Baker County Land Planning Agency
Thursday, August 12, 2021 at 6:00 PM

Agenda

LPA Members:

Allen Cross, Chair
Katherine Heinz
Glen Patten
Gabe Powers
Greg Sheppard
Phil Zamarron, Alternate

I. Prayer and Pledge of Allegiance

II. Public Comments

III. Approval of the Minutes: Meeting Minutes from the June 10, 2021 and July 08, 2021 LPA meeting

IV. New Business:

1. Ord. No. 2021-044 Small Scale Land Use Amendment (Hodges)
   AG B to VLDR, Staff Recommendation: Approval

2. Ord. No. 2021-045 Rezoning (Hodges)
   AG 7.5 to RCMH 1, Staff Recommendation: Approval

3. Ord. No. 2021-054 Rezoning (Arwine)
   RCMH 1 to RCMH .5, Staff Recommendation: Approval

4. Ord. No. 2021-055 Rezoning (Foster)
   RCMH 1 to RCMH .5, Staff Recommendation: Approval

5. Ord. No. 2021-056 Small Scale Land Use Amendment (Donker)
   AG B to VLDR, Staff Recommendation: Approval

6. Ord. No. 2021-057 Rezoning (Donker)
   AG 7.5 to RCMH 2.5, Staff Recommendation: Approval

7. Special Exception for Limited Notice (Canady)
   Staff Recommendation: Approval
V. Comments

VI. Adjourn
DATE: June 29, 2021
TO: Baker County Local Planning Agency
THROUGH: Katherine Heinz, Chairwoman
FROM: Lara K. Diettrich, Director
RE: LPA Meeting Minutes for the Meeting held on 06-10-2021

Commenced at 6:00 PM

Local Planning Agency Members Present:

Katherine Heinz
Glen Patten
Greg Sheppard
Phil Zamarron
Gabe Powers

Staff present:

Lara Diettrich, Director, Community Development Department (BC CDD)
Debra Taylor, Community Development Department (BC CDD)
Clint Shivers, Director, Development Operations (DevOps)

1. Approve minutes from the May 13, 2021 LPA meeting.

2. Lara Diettrich announced the withdrawal of ORDINANCE 2021-036 LARGE SCALE LAND USE AMENDMENT

   - The following people spoke regarding the withdrawal of Ordinance 2021-36:
     - Sam Higginbotham, Jen Roberts, Katie Sosayachanh, Alicia Cabrera-Thomas, Terrill Ellison, Bobby Gray, Korina Barber

3. ORDINANCE 2021-039 SMALL SCALE LAND USE (RUISE)
   Motion to approve by: Glen Patten
   Second: Greg Sheppard

   No Comments
4. **ORDINANCE 2021-040 REZONING (RIUSE)**
   Motion to approve by: Gabe Powers
   Second: Glen Patten

   No Comments

5. **ORDINANCE 2021-041 REZONING (BURTNER)**
   Motion to approve by: Greg Sheppard
   Second: Glen Patten

   No Comments

6. **ORDINANCE 2021-042 REZONING (BARROW)**
   Motion to approve by: Glen Patten
   Second: Gabe Powers

   No Comments

7. **ORDINANCE 2021-043 SMALL SCALE LAND USE (ADAM’S DAIRY FARM, LLC)**
   Motion to approve by: Glen Patten
   Second: Greg Sheppard

   - Travis West made comments regarding the Small Scale Land Use Amendment for Adam’s Dairy Farm, LLC

8. **VARIANCE (White)**
   Motion to approve by: Gabe Powers
   Second: Glen Patten

   - Robert Gell spoke against the Variance for Charley & Diana White.
   - Gabe Powers asked if the house plans could be moved to avoid the variance.
     Mr. White stated that it is possible, but he would have to hand tug the airplane between the house and the well to avoid clipping the wings

Next LPA meeting is on **July 08, 2021 at 6:00pm** in County Commissioner Chambers.

**Meeting was adjourned at 8:00 PM.**
DATE: July 14, 2021
TO: Baker County Local Planning Agency
THROUGH: Katherine Heinz, Chairwoman
FROM: Lara K. Diettrich, Director
RE: LPA Meeting Minutes for the Meeting held on 07-08-2021

Commenced at 6:00 PM

Local Planning Agency Members Present:

Katherine Heinz
Glen Patten
Greg Sheppard
Phil Zamarron
Gabe Powers

Staff present:

Lara Diettrich, Director, Community Development Department (BC CDD)
Debra Taylor, Community Development Department (BC CDD)
David Weathers, Development Operations (DevOps)

1. Proposed minutes from the June 10, 2021 LPA meeting be placed on the LPA Agenda for August 12, 2021.

2. ORDINANCE 2020-64 LARGE SCALE LAND USE AMENDMENT (THOMAS RHODEN GST TRUST)
   AG A to AG B
   Motion to approve by: Alan Cross
   Second: Greg Sheppard

   No Comments

3. ORDINANCE 2020-65 REZONING (THOMAS RHODEN GST TRUST)
   AG 10 to AG 5
   Motion to approve by: Glen Patten
   Second: Gabe Powers
4. ORDINANCE 2021-032 LARGE SCALE LAND USE AMENDMENT (K&E LANDCOM. INC.)
IRC to COM
Motion to approve by: Greg Sheppard
Second: Alan Cross
No Comments

5. ORDINANCE 2021-046 REZONING (FLETCHER)
AG 7.5 to AG 5
Motion to approve by: Alan Cross
Second: Gabe Powers
No Comments

6. ORDINANCE 2021-047 SMALL SCALE LAND USE (HUTCHINS)
AG B to VLDR
Motion to approve by: Gabe Powers
Second: Glen Patten
No Comments

7. ORDINANCE 2021-048 REZONING (HUTCHINS)
AG 7.5 to RCMH 2.5
Motion to approve by: Gabe Powers
Second: Glen Patten
No Comments

8. ORDINANCE 2021-049 SMALL SCALE LAND USE (PADGETT)
AG B to VLDR
Motion to approve by: Gabe Powers
Second: Greg Sheppard
No Comments

9. ORDINANCE 2021-050 REZONING (PADGETT)
AG 7.5 to RCMH 2.5
Motion to approve by: Greg Sheppard
Second: Alan Cross
No Comments

10. ORDINANCE 2021-051 SMALL SCALE LAND USE (BOWEN)
AG B to VLDR
Motion to approve by: Alan Cross
Second: Glen Patten
No Comments
11. ORDINANCE 2021-052 REZONING (BOWEN)  
AG 7.5 to RCMH 2.5  
Motion to approve by: Glen Patten  
Second: Alan Cross

No Comments

12. ORDINANCE 2021-053 SMALL SCALE LAND USE (MOORE)  
AG B to VLDR  
Motion to approve by: Grep Sheppard  
Second: Alan Cross

No Comments

13. ORDINANCE 2021-054 REZONING (MOORE)  
AG 7.5 to RCMH 0.5  
Motion to approve by: Grep Sheppard  
Second: Alan Cross

No Comments

14. VARIANCE for LOT REQUIREMENTS (LEE)  
Encroachment to the Lot Width and Setback Requirements  
Motion to approve by: Alan Cross  
Second: Greg Sheppard

No Comments

15. Alan Cross was nominated as the new Chairman.  
Motion to approve by: Gabe Powers  
Second: Greg Sheppard

Gabe Powers was as the new Vice Chairman.  
Motion to approve by: Greg Sheppard  
Second: Alan Cross

Next LPA meeting is on **August 12, 2021 at 6:00pm** in County Commissioner Chambers.

