

**GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING COMMISSION MEETING AND
WORKSHOP
MINUTES**

**Thursday, October 23, 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 (absent)
Commissioner David Tranchand
Commissioner Frank Rowan
Commissioner William Chukes
Commissioner Edward J. Dixon
Commissioner Catherine Robinson (absent)
Commissioner Isaac Simmons, School Board Representative
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. DISCLOSURES AND DECLARATIONS OF CONFLICT

There were no disclosures and declarations of conflict.

4. FUTURE LAND USE AMENDMENT Allara Gutcher, Planning Director

Mrs. Gutcher gave an overview of the Future Land Use Element. The purpose of the Future Land Use Element and accompanying Future Land Use Map is to designate the general



distribution, location, and extent of the use of land within the unincorporated area of the County. She said currently the Future Land Use Element has a lot of dialogue and narrative pertaining to the Future Land Use Categories. What staff is striving to do is make it precise and very easy to understand. In addition there are some parameters that aren't included in the current Future Land Use Element that are being introduced such as floor area ratio, impervious surface ratio and other development restrictions. In Objective 1.2 there are several policies that pertain to the economic vitality and the character of the County. Goal 1B discusses the protection of property rights. In the final objection 1.4 it says to protect existing neighborhoods. The policy currently speaks to residential development and neighborhood development. She then entertained questions from the Commission.

Commissioner Sheffield said she was not at the meeting at the library and asked if she could have that handout Mrs. Gutcher referenced.

Mrs. Gutcher said that she would make sure that she has it. She said the document that was distributed was plan policy up to Policy 1.1.2. All the other information is new starting on page 7 and is listed in this handout.

Commissioner Ganus stated he had a lot of questions and comments. He commented anytime a document goes from 29 pages to 11 pages it draws concerns for him that things are being left out. He said he had questions on some of the policies because of state law; he felt they should be included. He referenced Chapter 163 section 3177 (6) (a)(1): "each category must be defined in terms of uses included, must include standards to be followed, controlled and distribution of population density and building structured intensities. The proposed distribution location and extent of the various categories of land use shall be shown on a land use map, which shall be supplemented by goal policies and measurable objectives."

Other points he made included:

- Conservation (3) Density: There is none allowed, but they are certain there are uses that can require some density.
- Conservation (6) Allowable Uses: He expressed concerns that it didn't list any residential density. There has to be some density.

Mrs. Gutcher responded the density in the Conservation Land Use Category was removed because in her opinion the intent of conservation designation is to conserve lands, not develop. She said the proposed language currently states "none allowed, except for quarters owned or operated by the U.S. Department of the Interior or state agency." She said there would be no other agency allowed in the conservation.

Commissioner Ganus asked how they would allow residential in that category if there is no density. He said there has to be some kind of density to allow for a house.



Mrs. Gutcher said the policy currently is structured to only allow for the quarters that are owned and operated by the U.S. Department of the Interior or a state Agency. If there is a forestry service and it is listed in Conservation 3).

- Recreation 6) Allowable Uses: He called wording from the old version of the Comprehensive Plan. He said it didn't list a facility management staff. He said it should list all the uses that are included.

Commissioner Dr. Bridges – Bright inquired if he meant by list itemized.

Mrs. Gutcher asked Commissioner Ganus what he felt it should say.

Commissioner Ganus gave an example where if people live on the property like a house or center where people would live.

Mrs. Gutcher responded she didn't include that on purpose because she didn't see the validity.

Commissioner Sheffield shared that there are instances such as Maclay Gardens where the groundskeeper lives on the property.

Commissioner Dr. Bridges – Bright asked if those instances were grandfathered in. Commissioner Sheffield responded no.

Commissioner Allen said they do have a groundsman in the County at the Pat Thomas State Park.

Chair Davis asked would that not fall under the state.

Commissioner Sheffield shared some of the state parks such as Joe Bud and Hopkins Landing.

Commissioner Dixon asked if this law forbid this.

Mrs. Gutcher said it would if the land use category was recreation, there would not be density, so there would no residential quarters.

Commissioner Sheffield voiced that is probably why it is listed in the old Comprehensive Plan because there are instances where there are caretaker dwellings.

Mrs. Gutcher said it was at the discretion of the Board if they would like to make a recommendation - to include caretaker quarters in recreation.

Commissioner Allen commented that he thought Hopkins Landing was maintained by the County because they receive the revenue from it.



