

**MINUTES
PLANNING BOARD MEETING**

**JULY 18, 2017
REGULAR MEETING 6:00 P.M.**

CALL TO ORDER: CHAIR JOSEPH HULTS

INVOCATION AND PLEDGE OF ALLEGIANCE

ROLL CALL: MAMIE DRANE, ADMINISTRATIVE ASSISTANT

Those in attendance were Chair Joe Hults, Vice Chair Deborah Byrne, Karen Abdul-Hameed, Loretta Vittorio, Matthew Noone, Administrative Assistant Mamie Drane, Community Development Director Ameé Bailey and Marisa Barmby and Jennifer Codo-Salisbury with the Central Florida Regional Planning Council.

Absent: Bette Biggar

APPROVAL OF MINUTES: April 11, 2017 MEETING

Board Member Vittorio made a motion to approve the minutes with corrections, seconded by **Board Member Abdul-Hameed**

BUSINESS ITEMS - PUBLIC HEARING:

1. PUBLIC HEARING: PHARMACIES UNIFIED LAND DEVELOPMENT CODE (ULDC) TEXT AMENDMENT

Marisa M. Barmby, AICP Central Florida Regional Planning Council

BACKGROUND:

On June 16, 2014, the Governor signed the "Compassionate Medical Cannabis Act of 2014" into state law, which serves as an outline for its medical marijuana industry. It allows limited access to cannabidiol, or CBD, based medical marijuana for treatment of chronic epileptic seizures and some other severe illnesses. The requirements are included in Florida Statutes Section 381.986. Part of this law authorizes the establishment of five dispensing organizations, one in each of the following regions: northwest, northeast, central, southeast, and southwest Florida. The purpose of these organizations are to ensure reasonable statewide accessibility and availability as necessary for patients registered in the compassionate use registry who are authorized by a physician certification for use of low-THC cannabis under the requirements of the law. Each dispensing agent is permitted a reasonably located infrastructure to dispense low-THC cannabis to registered patients.

On March 25, 2016, the Governor signed the "Compassionate Use of Low-THC and Medical Cannabis" into State law. It amended the statute and legalized the cultivation, production, and dispensing of "Medical Cannabis" as defined in the statute, and derivative products, by a licensed dispensing organization to "Eligible Patients," as defined in Section 499.0295, Florida Statutes

On November 8, 2016, Florida voters approved a ballot initiative to amend the Florida Constitution creating Article X, section 29, Medical Marijuana Production, Possession, and Use, to allow broader sale and use of marijuana to treat debilitating medical conditions for eligible patients. It is also requires the Department of Health (DOH) to register and regulate marijuana production and distribution centers.

On June 9, 2017, the Florida Legislature passed a medical marijuana bill (Senate Bill 8-A) to implement Article X, section 29 of the Florida Constitution, which allows the use of marijuana by patients with debilitating medical conditions.

On June 23, 2017, the Florida Governor signed the medical marijuana bill into law. The law went into effect on July 1, 2017.

MEDICAL MARIJUANA BILL (SENATE BILL 8-A) OVERVIEW:

1. Medical Marijuana Treatment Centers (MMTCs):

- Requires the DOH to license MMTCs as related entities to cultivate, process, transport, and dispense low-THC marijuana, medical marijuana, and medical marijuana delivery devices. The DOH is further required to license the existing Dispensing Organizations (DOs) created under the Compassionate Medical Cannabis Act as MMTCs as soon as practicable, no later than July 3, 2017.
- The DOH is required to award ten additional MMTC licenses as soon as practicable, but no later than October 3, 2017.
- Requires the DOH to award four additional MMTC licenses for every 100,000 active patients in the medical marijuana use registry. MMTCs must have their products tested by marijuana testing labs certified by the DOH.

2. Dispensing Facilities:

- Restricts the number of dispensing facilities each MMTC may initially establish to 25.
- MMTCs are allowed to operate five additional dispensing facilities for every 100,000 active patients in the medical marijuana use registry. DOH will determine the number of dispensing facilities per region for each MMTC. The number of dispensing facilities per region will be calculated based on a region's population relative to the state's overall population.
- MMTCs are authorized to sell unused dispensary slots to another MMTC. An MMTC that buys such an unused slot may utilize the slot only within the same region in which the slot could have been used prior to the purchase. The buying and selling of slots will increase or reduce an MMTC's statewide and regional maximums regarding the number of dispensaries it may operate.
- The bill provides a sunset date for the dispensing facility cap to expire on April 1, 2020, and requires dispensing facilities to look and feel like a physician's office.

