

TOWN OF GLEN ST. MARY

SPECIAL MEETING

MINUTES

January 17, 2023

The Town of Glen St. Mary Council met in a special meeting with the following members present:

Mayor Juanice Padgett
Councilman Andrew Vetter
Councilwoman Lola Chandler
Councilwoman Diana Reneau
Councilman Terry Clardy

Also present:
Town Attorney, Jon Bense
Town Clerk, Christy Linster
Assistant to the Mayor, Todd Norman

Note: These meeting minutes are a summarized version of the actual discussions at the meeting. These are not verbatim transcripts.

Mayor Padgett called the meeting to order and led the pledge. Councilwoman Chandler led the invocation.

The purpose of this meeting was to discuss the Town's Comprehensive Plan. Mr. Noel Comeaux and Robert Jordan with the NE Florida Regional Council were present. Mr. Comeaux explained they are present to help the Town of Glen St. Mary come into compliance, per Florida Statutes, and share the comp plan process with Council. He explained we will need to hold a public meeting in 1 -2 months to share the plan with the public. He said everything needs to be finalized by summer, no later than year end, and we can invoice the Department of Economic Opportunity (DEO) for the cost. Mr. Jordan stated there are no major changes, just compliance updates with date changes related to Statute (see attached draft for mark ups/changes.)

Per Mr. Jordan a water supply work plan is needed referencing water policies. He also said if the town desires to use a GIS map design, we could make it a part of the comp plan. He said it helps with public records requests.

Mr. Jordan said he has an excel spreadsheet reflecting property owners' names as well as a zoning map in excel. All these maps are required by Florida Statute. Per Mayor Padgett, there are cones of influence around public water wells. Mayor Padgett said we typically have a couple of zoning changes per year and that our zoning maps need to be updated. Mr. Jordan said after the DEO grant, rezoning is done as a separate set of work, so he can update it as a part of the updated comp plan.

Attorney Bense asked if it would be helpful for the Town Clerk to make the changes to the zoning map up front. Mr. Jordan said it would, but Mayor Padgett said it would be a lot of work upfront to look at the ordinances for zoning. She said Tony Robbins with Prosser Hallock did that for us in the past.

As far as the transportation currency map, Mr. Jordan stated that is also a plan requirement, but it is used more with larger cities, so he will check on that.

It was noted there are no designated historic elements in the comp plan. Mayor Padgett stated buildings would need to be pre-1973 to be designated historic and be ran through the Florida Department of State Archeological Department.

Mayor Padgett commented the 2 zoning maps colors do not match. Mr. Jordan stated he will change them to match.

Mr. Comeaux said the 2000 comp plan projected the population for Glen St. Mary to be over 840, and the 2035 comp plan projection reflects a 12% increase. Attorney Bense said population numbers are thrown off significantly for small towns. Mayor Padgett said we did not even get potable water and sewer until 2005. Mr. Comeaux said Affordable Housing has yet to be established in the town, but they want it in the comp plan.

Todd Norman questioned the model transportation boundaries map and said although nothing is reflected, we do have that. Mr. Jordan said that it must be recognized by the state. Mr. Comeaux said we must go through Florida Department of Transportation (FDOT) and he will follow up with them, as this is not the final draft. Mr. Norman also said the number of lanes on the road map is incorrect. Robert will also get with FDOT on this as well. Mr. Jordan said they provided the required maps and can add additional maps if we desire or need to do so. Attorney Bense feels water and sewer maps would be a good addition. Mayor Padgett mentioned we have no sewer capacity currently, just what we have on reserves.

Attorney Bense asked if he needs to do anything on his end. Mr. Comeaux and Mr. Jordan told him no.

Mr. Jordan said again that there needs to be a public engagement workshop in February or March. He said we should group together and work in stations to discuss and input ideas and thoughts. He said he will send us the comp plan survey results they have received. Attorney Bense asked if they work with LDR's. Mr. Jordan said they do not, but they know people who do. Attorney Bense stated now may be a good time to address mixed use properties. He said we recently had that situation arise, and had no LDR for it.

Mr. Comeaux said Planned Unit Developments (PUDs) are often taken out of context which is why they do a comp plan. He said the comp plan is actually a town's aspiration document – what the town aspires to be. Mr. Jordan said once we are in state compliance, we can proceed.

The deadline for the comp plan is the end of the fiscal year, June 2023 which is called an evaluation appraisal review but our feet are not under fire on that date, however Attorney Bense said we need to get it done as soon as possible.

The special meeting was closed at 6:55 P.M.

Christy C. Linster, Town Clerk

Juanice Padgett, Mayor

