1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comprehensive Plan but not on the agenda
5. Old Business
   A. Approval of minutes for May 2019
   B. Excuse absences
   C. Nursery Ordinances
6. New Business
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
9. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.
Call to Order

Roll Call

Jim Allbritton - Present
Steve Breitkreuz - Present
Mary Gay Chaples - Present
Josh Dykes - Present
Jason Halberg - Present
George Morris - Present
Robert Sirota - Absent

Also Present: Bob Hartmann, Council Member; Doug McKay, Mayor; Gary Jablonski, Vice Mayor; Dee Schroeder, Council Member; Emily Aceti, Town Staff; Jeff Katims, Town Planner; Lesley York; Donna Levy; Scott Levy; Newell Hollingsworth; Richard Ramicharitar

Pledge of Allegiance

Motion: To excuse Richard Sirota’s absence.

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<tr>
<th>Result</th>
<th>1st</th>
<th>2nd</th>
<th>JA</th>
<th>SB</th>
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Motion: To approve the April minutes.

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Motion: To approve the Nursery / Landscaping Guidelines as discussed and send it to Town Planner and Town Attorney.

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**Motion: To approve the Special Exception Ordinance.**

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**Motion: To adjourn.**

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Nursery / Landscaping Guidelines
April 2019

1) Residential Farming
   a. Legal Today?
      i. Yes
   b. Certificate of Use required
      i. No
   c. Agricultural Exemption required
      i. Yes or No
      ii. If one is obtained, then they are no longer a Residential Farm
   d. Vehicles used for business off site
      i. No special requirements
   e. Office Space
      i. No special requirements
      ii. In home or external shed
   f. Property Size
      i. Any
   g. Special Restrictions
      i. Agricultural use is secondary use to the primary residential use

2) Wholesale Nurseries
   a. Legal Today?
      i. Yes
   b. Certificate of Use required
      i. Yes
   c. Agricultural Exemption required
      i. No; the Retail Nursery may or may not have an Ag exemption
      ii. Yes
   d. Vehicles used for business off site
      i. 1 vehicle for every 3 acres or portion thereof; Vehicles are required to be registered to either the bonafide business that is operated from that location or the property owner
   e. Office Space
      i. Separate structure allowed
      ii. This non-agricultural building that needs permitting
   f. Property Size
      i. Any
   g. Special Restrictions
      i. For large-scale wholesale nurseries only:
         1. All business ingress and egress must be on an arterial / collector roadway
            a. A specific list of roadways is shown below:
               i. Griffin
               ii. Flamingo
               iii. US 27
               iv. Sheridan
               v. Dykes

Commented [SB1]: This document is a combination of the current code and the direction where I think that the committee is going. It would probably be good to indicate which of these are part of the current code and which are not. I will highlight what I think are the new ideas and if you could check my work, that would be appreciated.

Commented [JK2]: Agriculture does not need to be secondary to residential. It can coexist as a separate principal use.

Commented [SB3R2]: Makes sense

Commented [JK4]: Where did this come from?!?

Commented [SB5R4]: This is my proposal, for the board to discuss.

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Commented [JK6]: Desirable but not required.

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Commented [SB7R6]: This is my proposal, for the board to discuss.

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vi. Volunteer
vii. 172nd
2. The property must show a continuous use as a retail nursery
   a. If there is a break that equals or exceeds 6 months, then the
      “Grandfather” rights are lost
   ii. A residential structure may or may not be on the property
   iii. A residential structure may NOT be turned into a commercial structure or used
      for the commercial operation of the retail nursery
   1. Primary ingress and egress must be on an arterial/roadway
   ii. Need safeguards to prevent fuel and oil seepage into the ground

h. 3) Retail Nurseries
   a. Legal Today?
      i. TBD
      1. Keith has indicated no; This would provide a pathway to being legal
      1. Jeff indicates that they are currently legal
      2. Requested verification from Keith via Emily
   b. Certificate of Use required
      i. Yes
   c. Agricultural Exemption required
      i. No; the Retail Nursery may or may not have an Ag exemption
   d. Vehicles used for business off site
      i. No special requirements
      1. 1 vehicle for every 3 acres or portion thereof
   e. Office / Customer Space
      i. Separate structure allowed
      ii. This is a non-agricultural building that needs permitting
   f. Property Size
      i. Any
   g. Special Restrictions
      i. All business primary ingress and egress must be on an arterial / collector
         roadway
      1. A specific list of roadways is shown below:
         a. Griffin
         b. Flamingo
         c. US 27
         d. Sheridan
         e. Dykes
         f. Volunteer
         e. 172nd
      ii. The property must show a continuous use as a retail nursery
         1. If there is a break that equals or exceeds 6 months, then the
            “Grandfather” rights are lost
         ii. Need safeguards to prevent fuel and oil seepage into the ground
         A residential structure may or may not be on the property
         iv. A residential structure may NOT be turned into a commercial structure or used
            for the commercial operation of the retail nursery
4) Landscape Maintenance Companies
   a. Legal Today?
      i. No
   b. Certificate of Use required
      i. No
      ii. A
   c. Agricultural Exemption required
      i. No
      ii. A
   d. Vehicles used for business off site
      i. 1 vehicle for every 3 acres or portion thereof
      ii. A
   e. Office Space
      i. Separate structure allowed
      ii. This non-agricultural building that needs permitting
   f. Property Size
      i. Any
   g. Special Restrictions
      i. Primary ingress and egress must be on an arterial roadway
      ii. Need safeguards to prevent fuel and oil seepage into the ground