

**AT A MEETING OF THE PLANNING COMMISSION
HELD IN AND FOR GADSDEN COUNTY, FL ON
MAY 15, 2025, AT 6:00 P.M., THE FOLLOWING
PROCEEDING WAS HAD VIZ:**

Present: Lori Bouie, Chair, District 5
 Eugene Sherman III, District 1
 Wayne Williams, District 3
 Tracey Stallworth, District 2
 Mark Moore, District 3 – Not Present
 John Youmans, District 2
 Charles Roberts, At Large
 Beau Scott, Planning Director
 Stephen Webster, Attorney, On Behalf of Louis Baptiste
 Louis Baptiste, Interim County Attorney, Appeared Later
 Adriana Quijada, Deputy Clerk

Call to Order, Invocation and Pledge of Allegiance

Mr. Scott requested a workshop instead of the meeting due to not having a quorum.

Chair Bouie acknowledged that this will be a workshop, called the meeting to order, asked Mr. Stallworth to lead into prayer, and stated Mr. Roberts will lead into Invocation and Pledge of Allegiance.

Introduction of Members – Roll call

Clerk did the roll call for the workshop.

Amendments and Approval of Agenda

CONSENT

4.1 Approval of Minutes: July 11, 2024

COMMISSIONER SHERMAN MADE A MOTION TO APPROVE THE MINUTES WITH THE CORRECTION OF THE SPELLING OF CHAIR BOUIE’S NAME ON PAGE 3 AND COMMISSIONER ROBERTS MADE THE SECOND. THE COMMISSION VOTED 6-0 BY VOICE TO APPROVE.

PUBLIC HEARINGS

6.1. Repealing the prohibition of serving alcohol near a church, school, and playground; adding the provision for certain restaurants to sell or deliver alcohol in sealed to go containers pursuant to Florida Statutes Chapter 561.20(2)(a)(4). (Quasi-Judicial Hearing). (Ord 2025-01).

Mr. Scott provided an overview of the above item.

Commissioner Roberts asked if anyone was trying to move a business within the distances being proposed by the ordinance, and Mr. Scott stated he would refer that question to the economic development director.

Commissioner Sherman asked if they were just having discussion due to it being a workshop, and Chair Bouie stated yes, so they can bring any concerns to Mr. Scott's attention.

Chair Bouie asked if there was a way, they could present an ordinance that would address case-by-case scenarios rather than a blanket ordinance.

Mr. Webster mentioned they would do a variance for case-by-case.

Mr. Scott stated he could do a revision to the code for a variance.

Commissioner Sherman mentioned it seems like they had no community input on this.

Commissioner Stallworth mentioned a young man was killed recently and alcohol was served at the location he was at, and they need to look at somethings for the safety of Gadsden County.

Roosevelt Morris, Interim County Administrator, appeared before the board. He stated because of the ordinance that is in place now, businesses could not be placed on Pat Thomas Pkwy. Staff is seeking to pick up where things were left off, as there are businesses that want to come in and be located on Pat Thomas Pkwy, and they have 3 committed ones, but 2 of them are affected by the current ordinance and can't open on Pat Thomas Pkwy.

Janice Harris, 220 Midway, FL

Ms. Harris appeared before the board and mentioned the 3 businesses that Morris talked about. She stated they do not want liquor stores next to churches and asked if they could have a happy medium of 300 or 500 feet instead of zero feet? She also mentioned variances.

Mr. Morris stated as someone with big vision he requests they could start with zero feet for churches, but that this board can recommend what they want to Board of County Commission.

Mr. Webster stated they could be exposed to liability if doing this case by case.

Commissioner Roberts stated this could be addressed by hours of sale, but they could have issues doing it case by case.

Chair Bouie asked if the 300 ft would be better, and Mr. Morris stated he did not think it would be allowed.

Commissioner Stallworth mentioned creating citizen advisory committee; they need to think about the future. Gadsden county needs to grow, and these ordinances are old. Did not want pastors to think they are losing power.

Mr. Morris stated he is not trying to force the zero feet; they can make recommendations to the Board of County Commission.

