Bright/Lewis
7-0
approved

GADSDEN COUNTY PLANNING COMMISSION
MEETING MINUTES

Thursday, September 14, 2017
6:00 p.m.

Board of County Commissioners Chambers
7 East Jefferson Street
Quincy, Florida 32351

Present:	**Commissioner Edward J. Dixon, Chair**
	Commissioner Libby Henderson, Vice - Chair (arrived late)
	Commissioner Dr. Gail Bridges – Bright
	Commissioner William Chukes
	Commissioner Marion Lasley
	Commissioner Doug Nunamaker
	Commissioner Gerald McSwain
	Commissioner John Youman
	Commissioner Regina Davis, At - Large Member
	Jill Jeglie, Senior Planner
	Clyde Collins, Planning Director
	David Weiss, County Attorney
	Beryl H. Wood, Deputy Clerk
Absent:	**Commissioner Lori Bouie**
	Commissioner Antwon McNeil
	Commissioner Audrey Lewis, School Board Representative

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1. **PLEDGE OF ALLEGIANCE**

Chair Davis called the meeting to order at 6:00 p.m. with a quorum present. She then led in the pledge of allegiance to the US Flag and asked each person to silence their electronic devices for the duration of the meeting.

2. **ROLL CALL**

Each member present stated his name and district for which he represents.

3. **APPROVAL OF AGENDA - move 6 to 10**

UPON MOTION BY COMMISSIONER YOUMANS AND COMMISSIONER MCSWAIN, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, TO CHANGE THE AGENDA BY MOVING NUMBER 6 TO NUMBER 10, OF THE AGENDA AS AMENDED.

4. **ELECTION OF OFFICERS & INTRODUCTION OF NEW MEMBERS**

Chair

Chair Davis opened the floor for nominations for Chair and Vice-Chair for the New Year. Commissioner Edward Dixon was nominated by Commissioner Dr. Bridges – Bright and the motion was seconded by Commissioner Chukes.

UPON A MOTION BY COMMISSIONER DR. BRIDGES – BRIGHT AND A SECOND BY COMMISSIONER YOUMANS, THE COMMISSION VOTED 8-0, BY VOICE VOTE, TO ELECT COMMISSIONER EDWARD DIXON, THE CHAIR OF THE PLANNING COMMISSION.

Commissioner Henderson arrived at this juncture of the meeting.

Vice -Chair

Commissioner Youmans nominated Commissioner Dr. Bridges – Bright and she declined. Commissioner Chukes nominated Commissioner Lasley and she declined. Commissioner Dr. Bridges – Bright nominated Commissioner Libby Henderson and the nomination was seconded by Commissioner Youman.

UPON MOTION BY COMMISSIONER DR. BRIDGES – BRIGHT AND SECOND BY COMMISSIONER YOUMAN, THE COMMISSION VOTED 8 -0, BY VOICE VOTE, TO ELECT COMMISSIONER LIBBY HENDERSON.

5. **APPROVAL OF MINUTES – FEBRUARY 16, 2017 MINUTES**

UPON MOTION BY COMMISSIONER DAVIS AND A SECOND BY COMMISSIONER DR. BRIDGES – BRIGHT, THE COMMISSION VOTED 9-0, BY VOICE VOTE FOR APPROVAL OF THE MINUTES FOR FEBRUARY 16, 2017.

PUBLIC HEARINGS

6. **PUBLIC HEARING (QUASI – JUDICIAL) Tallahassee Community College (TCC) Florida Public Safety Institute (FPSI) Florida Highway Patrol (FHP) High-Speed Test Track Special Expectation Use(SE-2017-01)**

**All that spoke were sworn to their testimony by Deputy Clerk, Beryl Wood.*

Jill Jeglie, Senior Planner, read the agenda request and answered questions for a Special Exception Use (SEU) to allow TCC, FPSI, and FHP to construct a high-speed test track for the Florida Highway Patrol south of the FPSI campus (SE-2017-01).

