



## 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, April 2, 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) OPEN PUBLIC HEARING**

**D) 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**

**E) ORDINANCES:**

**A) Ordinance 2024-03 Small Scale Amendment 2nd Reading**

**B) Ordinance 2024-04 Rezoning Changes to the Official Zoning Map 2nd Reading**

**F) PUBLIC COMMENT**

**G) 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:

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

(b) The associated rezoning request was completed by means of Ordinance Number 24-04.

**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**

First Reading: Approved on the 27th of February 2024.

Second Reading: Adopted on this day April 2nd 2024.

TOWN COUNCIL, TOWN OF POMONA PARK, FLORIDA

By: \_\_\_\_\_  
Joseph Svingala, Mayor

Attest: \_\_\_\_\_  
Andrea Almeida, Town Clerk

Approved for form and content

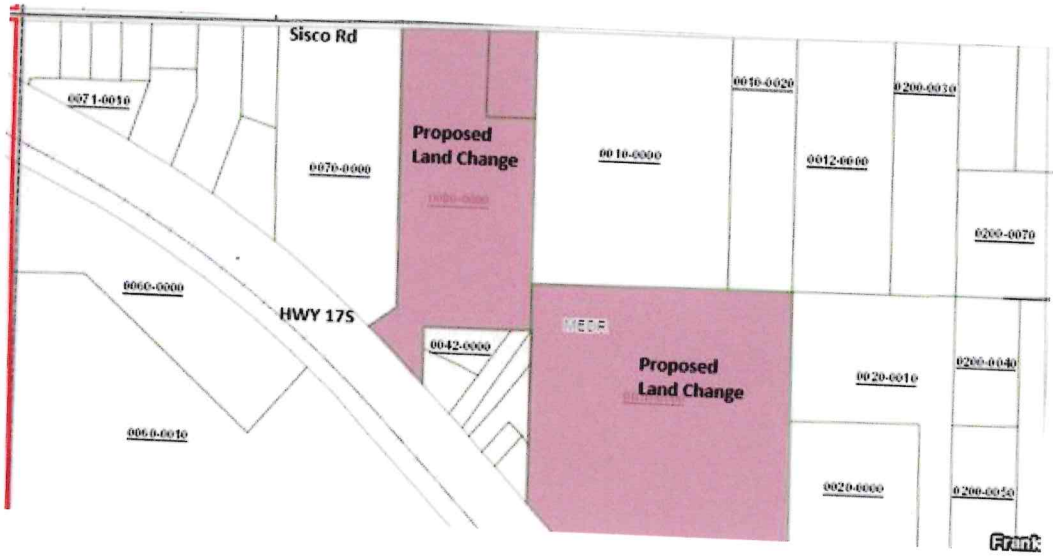
\_\_\_\_\_  
Robert W. Pickens, III, Attorney

**EXHIBIT A**  
**Amendment**  
**Legal Description**

A parcel of land situate in the East 1/2 of the NW 1/4 of Section 30, Township 11 South, Range 27 East, Putnam County, Florida, and being more particularly described as follows: Commence at a railroad spike marking the Northeast corner of the NW 1/4 of Section 30, Township 11 South, Range 27 East, Putnam County, Florida; Thence run S 00°54'57" E, along the East line of said NW 1/4, a distance of 30.00 feet to the Southerly line of Sisco Road (a 60 foot right of way as now laid out), said point also being the point of beginning of this description. (1) Thence departing said Southerly line, run S 00°54'57" E, along said East line of the NW 1/4, a distance of 1530.01 feet to the Northeast corner of lands described in O.R. Book 137, page 291. (2) Thence run S 89°14'41" W, along the North line of said lands, a distance of 543.52 feet to the Northwest corner of said lands. (3) Thence run S 00°54'57" E, along the West line of said lands, a distance of 290.05 feet to the Northeasterly right-of-way line of U.S. Highway No. 17. (4) Thence run N 43°28'23" W, along said right-of-way line, a distance of 86.68 feet to a point of a curve, concave to the Northeast and having a radius of 5804.64 feet. (5) Thence run Northwesterly, along said curve and along said right-of-way line through a central angle of 03°07'16", a arc distance of 316.21 feet. (6) Thence departing said right-of-way line, run N 53°24'08" E, a distance of 170.78 feet. (7) Thence run N 00°54'57" W, a distance of 1425.41 feet to the Southerly right-of-way line of Sisco Road. (8) Thence run N 88°51'53" E, along said Southerly line, a distance of 683.53 feet to the point of beginning and to close.

