

# TOWN OF BALDWIN

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## **REGULAR MEETING OF THE BALDWIN TOWN COUNCIL, TUESDAY, FEBRUARY 20, 2024 AT 6:00 P.M.**

**Invocation and Pledge of Allegiance**

**Approval of January 16, 2024 Minutes**

**Financial Report**

**Site Development Plan submitted by Petre Biltoc requesting 675 Main Street South between Clark Street and Rutha Mae Brown Drive to build sixteen (16) Single Family Homes**

**Site Development Plan submitted by Jason Blanford requesting 681 Rainer Road be divided into two lots. The property currently has two four-unit buildings on it and in doing this each building would be on separate lots.**

**Resolution Number 2021-01 – A RESOLUTION OF THE TOW OF BALDWIN, FLORIDA, OPTING TO BE EXCLUDED AS PART OF THE URBAN COUNTY ENTITLEMENT WITH DUVAL COUNTY; PROVIDING FOR ADOPTION OF RECITALS, REPEAL OF PRIOR INCONSISTENT RESOLUTIONS AND COUNCIL DECISIONS, SEVERABILITY, AND AN EFFECTIVE DATE.**

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need 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.

REGULAR MEETING OF THE BALDWIN TOWN COUNCIL, TUESDAY, FEB 20, 2024 AT 6PM			NAME	M	S	Y	N	A
<b>PRESENT:</b>	Sean Lynch	Mayor						
	Chris Douglas	Councilman						
	Harry Ervin	Councilman						
	Georgeann McKenna	Councilman						
	Clayton Plank	Councilman						
<b>AND:</b>	Rhett Perrett	Town Attorney						
	Lula Hill	Town Clerk						
Mayor calls meeting to order.								
Councilman Ervin gives Invocation followed by the Pledge of Allegiance.								
Mayor calls for a motion to adopt minutes of the regular meeting on Jan 15, 2024 then asks if there are any questions or comments about the minutes. Motion made to adopt the minutes followed by a second. Motion carried.			Mayor Lynch			x		
			Chris Douglas			x		
			Harry Ervin	x		x		
			Georgeann McKenna			x		
			Clayton Plank	x		x		
Mayor brings the January 2024 bills to the council then asks if the council has any questions concerning the bills. No one has questions. Motion made to pay the bills followed by a second. Motion carried.			Mayor Lynch			x		
			Chris Douglas	x		x		
			Harry Ervin			x		
Mayor brings Resolution 2024-01- A RESOLUTION OF THE TOWN OF BALDWIN, FLORIDA, OPTING TO BE EXCLUDED AS PART OF THE URBAN COUNTY ENTITLEMENT WITH DUVAL COUNTY; PROVIDING FOR ADOPTION OF REDITALS, SEVERABILITY, AND AN EFFECTIVE DATE. Mayor reads the resolution in its entirety. Mayor explains the reason for the resolution is to keep our CDBG money and not the handout from Jacksonville. Motion made to adopt Resolution 2024-01 followed by a second. Motion Carried.			Georgeann McKenna	x		x		
			Clayton Plank			x		
Mayor brings the Site Plan Mr. Petre Biltoc has submitted for 675 Main Street South and Rutha Mar Brown Drive to build sixteen (16) Single Family Homes on. Mayor welcomes Mr. Biltoc then asks Misty Sloan about the Community Development Board and their recommendation. Ms. Sloan states yes the board met last week to review the site plan and voted unanimously for approval. Mayor states okay were there any conditions set. Mrs. Sloan states there were questions and discussions about a few things but no one recommended any conditions along with the approval. The council can set conditions if they want to but the board did not have any. Mayor states okay but there was talk about the three lots. Mrs. Sloan states yes. Mr. Biltoc asks if he could speak. Mayor states yes. Mr. Biltoc explains the 3 lots on the curve, the homes will set back far enough to meet the setbacks and the 70 foot frontage. Mayor states okay that is the way he understood it. but he want to make sure. Mayor brings the sewer plant issue up and states he knows the wastewater plant has been there so if someone moves in they can't petition for the plant to be moved but he doesn't know if we could put some language in the sale Mr. Biltoc states there will be full disclosure. Mayor states he wants it for both of us so there is no issues. Mr. Biltoc states it was there before we built and will be there after.			Mayor Lynch			x		
			Chris Douglas	x		x		
			Harry Ervin			x		
			Georgeann McKenna			x		
			Clayton Plank	x		x		

REGULAR MEETING OF THE BALDWIN TOWN COUNCIL, TUESDAY, FEB 20, 2024 AT 6PM					
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Mr. Ervin questions the size of the homes he will be building. Mr. Biltoc answers 1200-1800 square feet, 3 bedroom 2 bath 2 car garage. Mayor states in his opinion Mr. Biltoc has already built what five of these homes in Baldwin and this is what we are looking for. For families to move to Baldwin, with a front yard and a back yard, not piled up on top of each other, that is why I moved to Baldwin nearly 40 years ago and I feel that is why others have moved to Baldwin as well. Our schools are overcrowded as of right now and he has met with the schools and the schoolboard about where our schools are headed because it does effect our families and that is why I like the single family homes coming into the area, for those types of reasons. Mayor asks if there is anything else. Mr. Douglas questions this being the first Homeowners Association in town. Mayor states it is not a homeowners association. Mr. Biltoc explains only for the retention pond, which will be taken care of internally, the streets are being dedicated to the city. Mr. Douglas states okay. Mayor asks if there are any other questions. Mayor states okay so since there are no other questions, then calls for a motion. Motion made to approve the site plan submitted by Mr. Biltoc for 675 Main Street South between Clark Street and Rutha Mae Brown Drive to build sixteen single family homes followed by a second. Motion carried.		Mayor Lynch		x	
		Chris Douglas		x	
		Harry Ervin	x	x	
		Georgeann McKenna		x	
Mayor brings the site plan application for Mr. Jason Blanford requesting 681 Rainer Road be devided into two lots to the council. The property currently has two four unit buildings on it and in doing this each building would be on separate lots. Mayor welcomes Mr. Blanford. Mr. Blanford speaks about what he has already done to the property and how it is cleaned and looking good and that he is asking for this to be able to use what he has for more funding. Motion made to approve the site plan submitted by Mr. Blandford to devide his property at 681 Rainer Road followed by a second. Motion carried.		Clayton Plank	x	x	
		Mayor Lynch		x	
		Chris Douglas	x	x	
		Harry Ervin		x	
		Georgeann McKenna	x	x	
Mayor asks if there are any names on the citizen comments sheet. Ms. Sloan states just Mr. Pete Biltoc. Mayor states okay then goes on to give his updates on:		Clayton Plank		x	
1) Smoke testing the sewer lines throughout the town					
2) Clarks Cove project on Clark and Higginbotham					
3) Water leaks around town that Roger is working on					
Mayor asks if Mr. Ferrett, the council or Ms. Hill have anything.					
Councilman Ervin speaks up to say how great the F.D.O.T yard looks, the guys did a great job cleaning that up.					
Mayor calls for a motion to adjourn. Motion made followed by a second. Motion carried.		Mayor Lynch		x	
		Chris Douglas	x	x	
		Harry Ervin		x	
		Georgeann McKenna		x	
		Clayton Plank	x	x	
Lula Hill, Town Clerk					

 Sean Lynch, Mayor