

Town of Pomona Park, Town Council Special Meeting Minutes

February 27, 2024

This Meeting was held at the Community Center for Council & Public

Mayor Joseph Svingala presided. Council present were Lynda Linkswiler, CarrieAnn Evans, Patricia Mead, Dr. Robert Warren(absent), Alisha Kuleski, Town Attorney Bobby Pickens, Town Clerk Andrea Almeida, Finance Officer Jennifer Paul

Mayor Svingala led in the Pledge of Allegiance to the flag.

Mayor Svingala introduced Jack Shad from NEFRC.

Town Attorney Bobby Pickens Explained the rules for the quasi-judicial hearing and that it needs to be expert evidence and testimony.

Citizens that want to give information.

Please Come forward if you would like to be sworn in---

Mike Lanzer- asked that information that you must have someone be qualified to speak at the meeting.

He would have liked to have been told that it must be an expert.

Town Attorney says that its listed as Quasi-Judicial Hearing his job is to advise the Town Council not citizens.

Mike Lanzer- says he would to have liked to have known that he needed to know.

Noni Garcia- "unable to make out."

A female in the audience asked who is providing water studies.

John Horan- as the developer spoke about permits with studies put in place with the state guidelines. Any claims must be gone through the health department and the County.

Town Attorney swore in Matt Mortan.

Matt Mortan introduced himself and gave a background on himself, has worked for many years in land use management and holds degrees, a city planner.

Town Clerk asked for Disclosure on the property.

All Councilmembers answered no to any contact.

The Public Hearing is officially opened at 6:16pm

Jack Shad from the Northeast Florida Regional Council.

Explained how they act as the planning department; they have reviewed the project.

The first report is the change to the FLUM and the second is the zoning change.

It guides what zoning to this change is Med Res to Recreational, And Medium to PUD.

You need to vote yes on both or no on both. Jack has been a planner for over 20 years. The zoning is PUD it is allowed in the Town code. Basically, if it doesn't fall under the regular code you may use the PUD code and put the request in and the Council may have request. The Town code currently doesn't have code for RV. The process currently would allow the RV resort.

The process of most developments go through would be can I do this if it works out Is the zoning.

The NEFRC does make a recommendation to the Council, but it is not mandatory to follow, they will guide them to make a reasonable choice. Jack read aloud the purpose of the zoning criteria. If it meets yes you would vote yes, if it doesn't you would vote no.

Med Res allows 2-5 per acre. Changing to the category recreation, Setting the conditions for lengths of stay and signage and things to keep in mind are all things to be set in place with the agreement.

We set the facts and the law and the in place.

The question was asked about the project who tells the developer that he can do the project.

The first question that is asked is if the Town will allow the project.

Someone asked what happens if the project doesn't happen. The zoning stays on the site.

The items written to the description are specific to the site and the zoning.

The recommendations put forward on the agreement will need to be followed. The options could be citations or reaching out the site.

The building official will be used by the County.

It was asked about time limits for the sites.

Does the Council know what the environmental impact will be on the land?

Has anyone talked with Dunns Creek State Park and any impacts it may have?

Jack explained that they will need to have a study completed on the property before they can build on the land.

The plans would be inspected by the County.

To get a license for Beer and Wine, the Town would need to sign off on them to be allowed to do so.

What agency is responsible?

If they drill water, how will it affect our lake?

Jack explained that the water management, the environmental department, and the health department.

Have they done any studies of crime that it will bring to the area?

That is not a required study, you don't have a way to study that.

Someone asked about a feasibility Study.

Asked about a study on the water usage?

That would not happen until later after approval.

Asked about the value to Pomona Park?

The property would be listed as commercial.

Matt Mortan asked if the record would be forwarded to the Town Council.

Matt Mortan explained the Dunns Creek Project.

18-1 sites deficit build an upscale resort for Putnam County and Pomona Park.

Communities are looking for additional ways to add revenue to the community.

Private roads and private facilities.

Study was about the department of agriculture, no casino complimentary to small communities.

Recreation driven add benefits to small communities.

Who will be coming here people from around four hours away. They don't want to change the place.

