

**GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS  
PLANNING COMMISSION MEETING AND  
PUBLIC HEARING  
MINUTES**

**Thursday, November 13, 2014  
6:00 p.m.**

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

---

**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 (absent)  
Commissioner William Chukes  
Commissioner Edward J. Dixon (absent)  
Commissioner Catherine Robinson (absent)  
Commissioner Isaac Simmons, School Board Representative (absent)  
Jill Jeglie, Senior Planner  
Allara Gutcher, Planning & Community Development Director  
Beryl H. Wood, Deputy Clerk

**1. PLEDGE OF ALLEGIANCE**

Chair Davis called the meeting to order at 6:00 p.m. with a quorum and led in the Pledge of Allegiance to the U.S. flag.

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

Each member present stated his or her name and district for which they are appointed for the record.

**3. Approval of Minutes – August 14, 2014 and September 11, 2014**

This item moved to 6A so it would be before public hearing.

**4. DISCLOSURES AND DECLARATIONS OF CONFLICT**

There were no disclosures and declarations of conflict.

**5. PRESENTATION: Presentation on the regulation of mines in northwest Florida by representatives of the Florida Department of Environmental Resources, Water Resource Management, Mining and Mitigation Program. (Howard Hayes, Florida Department of Environmental Protection.)**

Mr. Hayes gave a power-point presentation on mining entitled Regulation of Mines in Northwest Florida. Topics included the definition of a mine, borrow pit, in addition to presentation of the many regulatory programs. He then entertained an array of questions from the Commission.

Commissioner Sheffield questioned mining before 1986.

Commissioner Allen asked about the reclamation. What are the standards?

Mr. Hayes stated the requirements are in the law.

**6. PRESENTATION: Presentation on economic development initiatives and progress of the Gadsden County Development Council (Beth Kirkland, Gadsden County Development Council)**

Mrs. Kirkland gave a power-point presentation on Economic Development Initiatives and the progress of the Gadsden County Development Council. She discussed the product side which the state implemented in January. She discussed the transportation element, the CSX main line. She said they are working with DOT. Critical property attributes and the four interstate interchanges. Natural gas is only at one place which is Midway. She discussed shovel ready sites as related to the five Industrial Parks in Gadsden County.

Commissioner VanLandingham welcomed Economic Development in Gadsden County.

**UPON MOTION BY COMMISSIONER VANLANDINGHAM AND SECOND BY COMMISSIONER DR. BRIDGES – BRIGHT, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, TO ADJOURN THE WORKSHOP AND BEGIN THE REGULAR SCHEDULED MEETING.**

**6.a) Minutes approval August 14, 2014 & September 11, 2014**

 **August 14, 2014**

**UPON MOTION BY COMMISSIONER GANUS AND SECOND BY COMMISSIONER CHUKES, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, FOR APPROVAL OF THE AUGUST 14, 2014 MINUTES WITH THE NECESSARY CORRECTIONS.**

 **September 11, 2014**

**UPON MOTION BY COMMISSIONER DR. BRIDGES – BRIGHT AND SECOND BY COMMISSIONER VANLANDINGHAM, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, FOR APPROVAL OF THE SEPTEMBER 11, 2014 MINUTES WITH THE NECESSARY CORRECTIONS.**

**PUBLIC HEARING**

**7. PUBLIC HEARING (Legislative), Transmittal Future Land Use Element (CPA-2014-02) – Recommended transmittal of the Final Draft of Goals, Objectives, and Policies of the Future Land Use Element of the Comprehensive Plan (Allara Gutcher, Planning and Community Development Director)**

Mrs. Gutcher discussed the transmittal of the revised Future Land Use Element (FLUE) to the Department of Economic Opportunity for review, as a more concise, understandable and defensible document which will provide certainty regarding the allowable development within each land use category, and to the future growth of Gadsden County.

The Planning Division has been working on the update of the Comprehensive Plan. To date, the Planning Commission has heard and made recommendations regarding the Housing Element, which has been transmitted to the Department of Economic Opportunity for review.

