I. Prayer and Pledge of Allegiance

II. Public Comments

III. Minutes

IV. **New Business**

A. **Ord. No. 2020-17**  Rezoning (Conley)

B. **Ord. No. 2020-19**  Rezoning (Tomlinson)

C. **Ord. No. 2020-20**  Small Scale Land Use Amendment and Rezoning (Terrell)

D. **Ord. No. 2020-21**  Rezoning (Terrell)

E. **Ord. No. 2020-22**  Small Scale Land Use Amendment and Rezoning (Allen)

F. **Ord. No. 2020-23**  Rezoning (Allen)

G. **Ord. No. 2020-30**  EAR Amendments/Susan Fraser (The report was sent out by Susan Fraser directly to the LPA Members)

V. **Other Business**

   LPA Meeting Calendar Adjustment

VI. Adjourn
DATE: July 16, 2020

TO: Baker County Local Planning Agency

THROUGH: Katherine Heinz, Chair

FROM: Jack Shad, Planning Staff
Community Development Department

RE: Staff Report
Ordinance No. 2020-17
Rezoning Application

REQUEST: Rezone from Agriculture 7.5 to Agriculture 5.0

BACKGROUND

Michael Conley, the property owner, submitted an application on April 23, 2020 requesting a Rezoning (REZ) for the subject parcel located on Mudlake Road, between LE Harvey Road and Serenity Lane. The parcel number is 21-3S-21-0000-0000-0030. The parcel is 13.5 +/- acres, and currently has a land use designation of Agriculture B (Ag B) and a zoning district of Agriculture 7.5 (Ag 7.5). It is currently vacant.

INTENT

The Applicant requests a zoning change from Ag 7.5, which allows for one (1) dwelling unit per 7.5 acres, to Ag 5.0, which allows for one dwelling unit per 5 acres. If approved, the rezoning would permit him to split the existing lot into two conforming lots.
The surrounding area is rural in character, with a mix of lot sizes from 1 acre family lots to 5 acre home sites to very large (50+ acre) parcels, and has been designated by the Future Land Use Map as Agriculture B, which is defined as a category intended “to preserve the rural and open character of lands within the Agricultural B land use category of the comprehensive plan and to provide for permanent residential housing in conjunction with agricultural uses.”

Mudlake Road in this section is a two-lane paved road which is owned and maintained by the County.

The subject parcel is surrounded by the following land use designations and zoning districts:

- **North**: VLDR / Ag 7.5
- **South**: Ag B / Ag 7.5
- **East**: Ag B / Ag 7.5
- **West**: Ag B / Ag 7.5

**ORDINANCE CODE**

The request of the Applicant is to change the current zoning district from Ag 7.5 to Ag 5.0.

Below are the descriptions for each classification:

**Sec. 24-191. – AG 7.5 Agriculture District.**

“The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the comprehensive plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 7.5 acres to one unit per 19 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.

**Section 24.191.01 – AG 5.0 Agricultural District.**

“The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the Comprehensive Plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 5.0 acres to 7.4 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.”

The Ag 5.0 category was added in February of 2020. According to the staff report, the change was “proposed as there is a need to allow landowners to utilize their property as intended by the Comprehensive Plan’s Goals and Objectives. These are landowners who are incapable of using their land to develop a single family home due to the inconsistency between their land use, zoning, and acreage.”
Permitted Use and Structures

The permitted and permissible uses and structures are also very similar between the Ag 7.5 and Ag 5.0 districts.

Sec. 24-195(e) Setback and other standards.

(1) Minimum lot requirements (width, depth, and area).
   a. Width: 200 feet.
   b. Depth: none.
   c. Area: 5.0 acres.

(2) Maximum lot coverage by all buildings and structures.
   a. Not applicable.

(3) Minimum yard requirements.
   a. Front: 50 feet.
   b. Side: 30 feet.
   c. Rear: 25 feet.

(4) Maximum height of structures. Maximum height of structures shall be 35 feet.

(5) Only one (1) direct access is provided from a county or state collector or arterial road, including family lots, temporary family lots, medical hardships, and homestead divisions.

RECOMMENDATION

In general, the proposed change is consistent with the character and uses of the surrounding area.

This section of Mudlake Road shows a transition between the very large agricultural parcels in the southern part of the County, and a denser residential area to the south of Glen St. Mary. The development of two additional homes in this area, with the lot width and setbacks established by the Ag 5.0 district, should not have a noticeable effect on the predominantly rural character of the area.