TCC, represented by Mike Dilger, P.E., of George and Associates Consulting Engineers, Inc. has requested the expansion of the existing FPSI campus to allow a high-speed test track for the FHP

to train to be located on the southeastern portion of the FPSI properties. The site is located approximately 3.7 acres east of the City of Quincy limits and approximately 1.6 miles south of Blue Star Highway East (U.S. 90) and the main FPSI campus. The proposed track is to be located on eighty-four (84) acres of an eight hundred and thirty – three (833) acre tract (Tax Parcel ID #3-26-2N-3W0000-00400-0000).

Provided the SEU is granted, a site plan application (SP-201701) is scheduled to be heard at today's public hearing.

The proposed high-speed training track is a loop approximately one mile or more in length. It will be accessed by an existing dirt driveway extending south from the FPSI campus. No utilities or lights are to be extended to the track development area. Activities are to be in the daytime so lighting is not proposed. No development is proposed in the floodway or in wetlands. However, the environmental survey indicates significant areas of gopher tortoise habitat and disturbance of tortoise burrows located in the area of the track (Attachments #1 & 3). The applicant must provide an approved mitigation plan prior to issuance of a final development order.

Ms. Jeglie said the Special Exception and the Site Plan application go hand and hand. A Special Exception Use (SEU) is required to allow FPSI to construct a high-speed test track for the Florida Highway Patrol south of the FPSI campus (SE – 2017-01) in the Public Future Land Use. Special exception uses must demonstrate compliance with specific criteria for the use to be allowed

The agent for the project, Michael Dilger, P.E, of George and Associates Consulting Engineers, Inc. spoke. He said they are working with DOT on this project. He said construction would begin late Feb 2018.

Commissioner Lasley inquired about gopher tortoise protection. She asked, "Would DOT and Fish and Wildlife work together? She inquired about the use of the dirt roads.

Mr. Dilger said there were no plans for training on the dirt roads.

Commissioner Lasley said the issue that was a concern to her was the noise. She said if it is near residential areas she would be in favor of buffers to help with the turtles and noise.

Mr. Dilger indicated that they would only relocate the ones (tortoises) in the project limits. He said this would occur 90 days prior to the construction. He said the existing road would remain. The only change to roads is the race track. He said that is correct to get to the parking areas. He said the project would be built using the money they have available.

Ms. Jeglie said the required buffers have been met. But additional buffer may be provided to address the special exception questions and criteria.

Commissioner McSwain asked if after the track is established it would be open to local law enforcement.

Mr. Dilger said he didn't know.

Commissioner Nunamaker asked "Where are they training now. How much will it cost the state?

Mr. Dilger said he does not know. It will cost 2.4 million

Commissioner Chukes asked "Would they test at night?"

Mr. Dilger said the operational times would 8 am to 4 pm and no there are no lights.

Public Comment

Paul Hoppes, 150 San Bonita Blvd, Bradley road partnership, asked what do they pay in property taxes He said he was 1.3 miles buffer to the 100 feet from my property line from my future home site. He said he was not in favor of this proposal.

Mr. Dilger said the track location was selected to avoid the wetlands covering the property.

Mr. Hoppes said there is a duck pond. He said the 84 acre limits of clearing for the track is located within the 1000+ acres that are owned by TCC. He asked was there another spot to put track. Due to it being a, 100 ft from his property line. He also had questions concerning the labor. He said that he thinks this will be a noisy nuisance to the area.

Commissioner Nunamaker said he can see what he is speaking of and he understands Mr. Hoppe's concerns.

Commissioner Lasley discussed the need for additional buffers on the east side.

Commissioner McSwain asked Ms. Jeglie was she aware of any additional installments near the track.

Ms. Jeglie said no, she was not.

Commissioner Nunamaker asked would there be any additional Buildout.

Mr. Dilger said they have some additional Buildout to the middle of the track.

Commissioner Davis asked was there any other sites proposed on the property. He said this was only available.

Commissioner Lasley asked where they committed to the conditions. She discussed a 100ft buffer on East Side Right of the track similar to panels on I -10 including masonry walls).

Commissioner Davis asked would that type of buffer suffices?

Mr. Hoppes replied it would not; he wanted distance from his property.

Harvey Suber, P.O. Box 245, addressed the Commission. He said that he owned 400 acres and in 2005 did Comprehensive Plan to change the future land use to Rural Residential so that they could place a subdivision on it. He said, "They have had a lodge they used to visit from time to time and with the gunfire, you can't enjoy it. It's like a war zone." He said the Comprehensive Plan was written to have Gadsden County a peaceful place. He said, "It is a hazard, a noise hazard."

