

**Gadsden County Board of County Commissioners  
Planning Commission Workshop**

**Minutes**

**Thursday, April 11, 2013**

**4:00p.m.**

**Board of County Commissioners Meeting Room  
7 East Jefferson Street  
Quincy, Florida**

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**Present:** Commissioner Regina Davis, At - Large Member, Chair  
Commissioner Edward Allen, Vice – Chair  
Commissioner Dr. Gail Bridges – Bright  
Commissioner Diane Sheffield  
Commissioner Larry Ganus  
Commissioner Mari VanLandingham  
Commissioner David Tranchand  
Commissioner Frank Rowan  
Commissioner William Chukes  
Commissioner Ed Dixon (arrived late)  
Anthony Matheny, Planning & Community Development Director  
Willie Brown, Gadsden County Planning Principal Planner  
Beryl H. Wood, Deputy Clerk

**Absent:** Commissioner Catherine Robinson  
Commissioner Isaac Simmons, School Board Representative

*There were technical difficulties with the recording of this meeting. A detailed copy of the power-point presentation is on file at the Clerk's Office or can be obtained from the Planning Commission.*

**1. INTRODUCTION OF MEMBERS/ROLL CALL**

Chair Davis called the meeting to order and each member present stated their name and district for the record.

**2. PROPOSED MAP ADJUSTMENTS – Discuss the proposed creation of a new Gadsden County existing land use map (ELUM), changes to the current Gadsden County Future Land Use Map (FLUM), and the proposed creation of an I-10 interchange economic development strategy. (Anthony Matheny, Gadsden County P&CD Director and Jon Sewell & Artie White, Kimley Horn & Associates)**

Mr. Matheny greeted the Commission and thanked them for making time out of their busy schedules for two meetings today. “The first one is a workshop on some proposed map adjustments. I’m going to give you some brief overview before I introduce our consultants. Who will take you through a detailed power point presentation and they both will be able to answer

questions at the end of that.” Then you can allow the audience to respond. He explained the reason for the proposed changes to the future land use map is to correct inconsistencies with the current map and the creation of an existing land use map, which would show what’s on the ground now and how it’s being used. While the future would show how lands could be used in the future, such as mining in some areas where there is not mining now and commercial where there is no commercial now. They will be similar but, there is a lot of work that went into the creation of the existing land use map. “Basically, what a lot of folks have been doing is coming to my department and the County Commission to be able to put more residents on their property. If you have a 1 and 20 land use category AG 3, then you are only allowed 1 resident per 20 acres, so you may have 30 acres and only be able to put one residence and you can’t put mama on it in a cottage you can only do one. Those have been some problems and also this has been a part of a whole economic development strategy the county is implementing. To grow the number of homes in the County. We all have been suffering since 2007. It puts people to work and in return creates those dollars that have a multiplying effect in the community. It leads to additional revenue, restaurants, shops and everything you are aware of that people do when you build houses. It’s the most important thing you can have going on in the community. Changing the Ag District, the density from Ag 3 to Ag 2, Ag 2 to Ag 1, unless the parcels are a 100 acres or larger.” “We are also cleaning up some parcels, let’s say a parcel had some Ag on it, rural residential, some commercial that was all mixed up, we took a look at that and the land use around it and if we could clean that parcel up, we did. Does it need to be all commercial, did it need to be all Ag, did it need to be based on logic and sound planning principals. We went through each one of those and made changes where it was appropriate. If this goes through and is approved by the County Commission we hope to see incrementally over the next 10 - 20 years some steady increasing and building, it won’t all happen at once, it won’t be a flood of people, but it will solve some of these problems we have had to deal with.”

