

**GADSDEN COUNTY PLANNING COMMISSION
MEETING MINUTES**

**Thursday, December 14, 2017
6:00 p.m.**

**Board of County Commissioners Chambers
7 East Jefferson Street
Quincy, Florida 32351**

Present: **Commissioner Edward J. Dixon, Chair**
 Commissioner Libby Henderson (Vice – Chair) (arrived late)
 Commissioner Regina Davis, At - Large Member
 Commissioner Dr. Gail Bridges – Bright
 Commissioner Marion Lasley
 Commissioner Doug Nunamaker
 Commissioner Lori Bouie (arrived late)
 Commissioner Gerald McSwain
 Commissioner Audrey Lewis, School Board Representative
 Jill Jeglie, Senior Planner
 Clyde Collins, Planning Director
 David Weiss, County Attorney
 Beryl H. Wood, Deputy Clerk

Absent: **Commissioner William Chukes**
 Commissioner Antwon McNeil
 Commissioner John Youman

1. PLEDGE OF ALLEGIANCE

Chair Davis called the meeting to order at 6:00 p.m. with a quorum present. She then led in the pledge of allegiance to the US Flag and asked each person to silence their electronic devices for the duration of the meeting.

2. ROLL CALL

Deputy Clerk Wood did a roll call of each member.

3. APPROVAL OF THE AGENDA

UPON MOTION BY COMMISSIONER DAVIS AND SECOND BY COMMISSIONER DR. BRIDGES – BRIGHT, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, FOR APPROVAL OF THE AGENDA AS STATED.

4. APPROVAL OF MINUTES – September 14, 2017

UPON MOTION BY COMMISSIONER DR. BRIIDGES – BRIGHT AND SECOND BY COMMISSIONER LEWIS, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, FOR APPROVAL OF THE MINUTES OF SEPTEMBER 14, 2017.

Commissioner Lori Bouie arrived at this juncture 6:02 pm

Commissioner Libby Henderson arrived at this juncture at 6:03p.m.

PUBLIC HEARINGS

5. **Public Hearing (Quasi – Judicial) (SE – 2017-02)** – Consideration of a Special Exception Use (Revised Application) for a high speed test track for the Florida Highway Patrol to be located on 109± acres south of the Florida Public Safety Institute/TCC campus on an 833 acre site owned by Tallahassee Community College (Tax Parcel ID#3-26-2N-3W-0000-00400-0000).

All applicants were sworn as to their testimony on this issue by the deputy clerk.

Ms. Jeglie said the Planning Commission is asked to consider an application for a Special Exception Use (SEU) to allow the FHP to construct a high speed test track on property owned by TCC south of the main FPSI campus.

At their, September 14th Public Hearing, the Planning Commission (PC) voted (8 -1) to approve the Special Exception Use with conditions. The application has been revised and resubmitted for review. The applicant’s agent, Mike Dilger, P.E. of George and Associates Consulting Engineers, Inc. indicted that several of the conditions were in question including: a change in the hours of operation; and, how to apply the PC condition of a one-hundred foot (100’) wide ‘impenetrable buffer’ along the north, east and southern property boundaries. The agent developed several alternatives to address the Planning Commission requirement of a one-hundred what might be considered in meeting the requirement for a one-hundred foot ‘impenetrable’ buffer to the eastern property line.

Planning Commission Recommendation is Option 1: Recommend approval of the ‘revised’ Tallahassee Community College and Florida Highway Patrol Speed Test Track Special Exception Use (SE-2017-2) with the following conditions, and find that the application with conditions is consistent with the Comprehensive Plan and the Land Development Code, specifically Section 7300 Special Exception Uses, as based on the findings provided in this report and the testimony provided at the public hearing:

- a. A gopher tortoise management plan approved by the FWC will be required prior to issuance of a development order. The applicant will meet with FWC staff and the County Construction Compliance Officer to flag the location of gopher tortoise borrows prior to beginning any clearing or construction.

- b. Hours and days of operation shall be from 8:00 a.m. to 4:00 p.m. Monday through Friday.
- c. No lighting is allowed.
- d. No clearing shall be allowed beyond the 'limits of clearing' (loc) to the north or to the eastern property lines.
- e. Signature by the appropriate person/entity of the application and authorization to represent prior to final approval.
- f. Label a one-hundred foot (100') impenetrable buffer along the property line to the north, east, and south side of the track.

Public Comment:

Mike Dilger, 3 items for consideration: No conditions they would like to agree to at this moment.

