

SEMINOLE COUNTY GOVERNMENT

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771-1468



Meeting Minutes (Draft) - Final

Wednesday, April 5, 2017

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

- Present** 4 - Commissioner Rob Wolf, Commissioner Richard Jerman, Vice Chairman Michelle Ertel, and Chairman Jay Zembower
- Excused** 2 - Commissioner Mya Hatchette, and Commissioner Jennifer Dane
- Absent** 1 - Commissioner Matt Brown

Opening Statement

The meeting convened at 6:07 p.m. with Chairman Jay Zembower leading the Pledge of Allegiance. The Chairman then introduced the Commission members and reviewed the procedure used for conducting the meeting and voting.

The Chairman reordered the agenda items to be heard. The first item on the agenda, Lake Howell Reserve Subdivision PSP, will be heard as the last item on the agenda.

Staff Present

Rebecca Hammock, Planning and Development Manager; Frank Consoli, Acting Development Review Manager; Paul Chipok, Assistant County Attorney; Matt Davidson, Senior Planner; Joy Giles, Senior Planner; Brian Walker, Senior Planner; and Tammy Brushwood, Clerk to the Planning and Zoning Commission.

Accept Proof of Publication

A motion was made by Commissioner Rob Wolf, seconded by Vice Chairman Michelle Ertel, that the Proof of Publication be Approved. The motion CARRIED by the following vote:

- Aye:** 4 - Commissioner Rob Wolf, Commissioner Richard Jerman, Vice Chairman Michelle Ertel, and Chairman Jay Zembower
- Excused:** 2 - Commissioner Mya Hatchette, and Commissioner Jennifer Dane
- Absent:** 1 - Commissioner Matt Brown

Approval of Minutes

A motion was made by Commissioner Richard Jerman, seconded by Vice Chairman Michelle Ertel, that the Minutes from the March 1, 2017 meeting be Approved, as submitted. The motion CARRIED by the following vote:

- Aye:** 4 - Commissioner Rob Wolf, Commissioner Richard Jerman, Vice Chairman Michelle Ertel, and Chairman Jay Zembower
- Excused:** 2 - Commissioner Mya Hatchette, and Commissioner Jennifer Dane
- Absent:** 1 - Commissioner Matt Brown

NEW BUSINESS

Public Hearing Items:

- 1 [2016-571](#) **Fire and Rescue Impact Fees Ordinance Amendment -**
An Ordinance amending Chapter 110, "Fire and Rescue Impact Fees", of the Land Development Code of Seminole County. Countywide (Alan S. Harris, Project Manager)

Jim Reynolds, Seminole County Fire Department Director, stated that he is standing in for Mr. Harris from the Office of Emergency Management. He further stated that this item is an Ordinance that is basically ministerial and has nothing to do with impact fees, even though it falls under that Ordinance. Seminole County did a re-organization that eliminated the Department of Public Safety and broke it into the Fire Department, which now encompasses EMS Fire Rescue and 911 Communications under the Fire Department. The rest of the Public Safety Department, which was the Office of Emergency Management, Animal Control and some other areas, were re-organized under the County Manager's Office. With this re-organization, there are name and title changes, which the Ordinance reflects in certain places that would have said Public Safety Director, and which now says Director of the Fire Department.

Commissioner Rob Wolf asked if there is no actual change in how the process is conducted or anything else and Mr. Reynolds responded that it only affects names and titles. Instead of the Public Safety Director having a say on occupancy load, it would now say the Fire Department Director, which the Public Safety Director would have received his information from the Fire Marshall anyway. The flow is the same, but it is just a title change with no other impact.

No one from the audience spoke in favor or in opposition to this item.

A motion was made by Commissioner Rob Wolf, seconded by Vice Chairman Michelle Ertel, that the Fire and Rescue Impact Fees Ordinance Amendment be Approved and Referred to the Board of County Commissioners. The motion CARRIED by the following vote:

Aye: 4 - Commissioner Rob Wolf, Commissioner Richard Jerman, Vice Chairman Michelle Ertel, and Chairman Jay Zembower

Excused: 2 - Commissioner Mya Hatchette, and Commissioner Jennifer Dane

Absent: 1 - Commissioner Matt Brown

2 [2016-575](#)