The request by the Applicant to change the zoning from Ag 7.5 to Ag 5.0 is consistent with the Land Development Regulations of the Baker County Ordinance Code. Staff recommends APPROVAL based upon these findings.
DATE: July 16, 2020

TO: Baker County Local Planning Agency

THROUGH: Katherine Heinz, Chair

FROM: Lara K. Diettrich, Interim Director
Community Development Department

RE: Staff Report
Ordinance No. 2020-19
Rezoning Application

REQUEST: Rezone from Agriculture 7.5 to Agriculture 5.0

BACKGROUND

Kitty and Hoyt Tomlinson, the property owners, submitted an application on May 20, 2020 requesting a Rezoning (REZ) for the subject parcel located at 12435 Kizzy Kat Lane, Glen St. Mary, Florida 32040. The parcel number is 31-3S-21-0000-0000-0070. The parcel is 5.00 +/- acres, and currently has a land use designation of Agriculture B (Ag B) and a zoning district of Agriculture 7.5 (Ag 7.5). The Tomlinson’s homestead is located on the subject parcel.

INTENT

The Applicant requests a zoning change from Ag 7.5, which allows for one (1) dwelling unit per 7.5 acres, to Ag 5.0, which allows for one dwelling unit per 5 acres. If approved, the rezoning would bring the subject parcel into legal conformity, allowing for the applicant to convey a portion of the subject parcel to their granddaughter through the Family Lot Provisions (Section 24-141).
The surrounding area is rural in character, with a mix of lot sizes ranging from 1 acre family lots to 5 acre home sites to very large (100+ acres) parcels, and has been designated by the Future Land Use Map as Agriculture B, which is defined as a category intended “to preserve the rural and open character of lands within the Agricultural B land use category of the comprehensive plan and to provide for permanent residential housing in conjunction with agricultural uses.”

Richardson Road is a County-owned and maintained paved roadway.

The subject parcel is surrounded by the following land use designations and zoning districts:

- North: AG B/AG 7.5
- South: AG B/AG 7.5
- East: AG B/AG 7.5
- West: AG B/AG 7.5

**ORDINANCE CODE**

The request of the Applicant is to change the current zoning district from Ag 7.5 to Ag 5.0.

Below are the descriptions for each classification:

**Sec. 24-191. – AG 7.5 Agriculture District.**

“The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the comprehensive plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 7.5 acres to one unit per 19 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.”

**Section 24.191.01 – AG 5.0 Agricultural District.**

“The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the Comprehensive Plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 5.0 acres to 7.4 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.”

The Ag 5.0 category was added in February of 2020. According to the staff report, the change was “proposed as there is a need to allow landowners to utilize their property as intended by the Comprehensive Plan’s Goals and Objectives. These are landowners who are incapable of using their land to develop a single family home due to the inconsistency between their land use, zoning, and acreage.”
Permitted Use and Structures

The permitted and permissible uses and structures are also very similar between the Ag 7.5 and Ag 5.0 districts.

Sec. 24-191.01(e) Setback and other standards.

(1) Minimum lot requirements (width, depth, and area).
   a. Width: 200 feet.
   b. Depth: none.
   c. Area: 5.0 acres.

(2) Maximum lot coverage by all buildings and structures.
   a. Not applicable.

(3) Minimum yard requirements.
   a. Front: 50 feet.
   b. Side: 30 feet.
   c. Rear: 25 feet.

(4) Maximum height of structures. Maximum height of structures shall be 35 feet.

(5) Only one (1) direct access is provided from a county or state collector or arterial road, including family lots, temporary family lots, medical hardships, and homestead divisions.

RECOMMENDATION

In general, the proposed change is consistent with the character and uses of the surrounding area.

This section of Mudlake Road shows a transition between the very large agricultural parcels in the southern part of the County, and a denser residential area to the south of Glen St. Mary. The development of two additional homes in this area, with the lot width and setbacks established by the Ag 5.0 district, should not have a noticeable effect on the predominantly rural character of the area.

The request by the Applicant to change the zoning from Ag 7.5 to Ag 5.0 is consistent with the Baker County Ordinance Code’s Land Development Regulations. Staff recommends APPROVAL.
STAFF REPORT

DATE: July 16, 2020

TO: Baker County Local Planning Agency

THROUGH: Katherine Heinz, Chair

FROM: Lara K. Diettrich, Interim Director
Community Development Department

RE: Staff Report
Ordinance No. 2020-20
Small Scale Land Use Amendment Application

REQUEST: Agriculture B (AG B) to Very Low Density Residential (VLDR)

BACKGROUND

The Applicant/Owner Connie Terrell is requesting a land use and zoning change for the subject parcel, which is located at 15034 Shumate Lane, Sanderson, Florida 32087 with parcel tax identification number 27-2S-20-0000-0000-0068. The subject parcel is 1.94 +/- acres.

