

**AT A WORKSHOP OF THE PLANNING
COMMISSION HELD IN AND FOR GADSDEN COUNTY,
FLORIDA ON FEBRUARY 14, 2019 AT 6:00 P.M., THE
FOLLOWING PROCEEDING WAS HAD, VIZ:**

Attendance:

Commissioner Edward J. Dixon, Chair
Commissioner Libby Henderson, Vice-Chair- Present
Commissioner Regina Davis, At-Large Member - Present
Commissioner Gail Bridges-Bright
Commissioner John Youman
Commissioner Marion Lasley - Present
Commissioner Doug Nunamaker
Commissioner Lori Bouie - Present
Commissioner William Chukes
Commissioner Antwon McNeil
Commissioner Gerald McSwain
Commissioner Steve Scott, School Board Representative - Present
Jill Jeglie, Senior Planner
Suzanne Lex, Planning and Community Development Director
David Weiss, County Attorney
Marcella Blocker, Deputy Clerk

1. Pledge Of Allegiance

Vice-Chair Henderson led in the Pledge of Allegiance to the U. S. Flag.

2. Introduction Of Members-Roll Call

Deputy Clerk called the Roll and present was Commissioner Henderson, Commissioner Davis, Commissioner Bouie, Commissioner Lasley and Commissioner Scott.

3. Approval of the Agenda

4. Disclosures and Declarations of Conflict

WORKSHOP

5. Future Land Use Element (Legislative) (LSPA 2018-01)-Discussion of amendments to the Future Land Use Element of the Comprehensive Plan

Allara Mills Gutcher, The Planning Collaborator, gave a brief description of the Amendment. She said the Element was updated pretty heavily a few years ago and some of the changes were a result of lessons learned and tweaks that are need to be made. She said some is a result of the zoning they anticipate adopting in the future. Introducing different classes of utilities. She explained the map on the wall was a Future Land Use Map and has several categories and it was also their Zoning Map. She said it would introduce different classes of utilities that the Board voted on in September and the definitions will be in Chapter 2 of the Land Development Code and will include Utility Classes I, II and III. She reminded them Class I would be things like transmission lines, natural gas lines, water distribution lines, sewer gravity lines, etc.; Class II would be booster stations, pumping stations, switching facilities, substations, package plants, lift stations, and Class

III would be production or treatment facilities such as sewage treatment plants, water treatment plants and elevated water storage towers, and other similar types of facilities and then the actual electrical production facilities are not considered in this class, it would be a different definition. She said they might see the solar power generation facilities that have been talked about prior. She said they need to discuss tonight the issue with Talquin and their desire to develop smaller solar power generation facilities, such as ones that might be on about five acres to help produce energy that would go to the substations. She said if there was a desire for that type of facility to be an allowable use in the residential category or a commercial category, they need to insert that language in the draft.

She said there were some new categories, one being the Nature-Based Activity area and the Master Planned Community, which was a type of category that would allow a mixture of uses and would be considered as a planned unit development or planning development by the County to have a balanced mix of efficient land uses in close proximity to each other to create a live/work/play environment. She said those were the major changes.

Commissioner Bouie stepped out at 6:11 p.m.

Commissioner Lasley asked to go through the item page by page.

Page 1 A. Historical –

She said she did not think that the Class II utilities would fit into the Historical category and should be deleted.

Commissioner Henderson asked if that was State law controlled and thought that was something they decided they could not determine to be there. Ms. Gutcher said that category and the Conservation category were the only two categories they could regulate.

Ms. Gutcher said there was not very much historical on the Future Land Use Map.

Commissioner Bouie returned at 6:13 p.m.

Commissioner Lasley said the intent of the category was to protect the historical qualities and areas and structures and also the word character was deleted and explains intent. She read 7) "Development Restrictions – Anything that historically alters the *character of the* site or structure, other than routine maintenance or what is necessary to eradicate a public hazard, is strictly prohibited."

She then said on Page 2 Conservation number 6), she raised the question regarding hunting clubs. She was concerned about the protection afforded to adjacent properties and they needed to make sure there was criteria there to ensure the bullets were not going places where they were not supposed to go.

On Page 3-Recreation she said her concern was number 6 that dealt with RV parks. She said to her it was a pretty intense use of the land and the number of units that could be had per acre. She said she was also concerned about what the requirements were for them to be on central water and sewer.

