

**AT A MEETING OF THE PLANNING
COMMISSION HELD IN AND FOR GADSDEN
COUNTY, FL ON OCTOBER 23, 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
 Tammy Jimenez, District 4
 Tracey Stallworth, District 2
 Charles Roberts, At Large
 Beau Scott, Principal Planner - Absent
 John Youman, District 2 - Absent
 Juliette Fisher-Jackson – Absent
 Stacey Hannigon, School Board - Zoom
 Marty Spears
 Mark Moore, District 3
 Roosevelt Morris, Building Official
 Louis Baptiste, Interim County Attorney
 Leann Perez, Assistant BOCC Secretary

*****THERE IS NO AUDIO OR VIDEO DUE TO TECHNICAL ISSUES WITH THE EQUIPMENT*****

Call to Order, Invocation and Pledge of Allegiance

Chair Bouie called the meeting to order at 6:00 P.M. Chair Bouie asked Commissioner Moore to lead into the invocation and Commissioner Roberts to lead into the Pledge of Allegiance.

**COMMISSIONER MOORE MADE A MOTION TO APPROVE THE AGENDA AS PRESENTED AND
COMMISSIONER JIMENEZ MADE THE SECOND. THE BOARD VOTED 9-0 TO APPROVE.**

Citizens Requesting to be Heard on Non-Agenda Items (3-Minute-Limit)

The Gadsden County Board of County Commissioners welcomes and encourages public participation at all meetings of the Board. 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 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 Commissioners and staff will have adequate time to review comments prior to the meeting. Citizens are further encouraged to participate on the County's website at www.gadsdencountyfl.gov.

Chair Bouie read aloud the above statement.

PUBLIC HEARINGS

9.a. Public Hearing (Legislative) – 13480 Pat Thomas Parkway, Mainline Contracting LLC Small Scale Comprehensive Plan Future Land Use Map Amendment

Mr. Morris presented the above item. This agenda item seeks the Board approval of Mainline Contracting LLC for a Small-Scale Comprehensive Plan Future Land Use Map Amendment.

Elva Peppers, 221-4 Delta Court, Tallahassee

Ms. Peppers appeared and stated she is here representing Mail line contracting. She stated they want to have mining in certain parts of the County, and this is a good location for it.

Ms. Peppers stated Mr. Lewis lives next door, and there are no other parties that will be affected.

Ms. Peppers stated this applicant has complied with everything required for this application.

Commissioner Jimenez asked if there were any gopher tortoises on the property, and Ms. Peppers stated there is no habitat for a tortoise on the property within the project area.

Commissioner Jimenez asked if the access road was a dirt road leading out to 267, and Ms. Peppers stated yes.

Chair Bouie stated that on the original application she suggested a reclamation plan, and Ms. Peppers stated a plan had been submitted to DEP and it was approved.

Commissioner Moore asked how many people this project is going to employ. Ms. Peppers stated that Mr. Lewis would be better to answer this question.

Jason Lewis, Contractor

Mr. Lewis appeared and stated he is a contractor and does work in all surrounding Counties. He stated it would be hard to give a number on the people he would hire for this project as it depends on the economy.

Commissioner Stallworth stated he loves that Mr. Lewis has an apprenticeship.

Mark Brown, 144 Parkside Circle, Crawfordville

Mr. Brown appeared and stated he is strongly opposed to this project. He stated he purchased 30 acres adjacent to the proposed project property and having a mine that close to his property would deplete his property value. He requested the project be denied.

Guy Farmer, 7021 Angelwood lane, Tallahassee, FL

Mr. Farmer appeared and stated he owns 130 acres close to the project property. He stated he bought his property for recreation. He stated if this request is approved it will be hard for the commission to deny future mining requests.

Chair Bouie asked if there was a compromise, what would it be? She stated she thought about suggesting paving from the pit to the road to avoid the sand. Mr. Farmer stated he wants the country feel and during the mining with all the trucks transporting that's not an option.

Commissioner Hannigon wanted to know from the attorney about the reclamation plan. Attorney Baptiste stated the board has the right to request a reclamation plan, but the applicant is not required to submit one to the County.

Commissioner Hannigon stated she wanted to ask Mr. Morris if he knew if this was required previously with other mines. Mr. Morris stated he did not know; he would have to go back and look at applications.

Commissioner Hannigon stated her questioning was more for establishing information for herself as she is new.

Commissioner Hannigon asked Mr. Morris if he could address the citizens' concerns. Mr. Morris stated he would have to get with the citizens to get more information.

Sam McCall, 348 Gilcrease Lane

Mr. McCall stated he sold his property to the state, and it is going to be used for hunting for disabled veterans. He stated he is glad he sold his property when he did cause if this is approved then nobody would have wanted to buy his property. He stated the project property never had an environmental review.

John Zak, 477 Gould Road, Quincy

Mr. Zak appeared and stated he has a property in proximity of the project property, and he is worried about run-off. He stated he knows there is a plan for this but what if it fails? He stated he does not see how this mine will help the citizens of Gadsden County.

Commissioner Roberts stated the applicant is only required to submit a reclamation plan to DEP, and Mr. Baptiste affirmed that this is correct.

Mr. Brown was asked how far from his house to the project. He stated it was about 2500-2800 feet.

Ms. Peppers stated Mr. Lewis does want to be a good neighbor and stated the vegetative buffers will stay in place which are over 100 feet.

Chair Bouie asked Mr. Brown what he would suggest to Mr. Lewis to be a good neighbor. Mr. Brown stated a noise buffer is his biggest concern.

