



PLANNING COMMISSION MINUTES

December 7, 2021

7:00 PM

Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043

Pledge of Allegiance

Commissioner Michael Bourré led the Pledge of Allegiance.

Call to Order

Present: Commissioner Ralph Puckhaber, Chairman
Commissioner Mary Bridgman, Vice-Chairman
Commissioner Michael Bourré
Commissioner Joe Anzalone
Commissioner Howard "Bo" Norton
Commissioner Pete Davis
Commissioner Bill Garrison
Clay County School Board Member Lance Addison
Clay County Camp Blanding Samuel Tozer

Absent: None

Staff Present: County Attorney Courtney K. Grimm
Director of Planning and Zoning Ed Lehman
Zoning Chief Mike Brown
Senior Planner Dodie Selig

Chairman Ralph Puckhaber called the meeting to order at 7:01 pm. Chairman Ralph Puckhaber stated that today is the anniversary of Pearl Harbor.

1. **Approval of Minutes**

Planning Commission Meeting Minutes November 2, 2021

Commissioner Joe Anzalone made a motion to approve Planning Commission meeting minutes for October 5, 2021, seconded by Vice-Chairman Mary Bridgman, which carries 9-0.

Public Comment

Chairman Ralph Puckhaber opened the floor for public comment at 7:06 pm.

Connie Thomas, on behalf of the College Drive Initiative, spoke to the Commission regarding the initiative. They have been meeting for over a year with 150 to 200 residents to discuss what they would like to see in that area. There is great synergy starting with the VA clinic. In addition, the PACE Center for Girls, the WAY Free Medical clinic, and the Mercy Support Services will be on College Drive. Ms. Thomas gave the Commission an issue guide. See attachment A. The list was presented to the BCC, and the Commission has gotten on board fully, and they will be giving them a proclamation of support. Ms. Thomas hopes there will be requests for College Drive coming before Planning Commission. She wanted to bring the Commission up to date on the initiative and the possibilities for College Drive. Mr. Thomas stated they could do a presentation for the Commission if it were desired.

Hearing no comments, Chairman Ralph Puckhaber closed the public comment at 7:10 pm.

Public Hearings

1. Public Hearing to consider CPA 2021-17. (District 1, Comm. Cella) (D. Selig)
This application is a small-scale comprehensive plan amendment to the 2040 Future Land Use Map (FLUM).

Dodie Selig, Senior Planner, presented a PowerPoint attached to the agenda regarding the public hearing to consider CPA 2021-17. The application is for a small-scale comprehensive plan amendment to the 2040 Future Land Use Map (FLUM). Ms. Selig stated the item would go before the BCC on December 14, 2021. The applicant is the Clay County Development Authority. The location is on the east side of College Drive, north of Brickyard Road. The application would change the future land use designation of two parcels and the eastern three-fourths of one parcel, comprising a total of 1.20 acres, from Urban Core-10 to Commercial. Ms. Selig referred to the maps in the presentation, one being an aerial view and the other the parcel map, showing the parcel boundaries. The back portion of the property is vacant land, and there is an access easement. Ms. Selig showed the existing land use designation map and the proposed land use designation map. The planned change is consistent with the neighborhood. There is a great deal of commercial along both sides of College Drive. The proposed change will be an expansion of an existing land use designation and in keeping with the intent of the comprehensive plan. There is public service and utilities available and would not promote urban sprawl. Staff recommends approval of CPA 2021-17.

Chairman Ralph Puckhaber asked if Balboa Lane is a dirt road. Ms. Selig was unsure. Commissioner Pete Davis noted he had driven around the parcel, and that is a dirt road. There is mostly residential housing. There is a sign, but it is posted on College Drive and not in the area facing the residential areas. Chairman Puckhaber asked if there had to be signage on Balboa Road. Ms. Selig said she directed the applicant to place the sign on the easement at the corner of College Drive because that is the public roadway. Balboa is a private easement for the three parcels that connect to it. Vice-Chairman Mary Bridgman stated she also went and looked at the property and did not think twice about the sign because it looked to be the only means to ingress those

parcels.