Lawlor Small Scale Future Land Use Map Amendment and PD Rezone - Consider a Small Scale Future Land Use Map Amendment from Suburban Estates to Industrial and a Rezone from A-1 (Agriculture) to PD (Planned Development) for general commercial and light industrial uses on approximately 0.73 acres, located on the northeast corner of the intersection of Orange Boulevard and Halsey Avenue; (Z2016-031) (Stephen Coover, Applicant) District5 - Carey (Matt Davidson, Project Manager)

Matt Davidson, Senior Planner, presented this item and stated that the applicant is requesting a Small Scale Future Land Use Map Amendment to Industrial and a Rezone to Planned Development in order to develop the subject property with uses permitted in the C-3 General Commercial district and M-1A Very Light Industrial district with a maximum building square footage of 20,669 square feet. The surrounding properties have Industrial Future Land Use and Planned Development Future Land Use that allows for a floor area ratio of 0.65. The applicant is proposing Industrial Future Land Use with similar uses that are already permitted in the adjacent Planned Developments. Both the Fossitt Business Park PD to the northwest and the KBC Briar Warehouse PD to the east allow for uses in the C-3 and M-1A zoning districts. Buffers must comply with Chapter 30, Part 67 of the Seminole County Land Development Code and specific buffer requirements for the site will be determined at the time of Final Development Plan review and will be based on the land use intensity of the proposed uses as compared to the land use intensity of the adjacent uses. The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 25. The request is consistent with the Land Development Code of Seminole County and the surrounding area. The proposed project supports the objectives of the PD zoning designation in that it provides the required minimum 20% open space. The proposed uses are similar to the uses that were previously approved in the Planned Developments that are directly adjacent to the subject property. The proposed Future Land Use Amendment from Suburban Estates to Industrial is consistent with the Plan Amendment Standards of Review as stated in the Future Land Use element of the Comprehensive Plan. Staff recommends the Board of County Commissioners adopt the Ordinance enacting a Small Scale Future Land Use Map Amendment from Suburban Estates to Industrial and adopt the Ordinance enacting a Rezone from A-1 (Agriculture) to PD (Planned Development) for 0.73 acres located on the northeast corner of the intersection of Orange Boulevard and Halsey Avenue.

Commissioner Rob Wolf asked if the operation times of usage had been considered, regarding the possible negative impacts on the residential properties, like walls and setbacks. Mr. Davidson responded that the Development Order speaks to the uses, which are all M-1A and C-3 uses, but it doesn't have any specific criteria for hours of operation, because they currently don't have an end-user. He further stated that it is directly adjacent to similar industrial development, even though across the street is residential, they feel they will come up to Code standards for the buffers at Final Development Plan, which will help mitigate those impacts.

Commissioner Wolf asked if the County had any design guidance for when

Commercial or Industrial zonings abut against or is across the street from Residential zoning. Mr. Davidson responded that when this comes in for Final Development Plan, they will do a Developer's Commitment Agreement and narrow down the specific hours of operation, which will need to be consistent with the adjacent KBC Briar warehouse uses.

Commissioner Wolf stated that the developer wants to get this rezoned now, but if the restrictions the Board places on the property down the road occur, it may make it non-useful for what the intended purpose would be and Mr. Davidson responded that is correct. Commissioner Wolf commented that it would be nice if it could be bound at this time.

Stephen Coover, the applicant, stated that he is representing the applicant who is not a developer and he wants to change the land use to be consistent with what is around him. He further stated that they agree with Staff's findings, conclusions and recommendation.

Commissioner Wolf asked if he wanted to address the items he mentioned to Staff. Mr. Coover responded that they don't have an end-user and that they have an Orange Boulevard buffer. He thinks what they will be doing will be consistent with what Mr. Good is doing next door and that is all they expect, which is to be consistent with what is around them.

Chairman Jay Zembower stated that they will get another look at this at some time in the future once it gets to that point. Commissioner Wolf responded that they wouldn't get it and asked Staff if it was correct that once this item is approved then anything under that list could just be built. He further stated that he would like to go through that list later.

Mr. Coover stated that on behalf of his client, they would agree to be consistent with the hours they provided to Mr. Good who is next door to the east of the subject property.

No one from the audience spoke in favor or in opposition to this item.

Commissioner Wolf stated that there is residential zoning across the street and to the west property line and he would like to see more bounds on the noise, times of operation determined, and know the use before they approve this item. He further stated that he is in favor of continuing this item until it is bound tighter for the residences on two sides of the property.

