

ORDINANCE NO. 2017-\_\_

AN ORDINANCE AFFECTING THE USE OF LAND  
IN ORANGE COUNTY, FLORIDA, RELATING TO  
THE CULTIVATING, PROCESSING, AND  
DISPENSING OF MARIJUANA FOR MEDICAL  
USE; AMENDING SECTION 38-1 (ZONING  
DEFINITIONS); AMENDING SECTION 38-77  
(ZONING USE TABLE); AMENDING SECTION 38-  
79 (CONDITIONS FOR PERMITTED USES AND  
SPECIAL EXCEPTIONS); REPEALING SECTION  
38-80 ("MORATORIUM REGARDING MEDICAL  
CANNABIS ACTIVITIES WITHIN  
UNINCORPORATED AREAS OF ORANGE  
COUNTY"); AND PROVIDING AN EFFECTIVE  
DATE.

WHEREAS, the Florida legislature has enacted legislation allowing marijuana  
for medical uses; and

WHEREAS, the Florida Medical Marijuana Legalization Initiative, also known  
as Amendment 2, which legalized the use of medical marijuana for specific medical  
conditions, passed with 71% of the vote on November 8, 2016, and became effective on  
January 3, 2017; and

WHEREAS, the State, through the Department of Health, has enacted a  
comprehensive regulatory framework for the cultivation, processing, transporting, and  
dispensing of marijuana; and

WHEREAS, Section 381.986(11), Florida Statutes, states that regulation of  
cultivation, processing, and delivery of marijuana by medical marijuana treatment centers  
is preempted to the State except as provided for therein; and

WHEREAS, Section 381.986(11)(b), Florida Statutes, states that a county may,  
by ordinance, ban medical marijuana treatment center dispensing facilities from being  
located within the boundaries of that county, but, a county that does not ban dispensing  
facilities may not place specific limits, by ordinance, on the number of dispensing  
facilities that may locate within that county; and

WHEREAS, it is the intent of the Board to enact, in accordance with applicable  
laws, zoning regulations for medical marijuana treatment centers.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS  
OF ORANGE COUNTY, FLORIDA:

46        **Section 1. Findings of fact.** The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this ordinance.

48        **Section 2. Amendments; In General.** Chapter 38 of the Orange County Code is amended as set forth in Section 3 through Section 6, with new language being shown by underlines and deleted language being shown by strike-throughs.

50        **Section 3. Amendments to Section 38-1 ("Definitions").** Section 38-1, Orange County Code, is amended to read as follows:

52                    **Sec. 38-1. Definitions**

\* \* \*

54                    Cultivation facility shall mean any area in  
56                    unincorporated Orange County designated in the MMTC's  
                      application to the Florida Department of Health to be used  
58                    for the cultivation of marijuana.

\* \* \*

60                    Dispensing facility shall mean any area in  
62                    unincorporated Orange County designated in the MMTC's  
                      application to the Florida Department of Health to be used  
64                    for the dispensing of marijuana.

\* \* \*

66                    Low-THC cannabis has the same meaning provided  
68                    at Section 381.986(1), Florida Statutes, as may be amended  
                      from time to time.

\* \* \*

72                    Marijuana delivery device has the same meaning  
                      provided at Section 381.986(1), Florida Statutes, as may be  
74                    amended from time to time.

76                    Marijuana has the same meaning given to it by  
                      Section 381.986(1), Florida Statutes, as may be amended  
78                    from time to time, and shall include Low-THC cannabis.

Medical Marijuana Treatment Center (MMTC) has the same meaning provided at Rule 1-1.01, Florida Administrative Code, as may be amended from time to time.

Medical use has the same meaning provided at Section 381.986(1), Florida Statutes, as may be amended from time to time.

\* \* \*

Physician certification has the same meaning provided at Section 381.986(1), Florida Statutes, as may be amended from time to time.