**Meeting was adjourned at 8:00 PM.**
STAFF REPORT

DATE: August 1, 2021

FROM: Lara K. Diettrich, Director

RE: Ordinance No. 2021-044 SMALL SCALE LAND USE AMENDMENT

BACKGROUND

Mary Elaine Hodges, the owner of the subject parcel, has submitted two (2) applications with the Baker County Community Development Department requesting a change in land use and zoning. The subject parcel (Parcel No. 11-4S-20-0000-0000-0012), which consists of 2.00 +/- acres, is located on the east side of CR 229, across from John Mann Road, set back adjacent to the east of Alvin Hodges.

INTENT

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 proposes a change in land use from AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR). There is a companion zoning application that has been submitted. The Applicant proposes a change in land use to bring the subject parcel into compliance for the ultimate purpose of creating a lot for her daughter through the Family Lot Provision. The Provision requires, amongst many things, that the subject parcel be in compliance with its land use and zoning.

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

- North: Agriculture A and B/Agriculture 10
- South: Agriculture B, Very Low Density Residential/Agriculture 7.5
- East: Agriculture B/Agriculture 7.5
West: Agriculture B, Very Low Density Residential, and Medium Density Residential/Agriculture 7.5, Residential Conventional and Mobile Home .5

COMPREHENSIVE PLAN

CURRENT LAND USE CATEGORY

Policy A.1.10.1 Agriculture

A. Agriculture Ag B

The category Ag B is 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.

PROPOSED LAND USE CATEGORY

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 uses are intended to be used predominately 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**
  Range of density from a maximum density of 1 dwelling unit per acre to a minimum of 1 unit per 7.5 acres, which will include zoning categories: Ag 7.5, Ag 5, RCMH 2.5, RCMH1, and RC1.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

Baker County Fire and Rescue  
No comments.

Baker County School District  
No comments.

Public Works Department  
No comments.

Baker County Health Department  
No comments.
Community Development Department
The proposed land use is consistent with the surrounding future land uses in the area. There are several small lots that are the result of a recorded subdivision and some small lots that are not conforming lots of record. The subject parcel would be brought into compliance.

RECOMMENDATION

Staff recommends APPROVAL of the proposed Small Scale Land Use Amendment from AGRICULTURE B to VERY LOW DENSITY RESIDENTIAL.
ORDINANCE 2021-044

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR THE SUBJECT PARCEL FROM AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR) WITH THE INTENT OF BRINGING THE SUBJECT PARCEL INTO COMPLIANCE AND TO BE CONSISTENT WITH THE FUTURE LAND USE MAP FOR PURPOSES OF FUTURE SUBDIVISION; FOR A TOTAL OF 2.00 +/- ACRES OF REAL PROPERTY OWNED BY MARY ELAINE HODGES; SAID SMALL SCALE LAND USE AMENDMENT. PROVIDING FINDINGS BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING DIRECTION FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, Section 163.3184, Florida Statutes, requires that any amendment to the Baker County Comprehensive Plan or any element of portion thereof be made by ordinance; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Future Land Use Map; and

WHEREAS the proposed small scale amendment to the Baker County Future Land Use Map is for approximately 2.00 +/- acres of real property owned by MARY ELAINE HODGES; and

WHEREAS the corresponding parcel identification number is 11-4S-20-0000-0000-0012; and

WHEREAS a duly advertised public hearing was conducted on Thursday, August 12, 2021, after 6:00 P.M. by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on Tuesday, August 17, 2021, after 6:00 P.M. for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on Tuesday,
September 9, 2021, after 6:00 P.M. and approved the amendment to the Baker County Future Land Use Map; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the amendment to the Baker County Future Land Use Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and Policies of the Baker County Comprehensive Plan is in the best interest of Baker County, Florida, and its citizens.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Baker County, Florida as follows:

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by MARY ELAINE HODGES and identified by the Baker County Property Appraiser Identification Number: 11-4S-20-0000-0000-0012; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of allowing for an amendment to the Baker County Future Land Use Map.

Section 4. Reclassification of Property. The Board of County Commissioners of Baker County, Florida reclassifies the parcel of real property described in “Exhibit 1” from AGRICULTURAL B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR) on the Future Land Use Map of the Baker County Comprehensive Plan.

Section 5. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 7. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.
PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this TUESDAY, SEPTEMBER 9, 2021.

BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA

__________________________
OLIVER J. ANDERSON, CHAIR
COUNTY COMMISSION

ATTEST:

__________________________
STACIE HARVEY
CLERK OF THE BOARD
STAFF REPORT

DATE: August 1, 2021
FROM: Lara K. Diettrich, Director
RE: Ordinance No. 2021-045 REZONING

BACKGROUND

Mary Elaine Hodges, the owner of the subject parcel, has submitted two (2) applications with the Baker County Community Development Department requesting a change in land use and zoning. The subject parcel (Parcel No. 11-4S-20-0000-0000-0012), which consists of 2.00 +/- acres, is located on the east side of CR 229, across from John Mann Road, set back adjacent to the east of Alvin Hodges.

INTENT

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 proposes a change in zoning from AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL AND MOBILE HOME 1 (RCMH 1). The Applicant proposes a change in zoning to bring the subject parcel into compliance for the ultimate purpose of creating a lot for her daughter through the Family Lot Provision. The Provision requires, amongst many things, that the subject parcel be in compliance with its land use and zoning.

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

North: Agriculture A and B/Agriculture 10
South: Agriculture B, Very Low Density Residential/Agriculture 7.5
East: Agriculture B/Agriculture 7.5
ZONING CODE

CURRENT ZONING DISTRICT

Sec. 24-191. - AG 7.5 Agricultural District.

(a) Generally. This section applies to the AG 7.5 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 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.

(b) Permitted uses and structures.