The Applicant submitted a Small Scale Land Use Amendment (SS LUA) and a companion Rezoning (REZ) for the subject parcel. The subject parcel has a land use designation of Agriculture B (Ag B) and a zoning district of Agriculture 7.5 (Ag 7.5). The Applicant requests a land use change from Ag B, which allows for one (1) dwelling unit per 5.0 to 7.49 acres, to Very Low Residential Density (VLDR), which allows for a range of density from a maximum density of one (1) dwelling unit per acre to a minimum of one (1) dwelling unit per 7.5 acres.
In addition, there is a companion Rezoning Application to request a zoning change from Ag 7.5, which allows for one (1) dwelling unit per 7.5 acres, to Residential Conventional and Mobile Home 1 (RCMH 1), which allows for one (1) dwelling unit per acre.

INTENT

The intent of the Applicant is to bring the subject parcel into compliance, rendering it a legally conforming lot, so that it may be used for the existing mobile home on-site, as well as, for the parcel to be conforming for potential lending opportunities.

The subject parcel is bound by the following land use designations and zoning districts:

- North: AG B, VLDR/AG 7.5, RCMH 1
- South: AG A/AG 7.5
- East: AG B/AG 7.5
- West: AG B/AG 7.5

COMPREHENSIVE PLAN

At the request of the Applicant to amend the Future Land Use Map to change the current land use from Ag A to VLDR, the following policies are relevant from the Future Land Use Element:

Policy A.1.10.1. Agriculture

B. Agriculture Ag B

The category Ag B is considered to be in transition because of development potential as a result of location. Ag B lands lie at the fringe of developing areas, along major transportation routes or contain within the area numerous pockets of already developed parcels.

Ag B lands are intended to be used for small-scale agriculture activities such as cultivation of field crops, livestock, dairies or other uses on a limited scale. Ag B lands may be developed at a maximum density of one (1) dwelling unit per 5.0 acres

Policy A.1.10.2 Residential

The residential land use category includes single family detached, single family attached, duplex, and multi-family housing. Parcels of land designated for residential land use are intended to be used predominantly for housing and should be protected from intrusion of land uses that are incompatible with residential density or intensity of use.

The following minimum criteria pertain to residential land use categories:

- All development must meet building codes and have either a County Department of Health approved well and septic tank installation or connection to central water/sewer facilities.
• Compliance with the Concurrency Management System is required before development will be permitted at the stated densities/intensities of use.

• Very Low Density pertains to a range of density from a maximum density of one (1) dwelling unit per acre to a minimum of one (1) unit per 7.5 acres, which will include zoning categories: Ag 7.5, Ag 5.0, RCMH 2.5, RCMH 1, and RC 1.

RECOMMENDATION

The proposed land use change for the subject parcel is in keeping with the character of the area, its uses, and densities alike.

The request by the Applicant to change the land use from Agriculture A to Very Low Density Residential is consistent with the Goals, Objectives, and Policies of the Baker County 2040 Comprehensive Plan. Staff recommends APPROVAL based upon these findings.
DATE: July 16, 2020

TO: Baker County Local Planning Agency

THROUGH: Katherine Heinz, Chair

FROM: Lara K. Diettrich, Interim Director
Community Development Department

RE: Staff Report
Ordinance No. 2020-21
Rezoning Application

REQUEST: Agriculture 7.5 to Residential Conventional/Mobile Home 1

BACKGROUND

The Applicant Connie S. Terrell owns the subject parcel, which is located at 15034 Shumate Lane, Sanderson, Florida 32087 with parcel tax identification number 27-2S-20-0000-0000-0068. The parent parcel is 1.94 +/- acres.

The Applicant submitted a Small Scale Land Use Amendment (SS LUA) and a companion Rezoning (REZ) for the subject parcel. The subject parcel has a land use designation of Agriculture B (Ag B) and a zoning district of Agriculture 7.5 (Ag 7.5). The Applicant requests a land use change from A B, which allows for one (1) dwelling unit per 5.0 to 7.49 acres, to Very Low Residential Density (VLDR), which allows for a range of density from a maximum density of one (1) dwelling unit per acre to a minimum of one (1) dwelling unit per 7.5 acres.
In addition, there is a companion Rezoning Application to request a zoning change from Ag 7.5, which allows for one (1) dwelling unit per 7.5 acres, to Residential Conventional and Mobile Home 1 (RCMH 1), which allows for one (1) dwelling unit per acre.