Commissioner Ralph Puckhaber opened the floor for a public hearing at 7:18 pm.

Joshua Cockrell, Executive Director of Clay County Development Authority, stated the authority's mission since 1957 has been to support, promote, and facilitate economic growth in Clay County. Their board started looking at opportunities to help clean up College Drive before the College Drive initiative kicked off. Balboa Road is a private easement that accesses the parcels owned by Clay County Development Authority. The parcel is the furthest back in a wooded area with a dilapidated home that fell in over a decade ago. Behind those parcels, there is a commercial business that does not have ingress-egress from that easement. Mr. Cockrell clarified the property owned by CCDA, referring to the parcel map, which is 4.72 acres. Some parcels are commercial, half of the larger parcel is agricultural, and the back piece is dual-use, commercial, and UC-10. The easement is also split. They intend to clear the entire property, make it one large piece, and prime it for commercial development. They will come back for the zoning request next month. Mr. Cockrell noted that they followed staff's discretion regarding the sign's placement. The sign was placed at the only access point to the parcels; if anyone drives down the easement, they are trespassing.

Dean Celano, 1730 Balboa Lane, addressed the Commission with concerns on how the development will impact his home, and the suggestion that the only easement from College is Balboa is not true.

Dilia Bernardino, Resident, has concerns regarding the development causing drainage problems created as commercial goes on higher land and sinking of parcels on the back of the development.

Hearing no other comments, Chairman Ralph Puckhaber closed the public hearing at 7:29 pm.

Commissioner Joe Anzalone asked if the easement, Balboa Road is on their property line or runs through the property. Mr. Cockrell said it is on the backside of their property line. Commissioner Anzalone said his concern would be that it is an access road for the people living in the area. Also, is Bayview Lane an easement or developed in any way. Mr. Cockrell said that is the access to the church. Commissioner Anzalone asked for clarification if the easement, Balboa Road, sits on any of the property under consideration. Mr. Cockrell said no. Commissioner Anzalone asked if it would affect anyone having to use that easement as ingress-egress. Mr. Cockrell said no, and referred to the map to give more detailed information and the intention of the request for the change in the amendment.

Following the discussion of how the property is currently designated, Commissioner Joe Anzalone made a motion for approval, seconded by Commissioner Bill Garrison, which carried 8-0.

2. Public Hearing to consider PUD-2021-07. (District 1, Comm. Cella)(M.Brown)
Rezoning of 18.82 acres from PS-1 (Private Services 1) to PUD (Planned Unit

Development).

Mike Brown, Zoning Chief, presented a PowerPoint attached to the agenda regarding the public hearing to consider PUD-2021-07. The applicant is requesting the rezoning of 18.82 acres from PS-1 (private services) to PUD (planned unit development) to facilitate a single-family residential development. Mr. Brown noted that BCC would hear this item on November 14, 2021. The applicant is Agape Lighthouse, Inc., with the agent being Curtis Hart. The location of the property is 2713 County Road 220. Approximately 6.75 acres is wetlands and the net upland acreage is 12.07 acres. The parcel is developed with a vacant church building. In 1998, the parcel was rezoned from AR to PS-1. The parcel is located in the urban core-10 future land use category. Mr. Brown showed the aerial map showing the outline; the southern portion is the acres that fall into the wetland category. The surrounding zoning and future land use around the parcel are:

ZONING:

- North - AR - Agriculture/Residential
- East - RB - Single Family Residential
- West - AR - Agriculture/Residential
- South - BFPUD - Branan Field PUD

FUTURE LAND USE:

- UC-10
- UC-10
- UC-10
- UC-10

Mr. Brown noted the development plan, as proposed, includes fifty single-family dwelling units. The lot and building requirements for the proposed PUD are referenced in the development summary presentation, and a proposed site plan is included. Staff has reviewed the application and finds the proposed single-family residential use, and PUD zoning is consistent with the future land use and is compatible with the surrounding uses. Therefore, staff recommends approval of PUD-21-07 as shown in the attached written description and site plan.