Commissioner Nunamaker asked where his property met the Florida Public Safety Institute.

Mr. Suber said his property is listed to the east on the Hwy 90 side and north of the proposed track.

Commissioner Chukes asked could the language be added.

Vice – Chair Henderson said the hours of operation are Monday -Friday 8-4. She asked how that would process work. Can they (the applicant) come back and ask that the hours be extended.?

Commissioner Davis asked how many homes for the subdivision he referred to on his property.

Mr. Suber said it would have been 100 single family homes.

Commissioner Lasley said she was in favor of buffers to cancel noise on the south, north, and east on the race track. She was referring to I -10 sides with anything but trees, masonry (12ft) aluminum type buffer.

Commissioner Dr. Bridges – Bright said this would be Option 1 - number f.

Commissioner Youman commented they needed to put teeth in the buffering.

Mr. Dilger said they would have to buffer on the east side with an embankment.

Commissioner Davis questioned the track noise. He asked would it be similar to I-10 noise.

Chair Dixon commented that we need to do whatever to keep County moving forward in the right direction.

UPON MOTION BY COMMISSIONER LASLEY AND SECOND BY COMMISSIONER CHUKES, THE COMMISSION VOTED 5 – 3, FOR APPROVAL OF A BUFFER. (COMMISSIONER'S DAVIS, DR. BRIDGES – BRIGHT AND DIXON OPPOSED.)

UPON MOTION BY COMMISSIONER LASLEY AND SECOND BY COMMISSIONER YOUMAN, THE COMMISSION VOTED 7 -1(Commissioner Nunamaker opposed the motion), BY VOICE VOTE, FOR OPTION 1 A -F: RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE TALLAHASSEE COMMUNITY COLLEGE AND FLORIDA PUBLIC SAFETY INSTITUTE FLORIDA HIGHWAY PATROL HIGH SPEED TEST TRACK SPECIAL EXCEPTION USE (SE-2017-1) BE APPROVED WITH THE FOLLOWING CONDITIONS, AND THAT THE APPLICATION, WITH THE ADDITION OF THE FOLLOWING CONDITIONS, IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE LAND DEVELOPMENT CODE, SPECIFICALLY SECTION 7300 SPECIAL EXCEPTION USES, AS BASED ON THE FINDINGS PROVIDED IN THIS REPORT AND THE TESTIMONY PROVIDED AT THE PUBLIC HEARING.

a. **A gopher tortoise management plan approved by the FWC will be required prior to issuance of a development order. The applicant will meet with FWC staff and the County Constructions Compliance Officer to fag the location of gopher tortoise borrows prior to beginning any clearing or construction.**
b. **Hours and days of operation shall be from 8:00 a.m. to 4:00 p.m. Monday through Friday.**
c. **No lighting is allowed.**
d. **No clearing shall be allowed beyond the limits of clearing (loc) to the north or to the eastern property lines.**
e. **Signature by the appropriate person/entity of the application and authorization to represent prior to final approval.**
f. ***A 100 foot impenetrable buffer to the north, east and south. (to be included)***

7. **PUBLIC HEARING (QUASI - JUDICIAL) – Tallahassee Community College (TCC) Florida Public Safety Institute (FPSI) Florida Highway Patrol (FHP) High-Speed Test Track Conceptual & Preliminary Site Plan (SP-2017-02)**

**All that spoke were sworn to their testimony by Deputy Clerk, Beryl Wood.*

Ms. Jeglie gave an overview and said this agenda item was consideration of a Conceptual & Preliminary Site Plan for a high-speed test track for the Florida Highway Patrol to be located on 84+ acres south of the Florida Public Safety Institute/TCC main campus on 833-acre site owned by Tallahassee Community College (Tax Parcel ID #3-26-2N-3W-0000-00400-0000).