**INTENT**

The intent of the Applicant is to bring the subject parcel into compliance, rendering it a legally conforming lot, so that it may be used for the existing mobile home on-site, as well as, for the parcel to be conforming for potential lending opportunities.

The subject parcel is bound by the following land use designations and zoning districts:

- North: AG B, VLDR/AG 7.5, RCMH 1
- South: AG A/AG 7.5
- East: AG B/AG 7.5
- West: AG B/AG 7.5

**ORDINANCE CODE**

At the request of the Applicant to change the current zoning from Agriculture 7.5 to Residential Conventional/Mobile Home 1, the following Ordinance Code’s Land Development Regulations are applicable:

Sec. 24-193. – RCMH 1 Residential Conventional and Mobile Home District.

(a) *Generally.* The provisions of this section apply to the RCMH 1 Residential Conventional District. This district is similar to the RC 1 Residential Conventional District. However, mobile homes are permitted. The purpose of classifying land and water areas within this district is to provide a transition between the agriculture and single-family districts and to accommodate residential development of single-family conventional or mobile homes in areas not served by central water and sanitary facilities within the Very Low Density land use category of the Comprehensive Plan. One unit per acre will be permitted and each unit shall have immediate access to a county-maintained paved road. Development must meet building codes and have a county department of health approved well and septic tank installation.

(e) Setback and other standards.

1. Minimum lot requirements (width, depth, and area)
   a. Width: 100 feet.
   b. Depth: none.
   c. Area: one (1) acre.
2. Maximum lot coverage by all buildings and structures.
   a. Not applicable.
3. Minimum yard requirements.
   a. Front: 25 feet.
   b. Side: 25 feet.
   c. Rear: 25 feet.
RECOMMENDATION

The proposed zoning change for the subject parcel is in keeping with the character of the area and its uses.

The request by the Applicant to change the zoning from Agriculture 7.5 to Residential Conventional and Mobile Home 1 is consistent with the Baker County Ordinance Code’s Land Development Regulations. Staff recommends APPROVAL based upon these findings.
DATE: July 16, 2020

TO: Baker County Local Planning Agency

THROUGH: Katherine Heinz, Chair

FROM: Lara K. Diettrich, Interim Director
Community Development Department

RE: Staff Report
Ordinance No. 2020-22
Small Scale Land Use Amendment Application

REQUEST: Agriculture A (Ag A) to Very Low Density Residential (VLDR)

BACKGROUND

The Applicant Joshua and Katie Allen own the subject parcel, which is located at 44 Jones Road, Macclenny, Florida 32063 with parcel tax identification number 33-2S-22-0000-0000-0020. The parent parcel is 10.00 +/- acres. The Applicant proposes to create a two and one-half (2.50) acre lot for Mr. Joshua Allen’s cousin to build a home.

The Applicant submitted a Small Scale Land Use Amendment (SS LUA) and a companion Rezoning (REZ) for the subject parcel. The subject parcel has a land use designation of Agriculture A (Ag A) and a zoning district of Agriculture 10 (Ag 10). The Applicant requests a land use change from Ag A, which allows for one (1) dwelling unit per 10 acres, to Very Low Residential Density (VLDR), which allows for a range of density from a maximum density of one (1) dwelling unit per acre to a minimum of one (1) dwelling unit per 7.5 acres.
In addition, there is a companion Rezoning Application to request a zoning change from Ag 10, which allows for one (1) dwelling unit per 10 acres, to Residential Conventional and Mobile Home 2.5 (RCMH 2.5), which allows for one (1) dwelling unit per 2.5 acres.

**INTENT**

The intent of the Applicant is to have the appropriate land use and zoning to create a 2.50 +/- acre parcel to convey to Mr. Allen’s cousin for the purpose of building a new home. This is permissible per the Goals, Objectives, and Policies of the 2040 Baker County Comprehensive Plan.

The subject parcel is bound by the following land use designations and zoning districts:

- North: AG A/AG 10
- South: AG A, VLDR, MDR/AG 10, RC 1, RCMH 0.5
- East: AG A, AG 10
- West: City of Macclenny/City of Macclenny

**COMPREHENSIVE PLAN**

At the request of the Applicant to amend the Future Land Use Map to change the current land use from Ag A to VLDR, the following policies are relevant from the Future Land Use Element:

**Policy A.1.10.1. Agriculture**

A. Agriculture Ag A.

The category Ag A is intended for agricultural activities, such as silviculture crops, row crops, livestock, dairies, and other uses on a limited scale serving or ancillary to agricultural activities.

Mineral Extraction (mining) activities are allowed and shall be managed in accordance with the provisions of the Conservation Element.

New residential uses at a maximum density of one dwelling unit per ten (10) acres shall be permitted.

