

(12-01-03)

**BOARD OF COUNTY COMMISSIONERS
BRADFORD COUNTY, FLORIDA
DECEMBER 1, 2003
ZONING WORKSHOP 6:00 P.M.**

The Bradford County Board of County Commissioners met December 1, 2003 to conduct a workshop with the Zoning Board. Attending were: Vice-Chairman Hersey, Commissioner Mann, Commissioner Thomas, Commissioner Cooper, Scott Koons, Zoning Board Members Doyle White, Lynell Oliver and J.T. Parrish. The following citizens: Patricia Toole, Wycliffe Toole, J.B. Miller, Jeanette McKibben, Dean Weaver and Elaine Slocum.

Vice-Chairman Hersey called the workshop to order at 6:00 p.m. He advised that the purpose of the workshop is to address a number of questions and concerns dealing with various properties throughout the County.

The following people addressed the Commission concerning the rezoning of their properties:

- Wycliff Toole, Jr., of 7988 Breezy Point Road West, Melrose.
- J.B. Miller of 4333 S.E. 1st Avenue, Keystone Heights
- Jeanette McKibben of 15931 N.W. CR231, Gainesville (20 acres on CR221 in Hampton)
- Dean Weaver of 337 S.E. CR18A, Starke, as a representative of the Keystone Heights Airpark Authority

Commissioner Cooper said that this issue has been referred to Mr. Brown for review and recommendation.

Mr. Koons addressed the Airpark Authority subject. Discussion ensued.

- Elaine Slocum of 21149 N.E. 17th Avenue, Lawtey. (Parcel #01659-0-00000)

Vice-Chairman Hersey asked Mr. Koons to address the Commission.

Mr. Koons said that Bradford County originally adopted zoning in the 60's. The County Commission went to the State Legislature and had to get a special act passed in order to enact the zoning. In 1975, State Legislature passed the Local Government Comprehensive Planning Act, which required all cities and counties to adopt a Comprehensive Plan for Future Land Use, traffic, water, sewer and recreation and so forth. Everyone adopted a plan, but there was not uniform adoption of updated regulations for enforcement. Therefore, in 1985 the law was amended as the Growth Management Act, which made it clear that cities and counties were required to adopt land development regulations or update existing regulations to conform to new adopted comprehensive plans.

In 1991, Bradford County adopted a new comprehensive plan under the 1985 act and adopted future land use for the entire county. This was done through the required notice process, which was an eight-page advertisement in the newspaper informing everyone that the County was considering adoption of a new future land use map and new comprehensive plan. In 1996, when the County adopted new zoning regulations it repealed the old zoning ordinance and all previous zoning that was applied to property

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since the 1960's and zoned property to conform to the newly adopted comprehensive plan. That again was also adopted through the notice process of the eight-page newspaper advertisement for the public hearings. There was no specific required notice to give each individual property owner actual notice that there was going to be county wide rezoning occurring. Many properties on HWY 301 and other highways were down zoned from commercial to either residential or agricultural.

There was some discussion regarding different avenues of notifying effected property owners and the zoning process as a whole.

Mr. Koons said that the County's 1991 Comprehensive Plan was found to be non-compliant and was rejected by the State. After two years of negotiations, a stipulated settlement agreement was entered into between the Department of Community Affairs and the Board of County Commissioners that stipulated that if the proposed changes were made, then the Amended Plan would be in compliance, which is the plan the County has been living with since 1993. Since that time, most of the changes made to the Future Land Use Map have been small-scale amendments, less than 10 acres. The State no longer has any review or veto authority over anything less than 10 acres. The cumulative total of acres that can be rezoned within a calendar year is 80 acres.

The areas around the municipalities within the County, from ½ mile to 2 miles, are designated as urban development areas. These are the areas that the plans' intention is to encourage smaller lot, residential development, commercial and industrial development. The residential density in all of these areas is ½-acre lots. Under the current plan, agricultural uses are not permitted as a future land use designation in those urban development areas. Mr. Koons explained the process it would take to reclassify such an area to agricultural.

Mr. Whidden said that they have received a request for rezoning 273.5 acres from RSF/MH to Agricultural, which some lies within the urban development area.

There was brief discussion.

Commissioner Cooper asked the Zoning Office to take the requests that have been heard tonight and color-code them on a map to assist the Commission in identifying the properties. Mr. Whidden said that they would do so.

Vice-Chairman Hersey thanked everyone for their input and adjourned the workshop at 6:55 p.m.

**BOARD OF COUNTY COMMISSIONERS
BRADFORD COUNTY**

ATTEST:

RAY NORMAN, CLERK TO THE BOARD

HERMAN JOHNSON, CHAIRMAN

These minutes typed by:

Marlene K. Stafford, Deputy Clerk