

****Please note: the Minutes of the October 24th Zoning Workshop has been amended to clarify more specifically the discussion on District 2 as recorded. The underlined has been amended as follows:***

Commission Workshop
October 24, 2017
6:00 pm

Minutes of October 24, 2017 Starke City Commission Workshop

This workshop is to discuss the city's zoning issues. Members present: Mayor Mortimer, Commissioner Chastain, Commissioner Nugent, Commissioner Waters and Commissioner Woods. Also present were Interim City Attorney John Cooper, City Manager Bob Milner, City Clerk Ricky Thompson and Nora Thompson and LaJuan Whittle from Building and Zoning.

Mayor Mortimer called the meeting to order at 6:00 pm. Nora Thompson addressed the commission regarding the zoning issues throughout the city. Sections not individual properties were given designations when the zoning was made compatible with the Land Use Map. We will put one ad in the Telegraph to cover all changes and ask home owners to come to City Hall to address any issues. LaJuan Whittle stated that there are problems with many mobile homes. If one of these homes was lost to fire or natural disaster, the home owner would be charged \$1,950 to rezone it or they could not replace it. Commissioner Nugent mentioned a property on Cherry Street that he thought had been rezoned. Mrs. Whittle stated that Brenda Wiggins had found were it was discussed but it was not voted on. Mr. Milner asked Mrs. Thompson to explain how we got to this point. Mrs. Thompson explained that in 1996 Land Use was adopted by the State of Florida. For years the zoning was not compatible with the Land Use. Large areas were zoned to what the Land Use Map would allow. Mrs. Thompson stated that some properties will require a Land Use Amendment and a rezoning. Commissioner Waters mentioned a property on Cherry Street that he thought had been voted on. Commissioner Chastain agreed. Mrs. Thompson will look into it. Mayor Mortimer stated that District 2 has around 12 residents who would like to upgrade their existing mobile home and are on hold because they cannot afford to build a new home, yet they can qualify for a mortgage on a newer mobile home. She feels the current R1C zoning makes it restrictive and unfair for those residents because they also have to file to rezone which cost \$1,950. She would like to change the zoning back to R1D. Commissioner Woods asked if Mrs. Thompson and Mrs. Whittle have a good idea of what areas need to be changed and suggested that Mrs. Thompson and Mrs. Whittle map everything and come back before the commissioners before they placed the advertisement. Randall Griffis addressed the commission concerning 518 Edwards Road. It is zoned commercial but is a residential home that Mr. Griffis and his father are trying to sell. Mrs. Thompson stated that this property will be included in the rezoning. Mayor Mortimer asked if they needed a vote. Mrs. Thompson stated that they do not. They need permission to get everything together and then they will come back before the commission. After that they would need to advertise the changes and bring them to the Zoning Board. Then it would come back before the commissioners. Mayor Mortimer asked how long it would be advertised. Mrs. Thompson suggested advertising it in the Telegraph and putting it on the city's website for 3-4 weeks. Commissioner Chastain asked about sending letters to the affected residents on Cherry Street. Mrs. Thompson stated that they will send letters. The commissioners agreed that the rezoning will be advertised until November 30th.

There being no further business, the meeting was adjourned at 6:43 pm.