TCC, represented by Mike Dilger, P.E., of George and Associates Consulting Engineers, Inc. has requested the expansion of the existing FPSI campus to allow a high-speed test track for the

FHP. The site is located approximately 3.7 acres east of the City of Quincy limits and approximately 1.3 – 1.6 miles south of Blue Star Highway East (U.S. 90). The proposed track will be located on eighty-four (84) acres of the eight hundred and thirty-three 9833) tract (Tax Parcel ID #3-26-2N-3W0000-00400-0000) south of at the FPSI main campus. The track will be a loop approximately 1 mile long and will be accessed by an existing unpaved driveway.

Public Comment

Mr. Paul Hoppes said he understands that it is an integral part of Gadsden County. He said they could have a 1000 more permanent residents and more tax money if this did not back up to his property. He spoke in opposition of the track.

Commissioner Chukes said he agrees with the economic assessment. He was in favor of them moving it out a little bit. He said he was not in favor of spot.

Commissioner Davis asked if it is already a war zone, would potential homebuyers want to live there.

Commissioner McSwain said FHP should expect some restrictions.

Mr. Suber spoke on the warzone he previously mentioned. He said it (noise) makes living very uncomfortable when you are trying to have family time.

Michael Freeman, George & Associates, spoke on buffer requirements. He said there is a natural buffer, existing vegetative buffer.

Public testimony closed.

UPON MOTION BY COMMISSIONER DR. BRIDGES – BRIGHT AND SECOND BY COMMISSIONER DAVIS, THE COMMISSION VOTED 8 -1, BY VOICE VOTE, FOR APPROVAL OF OPTION 1: STAFF RECOMMENDATIONS AND WHAT WAS PREVIOUSLY STATED. (Commissioner Nunamaker opposed the motion).

8. **PUBLIC HEARING (LEGISLATIVE) (LSPA-2017-02) – Miller Comprehensive Plan Text Amendment (LPSA 2017-02) – Recommendation of the transmittal of a text amendment to Policy 1.1.1.K of the Future Land Use Element.**

Ms. Jeglie introduced the agenda item. She explained the text amendment had to be approved allow the Comprehensive Plan amendment to change the Future Land Use, to go forth. She then outlined the process to consider a recommendation to transmit a text amendment to Future Land Use Element Policy 1.1.1 K, Commercial of the Comprehensive Plan to the Florida

Department of Economic Opportunity (Attachment #1). Text amendments are reviewed and processed pursuant to §163.3184(2), of Florida Statutes.

The applicant, Danny Miller, seeks a text amendment to the designation criteria of Future Land Use Element Policy 1.1.1. K, Commercial of the Comprehensive Plan. This amendment will allow designation of the property to the Commercial future land use by allowing for listed nature-based tourism-related uses to not to be required to be located in areas along commercial or arterial roadways as designated of the Functional Classification of Roadways Map in the Transpiration Element (See Attachment #4).

This text amendment will allow Mr. Miller to proceed with an amendment to the Commercial Future Land Use Category so that he may in the future apply for an application to construct a recreational vehicle park fronting on a local roadway (See Attachment #1).

Attorney Weiss said this was only a procedural matter if the text amendment didn't go through. It wouldn't allow the applicant to do what they want to do. A Future Land Use Map amendment was also required. If adopted, a special exception use, site plan and a variance would be required to allow an RV Park to access a local roadway.

Danny Miller, Design and Construction, "It would give us the ability to construct the recreational vehicle park. " He would like to develop a recreational vehicle park – with Class A vehicles, not a fish camp, an upscale park with amenities. He said they are asking for commercial zoning to build the RV Park.

Commissioner Nunamaker asked was it only for Class A. He asked would there be no other Class C. Can you take pull behind campers to the RV Park?

Mr. Miller said that yes you can have a campsite for a pull behind camper. No permanent residents would be allowed, the maximum stay would be only for 6 months.

Commissioner Davis said are the text amendments needed? We need arterial road and the text amendment would allow that.

Commissioner Nunamaker asked what is parcel 1. The handout listed parcel 2. He said that was the only land that they owned. We may approve part a.

Vice -Chair Henderson said, "The problem with the text amendment is it opens it up, for everyone." She said the problem with the regulation is that you can't-do business of this type on anything but an arterial road.

Ms. Jeglie replied they Comprehensive Plan will revisit with a consultant in the upcoming months.

Break: Adjourned for break 7:43 pm – 7:50 pm resumed

Attorney Weiss explained what they are considering is a legislative decision. He said additional language would allow on arterial/collector road. He said the only thing to consider at this moment is a text amendment.