Commissioner Dr. Bridges – Bright said it could read: E 3) Density- Residential uses shall be limited to those incidentals to the primary use such as a caretaker's quarters of a single parsonage.

- E. Public/Institutional # 4 Intensity and #5 Impervious Surface Areas: He asked Mrs. Gutcher to look up and see how they match up with what they have known? He asked if she came up with a new ratio in some of the cases like these.

Mrs. Gutcher said the Comprehensive Plan doesn't list for floor area ratio in any category. There are some that list impervious surface ratios. Currently the Public category has a impervious surface ratio for new public facilities.

- F Agriculture -1 - 3) Density: He said there was no mention of a clustering ratio.

Mrs. Gutcher said he was correct and the intent was for it to go away. She voiced if there is a category they would like to have to allow two units to the acre, they should create another residential category.

Commissioner Ganus inquired that since they are working on updating the Future Land Use Element, when would the Land Development Code be updated.

Mrs. Gutcher said they would update that as well; it will have to be consistent with the Future Land Use Element.

- F Agriculture -1 - 5) Allowable Uses: He said Neighborhood Commercial was not listed.

Mrs. Gutcher stated it now has its own category on page 4. It is now a mapped category.

- Commissioner Sheffield referenced F. Agriculture - 1 – 6) Development Restrictions: She recalled there were more rules to that than what is listed. She asked are they listed somewhere else.

Mrs. Gutcher responded it had been moved to Land Development Code.

- I Rural Residential 3) Density: Commissioner Ganus said his comment had to do with the last sentence "Net acreage is determined by removing wetlands" He said it should be inclusive of all environmentally sensitive areas and not limited to wetlands. He also said they don't need to reference clustering since it's going away in Rural Residential for site built homes.
- J Neighborhood Commercial 3) Density: He asked how residential would be measured.



Mrs. Gutcher said there are parameters for development in the Neighborhood Commercial Land Use Category. She said one of these is that it doesn't allow for residential density. It does allow for limited commercial activities that serve to meet daily needs. The floor area ratio shall not exceed 0.60. Impervious Surface Area shall be no more than .75. There are development restrictions.

Commissioner Ganus commented under intensity: The floor area ratio shall not exceed 0.60. He said in the current plan it is .075.

Mrs. Gutcher said she believed in was a typographical error in the book and it should be .75 instead of .075.

- K. Commercial 4) Intensity: Commissioner Ganus questioned the floor area ratio shall not exceed 1.0. He asked did it mean it could completely fill up the area.

Mrs. Gutcher said parking, storm water and green space are still required. She said with a floor area ratio of 1.0, a building could cover 50% of the land at 2 stories high, or 25% of the land at 4 stories high. She asked the Commission to think of multi stories. The floor area ratio rate is the building's total floor area of heated and cooled space in proportion to the size of the piece of land on which it is built. The 1.0 means that if there is 10,000 sq. ft. of land, then they can have 10,000 sq. ft. heated and cooled space. They have to leave room for parking, stormwater and open space. She said they would be able to build higher not out.

- L. Urban 3) Density: Commissioner Ganus asked would this be equivalent to our Urban Service Area. He then questioned: no more than two (2) dwelling units to the acre where only central sanitary sewer service is available.

Mrs. Gutcher responded yes it is equivalent to the Urban Service Area. She said if a site uses a septic tank more land would be needed than if a central wastewater system exists.

Commissioner Dixon said he was reluctant to hook anything to central sewer because we haven't upgraded central sewer in 20 years in this County. He said they weren't growing at a rate to justify this policy.

Mrs. Gutcher said this policy language would not make it mandatory; it only gives the parameter as to the size of the parcel or the number of dwelling units per parcel.

Commissioner Allen voiced he agreed with Commissioner Dixon, it may be 15-20 years down the road before we get any more sewer lines in this County.

Chair Davis advised staff to add language to be more inclusive.



Commissioner Sheffield suggested a package plant to increase density.

- N. Heavy Industrial 1) Purpose and Intent: wording should be changed to *industrial* from *agricultural* activities.
- Commissioner Allen commented on Mining, number 2: It was tabled until the Nov. 13 meeting where they would have a presentation on Mining from the Department of Environmental Protection.
- Policy 1.2.3: He asked what density would trigger the necessity for central water or central sewer.