All references are according to the public records of Putnam County, Florida.

**EXHIBIT B**  
**Amendment**  
**Map**



## 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.

First Reading: Approved on the 27th of February 2024.  
Second Reading: Adopted on this day April 2nd 2024.  
TOWN COUNCIL, TOWN OF POMONA PARK, FLORIDA

By: \_\_\_\_\_  
Joseph Svingala, Mayor

Attest: \_\_\_\_\_  
Andrea Almeida, CMC Town Clerk

Approved for form and content

\_\_\_\_\_  
Robert W. Pickens, III, Attorney



## **Pomona Park RV Resort PUD Development Order**

1. The Pomona Park RV Resort at Dunn's Creek shall comply with the development requirements of Putnam County Road Engineer with respect to the use of county roadways.
2. The sale of alcoholic beverages shall not be allowed on the property.
3. The infrastructure of the Pomona Park RV Resort at Dunn's Creek, including water, wastewater, and roads, shall be managed and maintained privately and not be a responsibility of the Town of Pomona Park.
4. A Tree Location Survey shall be prepared prior to the final site plan review, showing the location of all Champion and Heritage trees, as defined in Chapter 74 of the Town's Ordinance Code. The final site plan shall show each Champion and Heritage tree and whether it will be retained or removed and state the reason if it is to be removed. The project must meet all other requirements of Article IV, Chapter 74, including the requirement for a minimum 15% tree canopy.
5. Length of Stay shall be a maximum of 120 days.
6. An on-site manager will be available at all times to oversee resort operations and compliance with stated park rules, procedures, and safety guidelines.
7. Beginning at the commencement of on-site capital construction of the Pomona Park RV Resort at Dunn's Creek, the Resort shall make available funds (at the published rates at the time of land use (PUD) approval) for the equivalency of one thousand (1,000) hours contracted patrol service through the Putnam County Sheriff's Department. The use, allocation, deployment, scheduling, and nature of any and all law enforcement services shall be at the sole discretion of the Town of Pomona Park Town Council and the Putnam County Sheriff's Department.

Exhibit "B"



A parcel of land situate in the East 1/2 of the NW 1/4 of Section 30, Township 11 South, Range 27 East, Putnam County, Florida, and being more particularly described as follows: Commence at a railroad spike marking the Northeast corner of the NW 1/4 of Section 30, Township 11 South, Range 27 East, Putnam County, Florida; Thence run S 00°54'57" E, along the East line of said NW 1/4, a distance of 30.00 feet to the Southerly line of Sisco Road (a 60 foot right of way as now laid out), said point also being the point of beginning of this description. (1) Thence departing said Southerly line, run S 00°54'57" E, along said East line of the NW 1/4, a distance of 1530.01 feet to the Northeast corner of lands described in O.R. Book 137, page 291. (2) Thence run S 89°14'41" W, along the North line of said lands, a distance of 543.52 feet to the Northwest corner of said lands. (3) Thence run S 00°54'57" E, along the West line of said lands, a distance of 290.05 feet to the Northeasterly right-of-way line of U.S. Highway No. 17. (4) Thence run N 43°28'23" W, along said right-of-way line, a distance of 86.68 feet to a point of a curve, concave to the Northeast and having a radius of 5804.64 feet. (5) Thence run Northwesterly, along said curve and along said right-of-way line through a central angle of 03°07'16", a arc distance of 316.21 feet. (6) Thence departing said right-of-way line, run N 53°24'08" E, a distance of 170.78 feet. (7) Thence run N 00° 54'57" W, a distance of 1425.41 feet to the Southerly right-of-way line of Sisco Road. (8) Thence run N 88°51'53" E, along said Southerly line, a distance of 683.53 feet to the point of beginning and to close. All references are according to the public records of Putnam County, Florida.