(1) Within any AG 7.5 district, permitted uses and structures allowed by right are as follows:

a. Church.
b. Farming.
c. Feed store (site plan review).
d. Fishponds (two acres or less).
e. Golf course/club.
f. Guest house site plan review).
g. Labor camp (site plan review).
h. Mobile home (one unit per 7.5 acres).
i. Private riding stable (site plan review; see section 24-148(c)).
j. Public riding stable (site plan review; see section 24-148(d)).
k. Roadside produce stand.
l. Silviculture.
m. Single-family (one unit per 7.5 acres).
n. Special use (see section 24-234).
o. Sports club.
p. Temporary use (see section 24-234).
q. Veterinary clinic (site plan review).
r. Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.

(2) Additionally, within any AG 7.5 district the following accessory uses, and structures are allowed:

a. Storage buildings, sheds, tool houses and private garages.
b. Noncommercial greenhouses and plant nurseries.
c. Play equipment.
d. Household pets.
e. Swimming pools.

(c) Permissible uses by special exception.
   (1) Feed lot (site plan review).
   (2) Family lot division.
   (3) Kennel.
   (4) Sawmill.
   (5) Slaughterhouse (site plan review).
   (6) Homestead division (site plan review).
   (7) Wireless telecommunication facilities (see section 24-235).
   (8) Semi-public uses.
      a. Club.
      b. Lodge.
      c. Recreational association.
      d. Neighborhood association.
   (9) Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.

(d) Permissible use by mine permit.
   (1) Excavation, mining, and mineral extraction (see section 24-159; on ten acres or more).

(e) Permissible uses by limited notice.
   (1) Day care center.
   (2) Home occupation.

(f) Setback and other standards.
   (1) Minimum lot requirements (width and area).
      a. Width: 200 feet.
      b. Area: 7.5 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.
PROPOSED ZONING DISTRICT

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 and Mobile Home 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 agricultural 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.

(b) Permitted uses and structures.

(1) Within any RCMH 1 district permitted uses and structures allowed by right are as follows:
   a. Church.
   b. Community residential facility, Type A.
   c. Country club.
   d. Fishponds (two acres or less).
   e. Golf course/club.
   f. Guest house (site plan review).
   g. Reserved.
   h. Mobile home.
   i. Roadside produce stand.
   j. Silviculture.
   k. Single-family (one unit per acre).
   l. Special use (see section 24-234).
   m. Temporary use (see section 24-234).

(2) Additionally, within any RCMH 1 district the following accessory uses and structures are allowed:
   a. Storage buildings, sheds, tool houses and private garages.
   b. Noncommercial greenhouses and plant nurseries.
   c. Play equipment.
   d. Household pets.
   e. Swimming pools.

(c) Permissible uses by special exception.

(1) Nursing home.
(2) Private stable (site plan review; see section 24-148(c)).
(3) Public riding stable (site plan review; see section 24-148(d)).
(4) Veterinary clinic (site plan review).
(5) Wireless telecommunication facilities (see section 24-235).
(6) Semi-public uses.
   a. Club.
   b. Lodge.
   c. Recreational association.
   d. Neighborhood association.
   e. Cultural activities.

(d) Permissible uses by limited notice.
   (1) Day care center.
   (2) Home occupation.

(e) Setback and other standards.
   (1) Minimum lot requirements (width, depth and area).
      a. Width: 100 feet.
      b. Depth: none.
      c. Area: one 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.
   (4) Maximum height of structures. Maximum height of structures shall be 35 feet.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

Baker County Fire and Rescue
No comments.

Baker County School District
No comments.

Public Works Department
No comments.

Baker County Health Department
No comments.

Community Development Department
The proposed zoning district is consistent with the surrounding zoning in the area. There are several small lots (50+) that are the result of a recorded subdivision and some small lots that are not conforming lots of record. The subject parcel would be brought into compliance.

RECOMMENDATION

Staff recommends APPROVAL of the proposed zoning district from AGRICULTURE 7.5 to RESIDENTIAL CONVENTIONAL AND MOBILE HOME 1.
ORDINANCE 2021-045

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 2.00 +/- ACRES OF REAL PROPERTY OWNED BY MARY ELAINE HODGES FROM AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL AND MOBILE HOME 1 (RCMH 1) WITH THE INTENT OF BRINGING THE PARCEL INTO COMPLIANCE WITH ITS ACREAGE; PROVIDING FOR A CHANGE OF ZONING; PROVIDING DIRECTIONS FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Zoning Map; and

WHEREAS the proposed zoning change is for approximately 2.00 +/- acres of real property owned by MARY ELAINE HODGES; and

WHEREAS the corresponding parcel identification number is 11-4S-20-0000-0000-0012; and

WHEREAS a duly advertised public hearing was conducted on Thursday, August 12, 2021, after 6:00 P.M. by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on Tuesday, August 17, 2021, after 6:00 P.M. for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on Tuesday, September 9, 2021, after 6:00 P.M. and approved the Rezoning; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the Rezoning, the amendment to the Baker County Zoning Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and Policies of the Baker County Comprehensive Plan and the Land Development Regulations of the Baker County Ordinance Code and is in the best interest of Baker County, Florida, and its citizens.
NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Baker County, Florida as follows:

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by MARY ELAINE HODGES and identified by the Baker County Property Appraiser Identification Number: 11-4S-20-0000-0000-0012; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of rezoning the above described real property pursuant to chapter 24 of the Baker County Land Development Regulations.

Section 4. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 5. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commissioner of Baker County, Florida, in regular session, this TUESDAY, SEPTEMBER 9, 2021.

BOARD OF COUNTY COMMISSIONERS OF
BAKER COUNTY, FLORIDA

OLIVER J. ANDERSON, CHAIR
COUNTY COMMISSION

ATTEST:

STACIE HARVEY
CLERK OF THE BOARD
Thomas and Diane Arwine, the owners of the subject parcel, have submitted one (1) application with the Baker County Community Development Department requesting a change in zoning. The subject parcel (Parcel No. 35-2S-21-0000-0000-0410), which consists of 1.00 +/- acre, is located at 10384 Andrew Raulerson Road, Glen St. Mary, Florida 32040, east of CR 125, south of CR 139B, more specifically, south of Klein Road.

INTENT

The subject parcel has a land use designation of Very Low Density Residential (VLDR) and a zoning district of Residential Conventional and Mobile Home 1 (RCMH 1). The Applicant proposes a change in zoning from RESIDENTIAL CONVENTIONAL AND MOBILE HOME 1 (RCMH 1) to RESIDENTIAL CONVENTIONAL AND MOBILE HOME .5 (RCMH .5). The Applicants propose a change in zoning to allow for a second dwelling unit for them to make their homestead. Their son currently lives on-site in a mobile home. The subject parcel is not eligible for the Family Lot Provision as the minimum requirement for the creation of a Family Lot is that it be one (1) acre, which is the entirety of the subject parcel.