Ms. Gutcher said that would be something that was regulated in the Land Development Code and there was a statute in Chapter 5 that talked about RV parks and mobile home parks. She also said that would change with the next item with the zoning categories. She said Florida Statutes 513 for standards and showed the minimum land area was two acres, the maximum density for RV spaces, camp, and/or tent campsites shall not exceed eight per acre and a setback of 50 feet from the property line. Travel trailers or similar vehicles have a minimum stay size of 1500 square feet with a minimum space width of 30 feet.

Commissioner Lasley said the sites could be occupied 365 days a year by someone and only one-half a year by one person and the other half year someone else could occupy it. She said her concern was did they have to be located where there was central water and sewer.

Ms. Jeglie said all utilities within the recreational facility shall be served by central water and approved sanitary sewage system.

She asked if citizens would be notified of things happening around them.

Ms. Gutcher said that would be coming to them in the future as revisions to Chapter 7 and will have an opportunity to discuss that then.

Commissioner Bouie stepped out at 6:24 p.m.

Ms. Gutcher said this was stating that RV's were allowed in recreation.

Commissioner Lasley asked if all the land use changes listed would be a 5-2 hearing where it would be noticed in the papers as a Land Use Change. Ms. Gutcher said any comprehensive plan map amendment would have to go through public hearings.

Commissioner Lasley's next comment was in Public/Institutional Number 6) Allowable Uses She said they had Class 1, II & III utilities that include spray fields and things like that. She said once the language was approved, a spray field or any sort of treatment facility could be located in any of the public land uses. Ms. Gutcher said Public/Institutional yes and generally a Public/Institutional use was owned by a local government or an educational facility or hospital and not usually private ownership. Commissioner Lasley said along with spray fields, they also had landfills. She said she was not sure that both the uses Class III should not be in heavy industrial and not public.

Commissioner Bouie returned at 6:27 p.m.

Commissioner Lasley said the two allowed uses in number 6 that she questioned were Class III Utilities and Landfills as being allowed uses on Land Use.

Commissioner Bouie left the workshop at 6:29 p.m.

Her next comment was regarding F-Agriculture section. She said they talked earlier on what the Zoning Map would look like basically what they had up now and would have an Ag I, Ag II and Ag III but when the other map is made, it would just be Agriculture. Commissioner Lasley asked the point and Ms. Gutcher said future land use should be broader and when someone wants to change

from Ag 2 to Ag 1, it would not be a State review any longer but would be a local decision. Commissioner Lasley asked when changing from Ag 3 to Ag 1, would the neighbors know someone was applying for the change and Ms. Gutcher said yes.

Commissioner Lasley then asked about private aircraft facilities in Agriculture. She said there was 5, 10 and 20 acre lots in agriculture and asked the criteria for private aircraft and landing strips. Ms. Gutcher said she was unsure if Ms. Lex had any knowledge regarding a farmer that would want to spray their field and the intent would be to allow that farmer to be able to take off from his property. She said anything of a certain size has to through FAA, there has to be certain clearance, certain depths for the airstrips, etc. Ms. Jeglie said she did not know how many existed currently but do and have gotten calls from people that were interested in buying larger parcels and wanted to know if they were able to do that, especially crop dusting Commissioner Lasley asked what was to prevent them from not being involved in agricultural spraying and opening up a small private airport and was told the FAA. Commissioner Lasley asked if it would prevent that and Ms. Gutcher said they could if they did not have enough size for their landing strip. She said as far as functional operations, if something for crop dusting as opposed to a fly-in residential community, there would be no restriction on them from being able to do that as long as they meet the FAA requirements. Commissioner Lasley said she was more concerned for people who allowed others to come in and out and then it would impact residents there because they would have to deal with air traffic. She then asked if a hunting club would be allowed on 5 acres and said that did not work for her and did not see that as a safe enterprise. She said she had four acres and could not shoot a gun without hitting a neighbor.

Commissioner Davis said she saw her point because when looking at the allowable uses under density, the density is five acres for everything. Ms. Gutcher said yes because you have to have the most dense category in the Future Land Use so when they get to Zoning, they would still have the 1-5, 1-10 and 1-20. Commissioner Lasley asked if she would deal with the homeowners to come in and say they were zoned AG and they want to put 4 houses on 20 acres and then tell them your AG 3 and can only have one house. Ms. Gutcher said the Zoning would mimic what they have today on the Future Land Use Map.

Ms. Lex appeared and asked if they could put a range in. Ms. Gutcher said she didn't know why they would want to. Ms. Lex said this is where the locals would have more say in what happens at the Zoning level and not to have to send to the State with an extra level of review.