- 24 hours day no restrictions on the use of the course
- Number of original applications, it has grown. He said with the berm it went up, adjustments had to be made. The track hasn't grown at all, only the grading.
- Alternatives, based on buffer conditions discussed the last time. The track design alternatives include a berm and it is large in some areas, will reduce noise the cars would generate. Talked to the adjacent property owners

Commissioner Nunamaker asked regarding the test track will cars be operating on the track with lights and sirens.

Mr. Dilger said yes, there would be sirens used only when they are training.

Commissioner Lasley said the berm is only proposed on the east. She then questioned the elevation, is it the highest? She also noted she was concerned with the change, glare of headlights. She also pointed out that she was concerned with property on the north and said that she felt trees wouldn't keep out the noise.

Mr. Dilger said that was the largest berm (Alternative 'A').

Commissioner Lasley asked would there be others?

Mr. Dilger replied yes. He said there is a berm also to the north. The largest is to the east. He said they have done their best to keep the light to a minimal.

Commissioner Bouie said she was concerned about the sound. She suggested a buffer for noise nuisance.

Mr. Dilger said a berm covers track. It is larger on the east side of the track.

Chief Mark Brown, 2900 Apalachee Pkwy Tall, FHP, discussed the Driving Track. He said the track is needed. There is a training deviancy. This is the only location the track can be located. We have determined this is the best place. We are trying to create real life traffic in a safe environment. Most training will occur during the day.

Chair Dixon asked for a scenario of 24 hour of practice.

Chief Brown said he would need the ability to drive at night; they are going after the real life scenario. He said Department of Transportation (DOT) will help with tortoises. The Florida National Guard is helping with the labor and machinery. We don't have a budget to do what you're talking.

Commissioner Nunamaker said it is needed (the training track). You have 300 acres on the north that can be developed. He said he felt they were attempting to put the track in the wrong spot.

Mr. Dilger said the use is 15-30 days out of the year.

Commissioner Lasley said her concern was the location of the track.

Robert George of George and Associates Consulting Engineers discussed the wetlands and their location impacted the location of the track.

Commissioner Henderson suggested they consider what is now or do we consider what could be?

Commissioner Nunamaker stepped out at 6:45 p.m. and returned at 6:48 p.m.

Attorney Weiss stated in the Land Development Code, the use is not prohibited.

Doug Hall, 215 S. Munroe St. of Carlton Fields representing Suber and Hoppes, the property owners on the east addressed the Planning Commission. He indicated that he believes that a Comp Plan a compatibility analysis report is required. He stated that this use is prohibited. The applicant has burden of proof. At least have a noise study conducted by a land use planner.

Chair Dixon said he was concerned why they opposing Attorneys didn't sit down with FHP.

Commissioner Nunamaker said his concern was that a noise study was not done.

Chair Dixon stated the option does come with a noise study. This is a project that the BOCC supports. We should craft for both TCC and FHP. He said the BOCC wrote letters in support to keep those services in Gadsden County.

Commissioner Davis asked, "What hours of operation are you willing to modify?"

Chief Brown said they could possibly modify to 8-5:00 pm usage Monday -Thursday; 8-10:00 pm or 11:00 pm on Friday - Saturday; no usage on Sunday.

Commissioner Bouie said if the only concern is the noise. If there is a condition that it be addressed?

Mr. Brown said "Not at this time."

Commissioner Henderson asked, “Could the study be included?”

Paul Hoppes, 150 San Bonita, Bradley Road Partnership addressed the Planning Commission with his concerns. He is not in favor of this project going forth.

Commissioner Nunamaker commented on an impenetrable buffer.

Ms. Jeglie said that staff recommendation is a modification of section b; Option 1.

UPON MOTION BY COMMISSIONER DAVIS AND SECOND BY COMMISSIONER DR. BRIDGES – BRIGHT, THE COMMISSION VOTED 6 – 3, BY VOICE VOTE, FOR APPROVAL OF OPTION 1, MODIFICATION TO SECTION B WHERE HOURS OF PERFORMANCE WOULD BE MONDAY – THURSDAY 8-5 P.M.; FRIDAY - SATURDAY 8 - 11 P.M. AND NO USAGE ON SUNDAY AND THAT A STUDY BE DONE PRIOR AND PRESENTED TO THE BOCC AND F- LABEL AND PROVIDE CROSS SECTION FOR ALTERNATIVE - ‘A’ ON PLANS ALONG EASTERN PROPERTY LINE; (COMMISSIONER NUNAMAKER, LASLEY AND LEWIS OPPOSED THE MOTION).