Mrs. Gutcher responded that the Rural Residential category if you are talking about no more than one dwelling per net gross acre where central water and sewer is not available. No more than one dwelling unit per net half acre where central water and sewer is available.

Commissioner Ganus asked where the half acre came in at that she mentioned.

Mrs. Gutcher said it was in I. 3.

Commissioner Ganus asked was it for site built homes.

Mrs. Gutcher stated it was for dwelling units within the Rural Residential land use category. It is not limited to only site built homes.

Commissioner Sheffield asked if someone wants to put in a development of half-acre lots and are suppose to have connection to central water and sewer, but it's not there. She asked would they still be able to have the development with the half-acres.

Mrs. Gutcher answered the Development Agreement would work all that out and there would have to be a plan for extension. It would have to be some criteria for them to show they are going to be connected to a central water and sewer. She said it could be the package plant that was referenced earlier. She said the Development Agreement is like a contract between the developer and the County.

Commissioner Ganus referenced current Policy 1.1.4: He said they needed that policy, and maybe they could drop the Urban Service Boundary (USB) location, but they need some provision like that in this County. He referenced Commissioner Dixon's comment concerning no infrastructure coming to the County anytime soon. He said the policy should be retained to require the developers to put something in, to do it as they go, or we will never see any infrastructure.

Mrs. Gutcher stated the reason why this policy is bothersome is that any category that is more intense than agriculture is you can't change it unless, it's in an adopted service



boundary and served by central water and sewer. It's just not changing it to a residential; it's changing it to anything more intense than agriculture.

Commissioner Ganus commented to drop out of the sentence the requirement that when land is being converted from agriculture to rural residential a requirement is that it have some type of central water and sewer.

Chair Davis commented if you drop that out and keep the rest there, would that resolve the issue.

Commissioner Ganus said yes, as long as they can get this included in our Comprehensive Plan somewhere.

Commissioner Sheffield stated if there is a development that is a ½ mile or 1 mile from an existing sewer system and the capacity is not there yet for the water to be brought to the development, but it will in the future; "What do you do in the mean time?"

Chair Davis responded that a dry line would be installed. She asked Commissioner Ganus what part he wanted removed.

Commissioner Ganus started with *unless such amendments are located within an adopted USB* portion would come out, which is line 3.

Commissioner Dixon asked would there be no large scale amendments approved?

Commissioner Ganus said no, it means the Developer would have to provide central water and sewer.

Commissioner Sheffield commented the point trying to be made is if there is going to be a large scale land use amendment, then the developer has to provide the sewer infrastructure and not the County. She also added there needs to be a sewer infrastructure, so you don't have the development of a thousand houses with that many septic tanks.

Mrs. Gutcher said they needed to look at a policy that was not restrictive to Agriculture Land Use categories, so it would be any large scale amendment from any category going to any other category to require central water and sewer or package plant.

- Policy 1.2.8: Commissioner Ganus suggested it should read *severe* instead of *sever*.
- Policy 1.2.12: Commissioner Ganus said it should read *regulating* instead of *regulate* and *ensuring* instead of *ensure*.
- Policy 1.2.8: Commissioner Allen asked that they add waterbody's to existing floodways.

Mrs. Gutcher asked for the intent, because you wouldn't develop on a waterbody.



- Policy 1.3.4: Commissioner Ganus commented what about larger parcels that are non-conforming. We need language to protect. He suggested use Policy 1.5.2 to protect those that have non-conforming lots, so they will be available for use in the future.

Commissioner Allen asked about lots before November 26, 1991, will they have vested rights as far as clustering goes?

Mrs. Gutcher commented if they existed on or prior to November 26, 1991. They will have the right to develop as a single family residential development. She said anything before November 26, 1991 will be vested. She said what Commissioner Allen is referring to is a vested lot of record. If recorded prior to November 26, 1991 they would be allowed to develop.

- Policy 1.4.5: Commissioner Ganus commented he felt compatibility analysis was very informative and commended the writer for this policy.

Commissioner Sheffield asked about process and would it come back to the Planning Commission.

Mrs. Gutcher said their comments would be included and then it would be forwarded to the Board of County Commission with their recommendations.

Chair Davis called for public comment.

Marion Lasley, 6 Dante Court, addressed the Commission. She said on page 2 of the Future Land Use Element in C. Silviculture (6) that the Ochlocknee River should be included because it has a special designation and should be included in the 100ft.