He said the way they were able to get money to do this project, “back in December the Department of Economic Development (DEO) approached the County with some grant funds. They asked do you all have any projects you have been thinking about doing; we have grant money for you. It was perfect timing because some of the Commissioners, Administrator and myself had all been discussing needing to do some things like this. They approached us with the money and we took the money immediately and hope to get more in July, hopefully a larger amount. This was \$30,000 on this grant and we may get more. If we do, one of the plans is to work on our Land Development Code to streamline, make it friendlier and even a little easier to understand. This is part 1 of our big overall economic plan for the future and we hope what we present tonight you all will like and give us advice when we come back to you in a public hearing. That would need to be a week earlier on May 9, 2013 instead of the 16th, as earlier discussed, due to a time crunch to gather the data from this project and get it all finished in a presentable form.” He reconfirmed the Planning Commission Public Hearing for May 9, 2013, and then the Board of County Commissioners will workshop on May 21, 2013 at 4:00 pm and June 4, 2013 BOCC will have their public hearing. We will send it off to DEO, remember in 2011 they made the changes where they don’t have to approve it anymore, where the communities have much more say in their Land Use planning’s. They review, make comments and send it back to us. He said it may be July or as late as August before they get it adopted. He said when they got the grant money there was 2 sets of consultants in house that the Board approved some time ago. Kimley-Horn and Associates are planning consultants and Cardno TBE is kind of Brownfield Consultants. We went with Kimley-Horn, we didn’t have to go out for RFP’s, and we were able to just sign the task to Kimley-Horn. Jon Sewell is the Project Manager; they have been working with us for

years on other projects. Artie White is a GIS Specialist that will be working with Mr. Sewell.

Mr. Sewell presented a detailed power point presentation along with Artie White, his assistant. He greeted the Commission and complemented Mr. Matheny for the great introduction of why they were present. "This project is highly complex in terms of technical requirements and to get it done required a tremendous amount of work looking at parcel by parcel basis and maps. If you can recall, working on your Evaluation Appraisal Report for your Comp Plan. One of the things that came out is these maps are not correct. We agreed with that and it was something that needed to be looked at. What you have heard today is draft products that can still be changed." He said their intention after today is to get this posted on the County's website, so it can be viewed by all who may have an interest. We have taken this to the parcel level; we have drilled in starting with the Property Appraiser and GIS Data.

**Project Overview:**

- Currently, the Gadsden County Future Land Use Map serves as the Future Land Use Map as well as the Existing Land Use Map and Zoning Map.
- There are inconsistencies with the current Future Land Use Map:
  - The land use classifications do not always follow parcel lines.
  - Some parcels have non-conforming land uses due to their size.
- A desire for additional density has been expressed.
- Investigate economic development strategies at interchanges along Interstate -10.

**Project Overview:**

- Correct inconsistencies on Future Land Use Map
- Develop an Existing Land Use Map that reflects how properties are currently being used and what entitlements are currently in place.
- Develop a Future Land Use Map to help guide future development in the County.
- Identify potential land use changes.
- Identify potential strategies for economic development

**Public Workshop Summary:**

- A public workshop was held on January 21, 2013 at the Gadsden BOCC Chambers from 12:00 p.m. to 7:00p.m.
- Assisted property owners in making sure they understood what their land use is and what they can do on their property.
- Property owners filled out *Individual Property Land Use Forms* to indicate their current and their desired land uses.
- Additional forms have been made available following the workshop for people who want to provide input but were not able to attend the workshop.
- Received input from residents about economic opportunities around I -10 interchanges.

Artie White walked the Commission through the Land Use Maps and the Methodology.

**Land Use Maps:**

Current Future Land Use Map

Proposed Existing Land Use Map

Updated Future Land Use Map

**Methodology:**

- Parcel classified as Agriculture 3:
  - Remained AG3 if parcel > 100 acres
  - Became AG2 if parcel < 100 acres and > 10 acres
  - Became AG1 if parcel was < 10 acres and > 5 acres
  - Became RR if parcel < 5 acres
- Parcel classified as Agriculture 2:
  - Remained AG2 if parcel > 100 acres
  - Became AG1 if parcel was < 100 acres and > 5 acres
  - Became RR if parcel < 5 acres
- Parcel classified as Agriculture 1:
  - Remained AG1 if parcel > 5 acres
  - Became RR if parcel < 5 acres
- All other parcels remained the same unless an Individual Property Land Use Form was filled out

**AG to Rural Residential Summary**

- AG1 allows 1 unit 5 acres
- All AG to Rural Residential properties are less than 5 acres in size
  
- **AG1 to Rural Residential**
  - 911 properties
  - Approximately 2000 acres
  
- **AG2 to Rural Residential**
  - 1594 properties
  - Approximately 3300 acres
  
- **AG3 to Rural Residential**
  - 666 properties
  - Approximately 1200 acres

Purpose is to correct non-conforming land uses

**AG to AG**

- AG3 parcels greater than 100 acres remain classified as AG3
- AG3 parcels less than 100 acres are reclassified as AG2
- AG2 parcels less than 100 acres are reclassified as AG1
- AG3 and AG2 parcels less than 10 acres are reclassified as AG1

The following discussion was held by the Commission.