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

North: Very Low and Medium Density Residential/Residential Conventional and Mobile Home 1

South: Very Low and Medium Density Residential/Residential Conventional and Mobile Home 1
West: Very Low Density Residential/Residential Conventional and Mobile Home 1

ZONING CODE

CURRENT ZONING DISTRICT

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 and Mobile Home 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 agricultural 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.

(b) Permitted uses and structures.

(1) Within any RCMH 1 district permitted uses and structures allowed by right are as follows:

   a. Church.
   b. Community residential facility, Type A.
   c. Country club.
   d. Fishponds (two acres or less).
   e. Golf course/club.
   f. Guest house (site plan review).
   g. Reserved.
   h. Mobile home.
   i. Roadside produce stand.
   j. Silviculture.
   k. Single-family (one unit per acre).
   l. Special use (see section 24-234).
   m. Temporary use (see section 24-234).

(2) Additionally, within any RCMH 1 district the following accessory uses and structures are allowed:

   a. Storage buildings, sheds, tool houses and private garages.
   b. Noncommercial greenhouses and plant nurseries.
   c. Play equipment.
   d. Household pets.
Swimming pools.

(c) Permissible uses by special exception.

1. Nursing home.
2. Private stable (site plan review; see section 24-148(c)).
3. Public riding stable (site plan review; see section 24-148(d)).
4. Veterinary clinic (site plan review).
5. Wireless telecommunication facilities (see section 24-235).
   a. Club.
   b. Lodge.
   c. Recreational association.
   d. Neighborhood association.
   e. Cultural activities.

(d) Permissible uses by limited notice.

1. Day care center.
2. Home occupation.

(e) Setback and other standards.

1. Minimum lot requirements (width, depth and area).
   a. Width: 100 feet.
   b. Depth: none.
   c. Area: one 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.

PROPOSED ZONING DISTRICT

Sec. 24-194. - RCMH 0.5 Residential Conventional and Mobile Home District.

(a) Generally. The provisions of this section apply to RCMH 0.5 Residential Conventional and Mobile Home District. This district is similar to the RC 0.5 Residential Conventional District. However, mobile homes are permitted. This district will permit two units per acre and provides for the construction of single-family conventional homes in areas with or without public water and wastewater facilities within the medium density land use category of the comprehensive plan. Each unit on a lot of one acre or less must have immediate access to
a county-maintained paved road. If a parcel is less than one-half acre it must have central water.

(b) *Permitted uses and structures.*

(1) Within any RCMH 0.5 district permitted uses and structures allowed by right are as follows:
   a. Church.
   b. Community residential facility, Type A.
   c. Country club.
   d. Fishponds (two acres or less).
   e. Golf course/club.
   f. Mobile home (two units per acre).
   g. Single-family conventional (two units per acre).
   h. Special use (see section 24-234).
   i. Temporary use (see section 24-234).

(2) Additionally, within any RCMH 0.5 district the following permitted accessory uses, and structures are allowed:
   a. Storage buildings, sheds, tool houses and private garages.
   b. Noncommercial greenhouses and plant nurseries.
   c. Play equipment.
   d. Household pets.
   e. Swimming pools.

(c) *Permissible uses by special exception.*

(1) Professional residential facility.
(2) Nursing home.
(3) Wireless telecommunication facilities (see section 24-235).
(4) Semi-public uses.
   a. Club.
   b. Lodge.
   c. Recreational association.
   d. Neighborhood association.
   e. Cultural activities.

(d) *Permissible uses by limited notice.*

(1) Day care center.
(2) Home occupation.

(e) *Setback and other standards.*

(1) Minimum lot requirements (width, depth and area).
   a. Width: 100 feet.
b. Depth: 120 feet.
c. Area: 0.5 acre.

(2) Maximum lot coverage by all buildings and structures. Maximum lot coverage by all buildings and structures shall be 30 percent.

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

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

DEVELOPMENT REVIEW COMMITTEE COMMENTS

Baker County Fire and Rescue
No comments.

Baker County School District
No comments.

Public Works Department
No comments.

Baker County Health Department
No comments.

Community Development Department
The proposed zoning district is consistent with the surrounding zoning in the area. There are several lots (8+) that are adjacent to the east with the requested zoning district of RCMH .5.

RECOMMENDATION

Staff recommends APPROVAL of the proposed zoning district from RESIDENTIAL CONVENTIONAL AND MOBILE HOME 1 to RESIDENTIAL CONVENTIONAL AND MOBILE HOME .5.
ORDINANCE 2021-054

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 1.00 +/- ACRE OF REAL PROPERTY OWNED BY THOMAS AND DIANE ARWINE FROM RESIDENTIAL CONVENTIONAL AND MOBILE HOME 1 (RCMH 1) TO RESIDENTIAL CONVENTIONAL AND MOBILE HOME 0.5 (RCMH 0.5) TO ALLOW FOR A SECOND DWELLING UNIT ON THE PROPERTY FOR THOMAS AND DIANE ARWINE’S HOMESTEAD; THEIR SON LIVES ON THE SUBJECT PARCEL IN THE MOBILE HOME THAT IS CURRENTLY ON THE PROPERTY; PROVIDING FOR AN AMENDMENT TO THE ZONING MAP; PROVIDING DIRECTIONS FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Zoning Map; and

WHEREAS the proposed zoning change is for approximately 1.00 +/- acre of real property owned by THOMAS AND DIANE ARWINE; and

WHEREAS the corresponding parcel identification number is 35-2S-21-0000-0000-0410; and

WHEREAS a duly advertised public hearing was conducted on Thursday, August 12, 2021, after 6:00 P.M. by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on Tuesday, August 17, 2021, after 6:00 P.M. for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on Tuesday, September 9, 2021, after 6:00 P.M. and approved the Rezoning; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the Rezoning, the amendment to the Baker County Zoning Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and Policies of the Baker County Comprehensive Plan and the Land Development Regulations of the Baker County Ordinance Code and is in the best interest of Baker County, Florida, and its citizens.
NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Baker County, Florida as follows:

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by THOMAS AND DIANE ARWINE and identified by the Baker County Property Appraiser Identification Number: 35-2S-21-0000-0000-0410; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of rezoning the above described real property pursuant to chapter 24 of the Baker County Land Development Regulations.

Section 4. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 5. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this TUESDAY, SEPTEMBER 9, 2021.

BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA

OLIVER J. ANDERSON, CHAIR
COUNTY COMMISSION

ATTEST:

STACIE HARVEY
CLERK OF THE BOARD
Property Appraiser Map

7/14/2021, 12:05:44 PM

Parcel
Road Names

0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km
1:4,514
bakerpa
BACKGROUND

DEBRA FOSTER the owner of the subject parcel, has submitted one (1) application with the Baker County Community Development Department requesting a change in zoning. The subject parcel (Parcel No. 25-2S-21-0000-0000-0222), which consists of 1.38 +/- acres, is located at 6965 Leslie Thomas Lane, Glen St. Mary, Florida 32040, west of Rufus Powers Road, south of Park Street.

