



PLANNING COMMISSION MEETING

June 6, 2017

6:00 PM

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

Call to Order

Pledge of Allegiance

Public Comment

Public Hearings

1. Planning Commission Workshop Memo
Memorandum to discuss major issues to be addressed at workshop

New Business

Public Comment

Adjournment

In accordance with the Americans with Disabilities Act, any person needing a special accommodation to participate in this matter should contact the Clay County ADA Coordinator by mail at Post Office Box 1366, Green Cove Springs, FL 32043, or by telephone at number (904) 269-6347 no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice), or 1-800-955-8771 (TDD).



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, June 6 6:00 PM

TO: Planning Commission

DATE: 5/30/2017

FROM: Edward Lehman

SUBJECT: Memorandum to discuss major issues to be addressed at workshop

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The Comprehensive Plan Evaluation and Appraisal Report includes a discussion on major issues that should be addressed in the update. Through 10 public workshops and a community survey, a major issue list has been developed. During this workshop, our consultant Prosser will facilitate discussion on these major issues and other changes needed as part of the Plan Update.

ATTACHMENTS:

Description	Type	Upload Date	File Name
▣ Staff memo	Cover Memo	5/30/2017	Planning_Commission_memo_5-31-2017.docx
▣ Public Comment Cards	Backup Material	6/9/2017	Workshop_PC_Cards.pdf
▣ Speaker PDF	Backup Material	6/15/2017	2017-06-06_PC_Wkshp_Major_Issues_DRAFT.pdf



**Department of Economic
and Development Services**

Memorandum

To: Planning Commissioners
From: Ed Lehman, Planning Director
Date: May 31, 2017
Re: Planning Commission Workshop to Discuss the Major Issues identified during the Evaluation and Appraisal Report Community Workshops

One of the tasks in the Evaluation and Appraisal Report (EAR) development process is to identify major issues affecting the County that should be addressed by revisions to the Comprehensive Plan. In January, February, and April, a series of workshops were held to allow members of the community an opportunity to identify issues they felt are affecting the County as related to the general areas of transportation, jobs, environment, parks and recreation, neighborhoods and quality of life/other. The following are the major issues that have been identified:

- **Infrastructure (including roads, parks and recreation, libraries and fire stations) is lagging behind development**
- **Transportation networks for auto, bicycle and pedestrian need better connectivity and improvements for safety and efficiency**
- **Develop a balanced economic environment that focuses on the strengths of the County's resources (natural, built and human)**
- **Ensure the health and vitality of the natural environment**
- **Provision of Recreational Opportunities for the entire county**

At the June 6th Planning Commission meeting, Prosser, the consultant assisting the county in this evaluation process, will lead a workshop to receive input on the major issues and other changes to the Comprehensive Plan elements, and will provide an overview of the next steps in the process.

Public Comment Card

☐ First Public Comment Yes

☐ Item # ☐ YES JAMES OTTO

Date: 6-6-17

Name: Sex Toys City County James Otto

Address (Optional): 2910 Hwy 21

City: Noble Burns Zip: 32068

Email Address: SEXBODS1@GMAIL.COM

Public Comment Card

☐ First Public Comment _____

☐ Item # ☐ _____

Date: June 6, 2017

Name: ~~S Kay~~ Sharon Kay Mank

Address (Optional): 420 Wesley Rd

City: GCS Zip: 32043

Email Address: Kay m. 420 @ AOL.com

Public Comment Card

☐ First Public Comment _____

☐ Item # ☐ Planning Workshop

Date: June 6, 2017

Name: Richard Klinzman

Address (Optional): _____

City: Middleburg Zip: 32068

Email Address: _____

Public Comment Card

☐ First Public Comment Comprehensive Plan
EAR

☐ Item # ☐ B Complete Streets Policies

Date: 6/6/17

Name: Jose Morales

Address (Optional): 2478 Creekfront Drive

City: Green Cove Springs Zip: 32043

Email Address: jmorales4987@yahoo.com

Evaluation and Appraisal Review of the Comprehensive Plan

Major Issues Affecting The Next Planning Period

Clay County Planning Commission Workshop
June 6, 2017

Agenda

- I. Opening Remarks and Introductions
- II. Components of EAR
- III. Potential Major Issues
- IV. Commission Refinement of Major Issues
- V. Public Comment on Major Issues
- VI. Next Steps in EAR

Components of EAR

**Individual
Element
Assessments**

**Updated
Data and
Analysis**

**Major Issues
and Their
Impacts**

Looking Towards 2040

Assess whether plan objectives within each element, as they relate to **major issues**, have been achieved.

Identify whether plan amendments are necessary to address the **major issues** identified and analyzed in the review.

Things with the potential to significantly affect the County in the future.

Potential Major Issues

Major Issue A

Infrastructure (including roads, parks and recreation, libraries and fire stations) is lagging behind development

Major Issue B

Transportation networks for auto, bicycle and pedestrian need better connectivity and improvements for safety and efficiency

Major Issue C

Develop a balanced economic environment that focuses on the strengths of the County's resources (natural, built and human)

Major Issue D

*Ensure the health and vitality
of the natural environment*

Major Issue E

Provision of recreational opportunities for the entire County

Refining Major Issues

A. Infrastructure (including roads, parks and recreation, libraries and fire stations) is lagging behind development

- How will the County catch up?
- Funding changes and future availability
- Impact fee study for roads, gas tax
- Other impact fees such as for parks, libraries and fire/rescue

B. Transportation networks for auto, bicycle and pedestrian need better connectivity and improvements for safety and efficiency

- What strategies will the County employ?
- Needs for dashed line roads, east/west connections
- Bike lane/sidewalk master plans
- Street amenities (lighting, lack of impediments for the disabled crossing streets)

C. Develop a balanced economic environment that focuses on the strengths of the County's resources (natural, built and human)

- What does the County need to attract in order to strike the right balance?
- Adequate available properties?
- Market our niche
- Prioritize use of vacant improved properties over greenfield

D. Ensure the health and vitality of the natural environment

- Need to specify what the issue is
- Current vs. past agriculture and industrial activity (known brownfield properties)
- Water quality changes over the years
- Keystone Heights as aquifer recharge area

E. Provision of recreational opportunities for the entire County

- What is the issue? Access to recreation?
Quality of health?
- Health impacts (mental, social and physical)
- Level of Service Needs
- Park Master Plan

Public Comment

Next Steps

Anticipated Schedule

Jun	Impacts of Major Issues Updated Data/Analysis Draft Amendments
Jul	Joint PC/BCC Workshop
Aug	PC Workshop
Sep	PC Workshop Transmittal

Evaluation and Appraisal Review of the Comprehensive Plan

Major Issues Affecting The Next Planning Period

Clay County Planning Commission Workshop
June 6, 2017