Commissioner Ganus asked what the individual property land use form was used for. He also asked was that an opportunity for the landowners to request a certain classification.

Mr. White commented “those were the forms available at the public workshop and it was a way of helping them identify their property and make recommendations that they would like to see made to their property, just a way of recording information.” He said it was an opportunity for landowners to request a certification. He said the meeting objectives were: To assist property owners in making sure they have the proper land use (zoning) for their land; to update both the Future Land Use Map and Existing Land Use Map; to get input on economic opportunity around I-10 interchanges.

Commissioner Sheffield asked how many request did they receive.

Mr. White said it was between 10 – 20 individual property land use forms received.

Chair Davis asked how many attendees were there at the workshop, based on the number of properties there are.

Mr. White informed the Commission there were about 15 – 20 attendees.

Commissioner Ganus inquired would that opportunity be presented again for those that didn't get to fill out a form.

Mr. Matheny explained the form is still available to be filled out and is on the county website for those that would like it. The workshop portion would not be held again.

Commissioner VanLandingham commented it didn't appear to be well attended or advertised.

Mr. Matheny responded they advertised 2 or 3 times. It just wasn't well attended.

Chair Davis mentioned that from all the Ag to Rural Residential properties only 15 -20 people in attendance is not a lot. She asked them to elaborate.

Mr. Sewell explained as soon as he reached that portion of the presentation, he would.

Chair Davis mentioned the landowners/citizens that would come in and say they didn't know about the land changes or better yet the workshops that were held regarding this.

Mr. Matheny said when they do the public hearing there will be a greater level of publication. Flyers were passed out regarding previous workshop. We did what we felt like we needed to get started. He said there would be 5 opportunities for folks to get noticed. He said they were sending notices and advertising in the local papers.

Commissioner VanLandingham suggested they find a different method to get word out to the citizens.

Jon Sewell commented on the conceptual maximum buildout increase. This isn't intended to support builders, but property owners. He said they came up with an additional increase of 7404 units but this won't happen in 5 years. This will be a 5-20 year build-out. He discussed school and transportation capacity considerations.

Commissioner Ganus mentioned, building out is not necessarily a consideration, because mobile homes can also be moved in overnight and set-up. He asked about the subdivision of existing properties. What is going to be required in this process in order to add more dwelling units on a piece of property, what was the side effect of the single family exception?

Mr. Matheny said if it's Ag3 and it went to Ag2, it's 1 per 10, you have enough acreage, let's say you have 22 acres you can put 2 units by right on there.

Commissioner Allen asked would every parcel that is Ag3 go to Ag2.

Mr. White said all except the larger acres.

Chair Davis asked what was the Commission's thought.

Commissioner Dr. Gail Bridges – Bright commented she liked the proposed changes. "All for people utilizing their properties."

**Public Comment:**

- Elva Peppers, 624 Merritt Lane Havana, FL, said her comments "aren't regarding any particular property. She pointed out a specific small piece of property adjacent to a larger piece of property with the same owner does not need to be changed. They can do a boundary adjustment or develop the whole property. It's not solving the

problem of them not being able to develop their property. That is something they could sort out using the GIS and eliminate where the property owner was adjacent.” She mentioned she saw on the map a lot of small rural residential inside of a large agriculture acreage, which brought me to another question I had. That has always been the end result to change the land use of a property is it adjacent or near that has that same land use. She asked how many total acres would be changed to rural residential.

Chair Davis asked Mrs. Peppers to share all her comments with the Planning Commission Department.

***Commission recessed at 5:17pm for 5 minute break and was back in session at 5:24pm.***

Jon Sewell finished the remainder of the presentation and discussed the Interchange Strategies. He commented on the four interchanges located in Gadsden County that were evaluated for economic opportunities were: US90W/SR10; Pat Thomas Pkwy/SR 267; Greensboro Hwy/SR 12; Flat Creek Road/CR 270A. He commented on Economic Development Strategies. Strategies for increasing economic development potential at Interstate - 10 Interchanges include:

- Increase amount of commercial land use available
- Promote businesses through the FDOT Interstate Logo Program
- Change signage standards in Gadsden Land Development Code
- Additional strategies will be developed as part of future projects

*Commissioner Dixon entered at this juncture of the meeting 5:34pm.*

Mr. Sewell highlighted the two workshop attendees that requested a land use category. 285 Tyler Sanders Road, which is currently AG2 based on methodology would become AG1, Rural Residential is requested by the owner, the property is 10.24 acres; Robert and Robert Inc. property is currently AG3, based on methodology, would remain AG3, mining with some conservation areas requested by owner and the property is 147 acres.

