

**AT A MEETING OF THE PLANNING
COMMISSION HELD IN AND FOR GADSDEN
COUNTY, FL ON NOVEMBER 13, 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 - ABSENT
 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, District 4 - ABSENT
 Stacey Hannigon, School Board Member
 Marty Spears, District 5 - ABSENT
 Mark Moore, District 3
 Justin Stiell, Growth Management Director
 Louis Baptiste, Interim County Attorney
 Leann Perez, Assistant BOCC Secretary

Call to Order, Invocation and Pledge of Allegiance

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

Chair Bouie asked for a motion to approve the agenda.

MR. ROBERTS MADE A MOTION TO APPROVE THE AGENDA AND COMMISSIONER STALLWORTH MADE THE SECOND. THE BOARD VOTED 7-0 TO APPROVE.

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

The Gadsden County Planning Commission 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

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

Mr. Stiell presented the above item. He stated it is a request for consideration of a small-scale comprehensive plan future land use map amendment to the Florida Department of Commerce to change the future land use designation from Commercial to Rural Residential on a 60.00-acre parcel.

Russell Large with Inovia appeared before the board and stated Mr. Stiell gave a great summary of what they are requesting.

Chair Bouie asked if anyone had any questions for the applicant and no one did.

Commissioner Sherman asked Mr. Stiell for clarification on the change of land.

Chair Bouie stated with not hearing any further concerns, they will look at the options they were provided.

Commissioner Stallworth asked if the applicant knew when they would have a finished product, and the applicant stated hopefully within 12 months.

Mr. Stiell stated he is not sure how things have been going but he would like to establish some ground rules on communication between himself and the board.

Mr. Stiell asked Attorney Baptiste if he had a chance to speak with the board on the senate bill 180, and Attorney Baptiste stated no he had not had the chance to speak with them.

Mr. Stiell stated that projects like this going forward will not come before the board, it will be a staff decision with staff review and sending it to the DRC.

Attorney Baptiste stated there is not an option for public input on the new bill.

Commissioner Jimenez stated she was concerned that the new bill didn't allow public input.

Commissioner Stallworth asked how a citizen would be able to voice their concerns.

Commissioner Stallworth stated there was something in the works for the board to go to training and was wondering where they were with it. Mr. Stiell stated he would have to look into this.

Commissioner Moore asked if the December meeting date would be the 11th, and Mr. Stiell stated yes that is the date.

COMMISSIONER MOORE MADE A MOTION TO APPROVE OPTION 1 AND COMMISSIONER STALLWORTH MADE THE SECOND. THE BOARD VOTED 7-0 TO APPROVE.

Planning Commissioner's Comments

Attorney Baptiste stated no updates.

Commissioner Sherman stated it was a good meeting.

Ms. Hannigon stated she would appreciate the training materials for a new board member, so she knows the rules.

Commissioner Stallworth stated this was a good meeting and he was looking forward to the future meetings.

Commissioner Jimenez stated she wanted to thank everyone for being a part of the board.

Mr. Roberts stated no comment.

Commissioner Moore stated it was good to have Mr. Stiell back.

Chair Bouie thanked all the board members for their service to this board.

MS. HANNIGON MADE A MOTION TO ADJOURN THE MEETING AND COMMISSIONER SHERMAN MADE THE SECOND. THE BOARD VOTED 7-0 TO APPROVE.

Motion to Adjourn

WITH NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR BOUIE ADJOURNED THE MEETING AT 6:40 P.M.

GADSDEN COUNTY, FLORIDA

**Lori Bouie, Chair
Planning Commission**

ATTEST:

NICHOLAS THOMAS, Clerk