## STAFF REPORT

### Background

<b>Applicant</b>	Triple R Investors, LLC
<b>Parcel Number</b>	30-11-27-0000-0030-0000 & 30-11-27-0000-0080-0000 & 30-11-27-0000-0080-0010.
<b>Location</b>	Located at the southeast corner of the intersection of U.S. 17 and Sisco Road, approximately 3 miles north of Town Hall.
<b>Acreage</b>	67.58 acres
<b>Existing &amp; Proposed Future Land Uses:</b>	The property is currently vacant except for a small RV Homesite used by the current property owner(s) with access to Sisco Road. The proposed change of uses is to develop an RV Park Resort for 213 Back RV Sites, 26 Ultra Pull-Thru RV Sites, 81 Pull-Thru RV Sites, and 45 Park Model Cabins – a total of 365 rental units. A companion rezoning to a Planned Unit Development (PUD) will guide the development process of an RV Park Resort.
<b>Adjacent Parcels:</b>	The site (Figure 1) is adjacent to commercial and low-density residential use to the south of the site. To the west, east, and north are parcels outside of the Town Limits, composed of a variety of residential uses with Agriculture-1 Future Land Use.

The application requests a Future Land Use Map amendment for approximately 67.58 acres of the subject site from Medium Density-Residential and Commercial to Recreational. The current future land use for the subject site has dual land use of Commercial and Medium-Density Residential. The applicant seeks to bring the subject site to one land use, Recreational.

### Land Use District Descriptions:

- Comprehensive Plan Policy A.1.1.4 (Medium Density Residential): "(greater than 2 and up to 5 dwelling units per net acre) – This category consists primarily of duplex dwelling units and multi-family dwelling units. Single-family dwellings, group homes, housing for the elderly, places of worship, retirement homes, and similar uses may also be included. Accessory dwelling units such as "in-law suites" or garage apartments are permitted and counted toward density calculation."
- Comprehensive Plan Policy A.1.1.4 (Commercial): "This category consists primarily of retail and service establishment businesses, professional medical and dental offices, places of worship, neighborhood retail and services. Auto service stations, places of worship, and

community sales and services the development intensity shall not exceed a floor area ratio of 0.5.

- Comprehensive Plan Policy A.1.1.4 (Recreation): "Land designated for recreation is intended for a variety of leisure time activities. This land use classification includes resource- and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based sites and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, trails, picnic areas, etc. New recreational facilities must be sited in locations that are compatible with adjacent land uses. Impervious surface land coverage of recreational land use shall not exceed 50 percent for active recreational development; and 10 percent for passive recreational development."

**Type**

The application is one of the following:

<b>Plan Amendment</b>	X
<b>Rezoning</b>	



Figure 1: Parcel 30-11-27-0000-0030-0000, Parcel 30-11-27-0000-0080-0000, and Parcel 30-11-27-0000,0080-0010 Aerial





Figure 2: Site from the South on U.S 17.



Figure 3: Site from the North on Sisco Road.





## Consistency with the Town Comprehensive Plan

The proposed amendment does not alter the options or long-range strategies for capital improvements included in the most recently updated Capital Improvements Element/Capital Improvements Plan. Though RV Parks are not explicitly mentioned as an allowed use in the Future Land Use Element, the policy does permit resource-based recreation facilities including an RV Park.