Mr. Lewis stated the vegetative buffers of over 100 feet will stay in place. He stated he will always use the easement for incoming and outgoing traffic. He stated he is happy to provide anything needed to be transparent.

Attorney Baptiste stated at this point the board should consider one of the 3 options provided for this project.

Chair Bouie read aloud the options for the project.

Chair Bouie stated for her she is going to accept the offer and go with option 3 but with stipulations. She asked what does the board think?

Commissioner Jimenez asked if it would be appropriate to request to bring back the item with the reclamation plan. She stated she lives off Attapulcus Hwy and she is constantly dodging rocks on the road from the mine out there.

Attorney Baptiste stated option 3 does give the option to the board to request concessions/stipulations.

Mr. Lewis stated he is completely flexible with the height of the berm.

Mr. Roberts stated the reclamation plan is not required to be submitted to the county, only Department of environmental protection and the applicant has done that, and it was approved by Department of environmental protection.

COMMISSIONER JIMENEZ MADE A MOTION TO TABLE AND BRING BACK THE ITEM WITH THE BEST PRACTICES PUT IN PLACE AND THE RECLAMATION PLAN AND COMMISSIONER WILLIAMS MADE THE SECOND. THE BOARD VOTED 4-5 WITH THE MOTION FAILING. COMMISSIONER MOORE, COMMISSIONER SHERMAN, COMMISSIONER STALLWORTH, COMMISSIONER ROBERTS, AND COMMISSIONER HANNIGON OPPOSED.

COMMISSIONER MOORE MADE A MOTION TO SEND THIS ITEM TO THE BOARD OF COUNTY COMMISSIONERS WITH THE STIPULATION THAT THE APPLICANT SUBMIT A RECLAMATION PLAN AND TO ADDRESS MR. BROWN'S CONCERNS AND COMMISSIONER STALLWORTH MADE THE SECOND.

CHAIR BOUIE MADE AN AMENDED MOTION TO COMMISSIONER MOORE'S MOTION TO SEND THE ITEM TO THE BOARD OF COUNTY COMMISSIONERS WITH STIPULATIONS OF BUILDING A 15' BERM FOR NOISE BUFFER, SUBMITTING A RECLAMATION PLAN, TO ADDRESS CONCERNS OF RUN-OFF, AND TO PRESENT A WATER-DOWN STATION AND COMMISSIONER MOORE MADE THE SECOND. THE BOARD VOTED 7-2 TO APPROVE. COMMISSIONER JIMENEZ AND COMMISSIONER HANNIGON OPPOSED.

9.b. Public Hearing (Legislative) 1600 Reynolds Road Small Scale Comprehensive Plan Future Land Use Map Amendment (SSPA 2021-03)

Mr. Morris presented the above item. The applicant stated that the information Mr. Morris read was incorrect.

Attorney Baptiste stated this item was not correctly advertised.

Russell Large with Renegade Property Group appeared and supplied a document to attorney Baptiste.

Chair Bouie stated she wanted to air on the side of caution.

Gary Folgerman with Renegade Property Group appeared and asked if they could ask the citizens what they received.

Attorney Baptiste stated they agree that it needs to be re-noticed. He stated he will get with planning and zoning.

COMMISSIONER JIMENEZ MADE A MOTION TO TABLE THE ITEM AND COMMISSIONER MOORE MADE THE SECOND. THE BOARD VOTED 9-0 TO APPROVE.

Tim Bricker, 201 Talquin Hideaway Rd

Mr. Bricker appeared and stated he is concerned if it would affect him and his property. He stated Reynolds Road is not very wide, so they would have to widen the road.

Douglas Holeman, 548 Reynolds Road, Quincy

Mr. Holeman stated his issue with this is there are no fire hydrants on Reynolds Road and now they want to add 27 more units. He stated he agreed with Mr. Bricker about the Road not being very wide.

Commissioner Hannigon stated she wanted to put her vote on the record for tabling the item 9.b., and she stated she was for tabling it.

Mr. Large appeared and stated they have been in contact with the fire department and the line must be upgraded in order to add hydrants which they were working on.

Planning Commissioner's Comments

Attorney Baptiste stated no updates.

Commissioner Williams stated he does not have much to say as this has been before them before. He stated he is an environmentalist, and he is concerned with how the property will be left.

Commissioner Roberts stated he had no comments.

Commissioner Jimenez asked attorney Baptiste what transpired with the beverage item from the last meeting, and Attorney Baptiste stated this question is outside of sunshine and he could not comment on that at this time and if they want it to come back then they need to request it on the next agenda.

Commissioner Stallworth stated he echoes a lot of the sentiment stated before him.

Commissioner Sherman stated the agenda format is more for the BOCC and not the Planning Commission.

Commissioner Moore stated he agrees with Mr. Roberts about somethings.

Commissioner Spears stated he agrees with the members who have said there needs to be a balance here.

Commissioner Hannigon stated she would like to see balance as well. She stated she hopes they can find that balance.

Chair Bouie stated she is going to ask attorney Baptiste and staff to meet with her about offering suggestions to applicants. She stated the county has the authority to ask questions about projects being presented.

COMMISSIONER MOORE MADE A MOTION TO ADJOURN THE MEETING AND COMMISSIONER STALLWORTH MADE THE SECOND. THE BOARD VOTED 9-0 TO APPROVE.

Motion to Adjourn

WITH NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR BOUIE ADJOURNED THE MEETING AT 8:21 P.M.

GADSDEN COUNTY, FLORIDA

**Lori Bouie, Chair
Planning Commission**

ATTEST:

NICHOLAS THOMAS, Clerk