6. **Public Hearing (Quasi – Judicial) (SP – 2017 -03)** – Consideration of a Conceptual & Preliminary Site Plan (Revised Application) for a high speed test track for the Florida Highway Patrol to be located on 109± acres south of the Florida Public Safety Institute/TCC main campus on an 833 acre site owned by Tallahassee Community College (Tax Parcel ID #3-26-2N-3W-0000-00400-0000).

Ms. Jeglie stated that this application is for the consideration of an application for a Conceptual and Preliminary Site Plan to expand the existing Tallahassee Community College (TCC) FPSI campus by adding a high speed test track for FHP training (SE_2017-03).

All applicants were still under oath.

This application is contingent on the approval of a ‘Special Exception Use’ (SEU) that was presented to the Planning Commission prior to this application. Unless otherwise stated all cites shall refer to the Gadsden County Land Development Code (LDC).

TCC, represented by Mike Dilger, P.E., of George and Associates Consulting Engineers, Inc., has requested the expansion of the FPSI campus to allow a high speed test track for the FHP to be constructed on the south eastern corner of TCC FPSI properties. The site is located approximately 3.7 miles east of the City of Quincy limits, south of the Blue Star Highway East (U.S. 90) and south of the FPSI main campus. The proposed track will be located on one- hundred and nine (109) acres of an eight hundred and thirty –three (833) tract (Tax Parcel ID #3-26-2N- 3W0000-0400-0000) south of the FPSI main campus.

The report indicates three options. Option #1 is to recommend approval of the application and site plan set dated October 16th, 2017 for the Tallahassee Community College and Florida Public Safety Institute Florida Highway Patrol High Speed Test Track Conceptual & Preliminary Site Plan (SP-2017-2) with the following conditions and find that the application with conditions

is consistent with the Gadsden County Comprehensive Plan and the Land Development Code (LDC):

a. A gopher tortoise management plan and/or applicable permits approved by the FWC will be required to be submitted prior to issuance of a development order. The applicant will meet with FWC staff and the County Construction Compliance Officer to flag the location of gopher tortoise borrows prior to beginning any clearing or construction.

b. On the site plan incorporate the Special Exception Use conditions of approval, as applicable (e.g. Hours and days of operations; No lighting; No utilities extended; Buffer alternative cross-section and location on plan, etc.).

c. Add a note to the site plan that “No clearing is allowed beyond the ‘limits of construction’.

d. Signature by the appropriate person/entity of the application and authorization to represent prior to final approval.

e. On the site plan indicating with a note whether the future driving course is included in the asphalt/vehicular use areas and for calculation of stormwater.

f. On the site plan’ provide a conceptual drainage and utility plan with the location of the stormwater facility, approximate dimensions, preliminary surface drainage, flow directions, etc. (Subsection 5206.A, 5401.B.22, 5607.L).

g. On the site plan, label the required 20% open space (Subsection 5301).

h. On the site plan, provide dimensions and detail track width, parking and driveways, from track to limits of construction, 50’ natural are setback adjacent to wetlands, etc. (Subsection 5206.A).

i. On the site plan, label the approved buffer and include the cross-section in the signed and sealed plans. (Alternative ‘A’ along the east side. Existing vegetation between the property line and limits of clearing for the north, south and eastern sides along with berms included in track design.)

Chair Dixon called for public comment and there was none.

UPON MOTION BY COMMISSIONER DR. BRIDGES – BRIGHT AND SECOND BY COMMISSIONER BOUIE, THE COMMISSION VOTED 7 – 2, BY VOICE VOTE, FOR APPROVAL OF OPTION 1 WITH LETTERS A-I. (COMMISSIONER NUNAMAKER AND LASLEY OPPOSED THE MOTION).

7. **PLANNING COMMISSIONER QUESTIONS AND COMMENTS**

Ms. Jeglie commented there were no applications pending, so there would be no January meeting.

She said on Tuesday, December 19, 2017 at 4:30pm there would be a Planning Consultant Review of the Comprehensive Plan for the Board of County Commissioners. They will address goals at the time. She said the facilitator would be former Director Allara Gutcher.

Ms. Jeglie thanked them for their attendance at this meeting.

8. DIRECTOR'S COMMENTS – Planning Commission 2018 Calendar

The Planning Commission Calendar was presented to the Planning Commission.

9. **ADJOURNMENT OF MEETING**

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR
DECLARED THE MEETING ADJOURNED AT 7:22 P.M.**

GADSDEN COUNTY, FLORIDA

EDWARD J. DIXON, PC CHAIR

ATTEST:

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