Chair Davis asked for public comment:

- Mr. VanLandingham, County Property Appraisers, thanked the consultants for trying to sort out all of the issues with the Future and Existing Land Use Map. “Everything in this plan seems to be driven by the amount of parcels on the Property Appraiser’s Map. There is no rhyme or reason to those parcels; they are arbitrary based on legal descriptions and on land owner’s request.” He mentioned the several mining sites in the county, is mining going to be an allowable use in AG3, 2, 1 and Rural Residential because some of the parcels on map have been acquired by Floridian or BASF and they haven’t been requested they be combined into one large parcel. He mentioned “changing of zoning specifically the Planted Pines down by the Interstate which is currently being used as agriculture. At some point and time it will be

easier for development on the Interchanges if that land would go to commercial. When that happens there will be significant change in tax base for that individual that may or may not want to enjoy the privilege of paying taxes.” He said there are a lot of people that would come to meeting if it is advertised. “People still don’t understand that their property comes with restrictions, what they can or can’t do.” He spoke of mass mailings that may help with notification to citizens.

- Marion Lasley, 5 Dante Court, voiced concern about changes going to rural residential. She said according to one of the charts she added up the changes that would be made and it is 6,500 1 acre lots. She asked would they all have well and septic tanks. She felt this would become a problem and these changes need to come from the Infrastructure out. “It opens up the door for basically any parcel in the county to be rural residential.” She asked “does the consultant have a map of the current rural residential properties and could flick to the map, which shows all the rural residential together that they are purposing.”
- Thomas Philpot, 119 S. Munroe St. Tallahassee, FL, representing Roberts & Roberts Inc. and Mr. CW Roberts, mentioned the request on the Roberts Property that has been presented to staff would like it changed from AG3 to mining designation. He said they look forward to working with staff. He said the proposal that has been put forth on the 144-147 acres and approximately 64 acres mining and 80 plus acres conservation.
- Darrin Taylor, 215 S Monroe St., Anderson & Columbia, thanked Commission for allowing him to speak. He said they own 244 acres that have been in mining since before the Comprehensive Plan. We have contract with county to continue mining on the property, Sadberry Road. He said they would be filling out form for that property to go to mining. He commented on behalf of BASF they looked to the north with the general mining plan they have and found some properties that aren’t in active mining. He encouraged the Commission to continue what they are doing by correcting map with good data and help with future plans.
- Tom Skipper, local surveyor in the County since 1975, commented he has seen the map grow through years. Mentioned in 1991 when this was developed if you had a piece of land that was zoned 1 to 10. If you had 40 acres you were allowed to put 4 units, it wasn’t designated as acreage. He said in the last few years the definition was changed to 1 to 10 or 5. For example he gave scenario if you had a 16 acre tract and you want to build a house own it, most banks aren’t going to give you money on the 16 acres. He mentioned people have left our county and gone to Jefferson County, Wakulla County because of these simple mathematical errors with problems you have with zoning. “Scenario of the acreage catches up with the land owner, people are losing out.”

Commissioner Dixon asked what would rational reasonable approach acreage be and if he could get it in writing.

- Pat Curtis, 761 Bear Creek Road, asked for more notification for parcel owners whose land would change. She spoke of the importance of the citizens receiving notification.

Commissioner Ganus asked was this the only workshop, would they go into public hearings.

Mr. Matheny spoke on the May 9, 2013, Public Hearing.

**3. PUBLIC COMMENTS**

There were no additional comments.

**4. P&CD DIRECTOR COMMENTS**

Mr. Matheny encouraged the public to come back May 9<sup>th</sup> to have additional time to talk. He thanked the Commission and the Consultants. He said they are just trying to ensure people can use their property. He asked that they keep an open mind.

Chair Davis thanked everyone and pointed out they need more notification when dealing with notifying the public on issues that may concern them.

5. ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR  
DECLARED THE MEETING ADJOURNED AT 6:00 P.M.

GADSDEN COUNTY, FLORIDA

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REGINA DAVIS, CHAIR  
PLANNING COMMISSION

ATTEST:

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BERYL H. WOOD, Deputy Clerk for  
NICHOLAS THOMAS, Clerk of the Court  
Gadsden County, Florida