## Staff Recommendation

Staff recommends that the Town Council approve the future land use amendment from Medium-Density Residential and Commercial to Medium-Density Residential for Parcel 000531-0000.

Element	Policy	Policy Language	Reason for Recommendation
Future Land Use	Policy A.1.1.4 (Recreation)	Land designated for recreation is intended for a variety of leisure time activities. This land use classification includes resource- and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based sites and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, trails, picnic areas, etc. New recreational facilities must be sited in locations that are compatible with adjacent land uses. Impervious surface land coverage of recreational land use shall not exceed 50 percent for active recreational development; and 10 percent for passive recreational development.	The intended use for the subject site is an RV Park and is consistent with the Future Land Use District. Considering the commercial frontage along U.S. 17 and its distance from clusters of residential property in the Town, this private and commercial recreational facility is compatible with adjacent land uses.



## STAFF REPORT

### Background

The application requests a rezoning from General Commercial and Medium Density Residential to Planned Unit Development for the following applicant and parcel.

<b>Applicant</b>	Triple R Investors, LLC
<b>Parcel Number</b>	30-11-27-0000-0030-0000, 30-11-27-0000-0080-0000, & 30-11-27-0000-0080-0010.
<b>Location</b>	Located at the southeast corner of the intersection of U.S. 17 and Sisco Road, approximately 3 miles north of Town Hall.
<b>Acreage</b>	67.58 acres
<b>Existing &amp; Proposed Uses:</b>	The property is currently vacant except for a small RV Homesite used by the current property owner(s) with access to Sisco Road. The proposed change of uses is to develop an RV Park Resort for 213 Back RV Sites, 26 Ultra Pull-Thru RV Sites, 81 Pull-Thru RV Sites, and 45 Park Model Cabins. A companion rezoning to a Planned Unit Development (PUD) will guide the development process of an RV Park Resort.
<b>Adjacent Parcels:</b>	The site (Figure 1) is adjacent to commercial and low-density residential zoning to the south of the site. To the west, east, and north are parcels outside of the Town Limits, composed of a variety of residential uses with the Agriculture zoning category.

The written description and site plan submitted with the application show an RV Park Resort consisting of 213 Back-In RV Sites, 26 Ultra Pull-Thru RV Sites, 81 Pull-Thru RV Sites, and 45 Park Model Cabins – a total of 365 rental units. Based on the application, staff has provided an analysis of individual points raised in the application.

- a. Amenities: The Pomona Park RV Resort will include various amenities and facilities such as laundry, a great lodge, a swimming pool(s), tennis/pickleball, a dog park, and playground(s). A welcome pavilion, rental car display, and dog run area will be located near the rig-check in lane. In the central-eastern portion of the site, the site plan indicates this will be the location of most the amenities including;
  - the Great Lodge
  - swimming pool with features such as a splash pad and lazy river, and/or water slide,
  - facilities for tennis, pickleball, and basketball,
  - Standalone or multipurpose courts for bocce ball, shuffleboard, etc.
  - A seasonal and limited snack bar (no alcohol will be served)
  - Mini-Golf Course
  - And an outdoor amphitheater for events and movies.