Commissioner Lasley said they were also offered more protection with the Comprehensive Plan because statement in the Plan cannot be waived and have to be followed. She said anything written in the Land Development Code, people could apply for a variance. Ms. Gutcher said she would correct her on that because the Code specifically said a variance could only be gotten for bulk regulation, not for density.

Commissioner Lasley said her next comments were on Page 4-Rural Residential. She said they currently have on the Future Land Use Map was Residential and if she was suggesting three different grades of residential property, she had the same question as with AG, everything was being lumped into one. She said in number 2-Designation Criteria, she says "Areas used primarily as single-family and multi-family residential housing units." She said according to the definition of multi-family residential housing unit could be an apartment complex. Ms. Gutcher said a duplex could be multi-family; it depended on how they were defining it. Commissioner Lasley said if they

transferred out to rural areas where there was no water and sewer, would that not be able to be used there, the max would be one unit per acre.

Ms. Gutcher said when they get to the Zoning District in the Land Development Code, they have the three Residential categories; Rural Residential, Suburban Residential and Urban Residential. She said Rural Residential remains at one dwelling unit per acre and because the other two are not mapped, they won't exist on the map until someone applies for them. Commissioner Lasley said both those categories require central water and sewer and Ms. Gutcher said yes. She said again her concerns were she listed Residential and they have many acres in the County that was designated as Rural Residential. She said they could not turn the County into six dwellings per acre in the County all on separate wells and separate septic tanks. Ms. Gutcher said they were not; someone would have to apply for that category. Commissioner Lasley said she would like to reserve the ability to come back to this language and change if she did not like what is in Chapter 4. She said previously in Chapter 4 there were statements about water and sewer would be required for these types of uses and sewer is not addressed and was the problem she had with the Comprehensive Plan was they take out things that were inconvenienced and in the long run would be a bad decision. She said the August handout of this particular Future Land Use Element had in Number 3-Density, instead of six dwelling units per acre had two and asked why it was changed. Was there someone that wanted to put six units and Ms. Gutcher said not that she was aware of.

She said in Number 6-Development Restrictions it said schools must be located on a collector or arterial roadway and according to the maps she looked at, they have major and minor collectors and major and minor arterial roads. She said she assumed they could be on any of them as major or minor and Ms. Gutcher said correct.

She then said in H-Neighborhood Commercial, water and sewer were not addressed and assumed that child care facilities, restaurants, professional office buildings and services, convenience stores, retail sales and services could all be in the County on septic tanks and Ms. Gutcher said yes. She said they needed to move away from that type of development and was sorry to see those requirements and regulations were being ignored. She said she had a problem with number 6, "and other similar uses" feels really vague. Ms. Gutcher said other similar uses was as set forth in the Land Development Code and was listed in Chapter 4.

Commissioner Lasley said in I Commercial, sewage was not addressed. She said Mobile Home Parks in number 3-Density, it said there was no residential allowed except for mobile home parks, which was five units per acre "if all units are connected to a centralized water and waste water system". She said there were statements in the Comprehensive Plan that do require various things to be connected to water and sewer, this was an example and she personally would like to see a lot more.

She said in Number 4 Intensity, the floor area ratio shall not exceed 1.0 and asked if that meant the commercial building could cover the whole lot. Ms. Gutcher said theoretically yes but practically no because they had to have storm water, open space and parking. She said one would potentially mean a two story building that was the size of the lot so that 50% of the lot would be covered on the footprint but they had 2 stories and that would equal to 100% of the area. She said since she mentioned water and sewer for mobile home parks; why not want this for the other allowed uses for Neighborhood Commercial on page 6. She said adult day care and assisted living facilities, why the establishments on a well and septic tank. She then said private clubs, shopping centers,

medical facilities, mobile home parks, RV parks, light manufacturing office complexes; why not state that these need to be on central water and sewer? Ms. Gutcher said the County did not provide that service and in order to get those services, they either have to connect to a City, if the city offered it or Talquin. She said there was talk of trying to promote more economic development areas in the County and some of those areas might not have a provision and could be something they could develop with a well and package plant.

Commissioner Henderson said where she lived, there was no sewer they could hook to and in town they had sewer.