**Policy A.1.10.2 Residential**

The residential land use category includes single family detached, single family attached, duplex, and multi-family housing. Parcels of land designated for residential land use are intended to be used predominantly for housing and should be protected from intrusion of land uses that are incompatible with residential density or intensity of use.

The following minimum criteria pertain to residential land use categories:

- All development must meet building codes and have either a County Department of Health approved well and septic tank installation or connection to central water/sewer facilities.
• Compliance with the Concurrency Management System is required before development will be permitted at the stated densities/intensities of use.

• **Very Low Density** pertains to a range of density from a maximum density of one (1) dwelling unit per acre to a minimum of one (1) unit per 7.5 acres, which will include zoning categories: Ag 7.5, Ag 5.0, RCMH 2.5, RCMH 1, and RC 1.

**RECOMMENDATION**

The proposed land use change for the subject parcel is in keeping with the character of the area, its uses, and densities alike.

The request by the Applicant to change the land use from Agriculture A to Very Low Density Residential is consistent with the Goals, Objectives, and Policies of the Baker County 2040 Comprehensive Plan. Staff recommends **APPROVAL** based upon these findings.
DATE: July 16, 2020

TO: Baker County Local Planning Agency

THROUGH: Katherine Heinz, Chair

FROM: Lara K. Diettrich, Interim Director
Community Development Department

RE: Staff Report
Ordinance No. 2020-23
Rezoning Application

REQUEST: Agriculture 10 to Residential Conventional/Mobile Home 2.5

BACKGROUND

The Applicant Joshua and Katie Allen own the subject parcel, which is located at 44 Jones Road, Macclenny, Florida 32063 with parcel tax identification number 33-2S-22-0000-0000-0020. The parent parcel is 10.00 +/- acres. The Applicant proposes to create a two and one-half (2.50) acre lot for Mr. Joshua Allen’s cousin to build a home.

The Applicant submitted a Small Scale Land Use Amendment (SS LUA) and a companion Rezoning (REZ) for the subject parcel. The subject parcel has a land use designation of Agriculture A (Ag A) and a zoning district of Agriculture 10 (Ag 10). The Applicant requests a land use change from Ag A, which allows for one (1) dwelling unit per 10 acres, to Very Low Residential Density (VLDR), which allows for a range of density from a maximum density of one (1) dwelling unit per acre to a minimum of one (1) dwelling unit per 7.5 acres.
In addition, there is a companion Rezoning Application to request a zoning change from Ag 10, which allows for one (1) dwelling unit per 10 acres, to Residential Conventional and Mobile Home 2.5 (RCMH 2.5), which allows for one (1) dwelling unit per 2.5 acres.

**INTENT**

The intent of the Applicant is to have the appropriate land use and zoning to create a 2.50 +/- acre parcel to convey to Mr. Allen’s cousin for the purpose of building a new home. This is permissible per the Goals, Objectives, and Policies of the 2040 Baker County Comprehensive Plan.

The subject parcel is bound by the following land use designations and zoning districts:

- North: AG A/AG 10
- South: AG A, VLDR, MDR/AG 10, RC 1, RCMH 0.5
- East: AG A, AG 10
- West: City of Macclenny/City of Macclenny

**ORDINANCE CODE**

At the request of the Applicant to change the current zoning from Agriculture 10 to Residential Conventional/Mobile Home 2.5, the following Ordinance Code’s Land Development Regulations are applicable:

Sec. 24-192. – Residential Conventional and Mobile Home District.

(a) *Generally.* The provisions of this section apply to the RCMH 2.5 Residential Conventional District. The purpose of classifying land and water areas within this district is to provide a transition between the agricultural and residential uses and to accommodate large lot residential development of single-family conventional and mobile homes within the Very Low Density Residential land use category of the comprehensive plan. One unit per 2 ½ acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.

(e) Setback and other standards.

(1) Minimum lot requirements (width, depth, and area)
   a. Width: 200 feet.
   b. Area: 2.5 acres.
   c. Depth: 300 feet.

(2) Maximum lot coverage by all buildings and structures.
   a. Not applicable.

(3) Minimum yard requirements.
   a. Front: 50 feet.
   b. Side: 30 feet.
   c. Rear: 50 feet.

(4) Maximum height of structures: 45 feet.
RECOMMENDATION

The proposed zoning change for the subject parcel is in keeping with the character of the area, its uses, and densities alike.

The request by the Applicant to change the zoning from Agriculture 10 to Residential Conventional and Mobile Home 2.5 is consistent with the Baker County Ordinance Code’s Land Development Regulations. Staff recommends APPROVAL based upon these findings.