INTENT

The subject parcel has a land use designation of Very Low Density Residential (VLDR) and a zoning district of Residential Conventional and Mobile Home 1 (RCMH 1). The Applicant proposes a change in zoning from RESIDENTIAL CONVENTIONAL AND MOBILE HOME 1 (RCMH 1) to RESIDENTIAL CONVENTIONAL AND MOBILE HOME .5 (RCMH .5). The Applicant proposes a change in zoning to allow for a second dwelling unit for her daughter’s homestead to be located on the subject parcel that is bifurcated by Leslie Thomas Lane. The subject parcel is not eligible for the Family Lot Provision as the minimum requirement for the creation of a Family Lot is that it be one (1) acre, note the subject parcel consists of 1.38 +/- acres.

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

- **North:** Very Low Density Residential/Residential Conventional and Mobile Home 1
- **South:** Very Low Density Residential/Residential Conventional and Mobile Home 1
- **East:** Very Low Density Residential/Residential Conventional and Mobile Home 1
ZONING CODE

CURRENT ZONING DISTRICT

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 and Mobile Home 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 agricultural 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.

(b) Permitted uses and structures.

(1) Within any RCMH 1 district permitted uses and structures allowed by right are as follows:
   a. Church.
   b. Community residential facility, Type A.
   c. Country club.
   d. Fishponds (two acres or less).
   e. Golf course/club.
   f. Guest house (site plan review).
   g. Reserved.
   h. Mobile home.
   i. Roadside produce stand.
   j. Silviculture.
   k. Single-family (one unit per acre).
   l. Special use (see section 24-234).
   m. Temporary use (see section 24-234).

(2) Additionally, within any RCMH 1 district the following accessory uses and structures are allowed:
   a. Storage buildings, sheds, tool houses and private garages.
   b. Noncommercial greenhouses and plant nurseries.
   c. Play equipment.
   d. Household pets.
   e. Swimming pools.
(c) **Permissible uses by special exception.**

(1) Nursing home.
(2) Private stable (site plan review; see section 24-148(c)).
(3) Public riding stable (site plan review; see section 24-148(d)).
(4) Veterinary clinic (site plan review).
(5) Wireless telecommunication facilities (see section 24-235).
(6) Semi-public uses.
   a. Club.
   b. Lodge.
   c. Recreational association.
   d. Neighborhood association.
   e. Cultural activities.

(d) **Permissible uses by limited notice.**

(1) Day care center.
(2) Home occupation.

(e) **Setback and other standards.**

(1) Minimum lot requirements (width, depth and area).
   a. Width: 100 feet.
   b. Depth: none.
   c. Area: one 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.
(4) Maximum height of structures. Maximum height of structures shall be 35 feet.

**PROPOSED ZONING DISTRICT**

**Sec. 24-194. - RCMH 0.5 Residential Conventional and Mobile Home District.**

(a) **Generally.** The provisions of this section apply to RCMH 0.5 Residential Conventional and Mobile Home District. This district is similar to the RC 0.5 Residential Conventional District. However, mobile homes are permitted. This district will permit two units per acre and provides for the construction of single-family conventional homes in areas with or without public water and wastewater facilities within the medium density land use category of the comprehensive plan. Each unit on a lot of one acre or less must have immediate access to a county-maintained paved road. If a parcel is less than one-half acre it must have central water.
(b) **Permitted uses and structures.**

(1) Within any RCMH 0.5 district permitted uses and structures allowed by right are as follows:
   a. Church.
   b. Community residential facility, Type A.
   c. Country club.
   d. Fishponds (two acres or less).
   e. Golf course/club.
   f. Mobile home (two units per acre).
   g. Single-family conventional (two units per acre).
   h. Special use (see section 24-234).
   i. Temporary use (see section 24-234).

(2) Additionally, within any RCMH 0.5 district the following permitted accessory uses, and structures are allowed:
   a. Storage buildings, sheds, tool houses and private garages.
   b. Noncommercial greenhouses and plant nurseries.
   c. Play equipment.
   d. Household pets.
   e. Swimming pools.

(c) **Permissible uses by special exception.**

(1) Professional residential facility.
(2) Nursing home.
(3) Wireless telecommunication facilities (see section 24-235).
(4) Semi-public uses.
   a. Club.
   b. Lodge.
   c. Recreational association.
   d. Neighborhood association.
   e. Cultural activities.

(d) **Permissible uses by limited notice.**

(1) Day care center.
(2) Home occupation.

(e) **Setback and other standards.**

(1) Minimum lot requirements (width, depth and area).
   a. Width: 100 feet.
   b. Depth: 120 feet.
   c. Area: 0.5 acre.
(2) Maximum lot coverage by all buildings and structures. Maximum lot coverage by all buildings and structures shall be 30 percent.

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

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

DEVELOPMENT REVIEW COMMITTEE COMMENTS

<table>
<thead>
<tr>
<th>Baker County Fire and Rescue</th>
<th>Baker County School District</th>
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<th>Public Works Department</th>
<th>Baker County Health Department</th>
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<td>No comments.</td>
<td>No comments.</td>
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Community Development Department
The proposed zoning district is consistent with the surrounding zoning in the area. There are several lots with multiple structures in the neighborhood and there are two adjacent parcels to the west that have RC .5 and RC .25. Uniquely, the way that Leslie Thomas Lane bifurcates the subject parcel, it is divided giving the appearance and functionality of two separate lots.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed zoning district from **RESIDENTIAL CONVENOTIONAL AND MOBILE HOME 1** to **RESIDENTIAL CONVENTIONAL AND MOBILE HOME .5**.
ORDINANCE 2021-055

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 1.38 +/- ACRES OF REAL PROPERTY OWNED BY DEBRA FOSTER FROM RESIDENTIAL CONVENTIONAL AND MOBILE HOME 1 (RCMH 1) TO RESIDENTIAL CONVENTIONAL AND MOBILE HOME 0.5 (RCMH 0.5) TO ALLOW AN ADDITIONAL SINGLE-FAMILY DWELLING UNIT FOR HER DAUGHTER ON THE PROPERTY; PROVIDING FOR A CHANGE OF ZONING; PROVIDING DIRECTIONS FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Zoning Map; and

WHEREAS the proposed zoning change is for approximately 1.38 +/- acres of real property owned by DEBRA FOSTER; and

WHEREAS the corresponding parcel identification number is 25-2S-21-0000-0000-0222; and

WHEREAS a duly advertised public hearing was conducted on Thursday, August 12, 2021, after 6:00 P.M. by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on Tuesday, August 17, 2021, after 6:00 P.M. for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on Tuesday, September 9, 2021, after 6:00 P.M. and approved the Rezoning; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the Rezoning, the amendment to the Baker County Zoning Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and Policies of the Baker County Comprehensive Plan and the Land Development Regulations of the Baker County Ordinance Code and is in the best interest of Baker County, Florida, and its citizens.
NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Baker County, Florida as follows:

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by DEBRA FOSTER and identified by the Baker County Property Appraiser Identification Number: 25-2S-21-0000-0000-0222; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of rezoning the above described real property pursuant to chapter 24 of the Baker County Land Development Regulations.