\* \* \*

Processing facility shall mean any area in unincorporated Orange County designated in the MMTC's application to the Florida Department of Health to be used for the processing of marijuana.

\* \* \*

Qualifying medical condition has the same meaning provided at Section 381.986(1), Florida Statutes, as may be amended from time to time.

\* \* \*

In all other respects, section 38-1 shall remain unchanged.

**Section 4. Amendment to Section 38-77 ("Use Table").** Section 38-77 is amended to read as follows:

**Sec. 38-77. Use Table**

Uses Per Zoning Code	SIC Group	Land Use	A-1	A-2	A-R	RC E-5	RCE -2	RC E	R-1AAA A	R-1AA A	R-1A A	R-1 A	R -1	R -2	R -3	Cluster
<u>Cultivation facility</u>	0721		<u>177 P</u>	<u>177 P</u>												

RT	RT-1	RT-2	P-O	C-1	C-2	C-3	I-1A	I-1, I-5	I-2, I-3	I-4	U-V (see 29)	R-L-D	UR-3	NC	NAC	NR	Conditions
																	* —

114

Uses Per Zoning Code	SIC Group	Land Use	A-1	A-2	A-R	RC E-5	RCE -2	RC E	R-1AAA A	R-1AA A	R-1A A	R-1 A	R-1 -1	R-2	R-3	Cluster
<u>Processing facility</u>	0723															

RT	RT-1	RT-2	P-O	C-1	C-2	C-3	I-1A	I-1, I-5	I-2, I-3	I-4	U-V (see 29)	R-L-D	UR-3	NC	NAC	NR	Conditions
									<u>178 P</u>	<u>178 P</u>							* —

116

Uses Per Zoning Code	SIC Group	Land Use	A-1	A-2	A-R	RC E-5	RCE -2	RC E	R-1AAA A	R-1AA A	R-1A A	R-1 A	R-1 -1	R-2	R-3	Cluster
<u>Dispensing facility</u>	5912															

RT	RT-1	RT-2	P-O	C-1	C-2	C-3	I-1A	I-1, I-5	I-2, I-3	I-4	U-V (see 29)	R-L-D	UR-3	NC	NAC	NR	Conditions
				<u>179 P</u>	<u>179 P</u>	<u>179 P</u>											* —

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In all other respects, section 38-77 shall remain unchanged.

120           **Section 5.     Amendment to Section 38-79 (“Conditions for Permitted Uses and Special Exceptions”).** Section 38-79 is amended to read as follows:

122                       **Sec. 38-79.   Conditions for permitted uses and special exceptions.**

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\* \* \*

(177) A cultivation facility may be permitted subject to the following:

a. Valid license. A valid license for both the MMTC of which the cultivation facility is a part and for cultivation of marijuana shall be obtained from the State of Florida and remain in effect during the operation of the cultivation facility. All cultivation activities shall cease if a license has expired or been revoked by the state. ~~Inspections by the appropriate County or law enforcement officials may be made as necessary to determine compliance with state and local law. At least seventy two (72) hours before a cultivation facility terminates operation, the owner must notify the Orange County Sheriff's Office.~~ Any cultivation facility not licensed by the State is hereby prohibited within ~~unincorporated Orange County.~~

~~/processing/dispensing~~  
b. Building and use permit applications. Any applicant seeking to establish a cultivation facility shall complete the appropriate building or use permit application(s) and submit the application(s) to the County Division of Building Safety for review and approval prior to issuance of any permits, along with the appropriate fee. Each application shall be accompanied by proof that the MMTC is authorized by the State of Florida to cultivate marijuana. However, the issuance of a building permit pursuant to this section shall not be deemed to create an exception, defense, or immunity for any person in regard to any potential criminal liability the person may have under state or federal law for the acquisition, cultivation, possession, processing, transferring, transportation, selling, distribution, dispensing, or administration of marijuana or products containing marijuana.

