

**GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS  
PLANNING COMMISSION & PUBLIC HEARING  
MEETING**

**Thursday, October 15, 2015  
06:00 PM**

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

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**Present:** Commissioner Regina Davis, At - Large Member, Chair  
Commissioner Dr. Gail Bridges – Bright  
Commissioner David Tranchand  
Commissioner Frank Rowan  
Commissioner Gerald McSwain  
Commissioner William Chukes  
Commissioner Edward J. Dixon  
Commissioner John Youmans  
David Weiss, County Attorney  
Allara Gutcher, Planning & Community Development Director  
Willie Brown, Principal Planner  
Beryl H. Wood, Deputy Clerk

**Absent:** Commissioner Mari VanLandingham  
Commissioner Malcolm Carter  
Commissioner Marion Lasley  
Commissioner Roger Milton, School Board Representative

**1. PLEDGE OF ALLEGIANCE**

Chair Davis called the meeting to order at 6:00p.m with a quorum present. She then led in the pledge of allegiance to the US Flag.

**2. INTRODUCTION OF MEMBERS/ROLL CALL**

Each member present stated his name and district for which he represents.

**3. DISCLOSURES AND DECLARATIONS OF CONFLICT – None**

**4. APPROVAL OF MINUTES – Minutes were not available for this meeting.**

**GENERAL BUSINESS**

**Modify Agenda – To remove item 5 - Public Hearing – (Legislative) Consideration of an application to vacate a 0.66 – acre right-of-way (ROW) within the Lake Talquin Camp Subdivision between Chinquapin Way and Lunker Lane on tax Parcel id# 6-03-1S-4W-1260-0000A-0020; owned by Gadsden County (VAC-2015-05).**

**UPON MOTION BY COMMISSIONER YOUMANS AND SECOND BY COMMISSIONER TRANCHAND, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, TO APPROVE REMOVING ITEM 5 FROM THE AGENDA.**

5. **PUBLIC HEARING:** Consideration of an application to vacate a 0.66 acre row within the Lake Talquin Subdivision between Chinquapin Way and Lunker Lane; Owned by Gadsden County (CPA-2015-05). **(removed from the agenda)**
6. **PUBLIC HEARING: (Legislative)** – Consideration of a small scale Comprehensive Plan Map Amendment from AG – 3 to AG – 1 on 5 acres along Cox Road at the FL – GA State Line (CPA-2015-04).

Mr. Brown presented a request for Small Scale Comprehensive Plan Map Amendment on approximately 5 acres of land along Cox Road at the Florida Georgia State Line from Agriculture – 3 (AG-3) to Agriculture 1 (AG-1) identified by Tax Parcel Id# 1-36-4N-4W-00000-00413-0200.

Harold and Phyllis Little, property owners, have requested a small scale comprehensive plan map amendment from AG – 3 to AG – 1 (Attachment #3) to install a single family mobile home with fruit trees and a vegetable garden. The site presently contains a shed, ban, horse stable, outdoor restroom, camper and water well surrounded by a privacy fence. The Little’s purchased the property in 2012 by quit claim deed. The land was previously used as a residence and pasture land for cattle to graze. The previous residence was razed more than two years ago.

The Planning Division recommended approval of Option 1: The Little’s Comprehensive Plan Amendment from Ag-3 to AG-1 to allow the installation of a single family mobile home. (CPA-2015-04).

He then entertained questions from the Commission.

Commissioner Bright asked does the land owner own any other property? She was concerned with surrounding property becoming AG-1.

Mr. Brown said the applicant’s sister lives next door. The family does own surrounding property.

Harold and Phyllis Little, 4012 Cornish Drive, Tallahassee, FL, came before the Commission and their request is simply to move to Gadsden County. Mr. Little said his sister already has a house she built a long time ago. It was rezoned after they built their home. He said the extent of their land is the 5 acres.

**UPON MOTION BY COMMISSIONER DR. BRIDGES – BRIGHT AND SECOND BY COMMISSIONER TRANCHAND, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, FOR APPROVAL OF STAFF RECOMMENDATION - OPTION 1 AS STATED: *The Little's Comprehensive Plan Amendment from Ag-3 to AG-1 to allow the installation of a single family mobile home. (CPA-2015-04).***

7. **PUBLIC HEARING: (Legislative)** – Text Amendments to Chapter 2 (Definitions) of the Land Development Code.

Mrs. Gutchter commented this hearing is required to offer a recommendation to the BOCC for the amendment of Chapter 2 of the Land Development Code as to the consistency of said amendments to the Comprehensive Plan.

As the Planning Division has been working on updates to the Comprehensive Plan. Updates to the Land Development Code are also under consideration not only for consistency with the Comprehensive Plan, but to update procedures and regulations to current standards and Florida Law.

The update to Chapter 2 is to clarify certain definitions used in the Land Development Code and the Comprehensive Plan. One of the primary purposes in the update of this chapter, other than clarity, is to remove language that provides a regulation, rather than a definition, to the terms listed. Regulatory factors should be restricted to the Code itself. In addition, those definitions that referred to Comprehensive Plan Future Land Use categories are deleted as the Plan dictates what those uses are.

