



PLANNING COMMISSION MINUTES

January 3, 2017

7:00 PM

**Administration Building, 477 Houston
Street, Green Cove Springs, FL 32043**

Call to Order

Present Joe Anzalone, Chairman
Belinda Johnson, Vice Chairman
Richard Fain
Scott Westervelt
Michael Bourré
James Fossa, CCSB
Major Ryan Leonard, Camp Blanding

Absent Marsha Dumler

Staff Present Courtney Grimm, County Attorney
Holly Coyle, Director of Economic & Development Services
Ed Lehman Director of Planning & Zoning
Carolyn Morgan, Chief Planner
Chad Williams, Zoning Chief
Teresa Capo, Recording Secretary

Approval of Minutes

Vice Chairman Johnson made the motion to approve the minutes for December 6, 2016. Commissioner Westervelt seconded the motion which carried 6-0.

Public Comment

No public comments were received.

Public Hearings

- 1. Public Hearing to Consider an Ordinance Placing a Temporary Moratorium on Medical Marijuana Treatment Centers and Licensed Dispensing Organization**

Holly Coyle, Director of Economic & Development Services, informed the Commission that on November 8, 2016, Florida voters approved an amendment to the Florida Constitution titled "Use of Marijuana for Debilitating Medical Conditions" (Amendment 2) and explained that the amendment would legalize the medical use of marijuana and/or cannabis ("marijuana") throughout the State

of Florida for individuals with debilitating medical conditions as determined by a licensed Florida physician and further authorizes the registration and regulation of centers that acquire, produce, and distribute marijuana for medical purposes.

Ms. Coyle continued by stating that in light of the passing of Amendment 2, if a licensed dispensing organization should seek to operate within the County, then the County would need sufficient time to research, study, and analyze the potential impact and compatibility of medical marijuana treatment centers or approved dispensing organizations upon adjacent land uses and the surrounding areas.

In closing, Ms. Coyle explained that the Board of County Commissioners met on October 25, 2016, and directed staff to proceed with the drafting of an ordinance to impose a temporary moratorium on medical marijuana treatment centers and licensed dispensing organizations.

Staff recommended approval of the ordinance as presented.

Chairman Anzalone opened the public hearing.

Richard Klinzman, 1985 Timucua Trail, Middleburg, addressed the Commission and asked the Commission to recommend denial of the proposed ordinance.

Brief discussion followed between the Commission and Courtney Grimm, County Attorney.

Vice Chairman Johnson stated that she would like to see the County act quickly once they receive information from the State.

With no further discussion, Commissioner Fain made the motion to recommend approval of the ordinance as presented by staff. Commissioner Bourré seconded the motion which carried 5-0.

2. Public Hearing to Consider Amendment to the Land Development Code to Add Rural Event Center as a Conditional Use

Ed Lehman, Director of Planning & Zoning, reported that on February 23, 2016, the Board of County Commissioners approved an Ordinance that established Rural Event Centers as a conditional use. He explained that subsequent to the adoption of the new Rural Event Center conditional use, the Board was made aware of plans for a Rural Event Center in the Melrose area of the County, which generated much opposition from residents of the neighboring parcels. He added that in recognizing that the Rural Event Center Conditional Use could result in incompatible land use adjacent to residential areas, the Board voted to rescind the conditional use and asked staff to provide an updated Rural Event Center conditional use for consideration.

In closing, staff recommended approval of the proposed ordinance to amend the Land Development Code to establish Rural Event Centers as a Conditional Use as presented.

Chairman Anzalone opened the public hearing.

Scott Gentry, 6699 Mt. Vernon Road, Melrose, addressed the Commission and provided them with a list of Performance Standards for staff's review.

Chairman Anzalone closed the public hearing.

Mr. Lehman continued and informed the Commission of an error in the proposed ordinance. He requested that the ordinance be amended to reflect that on Page 5, Section 18, "Lake Asbury" be added in front of the word "Rural Fringe".

With no further discussion, Commissioner Bourré made the motion to recommend approval of the ordinance, with the additional wording as requested by staff, and further recommended that staff review the document presented to the Commission by Mr. Gentry. Vice Chairman Johnson seconded the motion which carried 5-0.

3. Public Hearing to Consider an Amendment to the Branan Field Land Development Regulations to Revise the Provisions for Existing Agricultural Properties

Holly Coyle, Director of Economic and Development Services, informed the Commission that the Branan Field Land Development Regulations (LDRs) provide general standards for parcels zoned for residential and nonresidential use prior to the adoption of the Branan Field Plan and that the LDRs do not, however, address properties zoned for agricultural use prior to the adoption of the Plan.

Ms. Coyle stated that staff is proposing to amend the LDRs to add the provision that parcels zoned for agricultural use prior to the adoption of the Master Plan may also develop consistent with the uses identified in the zoning district at the time of Plan adoption.

