

**HIGHLANDS COUNTY
PLANNING AND ZONING COMMISSION
AND THE LOCAL PLANNING AGENCY MINUTES**

The regular meeting of the Highlands County Planning and Zoning Commission and the Local Planning Agency was called to order at 3:55 p.m., Tuesday, July 11, 2017, in the Commissioners' Board Room located in the Highlands County Government Center Building, 600 South Commerce Ave., Sebring, Florida.

Members present were: Mr. Howard, Mrs. Mack, Mr. Osborn, Mr. Roberts, Ms. Tiernan, and Mr. Travers, Vice-Chairman. Alternate/Non-Voting Members present were: None. Also present were: Mrs. Sawdy, Zoning Official; Mrs. Culpepper, Planner I; Mrs. BuChans, Planning Supervisor; Ms. Conrad, Zoning Supervisor; and Mr. Macbeth, County Attorney.

Minutes of the previous meeting were unanimously approved. **Motion carried 6-0.**

7) NEW BUSINESS:

A. HEARING # P&Z 2028 – PATRICK AUGUST LANIER TRUST – C/O DALE POLSTON

An approximate 13.06-acre parcel located approximately 0.06 miles south of US 98 and 1.24 miles east of US 27, on the northeast side of HCN Drive; the address being 50 HCN Dr., Sebring, Florida; and abbreviated legal as follows: An approximate 13.06-acre parcel located in Section 23, Township 35 South, Range 29 East, Highlands County, Florida.

The applicant is requesting a zoning change from R-1 (Residential District) to AU (Agricultural District). Mr. Travers read the request and Mr. Polston presented the request. There were no letters received and one spoke with questions.

Motion by Mr. Roberts and seconded by Mr. Osborn to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z Hearing No. 2028, changing the Official Zoning Atlas for an approximate 13.06-acre parcel from R-1 (Residential District) to AU (Agricultural District), referencing the mandatory findings of fact and becoming effective as provided by law.

Upon roll call, all members voted yes. **Motion carried 6-0.**

B. PUBLIC HEARING - PROPOSED AMENDMENTS TO ARTICLES I & II OF CHAPTER 2.1 OF THE HIGHLANDS COUNTY CODE OF ORDINANCES PERTAINING TO AIRPORT ZONING REGULATIONS – C/O SUSAN BUCHANS, PLANNING SUPERVISOR; AND KELLEY KLEPPER, KIMLEY HORN

Mrs. BuChans, Mr. Klepper, Ms. Conrad, and Mrs. Culpepper presented the request. There were no letters received and no one spoke for or against the proposed ordinance.

Motion by Mrs. Mack and seconded by Mr. Roberts to recommend to the Board of County Commissioners to approve Ordinance No. 16-17-___, amending Articles I & II of Chapter 2.1 of the Code of Ordinances, Highlands County, Florida, providing for conflict; providing for severability; providing for inclusion in code; and providing for an effective date.

Upon roll call, all members voted yes. **Motion carried 6-0.**

C. PUBLIC HEARING – ORDINANCE NO. 16-17-_____ AMENDING AND ADOPTING SECTION 12.01.114 OF CHAPTER 12 OF THE CODE OF ORDINANCES, TO BAN MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES FROM BEING LOCATED WITHIN THE BOUNDARIES OF THE UNINCORPORATED AREA OF HIGHLANDS COUNTY, FLORIDA – C/O ROSS MACBETH, COUNTY ATTORNEY

Mr. Macbeth presented the request. There were no letters and no one spoke for or against the proposed ordinance.

Motion by Mr. Roberts and seconded by Mr. Osborn to recommend to the Board of County Commissioners to deny banning medical marijuana dispensing facilities within the boundaries of the unincorporated area of Highlands County.

Upon roll call, Mr. Roberts, Mr. Osborn, Ms. Tiernan, Mr. Howard, and Mr. Travers voted to deny the request to ban medical marijuana dispensing facilities; and Mrs. Mack voted to approve the request. **Motion carried 5-1 to deny the request.**

D. PUBLIC HEARING - PROPOSED TEXT VARIOUS AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS, INCLUDING MAXIMUM LOT COVERAGE, POTABLE WATER, CENTRAL WASTEWATER, DRIVEWAY PERMIT TIME LIMITS, AND SCRIVENER'S ERRORS - C/O CLINTON HOWERTON, P.E., COUNTY ENGINEER; LINDA CONRAD, ZONING SUPERVISOR; AND MELONY CULPEPPER, PLANNER I

Mr. Howerton, Ms. Conrad, and Mrs. Culpepper presented the request. There were no letters and no one spoke for or against the proposed ordinance. The Planning and Zoning Commission suggested that Section 79. Paragraph 6 should be amended to add "stored" to read as "mobile home park when stored at least 100 feet from the nearest dwelling space..." to be consistent with the wording in Section 81. Paragraph 2. Mr. Roberts stated that Section 167. is conflicting with the date in the first paragraph of Section 12.06.104 of the current Land Development Regulations.

Motion by Mr. Roberts and seconded by Ms. Teirnan to continue this hearing on August 8, 2017, at 3:00 p.m. or as soon thereafter as possible.

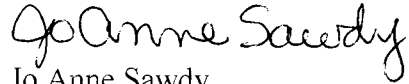
Upon roll call, all members voted yes. **Motion carried 6-0.**

8) **ANNOUNCEMENT OF NEXT MEETING**

The next Planning and Zoning Commission meeting is scheduled for August 8, 2017, at 3:00 p.m. or as soon thereafter as possible in the Engineering Training Room, located at 505 South Commerce Ave., Sebring, Florida.

There being no further business, the meeting was adjourned at 5:26 p.m.

Respectfully submitted by,



Jo Anne Sawdy
Zoning Official