- b. Access: The project is proposed to have primary ingress/egress located off Sisco Road. Secondary/emergency ingress and egress are proposed off U.S. Highway 17. All-access points will be designed, engineered, and constructed to the standards of the Town of Pomona Park, Putnam County, and the Florida Department of Transportation. The Putnam County Engineer was contacted on the potential development and access on Sisco Road. The County stated that they would have no objection to the driveway connection on Sisco Road if certain conditions are met. Pedestrian access will be facilitated with a system of proposed on and off-track alignments with the goal of coordinating bicycle, pedestrian, and possibly equestrian access to Dunns Creek State Park through the Friends of Dunns Creek and the State of Florida Parks Service.
- c. Water and Septic: Water for the project is proposed to be private and provided by three existing (3) on-site wells. Water treatment and distribution systems will be reviewed and permitted by the Florida Department of Health. Sewerage is proposed to be handled on-site with a Membrane Bio-Reactor, or septic design that accommodates daily loading requirements for RV Spaces and amenity requirements. According to the consulting engineer JSK, based on a review of existing soils and the proposed use they did not see any concern with the use of on-site sewage. Any system will be reviewed and permitted by the appropriate agencies, including the Putnam County Health Department.
- d. Landscaping: A minimum 50-foot landscape and natural vegetative buffer were designed to surround the entire project. The main ingress and egress on Sisco Road were designed with significant on-site queuing and stacking space to ensure Sisco Road remains uncongested and unimpeded. Vegetated and landscaping berms will be designed along portions of Sisco Road to minimize view and lighting impacts. Interior landscaping will be congruent with the new development and include the addition of trees and landscaping planting following a design plan. Efforts will be made to retain existing on-site trees, including mature oak trees for preservation and as an aesthetic design feature to enhance the character of the resort.
- e. Resort Management: There is proposed to be an on-site manager at all times. No wine, liquor, or beer will be sold or provided by the Pomona Park RV Resort and the project will not be seeking a liquor license for the RV Resort.
- f. Signage: An archway signage will be present at the entrance on the north side of the subject property, at the entrance and exit of the proposed Pomona Park RV Resort. This signage will be at the line of the 50 ft native vegetation buffer.

## Process

Section 90-4 of the Town's Code of Ordinances lays out the purpose of zoning.

*The purpose of this zoning ordinance is to encourage and promote, in accordance with present and future needs, the public health, safety, order, appearance, convenience, morals, and general welfare of the citizens of the Town and for the further purposes of:*



- (1) *Providing a residential environment free of incompatible uses, and safe from natural and man-made hazards.*
- (2) *Promoting, where possible, planned residential and commercial areas in appropriate locations, with appropriate standards and minimum service cost to local government.*
- (3) *Providing a level of flexibility of control sufficient to promote innovation and creativity in community development and to encourage maximum commercial profitability and maximum living comfort and convenience at the lowest cost.*

These criteria will be evaluated in this report and should be applied by the Town Council when considering the application.

### Zoning District Descriptions:

“Section 90-5(c)(1)b. Medium-density residential district. (two to five units per acre). The purpose of the medium-density residential district is to provide a variety of housing types within a single-family setting, including single-family, duplex, attached single-family, and zero lot line development, at a density of at least two units and up to five units per net acre. A density of over two units per acre may require either central water or central sanitary sewer as permitted by the county health department.”

Allowable uses by right include single-family housing, two-family dwellings, townhouse dwellings, multifamily dwellings, park and recreational facilities, home occupations, bed and breakfast, and assisted living facilities.

“Section 90-5(c)(2) General Commercial. The provisions of the general commercial district are intended to serve the general commercial needs of the citizens and tourists. This district is intended for activities that are predominantly associated with the sale, rental, and distribution of products or the performance of services. Commercial land uses shall be buffered (i.e., sight access, noise) from adjacent land uses of lesser density or intensity of use. Commercial land use shall be developed at an intensity of use, as measured by impervious surface, at no more than 80 percent of the parcel. The maximum height of structures shall not exceed 40 feet.

Allowable uses by right include motels and hotels, restaurants with or without drive-through facilities, cocktail lounges and bars, gift shops and specialty food stores, grocery stores, supermarkets, regional shopping centers including discount supercenters, big-box retailers, building supply centers and farm or garden supply sales, retail sales and service establishments including but not limited to appliance sales, appliance repair/service, electronics sales and repair, small engine sales and service shops, vehicle sales, automotive service shops, car wash facilities, automobile oil change facilities, tire service centers, financial institutions with or without drive-through facilities; convenience stores with or without gas pumps, pharmacies with or without drive-through facilities, veterinary offices enclosed within a soundproof building and limited outside runs, kennels and other animal boarding facilities with limited outside runs, child care, adult day care, or child nurseries, general office buildings including medical or clinics with scheduled and emergency services: medical laboratories and professional offices. This does not include hospitals or other healthcare facilities that provide overnight lodging, commercial recreational entertainment facilities including but not limited to gyms and health clubs, archery facilities, billiards, and

pool parlors, public administrative facilities including governmental branch offices, and libraries, essential public services and facilities, and private, social, recreational, or fraternal organizations including libraries, museums, community centers, active and passive parks.