Section 4. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 5. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this TUESDAY, SEPTEMBER 9, 2021.

BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA

___

OLIVER J. ANDERSON, CHAIR
COUNTY COMMISSION

ATTEST:

___

STACIE HARVEY
CLERK OF THE BOARD
Westside Loop
Westside Loop
Kicklighter Ln
Madison Dr
Walter Davis Ln
Rufus Powers Rd
Bradley Trl
Norman St
Pine Acres Rd
S Confederate Dr
Glen Hills Ln
Park St
Pine Loop
Lisa Ct
Lisa Dr
Norman St
Very Low Density Residential
Medium Density Residential
High Density Residential
Parcels
Road Names
7/14/2021, 12:13:19 PM
2040 County Future Land Use
Very Low Density Residential
Medium Density Residential
High Density Residential
Parcels
Road Names
Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach

360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403
Fax (904) 259-5057

STAFF REPORT

DATE: August 1, 2021
FROM: Lara K. Diettrich, Director
RE: Ordinance No. 2021-056 SMALL SCALE LAND USE AMENDMENT

BACKGROUND

Jack and Florence Donker, the owners of the subject parcel, has submitted two (2) applications with the Baker County Community Development Department requesting a change in land use and zoning. The subject parcel (Parcel No. 12-3S-21-0000-0000-0194) consists of 11.75 +/- acres and is located at 7965 Donker Lane, Macclenny, Florida 32063, between Southern Estates Nursery Road and Ivey Hodges Road.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5) and Residential Conventional and Mobile Home 2.5 (RCMH 2.5). The Applicant proposes a change in land use from AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR). The Applicant proposes a change in land use to bring the subject parcel into consistency with one future land use category and one zoning district in order to create four (4) legal lots of record: 2-3 for family and perhaps 1-2 for sale. First and foremost, a change in the future land use category and zoning district must be achieved to be eligible to submit an application for consideration for a Subdivision Development Review.

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

North: Very Low Density Residential/Residential Conventional and Mobile Home 1
South: Very Low Density Residential and Agriculture B/Residential Conventional and Mobile Home 2.5 and Agriculture 7.5
East: Very Low and Medium Density Residential and Agriculture B/Agriculture 7.5, Residential Conventional and Mobile Home 1
West: Agriculture B and Very Low and Medium Density Residential/Agriculture 7.5

COMPREHENSIVE PLAN

CURRENT LAND USE CATEGORY

Policy A.1.10.1 Agriculture

A. Agriculture Ag B

The category Ag B is 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.

PROPOSED LAND USE CATEGORY

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 uses are intended to be used predominately 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**
  Range of density from a maximum density of 1 dwelling unit per acre to a minimum of 1 unit per 7.5 acres, which will include zoning categories: Ag 7.5, Ag 5, RCMH 2.5, RCMH1, and RC1.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

**Baker County Fire and Rescue**
No comments.

**Baker County School District**
No comments.

**Public Works Department**
No comments.

**Baker County Health Department**
No comments.
Community Development Department
The proposed land use is consistent with the surrounding future land uses in the area. This entire area is quite subdivided, most recently in 2020 with a two-phased subdivision directly across the street (Ord. 2020-15-E and Subdivision). It is important to note that the subject parcel has two zoning districts assigned to it: Agriculture 7.5 and Residential Conventional and Mobile Home 2.5. At 11.75 +/- acres, with a portion already having RCMH 2.5, the precedence affords the total parcel 4.70 lots if the entire 11.75 acres were RCMH 2.5. There are parcels adjacent in all directions that have been subdivided into one-acre parcels.

RECOMMENDATION

Staff recommends APPROVAL of the proposed Small Scale Land Use Amendment from AGRICULTURE B to VERY LOW DENSITY RESIDENTIAL.
ORDINANCE 2021-056

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS
OF BAKER COUNTY, FLORIDA AMENDING THE FUTURE LAND
USE MAP FOR THE SUBJECT PARCEL FROM AGRICULTURE B
(AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR) WITH THE
INTENT OF BRINGING THE SUBJECT PARCEL INTO
COMPLIANCE AND TO BE CONSISTENT WITH THE FUTURE
LAND USE MAP FOR PURPOSES OF FUTURE SUBDIVISION; FOR
A TOTAL OF 11.75 +/- ACRES OF REAL PROPERTY OWNED BY
JACK AND FLORENCE DONKER; SAID SMALL SCALE LAND USE
AMENDMENT. PROVIDING FINDINGS BY THE BOARD OF
COUNTY COMMISSIONERS; PROVIDING DIRECTION FOR
RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING
AN EFFECTIVE DATE.

WHEREAS the Community Planning Act; Section 163.3161 through 163.3215, Florida
Statutes, require that each local government prepare and adopt a comprehensive land use plan,
Zoning Map, and regulations; and

WHEREAS, Section 163.3184, Florida Statutes, requires that any amendment to the Baker
County Comprehensive Plan or any element of portion thereof be made by ordinance; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to
amend the Baker County Future Land Use Map; and

WHEREAS the proposed small scale amendment to the Baker County Future Land Use
Map is for approximately 11.75 +/- acres of real property owned by JACK AND FLORENCE
DONKER; and

WHEREAS the corresponding parcel identification number is 12-3S-21-0000-0000-0194; and

WHEREAS a duly advertised public hearing was conducted on Thursday, August 12,
2021, after 6:00 P.M. by the Baker County Land Planning Agency (LPA); and the LPA provided
its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly
advertised public hearing on Tuesday, August 17, 2021, after 6:00 P.M. for the purpose of
hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered
the recommendations of the LPA at the duly advertised public hearing held on Tuesday,
September 9, 2021, after 6:00 P.M. and approved the amendment to the Baker County Future Land Use Map; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the amendment to the Baker County Future Land Use Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and Policies of the Baker County Comprehensive Plan is in the best interest of Baker County, Florida, and its citizens.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Baker County, Florida as follows:

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by JACK AND FLORENCE DONKER and identified by the Baker County Property Appraiser Identification Number: 12-3S-21-0000-0000-0194; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of allowing for an amendment to the Baker County Future Land Use Map.

Section 4. Reclassification of Property. The Board of County Commissioners of Baker County, Florida reclassifies the parcel of real property described in “Exhibit 1” from AGRICULTURAL B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR) on the Future Land Use Map of the Baker County Comprehensive Plan.