Curtis Hart, Hart Resources, LLC., 8051 Tara Lane, Jacksonville, FL. 32081, asked for the site plan to be displayed. The site's location is 1.26 miles east of Henley Road and across from one of his past developments called Laurel Oaks. It is exactly the same type of development with the same developer. The average home sells for \$350,000.00 in that subdivision and has been successful. They are allowed under the land use ten units per acre. The property abuts the Glands Subdivision right to the east, and the reason he did a PUD is to show the adjoining property owners the impact there will be on them. The most dense abutting property is the Glands. The design was done so that it would impact the Glands the least. Mr. Hart noted that 220 is a four-lane road.

Chairman Ralph Puckhaber said if the minimum lot depth would be 115 feet and if he figured the setbacks correctly, it would leave 90 feet of building front to back. Mr. Hart said yes. Chairman Puckhaber stated the side setbacks being 5 and 5; you can build 35 foot wide-90 foot deep house. Mr. Hart said, yes, sir, that is correct. Chairman Puckhaber asked how much room is there from the sidewalk to the garage door. Mr. Hart said the sidewalk is on city property, so the garage has to be 20 feet to fit two cars side by side and not on that sidewalk. Chairman Puckhaber noted his concern is the limited space in the driveway that can cause a safety hazard and believes the

driveways should be deeper. Mr. Hart assured Chairman Puckhaber that he would address his concerns.

Commissioner Ralph Puckhaber opened the floor for a public hearing at 7:49 PM.

Sheila Ryan, 3120 Legacy Farm Road, addressed the Board in regards to her concerns about development that will border her family farm. Ms. Ryan said she is concerned 220 is only partially four-lane. She said there is a bottleneck trying to get to the little bridge every day. Ms. Ryan's other concern is that flooding from the other developments onto her family property will only worsen. She said they gave the county an easement, but the county did not take care of it until a new development was being built. She said it had changed how they use their personal private property but will not move because it is their home.

Chairman Puckhaber said he usually does not respond during public comment, but he wanted to share the roads projects completed in two years. The roads are some of the roads Ms. Ryan was concerned about. County Attorney Courtney Grimm agreed.

Albert Henry, 1788 Henry Lane, addressed the Board regarding his opposition to the development. Mr. Henry said he has lived in Clay County for 33 years. He moved here in 1988 and believed Clay County was the best-kept secret in Florida. He said the developers had run amuck and significantly altered the character of Clay County. His property was against wetlands that could not be developed until "they could be developed." Mr. Henry erected an 8-foot fence and now has people regularly throwing trash over the fence into his yard. He also shared his frustration with everyday traffic. Mr. Henry is concerned with the number of cars the new development will add to the overpopulated roads. He said zoning rules were made to protect property owners from unreasonable development, which is happening. Mr. Henry ended by saying changing the zoning for this development will only benefit the developer.

James Butler, 3116 Legacy Farm Road, addressed the Board regarding his opposition to the development. Mr. Butler lives on the family property with Ms. Ryan and his daughter and son-in-law. He said one of his biggest concerns is the drainage onto their family property. The other developments around them have created a swamp on their property. He is also concerned with traffic congestion. The traffic is already difficult because of bottlenecks, making him leave very early for work now. Mr. Butler shared another concern about hunting on their property. There are two parts to this concern. First, Mr. Butler said he is catching kids on his game cameras stealing the cameras. Second, he is catching kids on the property. They hunt on their property, and they do not want to encounter people who should not be on their property.

Nick Huff, 3061 Legacy Farm Road, addressed the Board in regards to his opposition to the development. Mr. Huff said the drainage is getting worse, affecting his ability to have a farm. It is making it difficult to plant crops and hurting his animals. In addition, Mr. Huff said the noise level is causing his animals to be spooked, making them breakthrough and jump over fences.

