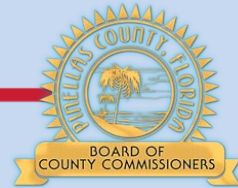


# Doing Things!

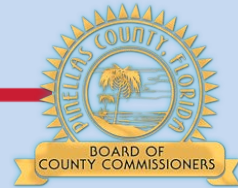
**Pinellas County Planning Department**  
**June 20, 2017**





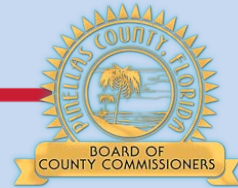
## BCC Guidance from May 23, 2017 Meeting

- Manufacturing facilities permitted in M-1, C-3
- Retail dispensaries by special exception in C-2
- 500 feet separation requirement from parks, school, churches, daycare
- 1,000 feet separation between facilities
- Limit number of retail dispensaries to 7
- Removed free-standing building requirement
- Removed hours of operation for manufacturing



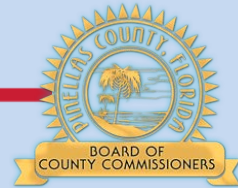
## Senate Bill 8A (SB8A) Summary

- Pre-empts regulation of cultivation, manufacturing and delivery to the State
- Allows local government two options to regulate retail dispensaries (cannot regulate the number)
  - 1) Ban outright
  - 2) Allow, but must regulate the same as pharmacies
- Current proposed ordinance does not comply with either option



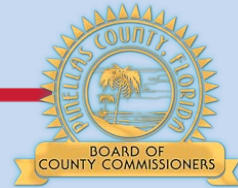
# Impact of SB8A on Proposed Ordinance

Policy Guidance from May 23	Bill Impact
Limit retail dispensaries to 7	County is preempted; cannot regulate the number of dispensaries.
Remove free standing building requirement	No impact; County must treat dispensaries the same as pharmacies.
Add Daycare facilities to 500 ft. separation requirement (in addition to parks, schools & churches)	County is preempted; Distance separation requirements of 500 ft. set by the State and does not include Daycares.
Leave current zoning categories in place	Manufacturing preempted to State; retail non-compliant.
Remove hours of operations requirement for manufacturing facilities	Pre-empted by State for manufacturing; All specific use criteria is non-compliant.



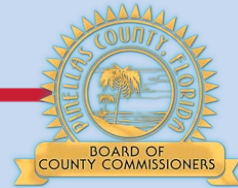
# Options

- Take no action
  - Treat dispensaries as we currently treat pharmacies
  - Allow moratorium to expire
  - No public hearing required
- Modify proposed ordinance if choosing to ban outright or regulate dispensaries within specific zones
  - Extend Moratorium
  - Conduct 2 Public Hearings
  - Prepare changes for 1<sup>st</sup> Public Hearing (July 18, 2017)



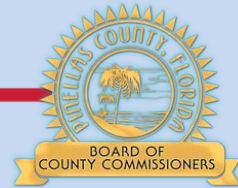
# Zoning Overview & Options

- County can regulate retail dispensaries in the unincorporated area only.
- If the County takes no action and regulates as pharmacies (retail use), then dispensaries would be allowed in the following zones:
  - C-1 Neighborhood Commercial
  - C-2 General Retail Commercial
  - CP Commercial Parkway
  - IPD, Industrial Planned Development (Accessory Use, 25%)
  - M-1 Light Manufacturing (Accessory Use, 25%)
  - M-2 Heavy Manufacturing (Accessory Use, 25%)
  - East Sub-district Of The Old Palm Harbor Downtown District



## Zoning Overview & Options (cont'd)

- Alternatively, the County can amend zoning and create two specific uses:
  - Medical Marijuana Dispensary
  - Pharmacy
- Add to list of permitted uses in zoning districts where desired.
  - Must put both uses in the same districts
  - May “non-conform” (and grandfather) some existing pharmacies if becoming more restrictive than currently allowed
- Would require new advertising, 2 Public Hearings, and extension of the moratorium.



## Next steps

- Existing moratorium expires on July 27, 2017
- If choosing the “take no action” option, no further steps need to be taken, BCC would allow moratorium to expire.
- If choosing to ban or allow with new regulations, the proposed ordinance may be modified for a Public Hearing (1<sup>st</sup> reading) at the July 18, 2017 BCC meeting
  - BCC would need to extend existing moratorium, and consider one of the following:
    1. Modify ordinance to establish an outright ban
    2. Modify ordinance to regulate in specific zoning districts