She said staff recommendation is to find that the amendments to the Land Development Code are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and recommend that the BOCC adopt the changes to Chapter 2 of the Land Development Code.

It was decided to take each page one by one for recommendation of approval or corrections. No comments were made by the Commission on most as Ms. Gutchter went through each one. The ones that had corrections or modifications are the ones highlighted before (Page 4, Page 14, Page 24 and to check the numbering, which was brought to their attention on page 38.) All others were recommended for approval as stated.

## **Chapter 2**

Mrs. Gutcher commented for example on page 3 in Agriculture at the bottom in parenthesis (See §570.02, F.S.). She explained those were just notes to understand where it comes from and should not be a part of the definition.

Commissioner Dr. Bridges – Bright said the notes were helpful.

## **Page 4**

Commissioner Dr. Bridges – Bright pointed out in “Berm” on page 4. She asked should the word be earthen or earthern? It was spelled two different ways.

Mrs. Gutcher stated it should be the same word and it was her belief it was *earthen*, but would make sure.

## **Page 14**

Commissioner Dr. Bridges – Bright commented on a scrivener’s error where it should read in flood or flooding section d: “collapse or subsidence of land along the shore, should be *shore*, of a lake”.

## **Page 24**

Commissioner Dr. Bridges – Bright pointed out a scrivener’s error where it should read *metes and bounds*, not “meets and bounds.”

## **Page 38**

It was noted that the numbering was off on page 38 and should be corrected.

Chair Davis asked for public comment and there was none.

**UPON MOTION BY COMMISSIONER DR. BRIDGES – BRIGHT AND SECOND BY COMMISSIONER DIXON, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, FOR APPROVAL OF OPTION 1 WITH THE RECOMMENDED AMENDMENTS AS STATED ABOVE.**

8. **PUBLIC HEARING (Legislative)** – POSTPONED. Transmittal of the Capital Improvements Element of the Comprehensive Plan.

9. **PUBLIC HEARING (Legislative) – Transmittal of the Recreation and Open Space Element (CPA-2015-05) – Recommendation to the BOCC to transmit the amended Recreation and Open Space Element to the Department of Economic Opportunity for review.**

Mrs. Gutcher commented this hearing is required to offer a recommendation to the BOCC for the transmittal of the revised Recreation and Open Space Element (ROS) to the Florida Department of Economic Opportunity for review.

The Planning Division has been working on the update of the Comprehensive Plan. To date, the Planning Commission has heard and made recommendations regarding the Housing Element, the Intergovernmental Coordination Element, the Future Land Use Element, and the Conservation Element of which the former three elements have been adopted by the BOCC.

This Element was planned to be heard in conjunction with the Capital Improvements Element as the two are intertwined, but that is not a requirement and this item could be considered.

Staff recommendation was option 1: Find the Recreation and Open Space Element is consistent with other elements of the plan and recommend that the BOCC transmit the ROS as drafted to the Department of Economic Opportunity for review.

**Page 1:**

Commissioner Dixon praised the language at the bottom of the first page, new Policy 6.1.1 that this was some of the best language he has seen, because it gives the public access, particularly in places such as Lake Talquin.

Commissioner Dr. Bridges -Bright mentioned that the typing should be cleaned up.

Mrs. Gutcher explained it was in this format, because when it goes to the Department of Economic Opportunity where they require underline and a strikethrough version.

**Page 2**

Commissioner Dr. Bridges – Bright commented in Policy 6.1.2: “The County shall maintain exiting water”. She pointed out it should be “existing water”.

**Page 3**

Commissioner Tranchand stated in Policy 6.3.4 it should state “which includes”. It was determined it was correct how it is stated.

**Page 4**

No comments were heard.

**Page 5**

No comments were heard.

**Page 6**

No comments were heard.

**UPON MOTION BY COMMISSIONER CHUKES AND SECOND BY COMMISSIONER MCSWAIN, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, FOR APPROVAL OF OPTION 1 WITH THE RECOMMENDED AMENDMENTS.**

10. **Discussion – Solar Farm Regulations Workshop**

Mrs. Gutcher asked that a date be chosen to hold a workshop on solar farm regulations. It was suggested that it be held on December 3, 2016 (Thursday @ 6pm).

Mike Dorian's attachments were handed out.

11. **Public Comment**

George Hamilton had questions concerning Item #5, Public Hearing on the consideration of an application to vacate a 0.66 – acre right-of-way (ROW) within the Lake Talquin Camp Subdivision between Chinquapin Way and Lunker Lane.

Chair Davis replied it would not be held at this meeting; it was pulled from the agenda and encouraged him to continue to check with the Planning Division Office or the agenda to see when and if it is scheduled again.

12. **Planning Commissioner Questions and Comments**

The Planning Commission had no additional concerns or comments.

13. **Director's Comments No comment**

The Planning Director had no additional concerns or comments.

- **Next regularly scheduled Meeting is Thursday, November 12, 2015 at 6:00 p.m.**

**ADJOURNMENT**

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR  
DECLARED THE MEETING ADJOURNED AT 6:25 P.M.**

**GADSDEN COUNTY, FLORIDA**

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**REGINA DAVIS, CHAIR**

**ATTEST:**

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