

**AT A MEETING OF THE PLANNING  
COMMISSION HELD IN AND FOR GADSDEN  
COUNTY, FL ON JULY, 11 2024 AT 6:00 P.M.,  
THE FOLLOWING PROCEEDING WAS HAD, VIZ:**

**Present:**       Lori Bouie, Chair, District 5  
                  Eugene Sherman III, District 1  
                  Mark Moore, District 3  
                  Wayne Williams, District 3  
                  Charles Roberts, At Large  
                  Tracey Stallworth, District 2  
                  Karema Dudley, School Board Rep  
                  Clayton Knowles, County Attorney  
                  Adriana Quijada, Deputy Clerk

**Call to Order, Invocation and Pledge of Allegiance**

Chair Bouie called the meeting to order at 6:02 p.m. Commissioner Stallworth provided invocation and Commissioner Roberts led into the Pledge of Allegiance.

**Amendments and Approval of Agenda**

**COMMISSIONER SHERMAN MADE A MOTION TO APPROVE THE AGENDA AS PRESENTED AND  
COMMISSIONER STALLWORTH MADE THE SECOND. THE BOARD VOTED 7-0 TO APPROVE.**

**CITIZENS REQUESTING TO BE HEARD ON NON-AGENDA ITEMS**

The Gadsden County Planning Commission welcomes and encourages public participation at all meetings of the Planning Commission. Citizens are free to speak for up to three (3) minutes on non-agenda items. Public comments and participation are also encouraged for items on the agenda. Additionally, if you are unable to attend a meeting in person, comments from the Public can also be submitted via email to [CitizensToBeHeard@gadsdencountyfl.gov](mailto:CitizensToBeHeard@gadsdencountyfl.gov) until noon on the date of the meeting. Comments submitted after the deadline, but prior to the meeting, will be added to the official record, but the County cannot guarantee that Planning Commissioners and staff will have adequate time to review comments prior to the meeting. Citizens are further encouraged to participate via Zoom using the credentials on the County's website. The Planning Commission's meetings are also broadcast live on the Gadsden County Board of County Commissioners' Facebook page.

Chair Bouie read aloud the above statement.

**PUBLIC HEARINGS**

1. 13480 Pat Thomas Parkway, Mainline Contracting, LLC Small Scale Future Land Use Map Amendment (SSPA 2023-02) (Legislative) – Consideration of transmittal to the Florida Department of Economic Opportunity of a Comprehensive Plan Small Scale Future Land Use Map (FLUM) amendment to change the future land use from Agriculture 3 to Mining on a 44.70-acre parcel located at 13480 Pat Thomas Parkway, Quincy (Parcel ID 6-07-1S-4W0000-00200-0000).

Ms. Andrews appeared before the board and presented the above item.

This item is a request for consideration of a Small-Scale Comprehensive Plan Future Land Use Map amendment to the Florida Department of Economic Opportunity to change the future land use designation from Agriculture 3 to Mining on a 44.70-acre panel.

Mainline Contracting, LLC, owner, represented by Elva Peppers, has applied. The site has previously been used as a site for mulch and chipped vegetative debris from Hurricane Michael. The parcel is located along State Road 267. The amendment is intended to facilitate future mining operations.

Ms. Andrews stated the Planning Commission recommends option 2, recommend denial of the Mainline Contracting LLC Small Scale Comprehensive Plan Future Land Use Map Amendment.

Tim Atkinson, applicant's agent, appeared before the Board. He stated with him tonight was the applicant, Jason Lewis of Mainline, and Elva Peppers, who is with the Florida Environmental Land Services.

Mr. Atkinson mentioned ERP's and stated Ms. Peppers would discuss more about it. He stated there were no other residents within one mile of the project. He stated there was a gentleman there tonight, Mr. McCall, who has been objecting to this project. Mr. McCall does not live on his property next door and he is currently in negotiations to sell his land. They have already approved his property for purchase.

Mr. Atkinson stated they meet all the standards that the commission has. He stated this would not affect timbering.

Elva Peppers appeared. She stated her degree was in Biology and she has 33 years of experience doing surveys for wetlands and wildlife species. She stated they have worked with the Environmental resource permit (ERP) with the FWC. She has been doing land use planning for 23 years.

