

**Gadsden County Board of County Commissioners
Planning Commission Regular Meeting**

MINUTES

Thursday, July 18, 2013
6:00p.m.

Board of County Commissioners Meeting Room
7 East Jefferson Street
Quincy, Florida

Present: Commissioner Regina Davis, At - Large Member, Chair
Commissioner Edward Allen, Vice – Chair
Commissioner Dr. Gail Bridges – Bright
Commissioner Diane Sheffield (absent)
Commissioner Larry Ganus
Commissioner Mari VanLandingham (absent)
Commissioner David Tranchand
Commissioner Frank Rowan (absent)
Commissioner William Chukes
Commissioner Ed Dixon (absent)
Commissioner Catherine Robinson (absent)
Commissioner Isaac Simmons, School Board Representative
Jill Jeglie, Interim Planning & Community Development Director
Beryl H. Wood, Deputy Clerk

There were technical difficulties with the recording of this meeting, which resulted in it starting at 6:10 p.m.

1. PLEDGE OF ALLEGIANCE

Chair Davis called the meeting to order at 6:10 p.m. with a quorum and led in the Pledge of Allegiance to the U.S. flag.

2. INTRODUCTION OF MEMBERS/ROLL CALL

Each member present stated his or her name and district for the record.

3. Approval of Minutes:

The minutes were not included on this agenda. Mrs. Jeglie noted that the agenda could be amended to include or passed until the next meeting.

UPON MOTION BY COMMISSIONER DR. GAIL BRIDGES –BRIGHT AND COMMISSIONER TRANCHAND, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, TO PASS THE MINUTES OF THE JUNE 27, 2013 – REGULAR MEETING UNTIL THE NEXT MEETING.

4. **DISCLOSURES AND DECLARATIONS OF CONFLICT** - None

GENERAL BUSINESS

5. **PUBLIC HEARING** – A preliminary site plan for Gussie’s Garden Inn Assisted Living Facility (SP-201-02) (Tax Parcel ID#3-10-2N-4W-0000-00134-0400) to be located at 18520 Blue Star Highway to the conversion and expansion of the warehouse structures into an assisted living facility to include 24 sleeping rooms housing 48 clients plus a dining room, lounge and storage areas. The conceptual plan was approved contingent on hook-up to a central sewer system.

Ms. Jeglie, the Interim Planning & Community Development Director introduced herself and was sworn by the deputy clerk, Beryl Wood. She reported Charlie Harris Jr., a property owner and Auburn Ford, as agent, are requesting a Preliminary Site Plan approval to allow the conversion of an existing warehouse facility into a 17,840 square foot assisted living facility with 24 guest rooms housing 48 residents, a lounge, kitchen, parking and storage (Attachment#4). The proposed use is located at 18520 Blue Star Highway next Bradwell’s Mortuary and is in the Commercial Future Land Use Category (Attachment#1).

This action is a Class II, Type II review as a major site plan (Subsection 7202.A). The action is considered a quasi-judicial action in conjunction with the advertised public hearing as a Type II action per Subsection 7202 of the Gadsden County Land Development Code (LDC). Per Subsection 7501, the public hearing notice has been mailed to all property owners within a 1000’ of the property.

Commissioner Ganus commented since the Conceptual Plan was approved in 2005. What time frame was involved in the extension? “Chapter 7 of the Land Development states it shall be cancelled after 180 days. If there was no writing that it was extended than it should be expired. If it was recent should they be required to do a Citizen Bill of Rights? On the original plan back of 2005 one of the stipulations was it required sewer. How would you dispose of sewage?”

Mrs. Jeglie said the connection of central water and sewer would have to be placed before the issuance of a Development Order to begin construction. The applicant made that request. She gave history of the original Community Development Block Grant (CDBG) since 2005, grant to finance the extension of sewer to the Bradwell site, located to the west of this application, and was rescinded by State of Florida Department of Economic Opportunity (FDEO) when economic requirements could not be met. She mentioned the County has applied four (4) times on behalf of Mr. Harris, for CDBG funding to extend sewer lines to this site.

Commissioner Allen said this grant had been before the Board of County Commissioner’s 4 times.

Mrs. Jeglie said presently it has been denied by the Department of Opportunities and they have not directed staff to apply for another CDBG Grant.

Auburn Ford, 95 Rozena Loop, addressed the commission and was sworn by the deputy clerk.

Commissioner Allen asked at the last County Commission meeting was this turned down.

Mr. Ford said the grant was funded by DEO, but the bank financing was not received and the grant was returned. "The time period expired. We would like to reapply for grant." The method was used it was grandfathered in. He said there was no time limit.

Commissioner Davis asked for clarity. Was it in 2005 they rescinded.

Mr. Ford gave the history. Grant was awarded in 2011. The funds are still available from DEO. The 2013 cycle should be open shortly.

Commissioner Ganus asked what the holdup is with financing.

Mr. Ford said Mr. Harris would have to answer that. "I dealt with construction and plans."