3. Research and Education:

- Creates the Coalition for Medical Marijuana Research and Education within the Moffitt Cancer Center to conduct scientific research, provide education, disseminate research, and guide policy on the ordering and dosing practices for the medical use of marijuana.
- DOH is required to implement a statewide marijuana education and illicit use prevention campaign regarding the health effects of marijuana use, particularly on minors and young adults.
- The Department of Highway Safety and Motor Vehicles will implement a statewide impaired driving education campaign to raise awareness and prevent marijuana-related and cannabis-related impaired driving.

4. **Products:**

- Besides vaping, medical marijuana products can be sold as edibles (as long as it is a food product and does not market or appeal to children), oils, sprays or tinctures. Vaping cartridges, especially whole-flower products, must be in a tamper-proof container. Smoking medical marijuana remains prohibited.

5. **Preemption to Local Government:**

- A county or municipality may ban medical marijuana treatment center dispensing facilities from being located within their boundaries.
- A county or municipality that does not ban dispensing facilities under this subparagraph may not place specific limits, by ordinance, on the number of dispensing facilities that may locate within that county or municipality.
- May determine the criteria for the location of dispensaries and other permitting requirements that do not conflict with state law or department rule.
- May not enact requirements for permitting or for determining the location of dispensing facilities which are more restrictive than requirement for permitting or determining the locations for pharmacies.
- May not charge a medical marijuana treatment center a license or permit fee in an amount greater than the fee charged to pharmacies.

6. **Dispensing Facility Requirements:**

- A medical marijuana treatment center dispensing facility may not be located within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school unless the city approves the location through a formal proceeding open to the public at which the city determines that the location promotes the public health, safety, and general welfare of the community.
- Maintain a fully operational security alarm system that secures all entry points and perimeter windows and is equipped with motion detectors; pressure switches; and duress, panic, and hold-up alarms; and
- Maintain a video surveillance system that records continuously 24 hours a day and meets the following criteria:

- a. Cameras are fixed in a place that allows for the clear identification of persons and activities in controlled areas of the premises. Controlled areas include grow rooms, processing rooms, storage rooms, disposal rooms or areas, and point-of-sale rooms.
 - b. Cameras are fixed in entrances and exits to the premises, which shall record from both indoor and outdoor, or ingress and egress, vantage points.
 - c. Recorded images must clearly and accurately display the time and date.
 - d. Retain video surveillance recordings for at least 45 days or longer upon the request of a law enforcement agency.
- Ensure that the medical marijuana treatment center's outdoor premises have sufficient lighting from dusk until dawn.
 - Not dispense from its premises marijuana or a marijuana delivery device between the hours of 9 p.m. and 7 a.m., but may perform all other operations and deliver marijuana to qualified patients 24 hours a day.
 - Store marijuana in a secured, locked room or a vault.
 - Require at least two of its employees, or two employees of a security agency with whom it contracts, to be on the premises at all times where cultivation, processing, or storing of marijuana occurs.
 - All employees must be 21 years of age or older and have passed a background screening.

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS:

The attached proposed amendments address pharmacies and medical marijuana dispensaries. The amendments are proposed to create a new Section 2.03.06 under General Regulations for Commercial/Industrial Zoning Districts, to amend the Table of Land Uses (2.04.01(A)), and to amend Article 9 Definitions.

The City of Lake Alfred's Code does not specifically call out pharmacies on the Table of Land Uses. This proposed amendment would add pharmacies which includes medical marijuana dispensing facilities to the Table of Land Uses. In addition, this amendment adds definitions to Code and provides a listing of the requirements for dispensing facilities as included in Section 2.03.00 General Regulations for Commercial/Industrial Zoning Districts.

COMMERCIAL ZONING DISTRICTS:

Pharmacies and medical marijuana dispensing facilities are proposed as a permitted use in the Limited Commercial (C-1), Retail Commercial (C-2), and General Commercial (C-3) Zoning Districts within the City of Lake Alfred. The proposed language does not propose to include pharmacies within the Neighborhood Convenience Commercial District (C-4). The purpose of the four Commercial zoning districts in the City is below.

Limited Commercial District (C-1): The purpose of the district is to provide for transitional commercial uses of land and buildings that will separate objectionable

activities of industrial and commercial uses from amenities of single family residential uses of property; and to recognize that certain highway frontage property is not altogether useful for residential purposes, but should be developed for uses that will be more economic; and, at the same time, not permit detrimental heavy commercial uses to adversely affect adjacent residential areas.