c. Distance separation. A cultivation facility may not be located within five hundred feet (500') of the real property that comprises a public or private elementary school, middle school, or secondary school, regardless of whether such school lies within unincorporated Orange County or a surrounding municipality. Such distance shall be measured in a straight line between the property line of the subject cultivation facility and the property line of the subject school that are closest to each other.

d. Security. To ensure the safety and security of a cultivation facility and to maintain adequate controls

172 against the diversion, theft, and loss of marijuana, each  
174 cultivation facility shall maintain security measures in  
accordance with Section 381.986(8)(f), Florida Statutes, as  
176 may be amended from time to time; provided, however,  
that any such security measures are subject to the receipt of  
178 the appropriate local government permits. The security plan  
approved by the Florida Department of Health for the  
180 cultivation facility must be filed with the Orange County  
Sheriff's Office before the cultivation facility opens and  
182 any changes to the security plan must be filed with the  
Orange County Sheriff's Office within seven (7) days of  
184 approval by the Florida Department of Health. It is  
unlawful and a violation of this section to operate, own, or  
186 control a cultivation facility except in compliance with the  
applicable security plan approved by the Florida  
188 Department of Health.

190 e. *Inspections.* With the permission of the  
applicable property owner or tenant or with a warrant  
192 obtained in accordance with Chapter 933, Florida Statutes,  
aAny law enforcement officer deputy sheriff employed by  
194 the Orange County Sheriff's Office may make searches of  
persons, places, and conveyances of any kind whatsoever  
196 associated with the cultivation facility in accordance with  
all applicable laws; aAny code enforcement officer, or any  
198 other person authorized to enforce county ordinances may  
enter the cultivation facility premises and conduct an  
200 inspection to determine compliance with this article-section  
at any time the cultivation facility is open or occupied.  
202 Refusal to allow entry to the premises provide proof of a  
valid license and cultivation authority from the state shall  
204 be considered a violation of this code.

206 (178) A processing facility may be permitted subject to the  
208 following:

210 a. *Valid license.* A valid license for both the  
MMTC of which the processing facility is a part and for  
212 processing of marijuana shall be obtained from the State of  
Florida and remain in effect during the operation of the  
214 processing facility. All processing activities shall cease if a  
license has expired or been revoked by the state.  
216 Inspections by the appropriate County or law enforcement  
officials may be made as necessary to determine  
218 compliance with state and local laws. At least seventy-two  
(72) hours before a processing facility terminates operation,

the owner must notify the Orange County Sheriff's Office. Any processing facility not licensed by the State is hereby prohibited within unincorporated Orange County.

b. Building and use permit applications. Any applicant seeking to establish a processing facility shall complete the appropriate building or use permit application(s) and submit the application(s) to the County Division of Building Safety for review and approval prior to issuance of any permits, along with the appropriate fee. Each application shall be accompanied by proof that the MMTC is authorized by the State of Florida to process marijuana. However, the issuance of a building permit pursuant to this section shall not be deemed to create an exception, defense, or immunity for any person in regard to any potential criminal liability the person may have under state or federal law for the acquisition, cultivation, possession, processing, transferring, transportation, selling, distribution, dispensing, or administration of marijuana or products containing marijuana.

c. Distance separation. A processing facility may not be located within five hundred feet (500') of the real property that comprises a public or private elementary school, middle school, or secondary school, regardless of whether such school lies within unincorporated Orange County or a surrounding municipality. Such distance shall be measured in a straight line between the property line of the subject processing facility and the property line of the subject school that are closest to each other.

d. Security. To ensure the safety and security of a processing facility, and to maintain adequate controls against the diversion, theft, and loss of marijuana, each processing facility shall maintain security measures in accordance with Section 381.986(8)(f), Florida Statutes, as may be amended from time to time; provided, however, that any for such security measures are subject to the receipt of the appropriate local government permits. The security plan approved by the Florida Department of Health for the processing facility must be filed with the Orange County Sheriff's Office before the processing facility opens and any changes to the security plan must be filed with the Orange County Sheriff's Office within seven (7) days of approval by the Florida Department of Health. It is unlawful and a violation of this section to operate, own, or control a processing facility except in compliance with the

266 applicable security plan approved by the Florida  
268 Department of Health.