Jeff Kline, 1738 Redwood Lane Middleburg, Florida, addressed the Board to ask questions about the planned development. He asked if there would be a barrier between the two subdivisions or a wall. Mr. Kline also asked if there would be two-story

houses just like the other development down by the school. Chairman Puckhaber encouraged Mr. Kline to ask the developer after the meeting. Mr. Kline also said he is concerned about the flooding he is witnessing in his neighborhood.

Chairman Puckhaber encouraged everyone who spoke during the Public Hearing to come to the BCC meeting next Tuesday, December 14, 2021, which begins at 4:00 PM, where the Board of Commissioners will be discussing this planned development. He encouraged them to share their concerns during that meeting as well.

Hearing no other comments, Chairman Ralph Puckhaber closed the public hearing at 8:06 PM.

Commissioner Michael Bourré requested the applicant to answer some of the concerns asked during the public hearing. Mr. Hart stated that where the drainage is concerned, they have to analyze the site before developing it, and they can not impact anything that is not currently being impacted more than it did before they develop. It is the theory of pre-development and post-development. Pre-development they know where the water is going, and post-development, it can not exceed that, so they can never increase the amount of water they allow to go off their property. The purpose of the retention pond is to hold that water until it can discharge at that rate. That has been in effect since the late 80s; it is a water management rule, and permits are required. There is a large ditch behind the Glands property, and they are allowed a 20-foot easement part of that same waterway on the east side of their property. On the west side, where he believes the citizens reside, there is a large ditch, and they will keep the lots away from that area and maintain it. The water from that ditch flows to the wetlands to the south. The movement of the water will improve by having the retention ponds. There will be a fence on both sides, between the Glands and the citizens to the west. Mr. Hart answered the question regarding homes that will be built; he anticipates two-story homes to be built in the subdivision.

Commissioner Joe Anzalone asked if the pump station would drain. Mr. Hart noted the pump station is for sewage. CCUA has asked that he take the pump station off-line at the Glands. He will build a new pump station at the Glands. Commissioner Anzalone asked where the retention ponds drain when they reach capacity. Mr. Hart said they drain into where the water goes now, they are designed for what is considered a 25-year storm, so they should not flow out. However, they would flow south into the large wetland if there were an issue. Commissioner Anzalone said that is the area that will not be developed. Mr. Hart noted that is correct; it is a great area to have the water flow.

Chairman Ralph Puckhaber asked if the fence would be put up on their side of the ditch or the property line. Mr. Hart said he desires to put it on the property line to maintain the ditch.

Commissioner Bo Norton made a motion for approval, seconded by Commissioner Joe Anzalone; Chairman Ralph Puckhaber commented that he does not like the narrow lots and he would support this because Mr. Hart committed to looking at the 20 foot for the garage, the vote stood, and carried 7-0.

Old Business/New Business

Kellie Collins, Economic Development Coordinator, noted that there are upcoming vacancies. There are four Commissioners that need to submit applications if they wish to renew their terms.

- Commissioner Michael Bourré
- Commissioner Howard "Bo" Norton
- Commissioner Bill Garrison
- Commissioner Pete Davis

Public Comment

Chairman Ralph Puckhaber opened the floor for public comment at 7:08 pm.

Hearing no comments, Chairman Ralph Puckhaber closed the public comment at 7:08 pm.

Adjournment

Chairman Ralph Puckhaber wished everyone a Happy Holiday. The next meeting will be held January 4, 2022, at 7:00 pm.

Hearing no further business, Chairman Ralph Puckhaber adjourned the meeting at 8:32 pm.

Attest:

Committee Chairman

Recording Secretary

Attachment

“A”

Issue Guide

The College Drive Initiative
Requests to our Clay County Commissioners

Destination Requests:

1. Direct County Planners to meet with College Drive Initiative to find best use zoning for Clay Destinations on College Drive. And
2. Support for Food Truck events at the Thrasher-Horne with permitting for special events, safety committee and publicity through Clay County social media channels
3. Support for the Clay County Development Authority in their efforts to prepare their vacant site for development.