Vice Chairman Michelle Ertel stated that Mr. Coover would do exactly what has been required of the neighbor and she thinks that's good enough. Commissioner Wolf stated that the neighbor is a trucking facility, which doesn't create a lot of noise or impact, other than trucks coming and going, but it could be a lot more intense than that.

Chairman Zembower asked Staff if they know what the operating hours are at the adjoining usages and Mr. Davidson responded that Mr. Good's property is the Featherlight Trailer and they do mechanical work there with quite a bit of noise, but there are no specific hours of operation in that PD Developer's Commitment Agreement.

Chairman Zembower asked if auto or trucking repair would be allowed or not allowed and Mr. Davidson responded that the uses in the C-3 district would allow for a

mechanical garage to potentially go in there. He further stated that the M-1 A is very limited with specific uses. The property is only on 0.73 acres and cell towers are not allowed, retail sales are allowed, and it could be a paint and body shop, since these are allowed under that zoning district.

Commissioner Wolf stated that looking at the Future Land Use it shows to the south it's Medium Density Residential, Low Density Residential diagonal to that, and a Planned Development immediately surrounding it, other than the industrial area. He further stated that this would be a transition buffer property where you'd want to reduce the intensity from industrial to something else and he doesn't see how this is compatible with what the County's plan is for the use in the surrounding area. Mr. Davidson responded that it is completely surrounded by industrial land use. Commissioner Wolf asked if the Future Land Use map is not accurate and Mr. Davidson responded that to the south of Orange Boulevard is MDR/LDR, Planned Development to the north, and to the west is 0.65 Industrial Land Use and PD land use. He stated that this allows for industrial type uses and industrial floor area ratio, which is pretty much the same thing, but the buffer would be Orange Boulevard. Commissioner Wolf asked if it's PD or Industrial, then why wouldn't the Future Land Use indicate it would be Industrial in that area and Mr. Davidson responded that with PD land use they get very specific with the uses and intensities that go into the PD. He further stated that there is already industrial existing to the west, but he's not sure why they went with PD land use, since it's more limiting.

Commissioner Wolf commented that the applicant stated they would abide by the same hours as the operation next door, which has no hours.

Commissioner Wolf stated that he was opposing the motion, because there is insufficient information and it doesn't map out to the Future Land Use as he would have expected.

A motion was made by Vice Chairman Michelle Ertel, seconded by Commissioner Richard Jerman, that the Lawlor Small Scale Future Land Use Map Amendment and PD Rezone be Approved and Referred to the Board of County Commissioners. The motion CARRIED by the following vote:

Aye: 3 - Commissioner Richard Jerman, Vice Chairman Michelle Ertel, and Chairman Jay Zembower

Nay: 1 - Commissioner Rob Wolf

Excused: 2 - Commissioner Mya Hatchette, and Commissioner Jennifer Dane

Absent: 1 - Commissioner Matt Brown

3 [2016-561](#)

Lake Florence PD Rezone - Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a twenty-eight (28) lot single family residential subdivision on 14.64 acres, located on the north side of Howell Branch Road, ½ mile west of Dodd Road; (Z2017-004) (Madden, Moorhead, & Stokes, Applicant) District1 - Dallari (Joy Giles, Project Manager)

Joy Giles, Senior Planner, presented this item and stated that this request is for a Rezone from A-1 (Agriculture) to PD (Planned Development) on 14.64 acres located on the north side of Howell Branch Road. The applicant proposes to develop a single family residential subdivision with a maximum density of 3.98 units per acre for a total of 28 lots with a minimum lot size of 5,500 square feet. The subject property has a Low Density Residential Future Land Use designation, which allows for a maximum density of 4.0 units per net buildable acre. A 10' landscape buffer will be required along the southern perimeter and a 5' buffer will be required along the southeast corner of the site, next to the existing A-1 zoning. The development will provide 15% open space and utilities will be provided by Seminole County. Considering that the residential developments adjacent to the east and west have comparable lot sizes to this proposal, Staff finds the request to be consistent with the trend of development and compatible with the Comprehensive Plan. Staff recommends the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 to PD and approve the associated Master Development Plan and Development Order.

Charlie Madden, for the applicant, stated that he had a presentation that he's not going to do, because they had a community meeting and no one is here and he doesn't want to waste the Board's time. He commented that the property had previously been planned for an assisted living facility (ALF) that was not a popular item with the neighbors and they were very pleased to see that they are matching what they have.

