



Town of Pomona Park

Town of Pomona Park Agenda

Town Council Special Meeting

Mayor Joe Svingala

Councilman Warren

Councilwoman Evans

Councilwoman Linkswiler

Councilwoman Mead

Councilwoman Kuleski

Tuesday, February 27, 2024

6:00 PM

Community Center

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 5 minutes.
- If you wish to obtain more information regarding the agenda, please contact the Town Clerk's Office at 386-649-4902.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the Town Clerk at 386-649-4902, at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while the meeting is in session.
- The Town of Pomona Park is not responsible for any mechanical failure of recording equipment.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

A) PLEDGE OF ALLEGIANCE

B) Attorney Comments

C) Mayor Svingala Comments

D) OPEN PUBLIC HEARING

E) PUBLIC HEARINGS - QUASI-JUDICIAL

Pomona Park at Dunns Creek Small Scale Future Land Use and Map Amendment

Consider a Small Scale Future Land Use Map Amendment from

Medium Density Residential to "Recreational" and a Rezone from R2

(Medium Residential) -(Multiple Family-Dwelling) to PD (Planned Development) for a total of two hundred thirteen (213)

Back in RV Sites, Twenty Six (26) Ultra Pull-Through RV Sites, eighty one (81) Pull-through RV Sites and forty-five (45)

Park Model Cabins for a total of three hundred and twenty (320) RV Sites and forty-five(45) Park Model Cabins for a

total of three hundred and sixty five (365) units on

approximately 67.58 acres, located between Sisco Rd and Hwy 17.

Property Owners Ken and Susie Nettles Triple R Investors , LLC

Project Applicants: John W. Horan , Emerald Coast Development

Matthew Morton , Emerald Coast Development

F) Applicant Presentation- John W. Horan , Emerald Coast Development

Matthew Morton , Emerald Coast Development

G) Staff Report- Jack Shad, From North Florida Regional Council

H) ORDINANCES:

A) Ordinance 2024-03 Small Scale Amendment 1st Reading

B) Ordinance 2024-04 Rezoning Changes to the Official Zoning Map 1st Reading

I) PUBLIC COMMENT

J) ADJOURN

ORDINANCE NO. 2024-03

AN ORDINANCE FURTHER AMENDING THE POMONA PARK COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM MEDIUM RESIDENTIAL, COMMERCIAL TO PLANNED UNIT DEVELOPMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pomona Park Town Council enacted Ordinance Number 2013-11 which adopted the Pomona Park Comprehensive Plan (“the Plan”), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

WHEREAS, the Pomona Park Zoning Board has followed the procedures set forth in Section 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Small Scale Future Land Use Map Amendment; and

WHEREAS, the Pomona Park Town Council has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Pomona Park Zoning Board held a public hearing, with all required public notice on January 30, 2024, for the purpose of providing recommendations to the Town Council with regard to the Plan Amendment set forth in this Ordinance; and

WHEREAS, the Pomona Park Town Council held a public hearing on February 27, 2024, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Town Zoning Board, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth in this Ordinance; and

ORDINANCE NO. 2024-03

WHEREAS, the Town Council of Pomona Park hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State law, including, but not limited to, Sections 163.3177 and 163.3187, Florida Statutes, and with the Strategic Regional Policy Plan of the North East Florida Regional Planning Council

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF POMONA PARK, PUTNAM COUNTY, FLORIDA:

Section 1. Recitals/Legislative findings:

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

Section 2. AMENDMENT TO POMONA PARK'S COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION:

(a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 2013-11, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit "A" to this Ordinance:

Ord Exhibit	Name	Amendment Number	Future Land Use Change From-To	LPA Hearing Date	Board Hearing Date
A	143 SISCO RD/151 SISCO RD/ UNASSIGENED LOCATION		MDR to PLANNED UNIT DEVELOPMENT	01/30/24	02/27/24

(b) The associated rezoning request was completed by means of Ordinance Number 24-_____.

Section 3. Severability:

ORDINANCE NO. 2024-03

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Pomona Park's Town Council that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 4. Exclusion from Town Code/Codification:

(a) It is the intent of the Pomona Park's Town Council that the provisions of this Ordinance will not be codified into the Pomona Park's Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of the Town of Pomona Park in accordance with prior directions given to this Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Pomona Park Comprehensive Plan to reflect adopted amendments to the Plan.

Section 5. Effective Date:

(a) The Town will provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of Pomona Park in accordance with Section 125.66, Florida Statutes.

(b) This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of Pomona Park; provided, however, that the effective date of the plan amendment set forth in this Ordinance, if the amendment is not challenged in a timely manner, will be no earlier than thirty-one (31) days after the adoption date of the amendment. If challenged within the appropriate time period, this amendment will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits or land uses dependent upon this amendment may be issued or commence before it has become effective.

ORDINANCE NO. 2024-03

By: _____
Joseph Svingala, Mayor

Attest: _____
Andrea Almeida, Town Clerk

Approved for form and content

Robert W. Pickens, III, Attorney



ORDINANCE 2024-04

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF POMONA PARK, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN POMONA PARK; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE R-2 (MEDIUM DENSITY) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) CLASSIFICATION; ZONING PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING EXCLUSION FROM FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Pomona Park as follows:

Section 1. LEGISLATIVE FINDINGS.

(a) The Pomona Park Town Council hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Pomona Park at Dunns Creek, dated March 12, 2024.

(b) The Council hereby determines that the economic impact statement is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from R-2 (Medium Density) to PD (Planned Development) pursuant to the provisions contained in Development Order #24-01, attached to this Ordinance as Exhibit "A" and incorporated in this Ordinance by reference:

SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Town Council of Pomona Park that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Town Council that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of Pomona Park in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon the latter of: (i) the recording date of the Development Order #24-01 in the Official Land Records of Putnam County; (ii) filing this Ordinance with the Department of State; or (iii) the companion Future Land Use Amendment Ordinance No. 2024-03 being deemed final in accordance with Florida Statutes Chapter 163, Part II.

By: _____
Joseph Svingala, Mayor

Attest: _____
Andrea Almeida, CMC Town Clerk

Approved for form and content

Robert W. Pickens, III, Attorney