“Section 90-8: Planned Unit Development (PUD):

(a)The planned unit development district (PUD) is to provide an opportunity for innovative urban design techniques, improved use of land, protection of valuable natural features in the community, develop a desirable land use mix and provide open space and more economical public service.

(b)This provision is to encourage the unified development of large tracts of land using more creative and flexible concepts in site planning than would otherwise be possible through the strict application of minimum and maximum requirements of conventional zoning districts established in this chapter. The proposed PUD must be in harmony with the general purpose and intent of this chapter and the Pomona Park Comprehensive Plan.

(c)The PUD may contain any mixture of residential, commercial, industrial, and recreational land uses so long as these uses are made compatible through spatial or buffering techniques. The acceptable mix of land uses within a PUD in the town is based upon the type and location of PUD under review. Commercial and recreational uses within a PUD shall be at a level no greater than that required for commercial and recreational needs of the residents of the PUD, in land area approximately four percent in commercial and six percent in recreational.(d)Planned unit developments may be applied as an optional overlay district over any underlying land use. Application of the PUD overlay will require a rezoning petition.”

## Type

The amendment is considered one of the following:

<b>Plan Amendment</b>	
<b>Rezoning</b>	X





Figure 2: Site from the South on U.S 17.



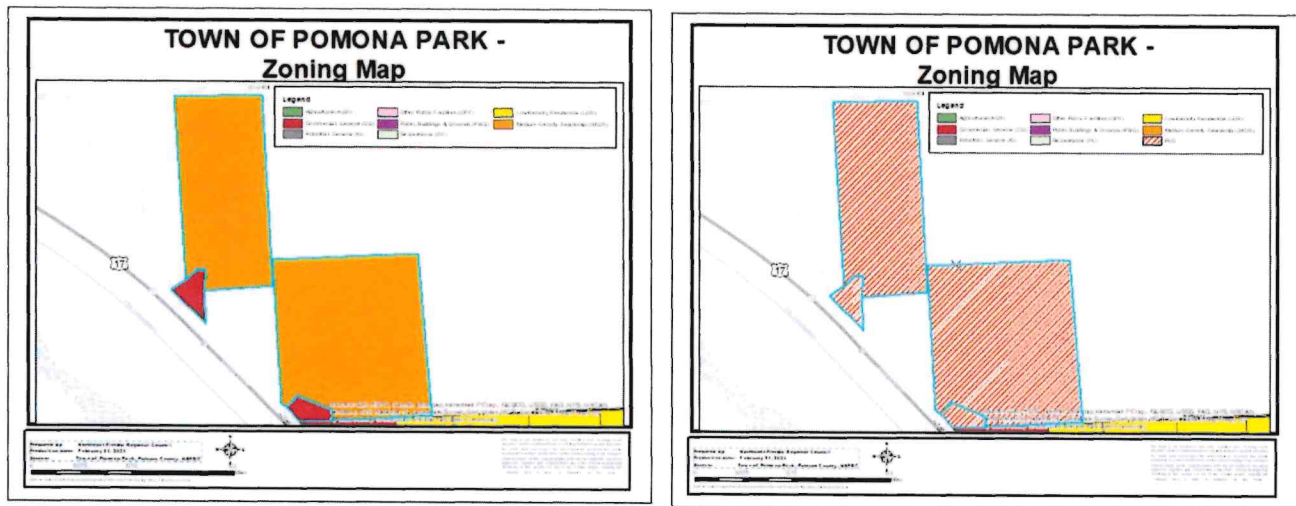
Figure 3: Site from the North on Sisco Road.