Public Education Requests:

1. Direct Tourism Department to assist with Branding, Developing Web Page and Signage for College Drive

Safety and Aesthetics:

1. Direct Staff to coordinate meeting between County Road Engineers and the College Drive Initiative in advance of finishing the design work for the College Drive RRR.
2. Set aside funding to build out the traffic light and intersection at Old Jennings Road and College Drive to create the opening for a new entrance/exit for St. Johns River State College.

Also, advocating on behalf of the College with our State Legislative Delegation for funds to construct a driveway to create a new exit at the College Drive and Old Jennings intersection.

3. Direct Public Works staff to improve the look of the area through general cleanup, frequent mowing and trimming of the medians and right of ways. Coordinate any grants that may be available for streetscape improvements and beautification.
4. Direct Code Enforcement to step up compliance efforts along College Drive.

DRIVE

COLLEGE

Caring.
Culture.
Community.



MELISSA
ETHERIDGE
NOVEMBER 10, 2021 at 7:30PM
THE CENTER
THECENTER.ORG



APPENDIX 2

What's Next for College Drive? Creating a Community Service and Cultural Arts Destination for Clay County

College Drive is a 2.5-mile thoroughfare connecting two Clay County commercial arteries, Blanding Boulevard and Highway 220 between Middleburg and Fleming Island. Nearly 20,000 vehicles use the road to travel between Orange Park and communities to the south. However, College Drive is more than a throughway and has potential to become a destination.

Many residents depend on nonprofit and public agencies dedicated to serving human need. Consequently, the thoroughfare serves as a public health corridor. Disadvantaged persons struggling with needs for housing, food, and clothing find help on College Drive. Health care for military veterans and uninsured persons is available. Additional agencies assist people with more specific needs.

St John's River College, Orange Park is one of three campuses attracting several thousand full and part-time students. Not only do Community Colleges benefit students with affordable education leading to substantive employment, they are engaged with surrounding communities. In addition to providing public meeting and conference spaces, colleges promote the cultural arts. The Thrasher-Horne Center vision statement "We aspire to become the premiere gathering place; the intersection of arts and commerce; the hub of community, education, and culture in Northeast Florida."

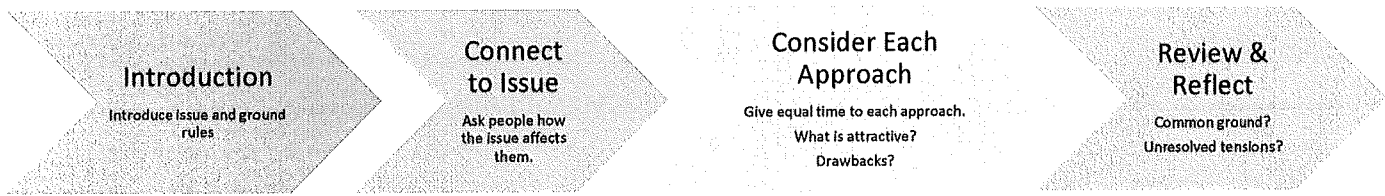
In the same way, this dialogue opportunity endeavors to bring College Drive-area people from residential neighborhoods, nonprofit agencies, area businesses, faith communities, and higher education together to envision a Clay County space similar to a main street. Imagine a portion of College Drive with outdoor dining, green spaces, trees, creative illumination and sculpture, a space for the public to congregate?

This dialogue resource offers three distinct approaches to thinking about the future of College Drive. The purpose is to identify potential "next steps" from one of more of the approaches to advance momentum – some improvement projects have already begun – and consider what College Drive will look like in five years.

The first approach, *Improve Traffic Safety and Transportation* focuses on how to ensure safety for pedestrians, cyclists, and drivers. *Living and Working Collaboratively* seeks to listen to resident's concerns and foster cooperation among public service agencies. The final approach, *Create a Destination for Thriving Businesses and the Cultural Arts*, zeros in on literally attracting people to slow down and benefit from enjoyment and culture as well as a destination offering human care and higher education.

A "steering group" including government leaders and staff, nonprofit agency employees and business owners contributed to creating this dialogue resource. Now it is your turn to share your ideas and vision. Many thanks for taking the time to participate in today's deliberative dialogue.

