 pm Town Hall

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

The Chairman called the workshop into session shortly after 6 pm. The Commission continued their process of evaluating the Land Development Regulations, Article VI.

p. 6-2 C. eliminate the section, since we eliminated the category named "rural density." [See notes from August 17th p. 3-i Article III] This requires that sections D and E be renamed C and D.

p. 6-3 6.01.02 Impervious Surface Coverage A. Generally: requires a simple "fix" and should read "paragraph D *of* this section."

Under "D", remove Rural Density Residential to correlate to p. 6-2 C above.

p. 6-5 Accessory Building Setbacks: raises question for Janis Fleet—should there be a limit to the number of sheds permissible on a property? Also: we need an explanation of the phrase in F: "required yard."

There followed discussion of the many questions/problems relating to streets/roads within Penney Farms, jurisdiction, and parking problems. The emphasis was on working with the Town/PRC on creating more off-street parking spaces. It is interesting to note that the P&Z Commission has the power to determine parking spaces.

p. 6-16 B. Computation 2: in the third line, add "Clay County" before Fire Department. In 3: needs a simple edit; space needed between "the" and "exterior."

p. 6-18 Entertainment and Recreation: #24: add "Pickleball" before "Facilities."

p. 6-19: E. requires a simple edit: in Special Parking Spaces, third line, no hyphen needed in word "provisions. In F. fourth line, a space is needed between "of" and "joint."

p. 6-20: 6.03.03 Off Street Loading A. Generally: change "or" to "of" in order to read "Spaces to accommodate all off-street loading of business vehicles..."

p. 6-22: B. Size: add to Standard Parking Spaces "Golf Cart spaces shall be 6x11 feet."

The Commission was brought up to date on progress being made on the Hunters Ridge subdivision. Work is progressing on meeting the conditions agreed to for final review of the development. See the minutes of the P&Z Commission of July 20, 2022 for a listing of the accepted conditions. Eight of the ten conditions have been worked on, and several have been completed. It should be noted that The St. Johns River Water Management District is very slow in responding to #4. Condition #3 dealing with water and sewer and the need for bonding, and Condition #8 dealing with payment of invoices, are awaiting action.

The Chairman encourages the continuation of our study of the LDR for the next workshop.

The next workshop is scheduled for Wednesday, November 16, 2022 at 6:30pm at the Town Hall.


Notes taken by Rosemary Gilson