This hearing is a continuation of the October 23, 2014 workshop where the Planning Commission heard the proposal and discussed several revisions to the draft FLUE. The changes are highlighted in the attached draft which are the revisions requested based on the discussion.

She suggested the removal of part O of Policy 1.1.1 (Mining) designation criteria all together. The designation criteria section is not actually in every single one of the land use categories. She felt it wasn't necessary for this category. She said instead of trying to word some sort of designation criteria just eliminate that and continue with density as number 2. She said as an applicant comes forward they would entertain a land use amendment.

Commissioner Allen stated anyone can apply for the land use amendment on Mining, but asked shouldn't they have parameters placed.

Mrs. Gutcher said all that information would come forth with the data and analysis and additionally with the land use amendment that comes to them to change the designation.

Commissioner Dr. Bridges – Bright said with the information received at the workshop they could remove number 2 and renumber the mining section.

**UPON MOTION BY COMMISSIONER DR. BRIDGES – BRIGHT AND SECOND BY COMMISSIONER CHUKES, THE COMMISSION VOTED 5 – 3, BY VOICE VOTE, TO REMOVE #2 UNDER MINING AND RENUMBER THE MINING SECTION. (COMMISSIONER’S GANUS, ALLEN AND TRANCHAND OPPOSED THE MOTION.)**

Mrs. Gutcher brought to the Commission’s attention page 9 of 11: Policy 1.2.19 has been reworded and asked that they review to make sure that was the intent of the Planning Commission.

Commissioner VanLandingham asked for a definition for “large scale”.

Mrs. Gutcher said it was 20 acres with certain parameters.

Commissioner Ganus questioned Policy 1.3.4 – this language didn’t change from first draft. He suggested it read: “included lots, which are less than one acre in size.”

Mrs. Gutcher suggested that they cross out: “which are less”.

Commissioner Ganus commented he has made a list of each land use category; there is a lot that has been left out. He said he didn’t feel comfortable with all the language left out. He said this was premature to move forward to the County Commission.

Chair Davis asked for a motion.

**UPON MOTION BY COMMISSIONER GANUS AND SECOND BY COMMISSIONER VANLANDINGHAM, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, TO TABLE THE PUBLIC HEARING AND SCHEDULE A WORKSHOP UNTIL DECEMBER 4, 2014.**

**UPON MOTION BY COMMISSIONER GANUS AND SECOND BY COMMISSIONER VANLANDINGHAM, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, TO CHANGE THE DATE OF THE WORKSHOP FROM DECEMBER 4, 2014 TO DECEMBER 11, 2014.**

## **8. PLANNING COMMISSIONER QUESTIONS AND COMMENTS**

There were no additional comments.

## **9. DIRECTOR'S COMMENTS**

Mrs. Gutcher commented on the Housing Element: She said it was transferred to the Department of Economic Opportunity (DEO) and is now in the 30 day challenge period. She said after the challenge period expires, she would send out the Housing Element to include in their Comprehensive Plans. The Intergovernmental Element is still in the review process with the State agencies.

She said Gadsden County was the recipient of the Competitive Florida Partnership Award which is a technical assistance and monetary grant that was received from the State DEO and they are working in the initial stages with Julie Dennis, Program Manager (DEO). She commented that they will probably get an Economic Development Element to the Comprehensive Plan through the grant process. The grant is for \$40,000 in addition to the technical assistance they get from DEO and other state agencies that will come into the community and work with them on identifying the needs for the County.

Attorney Weiss asked for clarity going forward with motions made by Commission to avoid problems with the intent further down the line. He asked that they be clear and precise when stating motions.

**10. ADJOURNMENT**

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR  
DECLARED THE MEETING ADJOURNED AT 7:47 P.M.**

**GADSDEN COUNTY, FLORIDA**

---

**REGINA DAVIS, PC CHAIR**

**ATTEST:**

---

**BERYL H. WOOD, DEPUTY CLERK  
For NICHOLAS THOMAS, CLERK  
Gadsden County, Florida**