

AT A WORKSHOP OF THE BOARD OF COUNTY
COMMISSIONERS HELD IN AND FOR GADSDEN
COUNTY, FLORIDA ON JANUARY 31, 2023 AT 4:00 PM,
THE FOLLOWING PROCEEDING WAS HAD, VIZ:

Present: Kimblin NeSmith, Chair, District 3
Eric Hinson, Vice Chair, District 1
Alonzetta Simpkins, District 2
Brenda Holt, Chair, District 4 – ARRIVED LATE
Ronterious “Ron” Green, District 5
Edward J. Dixon, County Administrator
Clayton Knowles, County Attorney
Marcella Blocker, Deputy Clerk

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Chair NeSmith welcomed everyone and called the workshop to order at 4:04 pm. Commissioner Green gave the Invocation and proceeded with the Pledge of Allegiance of the U. S. Flag.

AMENDMENTS AND APPROVAL OF AGENDA

Mr. Dixon said there were no changes to the agenda.

UPON MOTION BY COMMISSIONER GREEN AND SECOND BY COMMISSIONER SIMPKINS, THE BOARD VOTED 5-0 BY VOICE VOTE TO APPROVE THE AGENDA AS PRESENTED.

CITIZENS REQUESTING TO BE HEARD (3-Minute Limit)

Anyone wishing to speak on agenda items or non-agenda items should schedule or notify the County Administrator’s Office before attending the meeting and will be asked to follow the Gadsden County Public Meetings Citizens Access Guidelines. Also, public comment for Commission meetings can be submitted via email to CitizensToBeHeard@gadsdencountyfl.gov until noon on January 31, 2023. Comments submitted after the deadline but prior to the meeting will be added to the official record, but the County cannot guarantee that Commissioners and staff will have adequate time to review comments prior to the meeting.

Commissioner Simpkins read the above statement aloud.

Ms. Gloria Thomas, 8602 Salem Road, Quincy, FL - appeared before the Board.

Ms. Thomas spoke about the SHIP program. She said she had a very good experience with the program. The staff was very nice and they attended to her problems.

Ms. Rebecca Gray appeared before the Board and spoke favorably on behalf of the SHIP programs. She said the staff dealt with her with no arguments. She thanked them for their services.

Commissioner Holt appeared at 4:14 p.m.

Commissioner NeSmith received a letter from Ms. Patricia Johnson and Archie May Carter and read the letter aloud. The letter was to acknowledge Sonya Burns and Erica Davis for their professional and excellent customer service.

Commissioner Green also thanked them for the great customer service.

Commissioner Simpkins thanked them all as well. Commissioner Hinson thanked the staff for helping the seniors.

1. Welcome

Mr. Dixon welcomed everyone to the workshop.

2. Presentation regarding Growth Management

Justin Stiell, Growth Management Director, appeared before the Board and gave an overview of the Planning Department. He explained the purpose of this workshop was to familiarize everyone with the Planning Department.

He explained with the Comprehensive Plan, it is to

“Provides the principles, guidelines, standards and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements”

He explained the Comprehensive Plan was required by Statute 163.3174 F.S. for all 67 counties and 412 municipalities and must be evaluated and updated on a periodic basis, at least once every seven years. Gadsden County’s Comprehensive Plan has not been updated since 2019. He went through and explained the Land Development Code (LDC) and further explained big picture considerations.

The Planning Division is responsible for:

- Ensuring all development applications are reviewed with respect to the Comprehensive Plan and LDC
- Preparation of the Comprehensive Plan and LDC
- Make recommendations to the governing body regarding the adoption or amendment of the plan, LDC, and proposed developments
- Hold public hearings, with public notice, on the proposed plan and LDC, and proposed amendments
- Monitor and oversee the effectiveness and status of the Comprehensive Plan
- Appointment of Planning Commission Members and facilitation of PC meetings to elicit recommendations for Board consideration

He explained the make-up of the Planning Commissioner and stated they host public hearings for legislative matters (code and plan updates) as well as quasi-judicial matters (proposed land developments). He explained there were three different development types:

- Administrative, that was a review at the Staff level;
- Legislative Actions; and
- Quasi-Judicial Actions and both are reviewed by the Planning Commission and the Board of County Commissioners.

He explained the different levels.

