



GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS  
PLANNING COMMISSION WORKSHOP MINUTES

**Thursday, June 25, 2015**

**06:00 PM**

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

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**Present:** Commissioner Regina Davis, At - Large Member, Chair  
Commissioner Marion Lasley  
Commissioner David Tranchand  
Commissioner William Chukes  
Allara Gutchter, Planning & Community Development Director  
Jill Jeglie, Senior Planner  
Beryl H. Wood, Deputy Clerk

**Absent:** Commissioner Edward J. Dixon  
Commissioner Mari VanLandingham  
Commissioner Frank Rowan  
Commissioner Gerald McSwain  
Commissioner John Youmans  
Commissioner Dr. Gail Bridges – Bright  
Commissioner Malcolm Carter  
Commissioner Roger Milton, School Board Representative  
David Weiss, County Attorney

**1. PLEDGE OF ALLEGIANCE**

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

Mrs. Gutchter introduced the Comprehensive Plan Conservation Element. She said as with the Future Land Use Element, this element has been reorganized to flow better, and to order similar contextual policies together under the same objective and goal. She then entertained questions. It was decided to take each section one by one.

**Policy 5.1.1**

This policy had the consensus of the Commission as stated.

**Policy 5.1.2**

Commissioner Lasley made a statement that the new policy is only referring to an urban area. She commented that they need this policy to apply to rural areas which should be developed with the same standards. The objective is to protect the air quality. She requested they establish standards for buffers for air quality regarding auto pollution.

Mrs. Gutcher commented if you think about safe streets, etc. those types of practices are urban issues. If you think of Gadsden and its densities, those practices don't apply to rural environments. It only applies to urban development. She said they could try to look into safe streets. For example, you could require sidewalks in the future to produce safe pedestrian environments. We are trying to reduce vehicular trips.

Commissioner Tranchand said he would eliminate A-D. You lose by trying to be specific.

The consensus was to strike the last sentence and strike through or remove A-D.

**Policy 5.2.1** – new policies 5.2.2 – 5.2.3

Lee Brooks, 37 West Franklin St. Chattahoochee, FL, questioned what would be the County's position, if the County had more stringent rules than the State. She asked that language cover both sides.

Mrs. Gutcher stated on these issues the Land Development Code would have to match the Comprehensive Plan and state requirements. The Legislature back in 2011 changed the requirements of how a jurisdiction issues a development order in relation to state permits. She noted the county can still issue development orders that meet County regulations, but the county cannot hold a development order based on the issuance of state permits.

Mrs. Brooks mentioned other sensitive areas that can be added (seepage slopes, steepheads and wetlands). She voiced she has great experience with steepheads. She acknowledged that she was employed by the Water Management District, but she was not at the meeting in her official capacity. She asked Allara to contact their office and ask to speak with Christina to set up a meeting.

The consensus of the Commission was to table 5.2.1.

Policy 5.2.3 is now Policy 5.2.9 and Policy 5.24 is now Policy 5.3.2

Commission Lasley commented they needed to go by the old strikethrough and not the draft because the new policies jump around in the document and they would miss some important information.

Chair Davis asked if the staff comparative analysis didn't take that into effect.

Mrs. Gutcher suggested they just go through the proposal, she agreed the policies are not in order with the current document.

**Policy 5.2.2**

Mrs. Gutcher commented that you can't hold up a state development order based on state permits not being received.

**Policy 5.2.3**

This policy had the consensus of the Commission with no changes.

**Policy 5.2.4**

Commissioner Lasley said the measurement was at 48 inches and asked why it has been increased to 54 inches.

Mrs. Gutcher said a forester once told her measurements were taken at 54 inches above the ground.

Commissioner Lasley disagreed with that comment, having been in restoration. She said they always measured DBH at 48 inches.

Mrs. Gutcher said she would check and have the information at the next meeting.

**Policy 5.2.5**

Commissioner Lasley asked for explanation "unless such destruction is authorized....state and federal permitting process."

Mrs. Gutcher said she didn't know all the reasons why they would. It could be a controlled burn. She stated the definition is in the LDC and it is anything that grows in Gadsden County.

**Policy 5.2.6**

Commissioner Lasley said the word "and" should be added before "reinstate".

**Policy 5.2.7**

This policy had the consensus of the Commission with no changes.

**Policy 5.2.8**

The policy had the consensus of the Commission with no changes.

**Policy 5.2.9**

Commissioner Lasley commented on line 4 after endangered habitats (add "and species") Mrs. Gutcher said that Endangered or Threatened or Species of Greatest Conservation Need would be the better reference. It is the same language that you will see later on in Policy 5.4.3 and 5.4.4, to be consistent.

**Policy 5.2.10**

This policy had the consensus of the Commission with no changes.

Mrs. Brooks asked could there be new policy added dealing with the upland glades.

**Policies 5.2.11**

Commissioner Lasley asked what sorts of planning tools would you get from the soil survey.

Mrs. Gutcher said there are charts and matrixes in that soil survey that talk about the suitability of the development and septic tanks based on the soils. She added that some soils are more suitable than others.

**Policy 5.3.1**

This policy had the consensus of the Commission as stated.

**Policy 5.3.2**

Commissioner Lasley asked to define “transportation networks” and corridors.

Mrs. Gutcher said it is connecting roadways.

**Policy 5.3.3**

This policy had the consensus of the Commission as stated.

Mrs. Brooks said the perennial rivers could be stricken.

The consensus was to leave.

**Policy 5.3.4**

This policy had the consensus of the Commission as stated.