270 e. *Inspections.* ~~With the permission of the~~  
~~applicable property owner or tenant or with a warrant~~  
272 ~~obtained in accordance with Chapter 933, Florida Statutes.~~  
~~aAny law enforcement officer deputy sheriff employed by~~  
274 ~~the Orange County Sheriff's Office may make searches of~~  
~~persons, places, and conveyances of any kind whatsoever~~  
276 ~~associated with the processing facility in accordance with~~  
~~all applicable laws.; aAny code enforcement officer, or any~~  
278 ~~other person authorized to enforce county ordinances may~~  
~~enter the processing facility premises and conduct an~~  
280 ~~inspection to determine compliance with this article section~~  
~~at any time the processing facility is open or occupied.~~  
282 ~~Refusal to allow entry to the premises provide proof of a~~  
~~valid license and processing authority from the state shall~~  
~~be considered a violation of this code.~~

284 f. *Combined processing and cultivation*  
286 *facilities.* In the event the cultivation and processing of  
288 marijuana is combined into one facility, such facility shall  
comply with the requirements of a processing facility.

290 (179) A dispensing facility may be permitted subject to the  
292 following conditions:

294 a. *Valid license.* A valid license for both the  
MMTC of which the dispensing facility is a part and for the  
296 dispensing of marijuana shall be obtained from the State of  
Florida and remain in effect during the operation of the  
298 dispensing facility. All dispensing activities shall cease if a  
license has expired or been revoked by the state.  
300 ~~Inspections by the appropriate County or law enforcement~~  
~~officials may be made as necessary to determine~~  
302 ~~compliance with state law. At least seventy two (72) hours~~  
~~before a dispensing facility terminates operation, the owner~~  
304 ~~must notify the Orange County Sheriff's Office. Any~~  
~~dispensing facility not licensed by the State is hereby~~  
~~prohibited within unincorporated Orange County.~~

306 b. *Building and use permit applications.* Any  
308 applicant seeking to establish a dispensing facility shall  
complete the appropriate building or use permit  
310 application(s) and submit the application(s) to the County  
Division of Building Safety for review and approval prior  
312 to issuance of any permits, along with the appropriate fee.



Each application shall be accompanied by proof that the MMTC is authorized by the State of Florida to sell marijuana to persons authorized to purchase it for the treatment of one or more qualifying medical conditions. However, the issuance of a building permit pursuant to this section shall not be deemed to create an exception, defense, or immunity for any person in regard to any potential criminal liability the person may have under state or federal law for the acquisition, cultivation, possession, processing, transferring, transportation, selling, distribution, dispensing, or administration of marijuana or products containing marijuana.

*c. Distance separation.* A dispensing facility may not be located within five hundred feet (500') of the real property that comprises a public or private elementary school, middle school, or secondary school, regardless of whether such school lies within unincorporated Orange County or a surrounding municipality. Such distance shall be measured in a straight line between the property line of the subject dispensing facility and the property line of the subject school that are closest to each other.

*d. Other activities; prohibition.* Other than dispensing of marijuana and any authorized marijuana delivery device required for the medical use of marijuana (and which is specified in a physician certification), no dispensing facility shall sell, market, dispense, provide, exchange, or otherwise vend any other type of cannabis, alcohol, drug paraphernalia as defined by federal or state law, or illicit drug-related products, including, but not limited to, pipes, bongs, or wrapping papers. No dispensing facility shall dispense marijuana or marijuana delivery devices in the waiting area of such facility. Any dispensing facility not licensed by the State is hereby prohibited within unincorporated Orange County.