Retail Commercial District (C-2): The purpose of this district is to provide areas for development of uses of land for all legal retail product sales, and services normally located in a central business area. It is intended to include all uses expressly permitted and those implied that are conducive to commercial center development, but to exclude the normal industrial warehousing, storage and such uses that do not blend with and add to the business activities of retailing of goods and services.

General Commercial District (C-3): The purpose of this district is to provide areas for development of a variety of commercial uses, including retail commercial uses, highway business uses and other business establishments that are clean, quiet and free of hazardous or objectionable elements, such as noise, odor, dust, smoke or glare. Such establishments, except for those being used as described in paragraph (H)(1)(e) hereof, shall operate entirely within enclosed structures and generate little industrial-type traffic

Neighborhood Convenience Center District (C-4): The purpose of this district is to provide areas for low impact, low intensity commercial, office, and institutional uses to serve the residents of the City and the Green Swamp Area of Critical State Concern.

Board Member Abdul Hameed asked about the moratorium date the City had set and if the deliveries to the clinics could be made around the clock.

Board Member Vittorio asked what form the marijuana would be available (plants or pills); also would the twenty five initial locations be increased to thirty five when the ten licenses are added.

Ms. Barmby explained that the product would all be processed. The dispensing would be in the form of oils, eatables, and vaping. The State amendment did not permit smoking. However, there is a lawsuit regarding the restriction on smoking. The licenses will belong to the treatment centers. The number of treatment centers and dispensing centers will be regulated by the State and limited initially to 25 treatment centers per region. They will increase over time and with population. The treatment centers will grow, package and distribute the products to the dispensing center. The board will only be deciding on the dispensing centers, the treatment centers are preempted to the state.

Chair Hults opened the public hearing.

Ella Hale 675 E Thelma asked about the zoning and where the clinics would be approved to open. She asked for a copy of the map

Chair Hults asked if there were any other citizens' comments, being none the public hearing was closed.

Board Member Abdul Hameed asked what the procedure would be to allow a clinic to open if the location could require board approval.

Ms. Barmby stated the all pharmacies including medical marijuana dispersing facilities would need to be treated the same. The Planning Board can recommend that all pharmacy locations require a public hearing as a special exception.

Director Bailey added that if the pharmacies wanted to locate closer than the 500 feet to a school, by state law, they would need to be approved through a public hearing (City Commission). States statues require extra provisions such as the security, signage and distance from schools and these provisions have been included in the proposed code.

The City Commission would like to move forward to developing policies rather than extending the moratorium. Staff has drafted policies based on their direction.

Board Member Vittorio moved the Planning Board recommend **approval with changes** to the City Commission of the city initiated text amendment to the City of Lake Alfred Land Development Code relating to the definitions and use of pharmacies and medical marijuana dispensaries within the City of Lake Alfred. The motion included adding that the location of pharmacies be approved through a public hearing process such as a Special Exception.

Motion was seconded Board Member Abdul Hameed and the motion was approved by unanimous voice call vote:

CHAIR HULTS	AYE
VICE CHAIR BYRNE	AYE
BOARD MEMBER VITTORIO	AYE
BOARD MEMBER ABDUL-HAMEED	AYE
BOARD MEMBER NOONE	AYE

2) THE LAKES TRACT 8 - FUTURE LAND USE MAP AMENDMENT

Chair Hults declared residency in the Lakes Tract 2 as did Board Member Abdul-Hameed.

Community Development Director Ameer Bailey read both items 2 and 3 into record

ISSUE: A request by Lake Alfred Land Partners II, LLC, to amend the Future Land Use designation to address a mapping error for approximately ±1.51 acres of land located in the City of Lake Alfred from Conservation (CON) to Medium Density Residential (MDR) for a total of 18.45 acres of Medium Density Residential (MDR), located north of Lake Rochelle, south of Mackay Boulevard, and west of the Lake Haines Rochelle Drainage Canal, further described as parcel: 262804-000000-012020, and also known as The Lakes Tract 8.

3) THE LAKES TRACT 8 – REZONING

ISSUE: A request by Lake Alfred Land Partners II, LLC, to amend the Zoning designation for approximately ±18.45 acres of land located in the City of Lake Alfred from Multiple-family Dwelling District (R-2) and Conservation (CN) to Planned Unit Development -Residential (PUD-R) to set new development requirements, located north of Lake Rochelle, south of Mackay Boulevard, and west of the Lake Haines Rochelle Drainage Canal, further described as parcel: 262804-000000-012020, and also known as the Lakes Tract 8.