Ms. Lex appeared and said the Public Service Commission controls utilities and the County had no control over the utility area served. She said they go to the Public Service Commission and request to extend their area and bring utilities to that area. Ms. Lex said they could not assume that a utility company wanted to expand their territory. Commissioner Henderson said a County could not require another municipality to require that. Commissioner Lasley said historically, the County Commission approved a shopping center on west 90 and then got a grant to extend the sewer there. Ms. Jeglie said they were located within ¼ mile and that was policy was still there and has not been changed. Commissioner Henderson said the County could not require Gretna and Chattahoochee to serve the western part of the County and they could not make those utilities make it available to anyone or any development they might want to do; if they do not want to serve and the County does not have it and they make it required, they were shutting down any development that might want to be done in the whole western part of the County.

Commissioner Lasley said in Commercial, outdoor equipment would be allowed and must be screened; junk yards and debris landfills were prohibited and she asked about trash landfills and trash transfer stations, were they equally prohibited? Ms. Gutcher asked if she was asking if a landfill was an allowable use. Commissioner Lasley said she was listing junk yards and construction and debris landfills so her question was by it not being mentioned, was a trash landfill or trash transfer station allowed in the category. Ms. Gutcher said she would say it was not allowed and Commissioner Lasley suggested it be put back in the language.

She said her next comments were in the Nature Based Activity Areas. She said it was pretty intense development; water and sewer was not addressed and no natural resource protections. She said in number 3 Density, does the language state there could be one living quarters only or could the owner have a living quarter and could the grounds keeper have a living quarter and a living quarter for another person on the property. Ms. Gutcher said any owner/operator, any grounds keeper or any person that worked on the property could live there. Commissioner Lasley pointed out there was a typo in number 3 as the fourth word should be "of" instead of "to". She said there could be three homes, a lodge that could have three stories and 50 units, a retail store, an RV park with a maximum of x number of units per acre and all was sensitive to the environment and somehow would be nature-based. She asked who would decide if the stores would be nature-based. Ms. Gutcher said they could sell fishing equipment, renting bicycles, kayaks and once submitted to staff, would be reviewed by staff and they would look at the Land Development Code after this with more of the regulation nitty-gritty was located. Commissioner Lasley asked what would change it from being a commercial lodging establishment, a B & B establishment or a restaurant/café to a grocery store to being a nature-based application; would this be done in-house and was it at the discretion of the Planning Director. Ms. Gutcher said it was at the discretion of what they decide the Land Development Code would say as far as the regulation

goes.

Ms. Lex appeared before the Board and said these categories were new and do not exist and when they turn this into their Future Land Use Map, this will come back before them for a Future Land Use Map amendment first before being implemented in the Zoning districts.

Ms. Gutcher said to answer her question as to why, was because the County Commission wanted some sort of category that would allow this type of activity without having to take a map amendment and zoning change to a full-fledged commercial category to allow these uses.

Commissioner Lasley then said in number 7, ingress and egress shall not be provided through a residential subdivision and there was wording somewhere, if it was left vague, did it generally have to say platted and she was fine with residential subdivisions that were created and wanted to protect the residents that were there from intense traffic. Ms. Gutcher said you could not go through a residential subdivision to get to it.

She said in the Master Planned Community: number 1, the last line stated there has to be the provision of infrastructure and again she was making the point that she was requiring infrastructure and would like to see it defined in the other Land Use categories. She asked if this required central water and sewer and Ms. Gutcher said no. Commissioner Lasley said they were going to allow two units per acre up to twelve units per acre on a well and septic tank. Ms. Gutcher said subject to the availability of centralized water and sewer services. Commissioner Lasley said they were going to allow light industrial and Ms. Gutcher said that could include something that was fully contained in a building, such as a craft brewery or any type of manufacturing that they would not know outside the structure of what was going on inside.

Ms. Gutcher said when they get into the Land Development Code; the Mixed Use Zone is used to implement the Master Plan Community that is in the Comprehensive Plan and the Urban Mixed Use in the Land Use category.

In the Urban Mixed Use, the diverse choice of housing types, higher densities and intensities in areas that have central water and sewer, these areas are located next to the city limits according to Designation Criteria and will have water and sewer available within ¼ of a mile most likely and yet number 3 are saying no more than five dwelling units allowed. She said it seemed to her if they wanted to pack people in, this is where it should be. Ms. Gutcher said the density on the Master Plan Community was no less than two and no greater than twelve, subject to the availability of centralized water and sewer service and the density would depend on whether you could connect to central water and sewer on the Master Plan Community. Ms. Gutcher asked if her recommendation was to increase the density in Urban Mixed Use and Commissioner Lasley responded absolutely. Ms. Gutcher said she would make a note that Commissioner Lasley would like to see a higher density in Urban Mixed Use. Commissioner Lasley said in number 3 Density, it states no more than two dwelling units per acre where only central sanitary sewer service is available and to her knowledge, there will never be only sanitary sewer available, there will always be water first and sewer last. There was further discussion and Ms. Jeglie agreed with Commissioner Lasley that it probably should read central water service as opposed to central sanitary sewer. Commissioner Lasley said that was the language that should be in place. She said in number 6 Allowable Uses are Public/Institutional where they have allowed landfills and something was not right with that.