Section 5. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 7. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.
PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **TUESDAY, SEPTEMBER 9, 2021**.

BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA

__________________________
OLIVER J. ANDERSON, CHAIR
COUNTY COMMISSION

ATTEST:

__________________________
STACIE HARVEY
CLERK OF THE BOARD
STAFF REPORT

DATE: August 1, 2021
FROM: Lara K. Diettrich, Director
RE: Ordinance No. 2021-057 REZONING

BACKGROUND

Jack and Florence Donker, the owners of the subject parcel, has submitted two (2) applications with the Baker County Community Development Department requesting a change in land use and zoning. The subject parcel (Parcel No. 12-3S-21-0000-0000-0194) consists of 11.75 +/- acres and is located at 7965 Donker Lane, Macclenny, Florida 32063, between Southern Estates Nursery Road and Ivey Hodges Road.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and zoning districts of Agriculture 7.5 (AG 7.5) and Residential Conventional and Mobile Home 2.5 (RCMH 2.5). The Applicant proposes a change in zoning from AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL AND MOBILE HOME 2.5 (RCMH 2.5). The Applicant proposes a change in zoning to unify the zoning for the parcel, given it currently has two zoning districts; and to allow for the subject parcel to have the future land use category and zoning district in order to create four (4) legal lots of record: 2-3 for family and perhaps 1-2 for sale. First and foremost, a change in the future land use category and zoning district must be achieved to be eligible to submit an application for consideration for a Subdivision Development Review.

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

North: Very Low Density Residential/Residential Conventional and Mobile Home 1
South: Very Low Density Residential and Agriculture B/Residential Conventional and Mobile Home 2.5 and Agriculture 7.5
East: Very Low and Medium Density Residential and Agriculture B/Agriculture 7.5, Residential Conventional and Mobile Home 1
West: Agriculture B and Very Low and Medium Density Residential/Agriculture 7.5

ZONING CODE

CURRENT ZONING DISTRICTS

Sec. 24-191. - AG 7.5 Agricultural District.

(a) Generally. This section applies to the AG 7.5 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 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.

(b) Permitted uses and structures.

(1) Within any AG 7.5 district, permitted uses and structures allowed by right are as follows:
   a. Church.
   b. Farming.
   c. Feed store (site plan review).
   d. Fishponds (two acres or less).
   e. Golf course/club.
   f. Guest house site plan review).
   g. Labor camp (site plan review).
   h. Mobile home (one unit per 7.5 acres).
   i. Private riding stable (site plan review; see section 24-148(c)).
   j. Public riding stable (site plan review; see section 24-148(d)).
   k. Roadside produce stand.
   l. Silviculture.
   m. Single-family (one unit per 7.5 acres).
   n. Special use (see section 24-234).
   o. Sports club.
   p. Temporary use (see section 24-234).
   q. Veterinary clinic (site plan review).
   r. Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.

(2) Additionally, within any AG 7.5 district the following accessory uses, and structures are allowed:
a. Storage buildings, sheds, tool houses and private garages.
b. Noncommercial greenhouses and plant nurseries.
c. Play equipment.
d. Household pets.
e. Swimming pools.

(c) *Permissible uses by special exception.*

(1) Feed lot (site plan review).
(2) Family lot division.
(3) Kennel.
(4) Sawmill.
(5) Slaughterhouse (site plan review).
(6) Homestead division (site plan review).
(7) Wireless telecommunication facilities (see section 24-235).
(8) Semi-public uses.
  a. Club.
  b. Lodge.
  c. Recreational association.
  d. Neighborhood association.
(9) Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.

(d) *Permissible use by mine permit.*

(1) Excavation, mining, and mineral extraction (see section 24-159; on ten acres or more).

(e) *Permissible uses by limited notice.*

(1) Day care center.
(2) Home occupation.

(f) *Setback and other standards.*

(1) Minimum lot requirements (width and area).
  a. Width: 200 feet.
  b. Area: 7.5 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.
192. - RCMH 2.5 Residential Conventional and Mobile Home District.

(a) Generally. The provisions of this section apply to the RCMH 2.5 Residential Conventional and Mobile Home District. The purpose of classifying land and water areas within this district is to provide a transition between agriculture and residential uses and to accommodate large lot residential development of single-family conventional and mobile homes within the Very Low Density land use category of the comprehensive plan. One unit per 2½ 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.

(b) Permitted uses and structures.

(1) Within any RCMH 2.5 district, permitted uses and structures allowed by right are as follows:
   a. Church.
   b. Community residential facility, Type A.
   c. Country club.
   d. Fishponds (two acres or less).
   e. Golf course/club.
   f. Guest house (site plan review).
   g. Reserved.
   h. Mobile home (one unit per 2.5 acres).
   i. Roadside produce stand.
   j. Silviculture.
   k. Single-family conventional (one unit per 2.5 acres).
   l. Special use (see section 24-234).
   m. Temporary use (see section 24-234).

(2) Additionally, within any RCMH 2.5 district the following accessory uses and structures are allowed:
   a. Storage buildings, sheds, tool houses and private garages.
   b. Noncommercial greenhouses and plant nurseries.
   c. Play equipment.
   d. Household pets.
   e. Swimming pools.

(c) Permissible uses by special exception.

(1) Private riding stable (site plan review; see section 24-148(c)).
(2) Public riding stable (site plan review; see section 24-148(d)).
(3) Veterinarian clinic (site plan review).
(4) Wireless telecommunication facilities (see section 24-235).
(5) Semi-public uses.
   a. Club.
b. Lodge.
c. Recreational association.
d. Neighborhood association.
e. Cultural activities.

(d) *Permissible uses by limited notice.*

1. Day care center.
2. Home occupation.

(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.

PROPOSED ZONING DISTRICT

RCMH 2.5 Residential Conventional and Mobile Home District.

(a) *Generally.* The provisions of this section apply to the RCMH 2.5 Residential Conventional and Mobile Home District. The purpose of classifying land and water areas within this district is to provide a transition between agriculture and residential uses and to accommodate large lot residential development of single-family conventional and mobile homes within the Very Low Density land use category of the comprehensive plan. One unit per 2½ 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.

(b) *Permitted uses and structures.*

1. Within any RCMH 2.5 district, permitted uses and structures allowed by right are as follows:
   a. Church.
   b. Community residential facility, Type A.
   c. Country club.
   d. Fishponds (two acres or less).
   e. Golf course/club.
f. Guest house (site plan review).
g. Reserved.
h. Mobile home (one unit per 2.5 acres).
i. Roadside produce stand.
j. Silviculture.
k. Single-family conventional (one unit per 2.5 acres).
l. Special use (see section 24-234).
m. Temporary use (see section 24-234).