He explained the major issues:

- lack of infrastructure, municipal water, sewer
- Increasing density

- Lack of local and collector roads for more accessibility to parcels
- Policies to support and encourage developers to create communities instead of just subdividing into large parcels

Commissioner Holt stated with regards to roadways within a development, that needed to be signed off by citizens that purchases the property and explained examples of what she was talking about.

Commissioner Green asked how about the timeframe and how soon could changes be made to be shovel-ready so opportunities would not be missed in the future.

Mr. Dixon said the first point is to imagine where it could happen. He said a lot of property owners want to sell their property as commercial when it comes time to sell but want the property classified as agricultural for the tax breaks otherwise.

Chair NeSmith said to Mr. Dixon, as Commissioner Hinson has championed this for a while regarding infrastructure with the 4 interchanges at I-10, was infrastructure there for development to come in? Mr. Dixon said no, not yet.

Commissioners Simpkins said may be useful to sit with the Planning Council.

Commissioner Hinson felt they needed to break it down into parts, such as residential, rural residential, commercial, etc. and have meetings for each category.

Mr. Wilcox appeared before the Board and was present to express his gratitude for his new home through the SHIP program. He was thanked for his service in the community after the hurricane.

Commissioner Holt said Gadsden County was not over the Trulieve site and object, that was the Department of Agriculture and was approved by the Legislature.

Commissioner Simpkins stepped out at 5:33 pm.

Commissioner Holt said Amazon chose the site they are at.

Commissioner Simpkins returned at 5:34 pm

Commissioner Holt said they also need to look at enticement. Also, the county may have to apply for a CDBG to put in sewer.

Commissioner Holt stepped out.

Commissioner Simpkins said they need a plan and this was first step. They need other players at the table.

3. Presentation regarding SHIP Housing

Mr. Dixon introduced the SHIP Housing Coordinator, Sonya Burns and she appeared before the Board.

Commissioner Holt returned at 5:44 pm

Commissioner Hinson said the workshop was scheduled for 2 hours and suggested to come back another day for the SHIP portion.

Mr. Knowles said there was nothing saying they have to end by a scheduled time and the Board chose to continue the workshop.

Sonya Burns, SHIP Housing Coordinator, introduced her staff and gave an overview of the program.

She listed the Gadsden County Area Median Income Limit.

Commissioner Hinson asked to have a meeting with the Capital Area Community Action Agency.

Ms. Burns continued her presentation.

She said Gadsden County received money through the HHRP program for hurricane relief. She added that \$80,000 was the maximum award without BOCC and 74 total units were completed. She said there are next steps:

- Creation of Gadsden County Homeless Committee;
- CDBG-HR Grant 2022-23; and
- Continue collecting data for land bank.

Commissioner Holt said she has spoken with a few people in Tallahassee and Gadsden County does not have any zoning for tiny houses.

Commissioner Green said they have had brief conversations regarding homeless situations and was interested in getting information.

Commissioner Holt said if three people could not run this, they needed more people in this department and they would be able to accomplish more.

Commissioner Hinson said they could find grants that will purchase land and also write staff into the grants.

Commissioner Green stepped out at 6:18 pm

Ms. Burns said she planned to have more heir property workshops.

Chair NeSmith said there were a lot of moving parts and asked where we were at in big picture regarding the housing authority.

Commissioner Holt asked if they could have in layman's terms what each program will do.

Commissioner Simpkins had questions for Ms. Burns with regard to the USDA 504 repair and asked if there was an income limit. Ms. Burns said there was.

Commissioner Holt stepped out 6:43 pm and returned at 6:45 pm

Commissioner Simpkins asked if the County contributed in funding for these programs and Mr. Dixon said they were going to ask for it.

Commissioner Green asked if they could utilize CARES or ARP for housing if it was legal or possible and Mr. Dixon replied yes.

Commissioner Holt said sometimes if they advertise income at a certain level, they do not get anything.

Commissioner Holt asked when they would be getting a budget person?

MOTION TO ADJOURN

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR NESMITH DECLARED THE WORKSHOP ADJOURNED AT 7:00 P.M.

GADSDEN COUNTY, FLORIDA

**KIMBLIN NESMITH, Chair
Board of County Commissioners**

ATTEST:

NICHOLAS THOMAS, Clerk