Swimming Pool, dog park, community fire pit, no tent camping will be allowed.

It will be highly managed. It has been proposed quite hours. Short term stay will be required. 14 million in capital in development. Lower impact on services, no Ems, no fire. Proactively designed with road work, the buffer, joined the local arbor day foundation. Do not plan to bulldoze all the trees. Joined the friends of Dunns Creek. Committed to be Dark Sky. Fire Smart and by not allowing campfires and hard services. Spend as much money locally as possibly. At the time of construction, they will pay for 1000 hours of Sheriffs hours. RV's must be 10 years or newer. Eng. Letter that says the well on use, a backup well is not required. It will be 250 under the clay layer. It is more than 1 mile away from lake Broward. There does not appear to be a draw any water from the lake.

Matt handed the Town Clerk an engineered letter from JSK consulting firm. The developers have been working with a local well driller. Any permits issued is FI statue environmental permitting, studies have been done, but lots more still need to be completed.

It was asked about bringing horses and the water usage.

Estimated time of Construction if it is approved- 12-14 months of approval and permitting. Then 12 months of construction. Two years.

The question was asked that why HWY 17 isn't the main rd. for the entrance.

Matt explained that it is for safety, and there are some pending projects that make it difficult to plan.

The conversation about HWY 17 and a trailer being to long being an issue.

The queuing is 1500ft, the drive is fifty ft.

Asked about the additional usage of the parks and how to plan for them.

Matt Mortan rebutted that the funding is from the state from the parks being used.

The question again about wells was brought up.

The retention ponds still need to be planned, the sites were planned at the most capacity and knowing that the sites will be knocked down.

It was asked about an emergency plan.

It was asked about wetlands on the property.

Matt explained that St. Johns Water Management will require what is needed.

It was asked if water and sewer for every site and the answer is yes.

It was asked about the grey water and the plan hasn't been designed.

It was asked about the max night stay.

The night stay hasn't been determined as of, yet the state standard says nothing more then 6months.

Mayor Svingala called for a Five-minute recess.

Mayor Svingala called to order at 7:57pm

Matt Mortan thanked the Council and Audience about the project and the NEFRC.

Town Clerk Andrea read Ordinance no 2024-03 by title Councilwoman Evans motioned to accept the Ordinance 2024-003 based on staff recommendations, and Councilwoman Mead 2nd the motion. Mayor opened it up for question, and discussion was opened to the Public.

Mike Lanzer asked about approving the ordinance and the that the zoning goes with this.

Town Attorney explained that he must be factual for the Council to use this information.

Town Attorney allowed the handouts to be given to the Council.

Mike Lanzer spoke on the aquifer recharged area; the next map was from the St. Johns Water Management area. The map about the wetlands area shows three different sites of wetlands.

Water Usage and the DEP how much water something uses and dealing with wastewater.

The property was originally agriculture, and it was a critical area of recharge.

Troy Main- Sisco Rd will fight for this project to not come on to the road. They can put a turn off on this road.

Tony Cuevas- He feels that the Town Does not want the project.

Noni Garcia- asked the request of Sisco Rd.

The question was asked about adding changes to the zoning changes and would it be tonight.

The answer was no, it will be the next meeting.

The question was asked if there was any relationship or being paid by developers. All Councilmembers stated no.

Martha Mann stated that she feels the Town people do want the project.

John Horan- stated that you cannot do anything without any studies. The state forces it, a full-blown juridical study must be done before anything can be done.

Mayor Svingala called the motion.

The vote was unanimous.

Town Clerk Andrea read Ordinance 2024-04 Councilwoman Evans motioned to accept the Ordinance 2024-04 based on the report of the staff and Councilwoman Linkswiler and Councilwoman Mead 2nd the motioned.

No discussion from the Town Council and it was opened to any factual evidence to the audience.

Town Attorney explained the representative for the school board is Travis Woods.

Mayor Svingala went through the Public Comment Cards.

Lynda Linkswiler spoke on that she is relying on the professionals.

Questions were asked about Code Enforcement.

Motioned to adjourn by Councilwoman Evans at 8:43pm.