Public notice was posted in the Lakeland Ledger July 7, 2017, mailings were sent out July 2, 2017. No response has been received.

Community Development Director Bailey, turned the meeting over to **Jennifer Codo-Salisbury Central Florida Regional Planning Council**

Lake Alfred Land Partners II, LLC (applicant), requests a Future Land Use Map amendment and an Official Zoning Map amendment on the approximately 18.45 acres of land, located north of Lake Rochelle, south of Mackay Boulevard, and west of the Lake Haines Rochelle Drainage Canal, further described as parcel: 262804-000000-012020, and also known as the Lakes Tract 8. The applicant is requesting a rezoning from Multiple-family Dwelling District (R-2) and Conservation (CN) to Planned Unit Development – Residential (PUD-R) to provide new setback requirements and lot sizes for a previously approved development. The PUD-R application proposes the following.

1. A reduction of the side yard setbacks from 10 feet to 5 feet.
2. A reduction of the rear yard setbacks from 20 feet to 15 feet.
3. A minimum lot size of 6,400 square feet.
4. A minimum lot width of 65 feet.
5. Dedication Tract A to the City of Lake Alfred.

There is a developer's agreement in place related to this property that will be updated, as necessary, by the City Commission.

Bart Allen 242 W Central Ave, Winter Haven speaking on behalf of Lake Alfred Land Partners II, LLC, stated, the re-zoning they are requesting is a reduction in density, the developer has decided to build single family homes instead of the purposed town homes. Also, because of the engineers new design for the homes the developer was able to dedicate excess land in tract A to Lake Alfred. The developers are in agreement with Staffs recommendations and conditions and is consistent with the Comprehensive Plan.

Board Member Vittorio stated she is concerned about the set-back of five feet, with landscaping and Air Conditioners there wouldn't be that much room.

Community Development Director Bailey explained the developers decided on the zoning of a P.U.D. Since the area has the infrastructure in place and the lots were originally designed for townhouses the lots are narrow. With the five foot set-backs the developer will be able to offer a larger selection of houses.

Daniel Kovax, ECON, 6700 S Florida Ave, Lakeland FL stated that the builder will offset the A/C pads so there will be plenty room between the houses. There will be ten feet between houses, five from the property line and five from the house.

Board Member Abdul Hameed asked what house size will the developer be building, minimum to the maximum .

Daniel Kovax stated he believed they would be between 1800 – 2500 square feet.

Community Development Director Bailey reminded the board that this hearing is about zoning. Staff will have a site plan review and go over the criteria for individual development..

Bart Allen The actual building will be driven by what the purchaser wants, however, the lot size will not change. Setbacks will not always be maxed out, that will depend on house style.

Community Development Director Bailey pointed out that this style of development is not uncommon, it's just different here in Lake Alfred.

Chair Hults opened the public hearing.

Don Horn 1118 Alexander Way, objects to the 5' setbacks, questioning the quality of life this would lead to, however, he does not oppose single families' homes, he opposes the 5' setbacks.

Geo Greenwood 1110 Alexander Way, stated he bought his house because of the lot size, he looked at other houses but other developments had built their houses too close together, and he considered the closeness an invasion of privacy.

Ella Halle 675 E Thelma stated she does not live in the Lakes, and has objected to the Lakes subdivision since it's started due to conservation issue. If the land was left alone the gopher turtles and natural vegetation may come back. Urges the Board to re-think the development for conservations sake.

Chair Hults reminded the audience that the issue is rezoning.

Don Horn reiterated, the current home owners are not opposing single family residents, what they are asking the Planning Board to consider are the five foot set-backs on the side. The residents would like to see ten foot setbacks not five.

Community Development Director Bailey stated that if you do increase the setbacks you will be limiting the developer to smaller footprints for houses. Possibly two stories so the square footage would be similar to the other houses in the Lakes

Bart Allen stated the developer is asking for a 5' setback it's very common in a lot of subdivisions, if we did not have these setbacks we would have to go to a 2 story, the developer feels one story will fit better with the Lakes community. Its new single family homes, not townhouses, a town house would have 0 lot lines and most would be adjoined.

Community Development Director Bailey stated that the infrastructure is in place in tract 8 as well as tract 4.