*e. Violation of Code.*

- (1) It shall be a violation of this section for any person or entity to sell, market, dispense, provide, exchange, or otherwise vend marijuana or marijuana delivery devices without the requisite state license and approvals or to sell, market, dispense, provide,

360 exchange, or otherwise vend any  
362 form or derivative of non-  
medical marijuana or marijuana  
364 delivery devices.

366 (2) Each violation of this section  
shall constitute a separate offense  
368 punishable as provided in Section  
1-9 of this Code by a fine not to  
370 exceed five hundred dollars  
(\$500.00) or by imprisonment in  
372 the county jail for a term not to  
exceed sixty (60) days, or by  
374 both such fine and imprisonment.  
376 All law enforcement officials are  
hereby authorized to assist in the  
378 enforcement of this section to the  
extent that it is within their  
respective jurisdictions to do so.

380 (3) Nothing herein shall be construed  
382 to prohibit the county from  
enforcing this section by  
384 alternate means including, but  
not limited to: code enforcement  
386 or code citations pursuant to F.S.  
Chapter 162, part I or part II; by  
388 criminal action, by civil action,  
including petitions to enjoin  
390 persons violating this section; or  
by any other means available by  
392 law.

394 f. *Parking and queuing.* A dispensing facility  
shall be required to meet the off-street parking standards in  
396 Section 38-1476 ("Quantity of off-street parking"), Orange  
County Code, and shall be deemed a retail establishment  
398 for parking demand purposes. The owner of the dispensing  
facility shall be responsible for ensuring that there is no  
queuing of vehicles in the public right-of-way.

400 g. *Loitering.* A dispensing facility shall provide  
402 adequate seating for qualified patients, caregivers (as  
defined in Section 381.986(1), Florida Statutes), and  
404 invitees, and shall not allow qualified patients, caregivers,  
or invitees to stand, sit (including in a parked car), gather,  
406 or loiter outside the building where the dispensing facility

operates, including in any parking areas, sidewalks, right-of-way, or neighboring property for any period of time longer than that reasonably required to arrive and depart.

h. *Hours of operation.* A dispensing facility shall only dispense marijuana or marijuana delivery devices from the premises between the hours of 7:00 a.m. to 9:00 p.m.

i. *Signage, outdoor display.* Dispensing Facility signage shall be subject to the requirements and prohibitions in Chapter 31.5, Orange County Code. Additionally, pursuant to Section 381.986(8)(h), Florida Statutes, the dispensing facility may only have one sign that is affixed to the outside of or hanging in the window of the premises which identifies the dispensing facility by the licensee's business name, a Florida Department of Health-approved trade name, or a Florida Department of Health-approved logo; such trade name and logo may not contain wording or images commonly associated with marketing targeted toward children or which promote recreational use of marijuana. Indoor display of products, marijuana, or marijuana delivery devices shall be prohibited in the waiting area of the dispensing facility. Outdoor display of products, wares, or merchandise of any sort shall be in accordance with Orange County Code and any applicable development approvals.

j. *Security.* To ensure the safety and security of a dispensing facilities, and to maintain adequate controls against the diversion, theft, and loss of marijuana and marijuana delivery devices, each dispensing facility shall maintain security measures in accordance with Section 381.986(8)(f), Florida Statutes, as may be amended from time to time; provided, however, that any such security measures are subject to the receipt of the appropriate local government permits. ~~The security plan approved by the Florida Department of Health for the dispensing facility must be filed with the Orange County Sheriff's Office before the dispensing facility opens for business and any changes to the security plan must be filed with the Orange County Sheriff's Office within seven (7) days of approval by the Florida Department of Health.~~ It is unlawful and a violation of this section to operate, own, or control a dispensing facility except in compliance with the applicable security plan approved by the Florida Department of Health.