Commissioner Richard Jerman asked if what he's saying that the neighbors aren't at this meeting, because they're in favor of what they're proposing and Mr. Madden responded that the neighbors were very positive about the project, because their lot sizes are bigger than what their minimums are on both the east and the west sides.

Mr. Madden showed several exhibits using the overhead map that were shown at the community meeting.

Commissioner Jerman asked what the lot sizes are and Mr. Madden responded that they will be a minimum of approximately 50' x 110'.

Chairman Zembower asked how many neighbors attended the community meeting and Mr. Madden responded about 15 neighbors and it was fairly well attended. He further stated that once they heard a similar subdivision was being built similar to theirs, compared to what was previously proposed on the property they were very supportive.

No one from the audience spoke in favor or in opposition to this item.

Commissioner Rob Wolf stated that this is classic in-fill property and a great job by the applicant making it compatible with the surrounding area.

Chairman Zembower stated that he agrees that this is a good in-fill project and thinks that the community should be happy with it. He further stated that he remembers that the assisted living facility was a controversial project that a lot of people weren't happy with it and he thinks this is a good project for that area.

A motion was made by Commissioner Rob Wolf, seconded by Commissioner Richard Jerman, that the Lake Florence PD Rezone be Approved and Referred to the Board of County Commissioners. The motion CARRIED by the following vote:

Aye: 4 - Commissioner Rob Wolf, Commissioner Richard Jerman, Vice Chairman Michelle Ertel, and Chairman Jay Zembower

Excused: 2 - Commissioner Mya Hatchette, and Commissioner Jennifer Dane

Absent: 1 - Commissioner Matt Brown

A motion was made by Commissioner Rob Wolf, seconded by Vice Chairman Michelle Ertel to take a 15 minute break to allow time for Commissioner Brown to arrive. The motion carried 4-0.

*** A meeting break occurred between 6:23 p.m. and 6:38 p.m. ***

Technical Review Items:

- 4 [A-3399-17](#) Approve the Preliminary Subdivision Plan (PSP) for the Lake Howell Reserve subdivision containing 695 lots on 269.48 acres zoned PD (Planned Development), located on the north side of Howell Branch Road, approximately 400 feet east of Jergo Road; (Richard Jerman, Applicant) District1 - Dallari (Brian Walker, Project Manager)

Commissioner Richard Jerman stated that he has a conflict with this item and he has filed the appropriate paperwork with the County declaring his conflict. He further stated that he is declaring it again to the Board tonight and he will abstain from both discussion and voting on this item.

Chairman Jay Zembower stated that Commissioner Jerman has recused himself from this item and asked the Clerk if we had the proper paperwork on file, which the Clerk confirmed that we did.

Commissioner Wolf asked if we could get on the record from our legal counsel that three voting members with one abstaining is still a quorum.

Paul Chipok, Assistant County Attorney, stated that this is a seven member Board, which takes four members to have the quorum and if one member has to abstain due to a conflict, you do not lose the quorum.

Brian Walker, Senior Planner, presented this item and stated that the applicant is requesting approval of the Lake Howell Reserve Preliminary Subdivision Plan (PSP). The Future Land Use of the subject property is Planned Development. The PSP

proposes a total of 695 single family residential lots ranging in width from 45' to 70' wide on 269.48 acres that are comprised of Villages I and II. There is a maximum density of 4.0 dwelling units per net buildable acre in Village 1 consisting of 445 single family detached homes and 7 dwelling units per net buildable acre in Village 2, which consists of 250 townhomes. There is a maximum building height of 35'. The commercial portion of the development is 6.82 acres and will be developed in a future phase. The approval of this PSP is contingent upon meeting all of the requirements and conditions of the Lake Howell Reserve Final Development Plan and Developer's Commitment Agreement, which are currently under review. The PSP complies with all conditions of the Lake Howell Reserve and San Pedro PD and Chapter 35 of the Seminole County Land Development Code. All internal roads serving the residential portion of the development will be private. A portion of the internal road serving the commercial tract of the development will be public. Seminole County is the utility provider for water and sewer. Based on this information, Staff recommends approval of the Preliminary Subdivision Plan for the Lake Howell Reserve Subdivision contingent upon meeting the requirements and conditions of the Lake Howell Reserve Final Development Plan and Developer's Commitment Agreement.