Holding a Deliberative Forum



GROUND RULES FOR A FORUM

- Focus on the approaches and actions we can take in Clay County.
- Consider all the approaches fairly.
- Listening is just as important as speaking.
- No one or two individuals should dominate.
- Maintain an open a respectful atmosphere.
- Everyone is encouraged to participate.

Deliberative Dialogue

The purpose of deliberative dialogue is to engage the public in weighing what they hold valuable against the possible actions to address a public issue. There are typically three stages to working on community challenges.

First, the public’s awareness needs to be raised through word-of-mouth, casual conversation and, in many cases, media coverage. The second stage calls for an opportunity to “work through” an issue by gathering many “stakeholders” or people with mutual concerns to share their ideas, opinions, and talk across their differences. This process often leads to recommendations for moving forward. The third and final stage involves making decisions and acting. In many cases, elected officials or corporate leaders with decision-making authority benefit from the public’s contributions. However, in other situations, citizens create organizations to advocate for or even implement what they feel is needed.

Unfortunately, in many cases the “working through” stage with significant citizen engagement does *not* take place. This second stage is labor intensive and takes time; however, the benefits to be realized include building trust and collaborative democratic skills among citizens and their elected representatives. Democracy is a “We the People” enterprise. In the case of our issue - What’s Next for College Drive? - we have a great opportunity to work with our elected officials.

Over the course of the next several months, hosts will convene multiple small group deliberative forums and bring together people who live and work in the College Drive area., people affiliated with nonprofit agencies, the business community, higher education, faith communities, elected officials, and Clay County employees. Participants will deliberate three distinctive approaches to improving College Drive.

Approach #1 focuses on traffic safety and public transportation. Approach #2 speaks to collaborative opportunities for residents, nonprofit agencies and St. John’s River College. Approach #3 envisions College Drive as a destination for public gatherings, eating, entertainment and the cultural arts. The goal is to choose “best first-step” actions from one or more of these three approaches toward making College Drive a thoroughfare Clay County citizens value.

Approach #1

**Improve Traffic Safety and Transportation
Value – Collective Security**



The 2.5-mile-long College Drive connects Blanding Boulevard and State Road 220 in Clay County. Traffic lights are located at five intersections, including Blanding Boulevard, Peoria Road, Jefferson Avenue, Old Jennings Road, and State Highway 220. Residents and people who take advantage of businesses and services express concern for speeding vehicles. In addition to human safety, attention needs to be paid to environmental issues such as storm water runoff management, flood-control, and wetlands.

Clay County has already begun improving College Drive. The sidewalk on the west side of the road is being expanded over the entire 2.5 miles with specific attention to Americans With Disability Act accommodations. The project also includes storm water management.

JTA recently launched a new Clay County Transportation route with the Green Line connecting the Clayton & Mildred Revels Senior Center, Keystone Heights, Penny Farms, and the Middleburg Veterans Clinic on College Drive. JTA CEO Nathaniel P. Ford, Sr. “The Green Line provides much-needed and direct access to the vital healthcare services veterans and their families depend on.”

One traffic-speed safety measure employed by Clay County and other communities are roundabouts. Some roundabouts bring people into a central commercial district where businesses and restaurants welcome patrons. Consider some of the actions below and feel free to discuss additional ideas; however, please consider the trade-offs or consequences.

Drawback: However, improving safety does not guarantee the kinds of businesses and organizations Clay County might want to attract to College Drive.

Examples of what could be done - Actions	Tradeoffs or Drawbacks
Establish a patron shuttle service for daytime transportation to human service organizations and evening dining and entertainment.	Requires staffing, insurance, and maintenance.
Create a transportation hub at the VA Clinic for public transportation and College Drive Shuttle services.	Increased need for parking and traffic flow directions.
Improve Old Jennings Road intersection for primary access to St. John’s River College.	Requires more land that could affect current businesses.
Reduce speed limit from 45 to 35 mph	Takes more time to navigate to College Drive destinations and move between Blanding Boulevard and State Highway 220.
Are there other ideas?	