(2) Additionally, within any RCMH 2.5 district the following accessory uses and structures are allowed:
   a. Storage buildings, sheds, tool houses and private garages.
   b. Noncommercial greenhouses and plant nurseries.
   c. Play equipment.
   d. Household pets.
   e. Swimming pools.

(c) Permissible uses by special exception.
   (1) Private riding stable (site plan review; see section 24-148(c)).
   (2) Public riding stable (site plan review; see section 24-148(d)).
   (3) Veterinary clinic (site plan review).
   (4) Wireless telecommunication facilities (see section 24-235).
   (5) Semi-public uses.
      a. Club.
      b. Lodge.
      c. Recreational association.
      d. Neighborhood association.
      e. Cultural activities.

(d) Permissible uses by limited notice.
   (1) Day care center.
   (2) Home occupation.

(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. Maximum height of structures shall be 45 feet.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

Baker County Fire and Rescue
No comments.

Baker County School District
No comments.

Public Works Department
No comments.

Baker County Health Department
No comments.

Community Development Department
The proposed zoning district is consistent with the surrounding zoning districts and acreage within the area. This entire area is quite subdivided into .5 acre, 1 acre, and 2.5 acre lots. Most recently in 2020 with a two-phased subdivision directly across the street (Ord. 2020-15-E and Subdivision). It is important to note that the subject parcel has two zoning districts assigned to it: Agriculture 7.5 and Residential Conventional and Mobile Home 2.5. At 11.75 +/- acres, with a portion already having RCMH 2.5, the precedence affords the total parcel 4.70 lots if the entire 11.75 acres were RCMH 2.5. There are parcels adjacent in all directions that have been subdivided into one-acre parcels.

RECOMMENDATION

Staff recommends APPROVAL of the proposed zoning change from AGRICULTURE 7.5 and RESIDENTIAL CONVENTIONAL AND MOBILE HOME 2.5 to RESIDENTIAL CONVENTIONAL AND MOBILE HOME 2.5.
ORDINANCE 2021-057

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 11.75 +/- ACRES OF REAL PROPERTY OWNED BY JACK AND FLORENCE DONKER FROM AGRICULTURE 7.5 (AG 7.5) AND RESIDENTIAL CONVENTIONAL AND MOBILE HOME 2.5 (RCMH 2.5) TO RESIDENTIAL CONVENTIONAL AND MOBILE HOME 2.5 (RCMH 2.5) WITH THE INTENT OF BRINGING THE PARCEL INTO COMPLIANCE FOR FUTURE SUBDIVISION; PROVIDING FOR A CHANGE OF ZONING; PROVIDING DIRECTIONS FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Zoning Map; and

WHEREAS the proposed zoning change is for approximately 11.75 +/- acres of real property owned by JACK AND FLORENCE DONKER; and

WHEREAS the corresponding parcel identification number is 12-3S-21-0000-0000-0194; and

WHEREAS a duly advertised public hearing was conducted on Thursday, August 12, 2021, after 6:00 P.M. by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on Tuesday, August 17, 2021, after 6:00 P.M. for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on Tuesday, September 9, 2021, after 6:00 P.M. and approved the Rezoning; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the Rezoning, the amendment to the Baker County Zoning Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and Policies of the Baker County Comprehensive Plan and the Land Development Regulations of the Baker County Ordinance Code and is in the best interest of Baker County, Florida, and its citizens.
NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Baker County, Florida as follows:

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by JACK AND FLORENCE DONKER and identified by the Baker County Property Appraiser Identification Number: 12-3S-21-0000-0000-0194; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of rezoning the above described real property pursuant to chapter 24 of the Baker County Land Development Regulations.

Section 4. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 5. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commissioners of Baker County, Florida, in regular session, this TUESDAY, SEPTEMBER 9, 2021.

BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA

OLIVER J. ANDERSON, CHAIR
COUNTY COMMISSION

ATTEST:

STACIE HARVEY
CLERK OF THE BOARD
Baker County
Community Development Department

360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403
Fax (904) 259-5057

STAFF REPORT

DATE November 11, 2020
FROM: Lara K. Diettrich, Director

RE: Special Exception for Limited Notice

BACKGROUND

Crystal Canaday has submitted an application with the Baker County Community Development Department requesting a SPECIAL EXCEPTION FOR LIMITED NOTICE FOR HOME OCCUPATION. The subject parcel is located at 5587 North Tall Pine Road, Macclenny, Florida 32063. The subject parcel consists of 1.50 +/- acres and is the homestead of the Applicant.

INTENT

The subject parcel has a land use designation of Very Low Density Residential (VLDR) and a zoning district of Residential Conventional Mobile Home 1 (RCMH 1). The Applicant proposes to have a small dog grooming/bathing/trimming business in her home.

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

   North: Very Low Density Residential and Agriculture B/Residential Conventional Mobile Home 1
   
   South: Very Low Density Residential/Residential Conventional Mobile Home 1
   
   East: Very Low Density Residential and Agriculture B/Residential Conventional and Mobile Home 1 and Agriculture 7.5
   
   West: Very Low Density Residential and Agriculture B/Residential Conventional and Mobile Home 1
Sec. 24-234. - Permits: limited notice, special use, and temporary use.

(a) Generally.

(1) Provisions set forth in these sections apply to all areas subject to this chapter and all zoning districts therein, unless exceptions are specifically provided relating to one or more zoning districts or except as otherwise provided in this chapter.

(2) This section is taken in conjunction with sections 24-457 and 24-458.

(b) Limited notice permit. An application for a special exception shall be filed with the planning and zoning director. If the application demonstrates compliance with the standards of section 24-458(a), then a hearing shall be scheduled before the land planning agency (LPA) pursuant to the procedures for a special exception, except that the notice shall state: Any person receiving this notice must notify the planning and zoning director at least five days prior to the hearing (specify date) of any objections or the objection and right to be heard at the public hearing is waived. If no objections are received by the planning and zoning director, the planning and zoning director may cancel the hearing and issue a limited use permit. If an objection is received or if the application does not meet the standards, then the application shall be treated as a request for a special exception.

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS FOR CONDITIONS

Baker County Fire and Rescue

Comments will be presented at the LPA meeting.

Public Works Department

Comments will be presented at the LPA meeting.

Baker County Health Department

Comments will be presented at the LPA meeting.

Baker County School District
Comments will be presented at the LPA meeting.

**Community Development Department**

1. The proposed business is limited in size and purpose, with self-imposed restrictions of operation as follows: Sun/Mon CLOSED; Monday through Friday 8AM to 3PM.
2. Approximately four (4) "clients"/dogs per day.
3. Professional grooming tables, tub, and sink. Water discharged into septic system which has ample capacity.
4. Currently takes trash/waste to county-maintained waste collection site but is in the process of getting a contract for a private trash pick-up.

**RECOMMENDATION**

Staff recommends **APPROVAL** of the proposed Home Occupation by Limited Notice.