Vice Chairman Michelle Ertel asked if all studies have been done, such as the environmental study with the Sand Hill Cranes and Mr. Walker responded that the studies for the environmental impacts are required at Final Engineering and they are not yet at that stage.

Chairman Jay Zembower asked Mr. Walker to share the conditions or contingencies that are currently under review in the Final Development Plan. Mr. Walker stated that the Final Development Plan looks at the development and gives more detail than the PSP. The PSP is more approval with just the layout. The Final Development Plan is something that follows the Development Order and the Master Development Plan, but it fills in and fleshes out the sizes of buildings and setbacks. In looking at it from a preliminary standpoint, everything looks good, it was just a timing issue. If Staff didn't feel that the PSP was not consistent, they wouldn't have brought it to the Board.

Chairman Zembower asked if this project still needs to go through St. John's Water Management District and other entities to weigh in and Mr. Walker responded yes.

Commissioner Rob Wolf stated that they have had this project before them a few times and they went through some significant discussion on it. He commented that the plan, layout, and setbacks were discussed for the different areas and then asked what the specific contingencies are, which won't change the over-arching vision approved and are they just smaller, subtle things that didn't come up in the plan. Mr. Walker responded yes, in the Final Development Plan, in many ways, brings forth a lot of the information that was in the Master Development Plan and the Development Order. The Development Order is often times the conditions that the Board of County Commissioners imposes on the developer and the Developer's Commitment Agreement are those things that the developer commits to later on as they are more aware of their layout and how things will flow.

Commissioner Wolf asked if the net density would be affected and Mr. Walker responded no and none of those things have been affected. Mr. Walker further stated that one of the things that came up during the Final Development Plan process that is not part of the PSP, is that the road serving the commercial development would be a public road, where as the rest of the roads would be private. Those are some of the details that come out in the Final Development stage that are not discussed during the Development Order or the Master Development stage. Those things don't affect the

PSP and that's why we went ahead and brought it.

Commissioner Wolf asked if that would include things like the school bus stop inside the property that the Board discussed and Mr. Walker said that was correct.

Chairman Zembower commented that at the Board of County Commissioner's meeting, he thinks they removed the 35' lot provision that was originally in there and asked if that is correct and Mr. Walker responded yes. Chairman Zembower further asked if the developer/applicant committed to having 10 acres set aside and dedicated as a conservation easement. Mr. Walker responded that there are 10 acres that were discussed as being a good Sand Hill Crane nesting area and those 10 areas have been set aside and incorporated into a much larger conservation easement. The developer has put aside a lot more than 10 acres for conservation and wetlands.

Chairman Zembower asked if it is correct that there is approximately 200 plus acres that are open or untouched and Mr. Walker responded that this project is 269 acres total. He doesn't know how many acres are set aside for that. Chairman Zembower asked how much total open space or undeveloped ground are on this project and Mr. Madden responded about 35 acres are in the wetland tracts.

Vice Chairman Ertel asked if a study was done on the 10 acres to see if the Sand Hill Cranes are going to be all right and Mr. Walker responded that there was a preliminary study that was done around September of 2016 and at that time it was identified there were some areas where the Sand Hill Cranes would be able to nest. Mr. Walker stated that what was talked about at the Board meeting, that as they moved forward with the development and toward Final Engineering, there would be an environmental study done and they would then be more specific with regard to the Sand Hill Crane nesting areas. Vice Chairman Ertel asked if it would be during a time when the Crane's would be there and Mr. Walker responded they are there now and he believes now is the nesting season. He stated they are going through permitting and project review at this time.

The developer did not want to make a presentation.

No one from the audience spoke in favor or in opposition to this item.

A motion was made by Commissioner Rob Wolf, seconded by Vice Chairman Michelle Ertel, that the Lake Howell Reserve Preliminary Subdivision Plan be Approved, contingent on the conditions in the Development Plan. The motion CARRIED by the following vote:

Aye: 3 - Commissioner Rob Wolf, Vice Chairman Michelle Ertel, and Chairman Jay Zembower

Excused: 2 - Commissioner Mya Hatchette, and Commissioner Jennifer Dane

Absent: 1 - Commissioner Matt Brown

Abstained: 1 - Commissioner Richard Jerman

CLOSING BUSINESS

Planning & Development Manager's Report

Rebecca Hammock stated that we will soon go live with the new Novus Agenda system, but we are currently still using Legistar. We are planning to transition into Novus for the May 3, 2017 agenda. An email has been sent to all Board members requesting that you reset your password and if you have any questions, please contact Tammy Brushwood.