Approach #2

**Living and Work Collaboratively
Value – Human Care**



As mentioned in the introduction, there are human service organizations located on College Drive with a commitment to helping people secure health care, employment and basic needs - food, clothing, shelter - and benefit from counseling, life-coaching and higher education.

Several organizations are building new facilities while others are considering relocating to the area. One organization is raising funds for affordable housing. Nonprofit organizations have distinct vision and mission statements; yet, all nonprofits share much in common relative to administration and fund-raising. The opportunity for collaborating and leveraging organizational strengths could make for creative and effective programming. St Johns River College offers affordable associate degree programs and is a resource for clients of College Drive organizations.

Residents are concerned with property values. The 2010 Census Tract data indicate a residential population of 16,700 in the 8-square-mile area on the east and west side of College Drive. Currently, more than 2,000 people per square mile reside in the area. Studies reveal that property values increase with access to public transportation, cultural arts, and restaurants. By the same token, property values decrease due to lack of planning, zoning, and balanced development. With a high percentage of land occupied by residential property, the way in which properties adjacent to the four-lane drive are improved could be critically important for improving property values.

Some communities seek the support of consulting organizations with Technical Assistance Panels (TAPS) where real estate professionals provide expert, multidisciplinary advice to local governments, private companies, public agencies and nonprofits facing complex land use and real estate issues.”

Drawback: A significant nonprofit presence could impact tax-revenue producing businesses from locating on College Drive and decrease home values.

Examples of what could be done - Actions	Tradeoffs or Drawbacks
Create a nonprofit organization coalition to share resources and administration.	Privacy would need to be ensured.
Create a College Drive Master Plan with an attractive rendering.	Requires more staff time and effort.
Establish a College Drive Neighborhood Association to ensure resident engagement.	This could be redundant as several HOAs already exist.
Engage residents, college, business and nonprofit agency people in a thoroughfare branding process.	Could compete with identities of organizations already located on College Drive.
Additional ideas?	

Approach #3

Create a Destination for Thriving Businesses and the Cultural Arts Value – Community & Culture

Creating a destination for residents and visitors drawn to the arts, culture, food, and community life is another way of imagining College Drive. This approach suggests that College Drive become more than a thoroughfare where people come and go for services or learning, but serve as a community center where people gather to eat, recreate, and enjoy the arts. In this scenario, more restaurants and public gathering space could attract people for evening and weekend enjoyment.



What would it take to create a College Drive “main street-like area” with outdoor dining? Other communities develop artist collaboratives and attract visitors not only for shopping, but for learning how to blow glass or dirty their hands making pottery. Some towns create an “overlay district,” a planning and zoning designation, to provide more guidance on how to develop a particular neighborhood or commercial district.

Orange Park benefits from The Thrasher-Horne Center as a cultural hub; yet the possibilities for surrounding spaces, perhaps affiliated with restaurants or other facilities, offering exhibit space are unlimited.

And while land is limited relative to sporting venues and public parks, would a miniature golf course and dairy bar become an enjoyable and affordable, family-friendly attraction?

Drawbacks: This could increase alcohol consumption, result in more accidents, crime, and call for increased police resources.

