

**GADSDEN COUNTY PLANNING COMMISSION
PUBLIC HEARING MEETING MINUTES**

Thursday, July 10, 2014

6:00 p.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 (absent)
Commissioner Diane Sheffield
Commissioner Larry Ganus (absent)
Commissioner Mari VanLandingham
Commissioner David Tranchand
Commissioner Frank Rowan
Commissioner William Chukes (absent)
Commissioner Edward J. Dixon (absent)
Commissioner Catherine Robinson (absent)
Commissioner Isaac Simmons, School Board Representative (absent)
Allara Gutcher, Planning & Community Development Director
Beryl H. Wood, Deputy Clerk

This set of minutes is for informational purposes only; no official action was taken due to a quorum not being present.

1. **PLEDGE OF ALLEGIANCE**

Chair Davis called the meeting to order at 6:00p.m. with a quorum not being present proceeded with 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** – April 10, 2014 and May 15, 2014 (*approval of minutes could not be heard, due to not having a quorum.*)

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

GENERAL BUSINESS

Due to no quorum being present the remainder of the agenda was heard, but no action was taken.

5. **PUBLIC HEARING (Quasi-Judicial): Crossroad Academy Charter School Variance (V-2014-01) request to allow the removal of six (6) protected trees and the technical removal of two (2) protected trees.**

Jill Jeglie gave update on Crossroad Academy Charter School Variance to allow the removal of six (6) protected trees and the technical removal of two (2) protected trees. The Community and Economic Development Organization (CEDO), the property owner, represented by Ms. Millie Forehand; and Brad Begue of Barkley Consulting Engineers, Inc. as agent; are requesting approval of variance to Subsection 5404.C.2 tree Protection Area of the Gadsden County Land Development Code (LDC). She continued to give background where a pre-application meeting was held on February 20, 2014 to discuss the expansion of the Crossroad Academy Charter School to add a high school, gymnasium, music room, pre-k and re-configuring of the parking lot and driveway aisles.

She said they recommend approval of the Crossroads Academy Charter School Variance Request (V-2014-01) to remove six (6) protected trees and two (2) technically removed trees, providing ninety (90") caliper inches of tree replants, and adopt the findings, presented by the Planning & Community Development Department and the applicant's agent as demonstrating compliance with all the criteria of Subsection 7301.C of the LDC. Recommend that the Board Chair sign Variance Resolution #V-2014-01 (Attachment #7).

Chair Davis commented on the note in staff reports that said contingent upon the applicant demonstrating compliance in conditions of C2 – C5. She asked was this now complete?

Mrs. Jeglie responded those where conditions for the Site Plan and they have not provided a plan specifically identifying plans with compliance with criterion. They would have needed to provide their compliance information this week to make the August 5 BOCC meeting.

Brad Begue of Barkley Consulting Engineers representing the client, Ms. Millie Forehand addressed the Board and was sworn by the deputy clerk.

Commissioner Sheffield asked about mitigation. You plan to plant 1" of trunk diameter for every 2" removed, she asked was that typical.

Mrs. Jeglie stated the Code doesn't provide specific standards for removal of healthy protected trees; it does for diseased or compromised trees that are 1" per 2" of land that is proposed.

Commissioner Sheffield asked did any of the drawings show where the plantings would be.

Mr. Begue said they are working on compliance of all the variance criteria as listed in Subsection 7301.C.1-7. They are planting ninety (90") caliper inches of trees to augment the required buffers where applicable. The landscape plan should show where the plantings would be. He said they are re-working the parent pickup area.

Commissioner Sheffield questioned which building did they made smaller to save a tree.

Mr. Begue said it was the Pre-K Building they adjusted to save a tree. He said the Landscape Plan shows where the trees would be planted.

Commissioner Allen asked how high the retaining wall was.

Mr. Begue said the retaining wall would be 12 feet high in the back and fenced off.

Commissioner Sheffield asked what a technical removal was.

Mr. Begue replied a technical removal according to the Code: Is an impact to critical protection zone, so there would be work in the critical protection zone. He said they don't plan on removing the tree. He said the ones that are technically impacted there will be some fillers placed and the trees should still survive.

Public Comment:

Marion Lasley, 5 Dante Court, was sworn by the deputy clerk and then she addressed the Commission. I'm concerned about mitigation ratio. She listed her concern with the trees and was pleased to find out they are water oaks. "I was in Environmental Restoration and the philosophy is that if you have something that is supposed to be protected. When you want to remove it, you have to do more than what is there." She said for every inch of tree you would plant 2" of tree because otherwise there is no incentive at all to protect anything if you can replace it with something that's less. She was concerned about setting precedent for this mitigation issue. "She said there needs to be a standard that when you take something out you replace with something 2xs over it." She also presented the *Big Trees, The Florida Register* for the record which listed champion trees in Gadsden County.

Commissioner Sheffield asked what the Commission thought about requiring more than the 90" being put back.

Mr. Begue said that in planting the 3" and 4" trees they are going with 3" and that would be 30 trees for 6 actual removals and 2 technical removals. He said eventually the trees would all mature.

Chair Davis asked would they be able to meet conditions soon. She apologized for not having a quorum.

6. PUBLIC HEARING (Legislative): Transmittal of Intergovernmental Coordination Element to the Department of Economic Opportunity for review.