Commission Tranchand suggested we not read each one to speed up time.

**Policy 5.35**

This policy had the consensus of the Commission as stated.

**Policy 5.3.6**

Commissioner Lasley commented Map 5X needs label. She also stated the Outstanding Water Bodies to clarify they are the Apalachicola River and the Ochlocknee River.

Mrs. Brooks commented there are additional outstanding Florida waters including Torreya State Park. She said the Gadsden County portion of Torreya State Park wasn't included in DEP's rule, but it's something the County could add if they like to give the same protection to the entire park. She said DEP has 2 coverage's of the outstanding waters; there are public lands that include national parks and preserves, national forest, state parks and recreations, etc. there is regular classification and a special classification. She said it wasn't just rivers and streams.

Mrs. Gutcher said they would look into it.

Mrs. Brooks said it could be included for additional protection and that it was only a suggestion.

Mrs. Gutcher said when it is updated with DEP they could update on the County level.

**Policy 5.3.8**

Commissioner Lasley said something is not quite right with line 3 and 4.

Mrs. Gutcher said that she would need to look at.

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**Policy 5.3.11**

This policy had the consensus of the Commission as stated.

**Policy 5.3.12**

This policy had the consensus of the Commission as stated.

**Policy 5.3.13**

This policy had the consensus of the Commission as stated.

**Policy 5.3.14**

Commissioner Lasley said she viewed this policy as stated as a big problem. She felt this differs from the previous policy where the collection of water for commercial bottling purposes should be prohibited.

Mrs. Gutcher said she understood the prohibition of a certain business throughout the entire county was illegal, and she would get with Attorney Weiss to clarify before the next meeting.

**Policy 5.3.15**

This policy had the consensus of the Commission as stated.

**Policy 5.3.16**

Commissioner Lasley said add “residential and non residential developments”.

Mrs. Gutcher commented that she was trying to stay clear of how to landscape personal residential property.

Commissioner Tranchand suggested usage of language was encouraged for residential.

**Policy 5.3.21**

This policy had the consensus of the Commission as stated.

**Policy 5.4.1**

Commissioner Lasley asked were there other agencies that list Threatened and Endangered Species. She suggested their names be included, such as Florida DEP, and ACOE are involved with wetland issues. She pointed out the date needed to be amended as well. There were also question regarding plants.

Mrs. Gutcher pointed there was a section for plants and this section dealt with wildlife.

**5.4.2**

Same as above. Include FDEP and ACOE.

**5.4.4**

Commissioner Lasley said delete “which is more than (10) acres”. She said she would like to leave as any amendment to a more intense category.

Consensus of Planning Commission is it would be needed.

Mrs. Brooks commented on the upland glades and that they add protection. Policy 5.4 is the intent to plants and wildlife or just wildlife.

Commissioner Tranchand commented they need to find reasonable ways to keep Gadsden growing.

**Policy 5.5.1**

This policy had the consensus of the Commission as stated.

**Objective 5.6**

Commissioner Lasley said in the existing document it reads the county shall protect and manage mining and mineral resource extraction activities. She suggested they add to protect current and future water uses and sources.

Mrs. Gutcher pointed out that was not the goal of this objective.

**Policy 5.6.3**

Commissioner Lasley commented that mineral resources shall be conserved and protected from encroachment by conflicting land uses. She asked what does this mean for adjacent landowners who want to increase homeowner density or apply for a more intense land use application.

Mrs. Gutcher said she would look into and get back on that one.

**Policy 5.6.4**

Commissioner Lasley suggested the policy list more adverse impacts such as traffic, light, hazardous or toxic materials, water pollution, erosion and litter.

Mrs. Gutcher advised they could state “adversely effect but, not limited to” and they could retract the rest.

Commissioner Lasley said she only listed adverse impacts that mining activities have on residential uses and there are quite a few more that could be added: such as traffic, light, hazardous or toxic materials, water pollution, erosion and litter.

Commissioner Tranchand said he had the same problem with this as 5.1 with putting a limited listing. He said you could just end with “adversely effect existing residential uses” and skip the rest.

Consensus was to end Policy after “uses” and eliminate everything else.

**Policy 5.6.7**

Commissioner Tranchand commented on Policy 5.6.7a. He asked did they want to put negative impacts or projected negative impacts to adjacent residential communities. He said it takes you back to the Policy 5.6.4.

Chair Davis clarified that he wanted to add the word negative or adverse.

**Policy 5.6.8-b**

Commissioner Lasley said there is nothing mentioned about a water drainage system.

Chair Davis noted there is a typo with the word management, it is spelled wrong.

Mrs. Gutcher said she would get with DEP and see what their requirement is.

**Policy 5.7.1**

Commissioner Lasley commented the County shall apply for available state and federal funds for the establishment of hazardous waste storage/transfer facilities, as the need arises.

Mrs. Gutcher said this just says we will apply for grants if the need comes up for hazardous waste facility.

Mrs. Gutcher said it will bring it back.

**Policy 5.8.1**

Commissioner Lasley said this dealt with the Interlocal Agreements and Talquin Electric should be added.

Mrs. Gutcher said this would deal with regulations of well heads protection zones. This is regarding development in that zone.

**Policy 5.10.2**

Correction was pointed out the word should be “use” not “sue”.

**8. ADJOURNMENT**

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR  
DECLARED THE MEETING ADJOURNED AT 7:53 P.M.**

**GADSDEN COUNTY, FLORIDA**

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**REGINA DAVIS, CHAIR**

**ATTEST:**

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