She then said on Page 8 she did not like Class III utilities being in a residential application. In number 7 they state that the developments must be located on paved roads, local, collector or arterial roads and thought it was too intense. Commissioner Lasley said if it was on central water and sewer, OK, but if not, she was not OK with that.

Her next comments were in Industrial, who labels the Light Industrial land as it is now and who does the Heavy Industrial. Ms. Gutcher said anything Heavy Industrial would be Heavy Industrial on the Zoning map and anything Light Industrial would be light industrial on the map. Commissioner Lasley said she did not want someone to come in and every one to be noticed that someone was applying for a land use change for Industrial thinking it would be something that would impact them with odor, noise, etc. so how would they know what was going to go on there. Ms. Gutcher said they would not know for sure until they applied for a Development Order but they should give an idea when they are applying for the Zoning because they would have to be able to analyze the development. Commissioner Lasley said she was not comfortable with approving just an Industrial category that was broken down before the Development Order and Ms. Gutcher said that would be a recommendation to be made to the County Commission. Commissioner Lasley said her recommendation was that the Residential, Agricultural and the Heavy Industrial Land Use Changes are done at the same time with the Zoning Application.

Ms. Gutcher reminded them later in the Future Land Use Element, they did have Policy 1.4.5 that required a Compatibility Analysis be submitted by the applicant for any proposed land use change contiguous to existing land designated as Rural Residential on the Future Land Use Map. Commissioner Lasley said when they get there, her comment would be that AG 1 and AG II put there too because those people have homes also. She added the County was rurally residential and she was concerned with protecting the people that have homesteads.

Her next comment was on Page 9 Policy 1.1.3, number 2. She said the numbers needed to be adjusted. Ms. Gutcher said with this policy, in case a parcel had two future land use map categories assigned to it, it talks how to assign availability to parcels that have two future land use categories assigned to it. Commissioner Lasley asked where the numbers came from. Ms. Gutcher said they went through that at the Staff level and with the Attorney.

Her next comments were on Page 10, Policy 1.1.7 and read that construction of Class I and II utilities shall be exempt from the lot coverage requirements and asked that they could have utilities that cover more space. Ms. Gutcher explained the reason behind this policy was there might be a substation that was only ½ an acre and they need to have impervious surface on it to support the structures of the substation so instead of having whatever the impervious surface requirement was for that category it is assigned, it would allow them to build that they need to build on the property they own. She added if the total impervious surface of the development is 5,000 square feet or less would be the only way this would work. She said this was the threshold Water Management District uses for storm water. Commissioner Lasley said Class I and II utilities were booster stations, pump stations in addition to the water distribution and basically they were increasing the impervious surface on the smaller lots and Ms. Gutcher said it was exempting those for this type of use as long as it was 5,000 square feet or less.

Commissioner Lasley asked if Policy 1.2.4 that shows being deleted if it was moved somewhere and Ms. Jeglie said the Infrastructure Element was before them and explained it was included in

the Infrastructure Element.

Commissioner Lasley then asked on Page 11 Policy 1.2.5 if that was $\frac{1}{4}$ of a mile and Ms. Jeglie said water and sewer was $\frac{1}{4}$ of a mile in the adopted Infrastructure that they previously adopted.

She said in Policy 1.2.6 it states that developments shall only be approved when the adopted levels of service standards meet or exceed the capacities and she wanted to verify the level of service standards that apply. She wanted to verify that there were level of service standards that apply to other criteria and Ms. Gutcher explained the water and sewer would be dependent on the organization for which the service is. She said the City of Quincy had adopted a level of service standards and was unsure if Talquin had. Commissioner Lasley asked if anything that related to these categories would be in Capital Improvements and Ms. Gutcher said yes, that was part of the Concurrency Management she mentioned earlier. Commissioner Lasley commented on the lack of solid waste collection that the County has and could not believe they did not require because people have trash.