Board Member Abdul Hameed commented that it's interesting that the townhouses were not popular for this area, and the developer is trying to build something that is more compatible for our community. Some people are not interested in a big yard , and she is glad that tract 8 will be developed instead of setting vacant.

Bart Allen stated that the developer has reviewed the property and had soil analysis done, they've have worked with Swift Mud and had a formal wetland delineation. Swift Mud has found there are no wetlands within the one and a half acres. it is not suitable for conservation and should be designated for housing development.

Community Development Director Bailey pointed out that Lake Alfred has subdivisions that have five foot setbacks and pointed out the area in the Lakes tract one that is in the R1-B zone, with five foot setbacks.

George Lindsey Developer, 3020 S Florida Ave., stated the owner has been presented with the opportunity to acquire the two tracts in the Lakes. The developers understood that tract eight had a multi-family land use, one hundred and four attached units, and they could have started building the townhomes. With their residential development experience, they tried to come up with a product that is saleable and meets the needs of the community. The builder has 30 different floor plans, not all will take up to the 5' setbacks. It will give the buyer a broader spectrum to choose from. This is an opportunity to meet the market demand. The buyer has a lot of other choices if they don't want to 5' setbacks.

Public hearing is closed on tract 8.

Board Member Loretta Vittorio. made the motion recommending approval to the City Commission of a change in Future Land Use classification of approximately ±18.45 acres of land located in the City of Lake Alfred from Medium Density Residential (MDR) and Conservation (CON) **to Low Density Residential (LDR)**, located north of Lake Rochelle, south of Mackay Boulevard, and west of the Lake Haines Rochelle Drainage Canal, further described as parcel: 262804-000000-012020, known as The Lakes Tract 8. Seconded by **Board Member Karen Abdul Hameed**

CHAIR HULTS	AYE
VICE CHAIR BYRNE	AYE
BOARD MEMBER VITTORIO	AYE
BOARD MEMBER ABDUL-HAMEED	AYE
BOARD MEMBER NOONE	AYE

Board Member Loretta Vittorio. I move recommending approval with conditions to the City Commission of the amendment of the Official Zoning Map of approximately ±18.45 acres of land located in the City of Lake Alfred from Multiple-family Dwelling District (R-2) and Conservation (CN) to Planned Unit Development-Residential (PUD-R) to set new development requirements, located north of Lake Rochelle, south of Mackay Boulevard, and west of the Lake Haines Rochelle Drainage Canal, further described as parcel: 262804-000000-012020, and also known as the Lakes Tract 8. Seconded by **Board Member Matthew Noone**

CHAIR HULTS	AYE
VICE CHAIR BYRNE	AYE
BOARD MEMBER VITTORIO	AYE
BOARD MEMBER ABDUL-HAMEED	AYE
BOARD MEMBER NOONE	AYE

4.) The LAKES TRACT 4 and 4A– REZONING

Chair Hults stated A request by Lake Alfred Land Partners, LLC and the City of Lake Alfred, to amend the Zoning designation for property located in the City of Lake Alfred from Single Family District clustered (R-1AC) and (R-1AAC) to Single Family Districts (R-1B) on approximately

±20.2 acres of land, known as the Lakes Tract 4 and 4A, located north of Lake Rochelle, east of Glencruiten Avenue, south of Thelma Street East, and west of Lake Haines (Tract 4 The Lakes pb 146 pgs 1 and 2 and Tract 4A The Lakes pb 149 pg 7), (City-initiated rezoning for parcels 262804-522753-003070, 262804-522753-003060, 262804-522753-003050, 262804-522753-003040, 262804-522753-003030, and 262804-522753-001050).

Community Development Director Bailey pointed out that this is both an applicant and City initiated amendment. There are six developed residential lots in the subdivision in order to keep the zoning map consistent the City initiated changing the existing six units.

Public notice was posted in the Lakeland Ledger July 7, 2017, mailings were sent out July 2, 2017. Including six notices to the existing home owners on June 16, 2017. No response has been received.

Marisa M. Barmby, AICP the Lakes Tracts 4 and 4A are existing platted subdivisions. Six of the lots in Tract 4 have been sold and have had houses constructed on them. The current owner of the remainder of the subdivisions, Lake Alfred Land Partners II, LLC (applicant), requests an Official Zoning Map amendment on the approximately 20.2 acres of land. To ensure all properties within the subdivision have the same requirements, the City is completing a city-initiated rezoning for the six lots under different ownership. All maps illustrate the property owned by the applicant and the property under the city-initiated amendment. The City sent a letter detailing the proposed change to each of the six property owners.