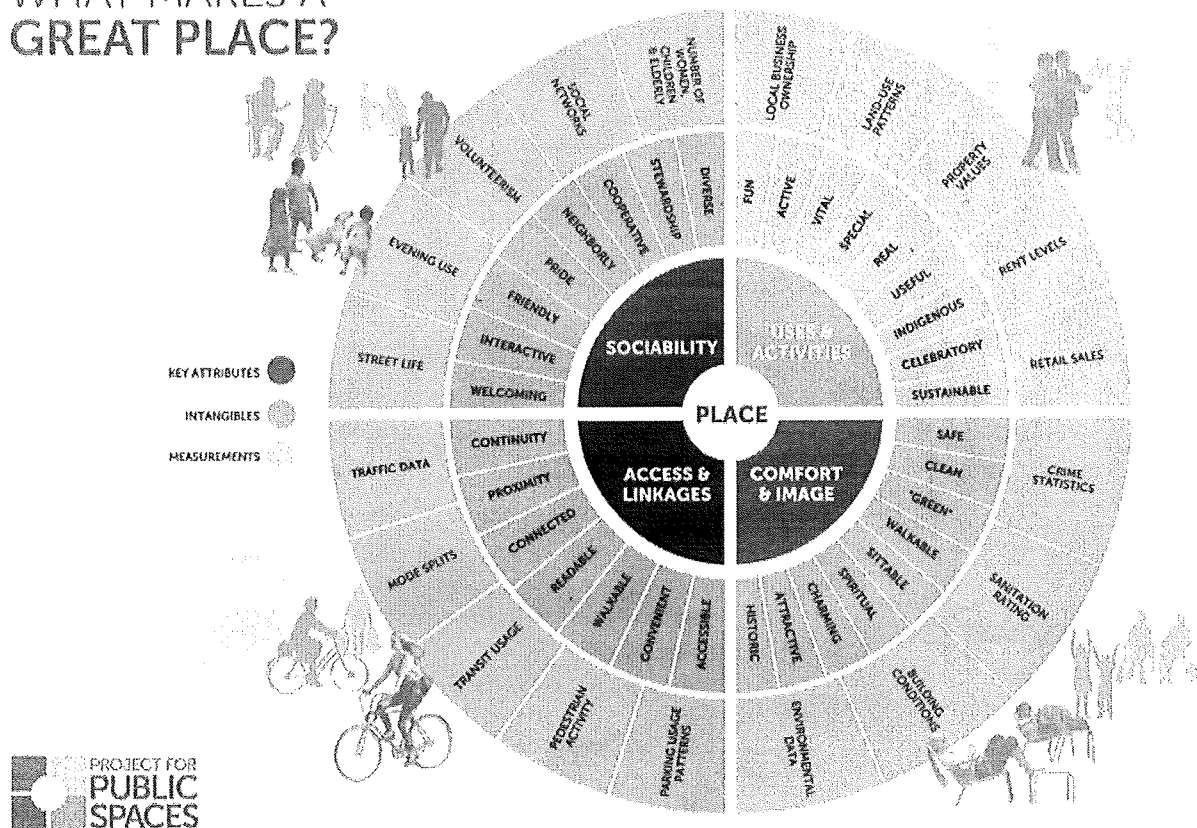
Examples of what could be done - Actions	Tradeoffs or Drawbacks
Implement a road landscaping plan with medians, border trees, and improved lighting.	Creates more labor for upkeep.
CCBC establish an overlay district to ensure development and aesthetic compliance.	Compromises property owners’ independence and freedom.
Attract more restaurants and bistros.	Increased need for security and police presence.
Create a “park” to schedule Food Truck Nights .	Attracts more people to College Drive.
Create an Artist Collaborative space in the vicinity.	Requires administrative support and flexibility.
Connect the Doctor’s Lake walk/run path to Peoria Road and College Drive.	Requires easements.
Are there other ideas?	

Reflection, Agreement, and Next Steps?

After deliberating through each of the approaches and considering many of the specific actions and corresponding tradeoffs, did we find some common ground? What might be the best “first steps” toward transforming College Drive? Consider the following questions to determine areas of agreement or significant interest in what we hope might be feasible ways to move forward.

1. Can we detect any shared sense of direction or any agreement?
2. What did you hear the group saying about tensions, difficulties, or what might prevent progress?
3. Are there any particular common ideas we hold valuable?
4. Are there next steps we might want to take?
5. What do we still need to talk about?
6. Who else needs to be here? What voices were missing?

WHAT MAKES A GREAT PLACE?



Acronym Definitions

- FLUM – Future Land Use Map
- UC – Urban Core
- PUD – Planned Unit Development
- PS – Private Services
- AG – Agricultural
- BCC – Board Of County Commissioners
- AR – Agricultural/Residential District
- BFPUD – Branan Field Planned Unit Development