Mr. Allen said originally the grant was for Bradwell to extend sewer line, does the sewer line pass within a quarter of mile.

Mr. Ford replied yes, Atlanta St. and US 90.

Mr. Charlie Harris, applicant, answered questions concerning the financing part of this plan. He said he was held up with the financing based on my 2012 tax returns. "I only had 14 days to get financing in place. Nor was it enough time for my director to be a part of the package." He said he said he should.

Commissioner Ganus asked what is time frame.

Mr. Harris said the target date is the 1st of the year.

Commissioner Ganus said he is trying to figure sequence of events, what needs to come first. "Is it premature in approving the preliminary plat?"

Commissioner Tranchand said the financing of the project should not be our concern. He will have approval when he puts everything together.

Commissioner Dr. Bridges -Bright agreed with Mr. Tranchand.

Commissioner Simmons said he was for approval of option 1.

Commissioner Allen commented you said you completed 75% of the project.

Mr. Harris said he has. He said he met with the past Director and developed a back-up plan for septic tanks if it is not possible with the sewer.

Commissioner Davis asked when that option was given.

Mrs. Jeglie said on the plans they received, we had them remove that option. "If they do not hook up to sewer they are not consistent."

Chair Davis called for public comment.

Public Comment

Brian Kidd/ Gwen Peacock Kidd (wife) of 18179 Blue Star Hwy were both sworn by the deputy clerk. They addressed his concerns with the increase of traffic flow. He discussed the intersection of South Atlantic/Hwy 90 being very dangerous. He asked for a signal light for South Atlantic/Highway 90 and 45 limit starting at the Horseshoe Lounge. He then mentioned if there was to be a sewer line how far would it be extended. "Would we be forced to join the sewer line?" He also pointed out if the storage building is being switched to Assisted Living, how they would enter the property coming from the east.

Commissioner Davis asked would they (citizens that lived along High 90) be required to hook up. She then asked who makes the request for the light to be placed.

Mrs. Jeglie said the sewer provision would be by the City of Quincy. The County is not requiring them to hook up only for new development. There is capacity but, it is a State road. She believed anyone can make a request for a light.

Mr. Simmons stated most of the time a light placed at an intersection occurs with a fatality.

Commissioner Allen asked how people would get to the property.

Mr. Ford said as for the entrance to the property from the east they would have to come down and turn around. He said as for speed that has to be addressed with DOT at least a year in advance.

Commissioner Davis encouraged staff to work with the applicant on speed limits and light at Atlanta St and 90.

UPON MOTION BY COMMISSIONER TRANCHAND AND SECOND BY COMMISSIONER DR. BRIDGES - BRIGHT, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, FOR APPROVAL OF OPTION 1.

1. Recommend approval of the request for the Gussie's Garden Inn Preliminary Site Plan (SP-2011-02) to allow a 24 sleeping room, assisted living facility with dining, lounge and storage and up to 17,840 square feet of structures located on 13.65 acre parcel (Tax Parcel ID#3-10-2N-4W-0000-00134-0400) as permitted by Subsection 4202.D of the Gadsden County Land Development Code (LDC) based on the findings in this agenda report and with the following conditions:

1. Central water and sewer must be available for connection to this site prior to issuance of a Development Order to begin construction (Subsection 7105.E).
2. On Sheet C&, show detail for the entire site (developable area to the stormwater facility) demonstrating required curbing, a swale, and/or a diversion berm, and grading of the site to direct runoff to the treatment facility along the west parcel boundary as indicated on the June 22, 2011 correspondence from FDEP. As built plans are required to be submitted to the FDEP within 30 days of completion of the project.
3. Revise all plan sets to remove all fences or gate within the 50' Corridor Road Setback (Sheet C&) (Subsection 5405.C.5).
4. Revise the proposed parking standard to be consistent with the sidewalk site plan. The parking analysis shows 20 client spaces and 11 employee spaces totaling required 31 parking spaces. The site plan shows 22 regular spaces and five (5) handicapped spaces totaling 27 parking spaces. Provide four (4) additional spaces and revise applicable site data accordingly (opens space, impervious, pervious area, parking area, etc.)
5. On the plans, revise the number of dwelling (sleeping) units per acre for the development area (747 units per acre) and for the gross acreage (1.76±). (The data shows 0.88 dwelling units per acre.)
6. Required the required ingress/egress easement allowing the public to access the required sidewalk along U.S. 90.

6. PUBLIC COMMENTS – None

Mrs. Jeglie informed the Commission it would be 3 applicants on the August 15 meeting and that it would be a lengthy meeting.

7. ADJOURNMENT

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR
DECLARED THE MEETING ADJOURNED AT 6:55 P.M.**

GADSDSEN COUNTY, FLORIDA

**REGINA DAVIS, CHAIR
PLANNING COMMISSION**

ATTEST:

**BERYL H. WOOD, Deputy Clerk for
NICHOLAS THOMAS, Clerk of the Court
Gadsden County, Florida**