The applicant is requesting a **rezoning** from Single Family Dwelling District Clustered (R-1AC) and (R-1AAC) to Single Family District (R-1B) to provide new setback requirements which will permit an increased side setback for structures. The table below illustrates the impacts of the rezoning on the existing platted subdivision.

Board Member Abdul Hameed asked if the set back were originally ten feet and now the builder wants to change them to five foot setbacks.

Board Member Vittorio asked if there is a current maximum house size in R1 AC and R1 AAC, she also want to know if there are infrastructures already in place. She also asked how many homes will there be in the R1A C and R1 AAC.

Marisa M. Barmby stated there is no maximum house size listed, but it would be approximately be 2800 square feet for a single family single story residence.

Bart Allen the request for R1-B is from working with staff to gain some flexibility in order to offer a wider range of products. As of today there are between seventy eight and eighty lots.

Board Member Abdul Hameed stated the six existing homeowners are disappointed with this but the history of the area has been builders and developers coming in and leaving. Developers come in and try to develop a product they try and sell and it's not amounted to any more than six homes. This might be an option to develop tract 4.

Chair Hults opened Public Hearing

Community Development Director Bailey pointed out the change in zoning gives the present owners' flexibility as well.

Don Horn 1118 Alexander Way , stated one of the reasons he moved to the Lakes was the houses were not on top of each other. He's has looked at subdivisions built by this developer. Most homes are single stories; the developers do not have to live in this subdivision. This is not a palatable development plan.

Patrick Butler, 1110 Alexander Way, came to Lake Alfred because they loved the lakes and Mackay gardens; they moved here because of the spacing of houses. Glad Mr. Lindsey is here he has not been seen at the Lakes since they've taken it over. The contractors are leaving liter, and debris throughout the community. He likes the community the way it is

Ella Hale 675 E Thelma, stated the zoning doesn't concern her, but please keep up your properties. The development behind her house has been unkempt for years. If the lot not mowed behind her house she will be back.

Don Horn 1118 Alexander Way, stated he has notified their HOA that their lots need to be mowed, he also reported the overflowing dumpster. Highland homes is not a good citizen. Think there is a better way to go than to reduce side setbacks.

Christen Tarvaris 807 Galloway St. lived at James St. first, for 2 years neighbors before moving to Galloway, and doesn't want to live closer to his neighbors.

Kurt & Pam Polus 1114 Alexander way, Sent a letter. They purchased their home years ago, they are concerned the builders changing setbacks.

Community Development Director Bailey stated if there are concerns regarding property upkeep, please let Community Development know.

Ella Hale community where she lives houses are 20 feet apart. How do the decreased setbacks affect home values.

Tyrice Harvell 812 Galloway St. stated he has nothing on one side of him he doesn't want someone closer to him because of a change of setbacks.

Patrick Butler stated he is seeing 16 to 20 sold signs in tract four it is taking off.

Board Member Abdul Hameed stated the citizens have a valid point they bought their property knowing what it is. Some people want space. It will be up to the Commissioners

Board Member Vittorio thanked the residents for coming and expressing their side.

Chair Hults tech problems if back yard is a swell maintenance will tear down your fence to make repairs a 5' would be hard to get to.

Deborah Hoffman recommended denial to the City Commission of the amendment of the Official Zoning Map from Single Family District clustered (R-1AC) and (R-1AAC) to Single Family District (R-1B) on approximately ±20.2 acres of land, known as the Lakes Tract 4 and 4A, located north of Lake Rochelle, east of Glencruiten Avenue, south of Thelma Street East, and west of Lake Haines (Tract 4 The Lakes pb 146 pgs 1 and 2 and Tract 4A The Lakes pb 149 pg 7), (City-initiated rezoning for parcels 262804-522753-003070, 262804-522753-

003060, 262804-522753-003050, 262804-522753-003040, 262804-522753-003030, and 262804-522753-001050). **Second by Matthew Noone**

CHAIR HULTS	AYE
VICE CHAIR BYRNE	AYE
BOARD MEMBER VITTORIO	AYE
BOARD MEMBER ABDUL-HAMEED	AYE
BOARD MEMBER NOONE	AYE

Community Development Director stated the first reading will be at the commission meeting August 7, 2017.

ADJOURNED AT 8:41

Respectfully submitted,



Mamie Drane