Mrs. Gutchler, Planning Director, gave an update of the Intergovernmental Coordination Element of the Gadsden County Comprehensive Plan. In 2012, the Comprehensive Plan was presented to the Planning Commission as a required update based on the adopted Evaluation and Appraisal Report (EAR) and statutory findings of the EAR. After public hearing by the Planning Commission, the Plan was never forwarded to the BOCC for public hearing and transmittal to the Department of Economic Opportunity for review. This step is

required in the adoption process of the Plan. She referenced attachment 4, Florida Statutory Requirements and attachment 5, which was a comparison of Existing and Proposed Intergovernmental Coordination Element. She said she made sure it followed the statutory requirements and matched the goal and objective. They are recommending that the proposed amendments are consistent with the Comprehensive Plan, and adopt the amendments to the Intergovernmental Coordination Element of the Comprehensive Plan, as presented.

Commissioner VanLandingham asked for clarity to explain the dispute resolution process.

Mrs. Gutcher said she wouldn't be able to explain in great detail, but it is a process the Apalachee Regional Planning Council conducts if there is a dispute between governmental agencies within the County and by statute they have to adopt a process.

Commissioner Allen said in Policy 7.1.6, 7.1.8 some of the wording was deleted, but added back in 7.4.1 and 7.4.2. He said he believed some of the protection zones were left out that was requested by the State of Florida to be put in the policy under the recommendation for the EAR Amendments. He said they recommended a protection zone for Lake Talquin.

Mrs. Gutcher clarified it was a recommendation. Intergovernmental Coordination Element that Kimley – Horn prepared never went to the formal Department of Community Affairs (DCA), because it never went to the County Commission. She asked was he referring to Conservation Element.

Commissioner VanLandingham asked why Lake Talquin couldn't be added to Policy 7.4.1.

Mrs. Gutcher said Lake Talquin is not attached to any of the cities in the county, but we can say it is attached to Leon County.

The consensus was to add Lake Talquin.

Public Comment:

Marion Lasley, 5 Dante Court, The element that was deleted Policy 7.1.6 addressed the interlocking lake drainage basin. She said it refers to Quincy Creek and came about when the land use change would have occurred that would have affected the Creek. She said that they might want to add Quincy Creek to Policy 7.4.1 because; it would affect the water quality. She asked what happens to all other creeks and springs that aren't listed. Are they protected in the Conservation Element?

Mrs. Gutcher said Policy 7.4.1 just says they are just going to coordinate with other agencies. Any type of protective measure should come in under the Conservation Element. She said it is not saying that we won't work with any other creeks, but it does state that we shall coordinate with this.

Commissioner Allen referenced Policy 7.1.8 (old one), says the County shall establish

streamside protection zones as conservation area, etc. He added it was left out of the new one.

Commissioner Sheffield said it should be added to the Conservation Element.

Mrs. Lasley referenced 7.4.1(new) where it discussed Apalachicola drainage basin. She asked did it include all basins for those entities.

Mrs. Gutcher recalled there were two major drainage basins that reside in Gadsden County; Apalachicola and Ochlocknee.

Mrs. Lasley also referenced Policy 7.4.2 which discussed stream-side protection zones to restrict high concentrations of on-site sewage treatment systems with the intent to protect .4.1. Everything should be listed that is significant.

Commissioner Allen asked would what was struck in Policy 7.1.8 be automatically placed in the Conservation Element.

Mrs. Gutcher said Policy 7.1.8 is the new Policy 7.4.1 and 7.4.2. The protection part they could include in the Conservation Element or we can refer to this policy from the Conservation Element.

7. DISCUSSION ITEMS Comprehensive Plan regarding Mining Activities

Mrs. Gutcher recalled this was a discussion of policies within the Comprehensive Plan regarding mining activities that was brought up at the May 15, 2014 meeting by Commissioner Allen.

Commissioner Allen said that during the EAR Amendments the Mining Issues would be discussed in Policy 1.1.23 and Policy 5.6.3 which is the Future Land Use Element, Conservation Element and Mining Issue back in 2012. He said they need to bring it back before the Commission.

Commissioner Sheffield inquired did they not discuss the Mining activities last year.

Commissioner Allen said they did not.

Chair Davis asked were there previous minutes to aide in discussion of the mining issue.

Commissioner Allen said there are, but he did not have them.

Commissioner Sheffield asked had the EAR Amendments gone to the Board.

Mrs. Gutcher said the Kimley – Horn portion has not.

Chair Davis asked was there a scheduled time.

Mrs. Gutcher said they are discussing a portion of them tonight with the Intergovernmental Coordination Element. She said she would need some history on what Mr. Allen is referring to on the Mining Issues.

Consensus was staff would review minutes to see what was the last discussion on mining.

8. **PUBLIC COMMENTS**

There were no public comments.

9. **DIRECTOR'S COMMENTS**

Mrs. Gutcher commented on the Housing Element. She said it was still at the Department of Economic Opportunity (DEO) and she had received comments from some of the reviewing agencies involved. She said they should be receiving it around date of July 27, 2014. She also informed the Planning Commission that Staff had applied for a Technical Assistance Grant with the DEO to help fund an Economic Development and Tourism Element to the Plan in the amount of \$25,000 and they should know something soon. Staff also is applying to be a Competitive Florida Partnership Program Community with DEO, which was a Pilot Program last year. They have opened the cycle up again this year where they select 3 or 4 communities and offer technical assistance from the State level and can involve grant monies. She said the deadline is August 27, 2014 to get all the information in.

10. **ADJOURNMENT**

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR
DECLARED THE MEETING ADJOURNED AT 7:02 P.M.**

GADSDEN COUNTY, FLORIDA

REGINA DAVIS, PC CHAIR

ATTEST:

**BERYL H. WOOD, DEPUTY CLERK
For NICHOLAS THOMAS, CLERK
Gadsden County, Florida**