Chair Bouie stated she was not sure if it was fair to consider this information that they just presented. She brought them forward to ask them questions. She asked about exit plans. Ms. Peppers stated a reclamation plan is reviewed and put into place. It was a requirement for the permit.

Chair Bouie asked where will operators use the bathroom. Jason Lewis appeared. He stated right now they just have an idea for temporary port alettes.

Commissioner Moore asked how many employees were they talking about and Mr. Lewis stated 5-10 people.

Commissioner Roberts mentioned the rhododendrons and tortoises. Ms. Peppers stated before they begin any work out there, a survey would be done.

Commissioner Moore asked about all the mulch on the property. Mr. Lewis stated it was decomposed and it was a rich topsoil-like material.

Commissioner Stallworth mentioned valuable economic resources for Gadsden County and asked them to elaborate on that. Mr. Lewis stated sand was very valuable and is a resource to construction. Commissioner Stallworth mentioned workers being trained and educated. Mr. Lewis stated he values training and hopefully can train the ones in Gadsden County.

Mr. Lewis stated has had opportunities to address concerns with neighbors. He stated he has offered up the vegetative buffer that would remain on their property, especially on Mr. McCall's side of the property. He also mentioned the rhododendron and stated he was willing to plant those and several sub species of the rhododendron along the buffers and habitat on the property.

Charles Williams, employee of Mr. Lewis, appeared before the Board. He stated Mr. Lewis was a fair man and would protect the plants and turtles. He wants to do some good things in Gadsden County.

Sam McCall appeared before the board. He stated, in terms of the Northwest Florida Water Management District, they did not get a copy of the Florida Natural Inventories report that said that Rhododendron was on or near the property. Commissioner Moore asked what was coming out of that property that was going into his wetland. Mr. McCall stated he has a video that showed the volume of water that comes out of those wetlands.

Tim Atkinson appeared again. He stated in regards to the rhododendron issue, the Northwest Florida Water Management District reviewed that issue. Ms. Peppers did a survey on the property and there would be no impact to the rhododendron.

Chair Bouei stated her concern was that they have only verbal commitments and nothing in writing. She asked for a more explicit exit plan. Mr. Atkinson stated in regards to what his client stated and offered tonight, he has done many land use applications and the law allowed them to present those verbally and they do not have to be in writing. He stated the exit plan was a plan that DEP and the Water Management District have approved.

Mr. McCall appeared again. He stated there has never has been an environmental review of that property.

Elva Peppers appeared. She stated they went through a very thorough review. This is what they do, they do environmental surveys. Ms. Peppers mentioned the water going on his property and stated there was a ridge divide on the piece of property. The water from the pit would be going south, there is no discharge to the north.

Mr. McCall appeared and stated he has their diagram from their engineering company and it showed the water flowing north.

Phyllis Fletcher appeared. She stated her concern was preservation. There were a lot of gopher turtles on that property. She's concerned this would make a big environmental impact. She thought the land should eventually go to Florida Forever and be preserved. She believed the water flows the way Mr. McCall said. Mr. McCall appeared again and passed out the elevation map.

Mr. Beach appeared and stated when they dig this big pit on that property, the water is going to run across Mr. McCall's property into Hammock Creek. Mr. McCall stated the Florida Forever program recommended not allowing water resource projects on that property to protect the Chapman Rhododendron. Mr. Beach stated another concern that the residents had was that sand produces silica, and silica produces cancer in human beings.

Commissioner Stallworth mentioned that the Planning Staff recommended to deny this and he asked for them to elaborate. Ms. Andrews appeared and stated she had some of the same concerns that have been expressed tonight.

**COMMISSIONER SHERMAN MADE A MOTION TO APPROVE OPTION 2 – RECOMMEND DENIAL OF THIS ITEM AND KAREMA DUDLEY MADE THE SECOND. THE BOARD VOTED 7-0 TO APPROVE THE MOTION.**

**General Business**

2. Planning Director's Comments

Ms. Andrews stated Joshua Ray was a new commissioner who was not with them this evening. The next meeting will be August 15<sup>th</sup>.

3. Planning Commissioners' Comments

**Motion to Adjourn**

**WITH NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR BOUIE ADJOURNED THE MEETING AT 8:23 P.M.**

**GADSDEN COUNTY, FLORIDA**

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**Lori Bouie, Chair  
Planning Commission**

**ATTEST:**

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**NICHOLAS THOMAS, Clerk**