

**AT A WORKSHOP OF THE BOARD OF COUNTY
COMMISSIONERS HELD IN AND FOR GADSDEN
COUNTY, FLORIDA ON FEBRUARY 1, 2018 AT 4:00 P.M.,
THE FOLLOWING PROCEEDING WAS HAD, VIZ:**

Present: **Brenda Holt, Chair, District 4**
 Dr. Anthony “Dr. V” Viegbesie, Vice Chair, District 2
 Eric Hinson, District 2-Absent
 Gene Morgan, District 3-Absent
 Sherrie Taylor, District 5-Absent
 Dee Jackson, Interim County Administrator
 David Weiss, County Attorney
 Marcella Blocker, Deputy Clerk

INVOCATION, PLEDGE OF ALLEGIANCE

Chair Holt asked for a roll call vote. Commissioner Viegbesie and Chair Holt were present.

Chair Holt asked everyone to stand for a moment of silence and then led in the Pledge of Allegiance to the U. S. Flag. She informed everyone they would be on Facebook Live.

GENERAL BUSINESS

1. Overview

Mrs. Jackson introduced Allara Mills Gutcher. Ms. Gutcher appeared before the Board and gave a brief overview. She said they would discuss why they plan and the importance of it; discuss the Comprehensive Plan, what the elements were, what the State required, and Future Land Use and Zoning.

Mr. Weiss appeared at this juncture of the meeting.

2. Why do we Plan?

Comprehensive Plan

She said this was the guiding document and listed below were the different issues that should be addressed in the Plan.

- **Zoning Subdivision Land Use Code** She said this was the one thing the State said had to be done in the Land Development Regulations and how to subdivide property.
- **Economic & Community Development** She said the County was doing a great job as far as economic development with Gadsden Development Council. She said the Community Development had to do with housing and there was a Community Development Department with the County.
- **Code Enforcement** She said there was a Code Enforcement Department and they were really important and were the eyes on the ground and was really important for the Planners and Code Enforcement officials to work together to help rectify and understand what was going on in the Community.
- **Capital Improvements Programming** She said this was part of the budget every year and they have a Capital Improvements Program and in this County it was a little less because there was no water and sewer system.
- **Historic Preservation** She said it was important to preserve culture and make sure certain historic structures were kept in the manner to help keep the charm of the community.

- **Annexation** She said this was popular in some communities where they had multiple jurisdictions within the County.
- **Environmental Protection** She said it was important and was important to the State Legislature because it was a required element in the Comprehensive Plan and was called the Conservation Element. She said environmental issues could be wetlands and waterways and Gadsden County has something rare with seepage slopes. She said some communities had pristine lakes or springs and Lake Talquin. She said they would want to create protection measures in their Comprehensive Plan.
- **Complete Community Design** She said it was not required but a lot of jurisdictions would create architectural guidelines or strategies or would create complete streets programs that would require not just vehicular traffic but also other modes of transportation in the right-of-ways for the mode of transportation.

3. Comprehensive Plan Elements

She said Florida Statutes 163 has dictated a minimum number of Comprehensive Plan Elements that they have to have:

- Future Land Use
- Transportation
- Intergovernmental Coordination
- Capital Improvements
- Infrastructure
- Recreation Open Space
- Conservation
- Coastal Management-but because Gadsden County is not a coastal community, there is not one here
- Housing
- Also have but not mandatory element, Concurrency Management Element; and
- Public Schools Element and Interlocal Agreement for Public School Concurrency

Mrs. Jackson mentioned she also asked Allara to add an Economic Development Element to the Comprehensive Plan.

She added not only does the community change, the Legislature policy and statutes change as well.

4. Future Land Use and Zoning

She said the Future Land Use was usually the first element in most plans throughout the State and was the most regulated plan by the Florida Statutes and Florida Legislature and had the largest amount of requirements listed in F.S. 163. She said there were certain categories that were required by Statute.

Land uses required by Statute include:

- Residential
- Commercial
- Industrial
- Agriculture
- Recreation
- Conservation

- Education
- Public Facilities
- “and other categories of the public and private uses of land”

What is Zoning?

She said Zoning was an implementation of Future Land Use categories.

- It provides more detailed/specific regulations than land use.
- Zoning districts can divide allowable uses in Future Land Use categories more specifically.
- Although mentioned heavily in Florida Statutes, zoning is not state mandated.
- Zoning has no state oversight.

5. Basic Discussion Regarding Land Use Planning

a. Use of Preparation Questions Worksheet

Why is land use planning important to you?

Commissioner Viegbesie wanted to have a land use plan that went along with the Mission Statement of the County Commission that addressed each area of the statement.

Chair Holt asked the Talquin Representatives that were present; they have to go out, run the wires for electricity, run water, etc. and asked their concerns. They said they with the way the land was broken down, there are issues where there was not proper access and have to go through the easement process. He appeared before the Board and said if it was difficult to get into the land, having to cut through someone else’s land were issues they had to deal with, with both electric and water. He said another issue was, they were interested in developing solar sites but under the current land use map, it was not possible. He said he they wanted to get involved in the discussion and was hoping that could be modified or an exemption given for utilities. Chair Holt asked that they put this in writing so when they start work on the Plan, they would have this before them.

Mrs. Gutcher said this would come up later but one of the steps she wanted to do was to meet with the development community to get input like this so they could be ironed out. She also said why land use planning was so important was because they wanted to try to allow a mixture of uses in close proximity to each other but at the same time, wanted to try to prevent nuisance activities from occurring in close proximity to each other and this was where the Land Development Code would come in with buffering requirements and landscaping requirements, setbacks, etc.

Commissioner Viegbesie said there were some specific Ordinances that current exist that impede the land development code that would enhance economic growth and development and needed to be visited to improve. She said she could go through the Land Development Regulations and made a list of some of the things they had adopted that were not required by the State that were a local preference that she felt might hinder the process. Mrs. Gutcher asked if they wanted to address any other modes of transportation, pedestrian or off-road trails. Chair Holt said something they had done with the project in the Chattahoochee, Marianna area (Chattahoochee to Bristol trail) and was not a bad idea to think about. Chair Holt said a planned community for seniors was discussed. Mrs. Gutcher said that would be a new category they would need to discuss and there was further discussion regarding that. Chair Holt said she had always thought Lake Talquin was used but had never been looked at doing anything on the Economic Development side and could have little better planning for the waterways and it could be an

economic engine-kayaking, boating, dinner cruises, etc.

6. Summarize

She told them on February 15th she would be meeting with the Planning Commission regarding opportunities for amendment to the planning documents.

Chair Holt said they needed to make the Code easy to read and be understood by everybody.

7. Next Steps

CITIZENS REQUESTING TO BE HEARD ON NON-AGENDA ITEMS

Marian Laslie appeared before the Board and said her big concern was water and sewer. She said she knew in 2010 the Land Development Code and Comprehensive Plan were reduced and a lot of protections were taken away from homeowners and she would be interested to see what was proposed. She also said she was very concerned about the “yellow” property on the map (rural residential) where there was one house per 1 acre and said a lot of the “yellow” properties had no water or sewer and meant each lot would have to have a well and septic tank on it.67t

Chair Holt said now was the time that they needed things in writing.

Michael Jackson, Director of Veteran Affairs, appeared before the Board. He said he was awarded for Veterans Black History Month at TCC.

MOTION TO ADJOURN


THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR HOLR DECLARED THE WORKSHOP ADJOURNED AT 5:20 P.M.



GADSDEN COUNTY, FLORIDA


BRENDA HOLT, Chair
Board of County Commissioners

ATTEST:


NICHOLAS THOMAS, Clerk