Staff recommended approval of the ordinance as presented.

Chairman Anzalone opened the public hearing and receiving no request to speak closed the public hearing.

With no further discussion, Commissioner Bourré made the motion to recommend approval of the proposed ordinance as presented by staff. Vice Chairman Johnson seconded the motion which carried 5-0.

4. Public Hearing to Consider Application Z-16-15 AG to EX Anderson Columbia Mine

Chad Williams, Zoning Chief, informed the Commission of Application Z-16-15, which is a change in zoning from AG (Agricultural District) to EX (Excavation) for uses permitted within the district. Following his presentation, Mr. Williams recommended approval of the application.

Chairman Anzalone opened the public hearing.

Rob Bradley, Attorney, Kopelousos, Bradley & Garrison, P.A., 1279 Kingsley Ave, Suite 118, Orange Park, representing the Applicant, addressed the Commission with regard to the application and stated that he was available for questions.

Chairman Anzalone closed the public hearing.

Following discussion, Vice Chairman Johnson made the motion to recommend approval of the rezoning, to include staff comments and recommendations, along with their findings and conclusions. Commissioner Fain seconded the motion which carried 5-0.

5. Public Hearing to Consider CPA 2016-06, Drees Homes, Continued from October 4, 2016 Meeting

Carolyn Morgan, Chief Planner, informed the Commission that at the Applicant's request, CPA 2016-06 has been withdrawn.

6. Public Hearing to Consider CPA 2016-11, Removal of Greenbelt within Lake Asbury Master Plan

Carolyn Morgan, Chief Planner, informed the Commission of an application by the Clay County Planning and Zoning Division, to amend the Future Land Use Map (FLUM), Lake Asbury Master Plan Map, to remove the Greenbelt designation across tax parcel 010101-000-00.

Staff recommended approval as presented.

Chairman Anzalone opened the public hearing.

Susan Fraser, SLF Consulting, 3517 Park Street, Jacksonville, spoke in support of the proposed application.

Chairman Anzalone closed the public hearing.

Vice Chairman Johnson made the motion to recommend approval of CPA 2016-11 as presented. Commissioner Bourré seconded the motion which carried 5-0.

7. Public Hearing to Consider Large Scale Amendment 2016-10, Prosser, to Amend Policy 4.4 Branan Field Rural Suburb and to Amend the Branan

Field Master Plan Map, the Future Land Use Map Series and the Public School Facilities Element

Carolyn Morgan, Chief Planner, informed the Commission that at the Applicant's request, CPA 2016-06 has been withdrawn.

8. Public Hearing to Consider Code Change 2016-05

Carolyn Morgan, Chief Planner, informed the Commission of Code Change 2016-05, which is an application by staff, to amend the Lake Asbury Master Plan Land Development Regulations, Paragraph 6, relating to Village Centers, to modify the size and location of commercial uses, and to modify Paragraph 13 of Subsection C with regard to entrances to subdivisions.

Staff recommended approval of Code Change 2016-05 as presented.

Chairman Anzalone opened the public hearing.

Susan Fraser, SLF Consulting, 3517 Park Street, Jacksonville, spoke in support of the proposed application.

Chairman Anzalone closed the public hearing.

With no further discussion, Commissioner Fain made the motion to recommend approval of Code Change 2016-05 as presented by staff. Commissioner Westervelt seconded the motion which carried 5-0.

9. Public Hearing to Consider Code Change 2016-06, Branan Field Master Plan

Carolyn Morgan, Chief Planner, informed the Commission of Code Change 2016-06, which is an application by staff, to amend the Branan Field Master Plan Land Development Regulations to revise the Lot Size Variety requirements in the Village Zone and Suburban Zone districts.

Staff recommended approval of Code Change 2016-06.

Chairman Anzalone opened the public hearing and receiving no request to speak closed the public hearing.

With no further discussion, Commissioner Westervelt made the motion to recommend approval of Code Change 2016-06 as presented. Vice Chairman Johnson seconded the motion which carried 5-0.

Old Business/New Business

Ed Lehman, Director of Planning & Zoning, reminded everyone of the upcoming community workshops to gather citizen input to determine how well the County's Comprehensive Plan is serving the County. He added that a survey will be

placed on the County's web site for the public to use and encouraged citizen participation.

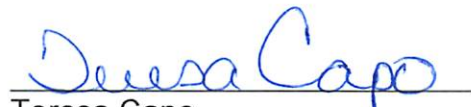
Public Comment

No public comments were received.

There being no further business, the meeting was adjourned at 7:56 P.M.

Approved: 2/7/2017



Joe Anzalone
Chairman

Teresa Capo
Recording Secretary