454 k. Inspections. With the permission of the  
456 applicable property owner or tenant or with a warrant  
458 obtained in accordance with Chapter 933, Florida Statutes,  
460 aAny law enforcement officer deputy sheriff employed by  
462 the Orange County Sheriff's Office may make searches of  
464 persons, places, and conveyances of any kind whatsoever  
466 associated with the dispensing facility in accordance with  
468 all applicable laws. aAny code enforcement officer, or any  
470 other person authorized to enforce county ordinances may  
472 enter the dispensing facility premises and conduct an  
474 inspection to determine compliance with this article-section  
476 at any time the dispensing facility is open or occupied.  
478 Refusal to allow entry to the premises provide proof of a  
480 valid license and dispensing authority from the state shall  
482 be considered a violation of this code.

470 l. Compliance with other laws. All dispensing  
472 facilities shall at all times be in compliance with all  
474 applicable federal, state, and local laws and regulations.

476 In all other respects, section 38-79 shall remain unchanged.

476 **Section 6. Repeal of Section 38-80 ("Moratorium regarding medical**  
478 **cannabis activities within unincorporated areas of Orange County").** Section 38-80  
480 establishing a moratorium regarding medical cannabis activities within unincorporated  
482 areas of Orange County is hereby repealed:

482 ~~Sec. 38-80. — Moratorium regarding medical cannabis activities within~~  
484 ~~unincorporated areas of Orange County.~~

486 (a) ~~Definitions.~~

486 (1) ~~Derivative product means any form of cannabis~~  
488 ~~suitable for administration to or consumption or use~~  
490 ~~by a qualified patient, eligible patient, or any other~~  
492 ~~similarly situated individual.~~

492 (2) ~~Low THC cannabis means a plant of the genus~~  
494 ~~Cannabis, the dried flowers of which contain 0.8~~  
496 ~~percent or less of tetrahydrocannabinol and more than~~  
498 ~~ten (10) percent of cannabidiol weight for weight; the~~  
~~seeds thereof; the resin extracted from any part of~~  
~~such plant; or any compound, manufacture, salt,~~  
~~derivative, mixture, or preparation of such plant or its~~  
~~seed or resin.~~

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~~(3) Medical cannabis means all parts of any plant of the genus Cannabis, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin.~~

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~~(4) Medical cannabis activities means the growing, cultivation, processing, and wholesale and retail sale of medical cannabis, low THC cannabis, and derivative products, or any subset of such activities, or any related activities.~~

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~~(b) Study and review; purpose.~~

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~~(1) During the moratorium period described in [subsection (d)] of this section, the county staff, including the zoning division, is hereby directed to study medical cannabis activities and their impact on the health, safety, and welfare of residents and businesses located within the county, and to develop and recommend land development regulations for medical cannabis activities in the unincorporated areas of the county, and any other relevant regulations and recommendations, with such recommendations and proposed regulations being delivered to the board of county commissioners within a reasonable time before the expiration of this moratorium.~~

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~~(2) The ultimate purpose of such review and study by the staff is to propose amendments to chapter 38 of the Orange County Code for medical cannabis activities within the unincorporated area of Orange County.~~

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~~(c) Moratorium period. Until the effective date of an ordinance establishing new or amended land development regulations concerning medical cannabis activities within unincorporated Orange County, or until November 23, 2017, whichever date is earlier, no development permits shall be issued for any medical cannabis activities. Furthermore, the review of any applications for such medical cannabis activities that may be pending on August 23, 2016, the date of adoption of [the ordinance from which this section~~

546 ~~derives], shall be abated, and no new applications for~~  
548 ~~such permits shall be accepted or processed during the~~  
~~moratorium period.~~

550 *Section 7. Effective date.* This Ordinance shall become effective pursuant to  
552 general law.

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**ADOPTED THIS 14<sup>th</sup> DAY OF NOVEMBER, 2017.**

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**ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners

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By: \_\_\_\_\_  
Teresa Jacobs  
Orange County Mayor

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568     ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

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By: \_\_\_\_\_  
Deputy Clerk

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