### Existing & Proposed Zoning Maps

Figure 4 compares the existing and proposed zoning for Parcels 30-11-27-0000-0030-0000, 30-11-27-0000-0080-0000, and 30-11-27-0000-0080-0010.

Figure 1: Existing & Proposed Zoning





## Analysis

The Zoning Code describes the purpose of the zoning ordinance. In the absence of specific rezoning criteria in the Ordinance, these should be applied as criteria for analyzing the rezoning request.

1. "Providing a residential environment free of incompatible uses, and safe from natural and manmade hazards."

Considering that the proposed rezoning will be located near the Town Limits and the entrances removed from the residential uses and zoning districts to the south of the subject property, staff finds the rezoning consistent with this criterion.

2. "Promoting, where possible, planned residential and commercial areas in appropriate locations, with appropriate standards and minimum service cost to local government."

The proposed rezoning is located adjacent to commercial zoning to the south and west of the subject site and considering its location adjacent to an arterial road (U.S. 17), staff finds the rezoning consistent with this criterion.

3. "Providing a level of flexibility of control sufficient to promote innovation and creativity in community development and to encourage maximum commercial profitability and maximum living comfort and convenience at the lowest cost."

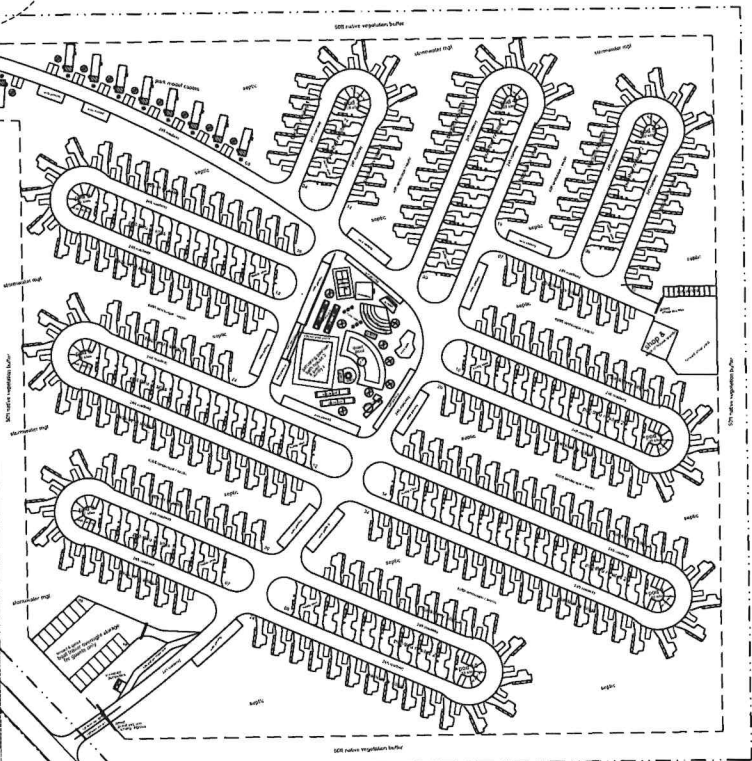
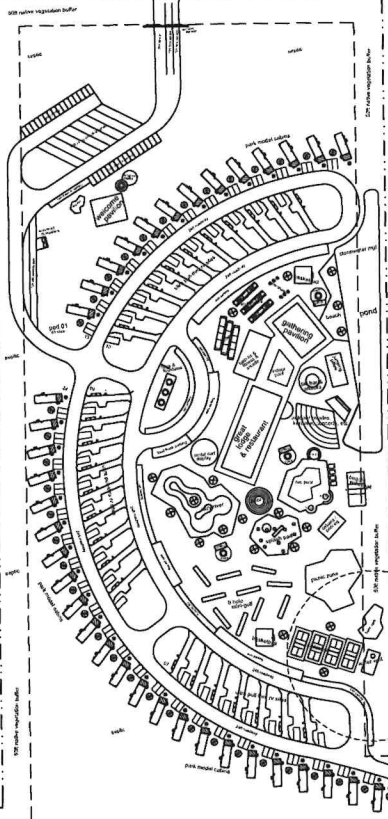
The PUD process is designed to allow for flexibility of control to encourage innovation and creativity in developments. In this case, the RV park industry has changed substantially in recent years, which creates an opportunity for the Town to see economic development from its natural setting and amenities, provided that sufficient controls are put in place.