Her next comment was on Page 12 Policy 1.2.19 that was struck through. It stated no large scale land use amendment shall be approved which converts lands from AG to Rural Residential unless an agreement was recorded prior to development which required to be served by dental water and sewer and asked if it was inserted somewhere else or struck. Ms. Gutcher said she didn't move it. She added that the Development Agreement procedure is a Florida Statutory procedure which was in the Land Development Code for Procedure. She said she removed it because it was something Gadsden County struggled with which was the difference between what an Agriculture Land Use category is used for and what a Residential Land use was. Commissioner Lasley said she felt they were going in the wrong direction.

Her next comment was on Page 14, Policy 1.3.6 If a parcel is reduced or bisected due to condemnation, then each parcel is allowed one residential dwelling, she asked what it meant. Ms. Gutcher said if there was 20 acres and the State has elected to extend a road or create a new road and it bisects your property and it was agriculture at 1 dwelling unit per 20 acres and there is now less than 20 acres, then you would be allowed to have one residential dwelling unit on each part of the divided parcel because of that condemnation.

She then said Policy 1.4.5 dealing with the Compatibility Analysis. It shall be submitted by the applicant for any proposed land use change contiguous to existing land designated Rural Residential on the Future Land Use Map. She said she wanted to protect areas that were not residential that were non-conforming AG or AG I subdivisions or AG I Residential and AG II Residential. Ms. Gutcher said it would be easier to implement if they stated Agriculture.

Commissioner Henderson asked if anyone wished to speak.

Dan Winchester, 842 Richbay Road, Havana, FL appeared before the Board. He said in July he presented a Conservation Community concept and at the last meeting last month he was instructed to work with staff to integrate the Conservation Community Concept into a Master Plan Community definition. When he proposed the concept, it was for the Rural Residential. He said he took the pages he drafted tried to integrate it into the Master Plan Community Category. He said the first option dealt with the net/gross density issue that was talked about earlier. He said one thing that could be done in lieu of potentially adopting a conservation community would be to

allow gross density in all land use categories. He said in allowing net density or gross density in all land use categories like AG I, II and III would allow more density in those areas where they were trying to establish residential. He then went through Option 2 of what he presented to the Commissioners.

Commissioner Henderson stepped out at 8:03 p.m.

He distributed a plat of Centerville Conservation Community to the Commissioners and made comments regarding same.

Commissioner Henderson returned at 8:06 p.m.

There was discussion between Ms. Gutcher and Mr. Winchester regarding the land use element.

Commissioner Henderson said she was not sure if it was appropriate to discuss what he wanted to do on a particular development and that was something that would be approved when he was ready to propose it.

Ms. Gutcher said for him to look at his document at Table 4111 that was where the standard was for the density depending on whether he had connections.

Commissioner Lasley asked him if his lots were 1 acre plus and he said what he presented was a model from another project. She asked if there was some reason he could not create a subdivision in Gadsden County on a basic subdivision plan and do that he wanted if he had a land use that allowed rural residential. He said possibly, he had proposed a specific conservation subdivision policy, he said this was not a specific development plan, it was a model. Commissioner Lasley said her problem with gross density on one acre lots was that there would be people with wetland and septic tank issues just because developers were not going to care for all that. She said one of the properties on the lake was 50% wetlands and if they had been allowed to do a gross density they would have had twice as many lots on half of the property they could have built on all on septic tanks in scattered wetlands and that would have not worked. She said she appreciated his concept and thoughts but there were a lot of vehicles there that people would have to choose from, from the basic subdivision that had a wetland in the middle that they could cluster. He said he would like to do a project, or work with someone that wanted to do a project such as what he had. He said he would work with Ms. Lex on this and see if he could come up with something that was better.

6. Chapter 4, Land Use Categories (Legislative) LDR 2018-05)-Discussion of amendments to Chapter 4, Land Use Categories of the Land Development Code

Commissioner Henderson asked if they wanted to schedule this discussion for a future workshop and it was decided yes.

Ms. Lex passed out a FEMA update.

GENERAL BUSINESS

7. Planning Commissioner Questions and Comments

Gadsden County Planning Commission
February 14, 2019 Workshop

8. Director's/Planner Comments

MOTION TO ADJOURN

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, THE WORKSHOP WAS
ADJOURNED AT 8:22 P.M.**

GADSDEN COUNTY, FLORIDA

Edward J. DIXON, Chair

ATTEST:

NICHOLAS THOMAS, Clerk