Chair Davis asked should it be something broad as opposed to naming each of them.

Commissioner Allen said Lake Talquin could also be named as a special water body.

Mrs. Gutcher said special water bodies are not listed on the map, it's not a mapped resource.

Chair Davis added it should say "to special water bodies".

Mrs. Gutcher said she would look at the designation of the water bodies or a definition and she will bring that information to the Commission.

Mrs. Lasley also referenced page 4 J. Neighborhood Commercial.

Mrs. Gutcher said as of right now there is no designation for Neighborhood Commercial; it's not a mapped category.



Mrs. Lasley states in 6) Allowable Use: It lists gas stations and it shouldn't be listed. She asked what centralized utilities are? She also pointed out it is mentioned in K. Commercial 5) Impervious Surface Areas.

The consensus of the Commission was to take gas stations out of allowable uses in Neighborhood Commercial.

Mrs. Lasley then commented on page 6 M. Light Industrial: She said in the original definition there was no outside storage allowed for light industrial developments. She said that was one of the differences between light industrial and heavy industrial and they need to make sure it is maintained. She also commented on 5) Allowable Uses: She said construction and debris landfills and junkyards were not appropriate for light industrial. She suggested they revisit list to see what light and heavy industrial are. She asked for explanation on gross acreage versus net acreage. She said she wanted to be sure they all understand how they could determine the visibility of a parcel.

Mrs. Gutcher said net acreage only applies to rural residential and gross acreage is calculated in all other categories that allow for residential development. She said she would look at it and bring any findings back.

5. Workshop – Discussion of amendment of the Land Development Code (LDC) as it pertains to Special Exception Uses and Development Review Levels – Jill A. Jeglie, Principal Planner II

Mrs. Gutcher commented the next presentation would be done by Ms. Jeglie and that she had done an intense study on what was allowable by right, what is allowable based on class type levels of review and what are special exceptions. She said what they have come to realize is even if it is allowable by right in the Comprehensive Plan or even if traditionally allowable by right in the Code there are several things that require a special exception.

Ms. Jeglie said a discussion of possible amendments to the Land Development Code (LDC) to create specific standards for 'Special Exception' uses discussion of the current review levels as they pertain to Special Exception Uses (SE) and Class site plan reviews. She commented basically there are 2 issues we have to determine which level of review to use. She asked the Commission to consider what causes a case to be a special exception.

Chair Davis suggested they needed more time to look at this. She asked Commission to email suggestions to staff. She commented another workshop was preferred.

6. Commissioner Concerns

There was discussion by the Commission voicing they would like to receive packets earlier in order to review thoroughly.



Mrs. Gutcher said she would ensure they are received within a timely manner.

It was suggested Mr. Willie Brown send an email to let them know the agenda is on the website.

Mrs. Gutcher mentioned if dates are been amended for PC Meetings; they could possibly shave off some time for review process and would like the Planning Commission to take this under consideration.

The next regular meeting is scheduled for November 13, 2014 with the Department of Environmental Protection (to present mining permitting) and Beth Kirkland (to present Economic Development Opportunities).

There was an announcement made regarding the joint workshop and informational fair scheduled for October 28, 2014 at 4:00 p.m. at the IFAS (Conference Room) which will be between Gadsden County Development Council and the Board of County Commissioners. She encouraged all that could to please attend.

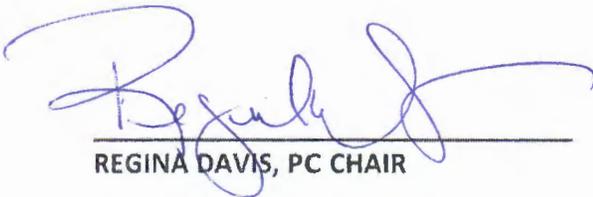
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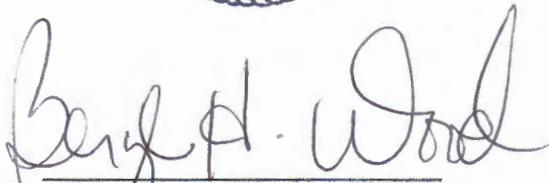
THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR DECLARED THE MEETING ADJOURNED AT 7:41 P.M.

GADSDEN COUNTY, FLORIDA



ATTEST:


REGINA DAVIS, PC CHAIR



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