## Staff Recommendation

Staff recommends that the Town Council approve the zoning amendment from Medium Density Residential and General Commercial to Planned Unit Development for Parcels 30-11-27-0000-0030-0000 & 30-11-27-0000-0080-0000 & 30-11-27-0000-0080-0010 with the following conditions.

1. That the existing driveway should be widened to meet commercial standards, as required by the Putnam County Public Works Department.
2. That the sale of alcoholic beverages shall not be allowed on the property.

SISCO ROAD



08 may 23  
 385 lots FULL-BUILD guest sites  
 213 back-in rv sites  
 26 ultra pull-thru rv sites  
 81 partial rv sites  
 320 total rv sites  
 45 park model cabins

pomona resort at dunns creek  
 u.s.hwy 17 & sisco road poloma park FL  
 schematic site notations 65ac  
 masterplan A1 v3

ADWELL ROAD  
 U.S. HIGHWAY #17 (17' R/W)

## Andrea Almeida

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**From:** Andrea Almeida <townclerk@pomonapark.com>  
**Sent:** Monday, February 12, 2024 12:33 PM  
**To:** 'Matthew Morton'; 'Jack Shad'; 'Robert Jordan'  
**Subject:** FW: Sisco Road Project

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**From:** scott knowles <scott.knowles@putnam-fl.gov>  
**Sent:** Monday, February 12, 2024 11:33 AM  
**To:** townclerk@pomonapark.com  
**Cc:** james stout <james.stout@putnam-fl.gov>  
**Subject:** Sisco Road Project

Andrea,

It was good meeting with you Friday. As discussed, the County will review the driveway connection to Sisco Road for compliance with our Land Development Code.

Based on our review and discussion at the site, it is our understanding that the project proposes installation of a commercial driveway in the same location as the existing residential driveway. The new driveway will need to be widened, and it is planned to widen to the west to avoid encroaching on the power pole east of the driveway. Putnam County will have no objection to the driveway connection onto Sisco Road with the following conditions:

- The existing driveway will need to be widened to meet commercial standards. Driveway radii will also need to meet the code.
- The driveway culvert should remain the same size but be lengthened for the new driveway width. It is recommended, but not required, that the culvert material be RCP due to the nature of traffic using the driveway. Mitered end sections will need to be installed on the ends per code.
- Sisco is classified as a local road. The Land Development Code is silent on auxiliary lane requirement on local roads; but they may be required on collector roads. Based on our conversation with the developer, there will be a significant amount of stacking on the property to reduce the potential of impact on roadway traffic. For right now, no auxiliary lane will be required (right or left).
- During the design, the developer should look at sight distance on the driveway. Onsite, I noted some small trees and brush along the property line that may need to be removed to ensure proper visibility for exiting vehicles.

For the connection on US17, the developer will need to permit with FDOT. The County has no jurisdiction over that driveway connection.

Once the design plans have been submitted, we will review the driveway connection for compliance with the Land Development Code. I am happy to provide input on other portions of the development as needed, with the understanding that the Town has final say.

Please let me know if you have any questions or concerns.

Thank you.

**Scott A. Knowles, P.E., LEED AP**  
County Engineer