Chair Bouie asked if they could call a community meeting before their next meeting, and Mr. Morris stated they can have a public meeting to hear from the citizens.

Commissioner Stallworth asked about a list of all the churches, and Mr. Morris stated he can ask staff for that map showing churches to have in the next meeting.

Commissioner Sherman stated he thought this was a good plan going forward but did ask if they already had input from the community from a previous meeting.

Commissioner Stallworth stated yes, they had input but like Mr. Morris stated some time has passed since that community meeting and they would need to readdress it.

Mr. Webster stated Commissioner Sherman could discuss his thoughts and that be reflected in the minutes, but they can't vote due to not having a quorum.

Commissioner Sherman stated he supported the discussions, agreed with wanting to hear the community input, and interested in hearing about distance parameters instead of zero feet suggestion.

Mr. Morris stated there would be no variance if they are just wanting to change the distance of zero to feet to 200 feet.

Commissioner Sherman rephrased from zero feet to alternate measurement instead of a variance.

Mr. Morris stated he will measure the potential properties that are within the location of the church.

Mr. Morris asked if they would like a community meeting at planning meeting and Chair Bouie stated yes.

Commissioner Sherman stepped out at 6:57 p.m.

Commissioner Stallworth asked if any other counties have a zero feet ordinance.

Commissioner Roberts stated to be clear and so everyone understands this was going from property line to property line and not door to door.

Commissioner Sherman returned at 6:59 p.m.

Ms. Harris appeared before the board and asked if that was a statute to go from property line to property line, and Mr. Morris stated that was their proposal.

Mr. Webster stated he believed Wakulla and Madison Counties use door to door and not property line to property line.

6.2. Amending the Land Development Code by amending Section 5003 General Standards, to remove the County time restriction for legal non-conforming residential use, legal non-conforming non-residential, legal non-conforming residential use, legal non-conforming non-residential structure. (Quasi-Judicial Hearing). (Ord.2025-02).

Mr. Scott provided an overview of the above item.

Commissioner Roberts asked for clarification on the timeline of structures.

Mr. Morris stated the staff gets hit weekly with mainly residential requests, and with this proposal it would allow them to go back with exactly what was there previously.

Chair Bouie mentioned inconsistency and asked about that; Mr. Scott appeared before the board and asked which inconsistency Chair Bouie was referring to: code, the comp plan, Florida statutes, or all of the above. Chair Bouie stated all of the above.

Mr. Scott stated he and the previous Administrator were working on getting accessory dwelling units adopted and he was able to get accessory dwelling units adopted.

Mr. Baptiste appeared before the board and stated you can only divide the property into 4 parcels total no matter how much land you owned under IFE and that includes the principal lot, so that would be you and 3 of your children. Ultimately, they need to take a holistic look at the land development code.

Chair Bouie requested that they address IFE, parcel size, number of parcels, relax language, Relax 3-acre requirement, and number of parcels so they did not need to immediately build.

General Business

7.1. Planning Directors Comments

No comments from Mr. Scott.

Mr. Morris stated every month they want to meet with the planning commission.

7.2. Planning Commissioner's Comments

Commissioner Williams stated he was happy they are meeting, and he is pleased with the new administration.

Commissioner Stallworth stated moving forward, reaching quorum would be appreciated as they have some important things coming up.

Commissioner Youman stated he was happy about changing rules of parcels so he could give property to his daughter.

Commissioner Roberts stated he had been on the commission for 6 years and this was his first workshop, and he suggested to hold workshops first so everyone can understand items before voting.

Commissioner Sherman stated this was time well utilized.

Chair Bouie thanked the Commissioners for being mindful; requested to schedule workshops before meetings. Also thanked Mr. Scott and staff for answering questions and having this workshop. She thanked both attorneys for being there.

Motion to Adjourn

WITH NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR BOUIE ADJOURNED THE MEETING AT 7:37P.M.

GADSDEN COUNTY, FLORIDA

**Lori Bouie, Chair
Planning Commission**

ATTEST:

NICHOLAS THOMAS, Clerk

The next regularly scheduled meeting is June 12, 2025, at 6:00 p.m.