Ms. Hammock stated that she sent out an email last month in response to the question about the avigation easement for the airport and she wants to make sure everyone received it and if there are any questions to please let her know.

Commissioner Rob Wolf stated that the Future Land Use is not always up to what the current plan and vision of the County is and the whole idea of any plan is to know how to go forward for both developers and us. He asked when the next time is that we will look at our Future Land Use and update it for a plan that we intend to stick with for both us and developers. Ms. Hammock responded that they did the evaluation and appraisal report recently and it was transmitted. They are bringing it back for adoption to the Board of County Commissioners in May. They did not make any administrative changes to the Future Land Use map. The Future Land Use map allows for changes and there is criteria in the Comprehensive Plan that allows you to change Future Land Use map designations if they meet certain criteria, because it recognizes things change over time. When the Future Land Use map is adopted, it's not permanent because development trends can change, so it's a fluid plan but it also needs to meet certain criteria in order to be changed. For example, when a private property owner brings in a Future Land Use change, they evaluate it against those criteria and if it meets those criteria, then Staff will recommend approval of the change.

Chairman Jay Zembower asked if there is a document or any tracking that Staff has or can put together that could be provided to the Board that includes a sort of inventory, for example how much surface area of the different zoning classifications still exist in the County, for example R-1, R-1A, Industrial, Commercial, etc.) Ms. Hammock responded that we do have percentages of land uses that shows how much land we have zoned Industrial, like M-1 and M-1A. GIS can calculate those numbers and there are numbers in the Comprehensive Plan, but they may be outdated.

Chairman Zembower asked that in looking further down the road in order to understand what inventory we have in our urban or developable areas, can something be created that could show, for example, how many acres of Industrial are available in the northeast corridor or sections of the County that wouldn't require too much effort. Ms. Hammock responded that there is a table in the Comprehensive Plan that shows the percentages of land uses, but because amendments are made to the Comprehensive Plan every month or every other month, GIS would need to be involved to recalculate the map.

Further Board discussion occurred regarding the Future Land Use map.

Ms. Hammock stated that they can have GIS calculate the number of acres of a particular Future Land Use category.

Commissioner Wolf stated that mostly everything that the Board now sees is mostly

small tracts of land, which is getting to his point of Future Land Use that in the County what's left is in-fill. He stated that if they had a map that showed what's available in general and harder bounds for where we want to grow would be helpful. He estimates that the County is probably less than 10% of available land for urban growth and they should have that a little more tightly bound.

Chairman Zembower stated that in looking at the future, he doesn't know if they're doing a good service to the community if, by example, they've eliminated all of the Industrial in one area, which could force them to go to another County or go to the extreme far end of our County for their business.

The Board agreed that these were good points to consider for the planning process.

Ms. Hammock stated that we are getting redevelopment projects in and even though there may not be a lot of available vacant land, some of the older developments are redeveloping.

Commissioner Jerman stated that there is a high demand in our County for residential, because of the school system and other quality of life aspects. There is a lot of property that is getting rezoned or wanting to get rezoned to Residential from Commercial, which is taking away future potential jobs.

Ms. Hammock stated that a property owner can request a land use change, which we have to look at specific criteria to determine, on a case-by-case basis, if the surrounding and adjacent zoning is compatible and consistent.

Chairman Zembower used a hypothetical example that if someone requested 42 acres to convert it from Industrial to Multi-Family; if they had a map that showed this was the last parcel of Industrial or Commercial in the area, it would be very informative to him as a decision-maker if that would be a wise move to make that change knowing there would not be any inventory left.

Ms. Hammock stated that Future Land Use Map Amendments are legislative, so they are policy decisions and not quasi-judicial hearings. If the policy of the Planning & Zoning Commission and Board of County Commissioners states that they want to retain their Industrial and Commercial land use for job-generating land uses they can adopt and maintain.

Chairman Zembower said what he is asking about is rather the tool to understand what that is.

Additional Board and Staff discussion occurred on the Future Land Use map and policy.

Ms. Hammock stated that GIS can calculate the acreage and percentages of the Future Land Use categories and include vacant land. She stated that the HIP-TI Future Land Use designation requires target industries in order to create high wage job-generating land uses, which is specific in the Comprehensive Plan with limiting on the amount of Retail and Residential development.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:08 p.m.