Vice –Chair Henderson said they would be making changes to the basic document. "At what point, do we have restrictions to benefit one person."

Attorney Weiss said normally you don't do it for one person. "You determine whether it is a good policy."

Mr. Miller said they wrote the text amendment trying to benefit the nature tourist.

Randy Womble spoke on roadway use. He said he owned a Class a motorhome. He said Reynolds road is not large enough.

John Watson spoke on the amendment. He is involved in construction on a commercial level. The reason that there is language in the Comprehensive Plan is to protect homeowners, so the homeowner doesn't have to worry about .He is not in favor of the amendment. Leave it alone, handle the case-by-case basis.

Roland Mason commented on the text amendment. It has to be a substantial reason for not passing or passing. He referenced page 39 of the application. It shows the area that would be developed. He posted various questions.

Mary Jo Butler, Talquin, commented on text amendment change. She asked was there any notification to the public?

Ms. Jeglie said it was advertised in the three (3) county papers.

Mr. Miller referred to the map that they handed out. He referenced Tindell Road. He said they will provide a 100ft. ½ mile road.

Commissioner Nunamaker said the Comprehensive Plan is good for a lot of reasons. He was in favor of keeping the Comprehensive Plan as it is.

Ms. Jeglie said if the text amendment is not approved, then the Future Land Use Map amendment would be inconsistent with the Comprehensive Plan in the recommendation that goes to the County Commission.

Attorney Weiss it would need to personally benefit. He asked would it financially benefit you. He said if that is the case, you can't direct and can't comment.

Chair Dixon said it may result in it personal benefit, which is why he wants to recuse himself.

Vice – Chair Henderson said that would mean that you step down from chairing this portion and she resumed the duties of the Chair.

Commissioner Youman asked when this will be addressed with the Board.

Ms. Jeglie said if the application moved forward it would be addressed by the Board on Oct. 3, 2017. He could come back if the request is tabled.

Vice – Chair Henderson said they could table Item #10, instead of not approving it.

Commissioner Chukes asked was this decision based only due to the road.

Commissioner Henderson reminded the Commission that Mr. Miller is asking us to allow us to amend a specific policy.

The question was called.

UPON MOTION BY COMMISSIONER DAVIS AND SECOND BY COMMISSIONER YOUMAN, THE COMMISSION VOTED 7 -0, FOR APPROVAL OF OPTION 2, NOT TO RECOMMEND TEXT AMENDMENT. (Commissioner Dixon recused himself, due to a relationship with Mr. Miller.)

9. **PUBLIC HEARING (LEGISLATIVE) (LSPA-2017-03) Miller Comprehensive Plan Future Land Use Map Amendment – Recommendation to consider the transmittal of a Comprehensive Plan Future Land Use Amendment**

Ms. Jeglie continued on to the discussion of an application for the Miller Comprehensive Plan Future Land Use Map Amendment. The Planning Commission is requested to consider a large-scale amendment to the Future Land Use Map of the Comprehensive Plan to change the land use on 67.7+ acres (40.27 acres designated Rural Residential and 26.7 acres designated Recreation) to the Commercial Future Land Use. The site is located on at the southeast corner of Reynolds and Tindell Roads (Tax Parcel ID #5-L-0R-0S-0000-10300-0100).

It was stated that this application is contingent on the approval of an amendment to the Future Land Use Element Policy 1.1.1.K to allow a nature-based tourism uses in areas along roadways other than arterial or collector roads.

Vice – Chair Henderson led the discussion due to Chair Dixon recusing himself. She commented Item 9 for the text amendment for Policy 1.1.1.K was not approved and is not possible to move forward with this request.

Attorney Weiss said you can waive fees if there is a change to the Comprehensive Plan. You decide whether or not this piece of property is to be considered for a large-scale amendment.

Vice – Chair Henderson said they need to make a recommendation or not.

Public comment

Rolland Maser, 25 Talquin Hideaway Rd, expressed his concerns for the safety of the environment and economics. He said he was not in favor of Commercial business at this location.

Randy Womble, Talquin Hideaway Rd, spoke in opposition of the RV Park. He said almost all of the residents in Talquin Hideaway oppose the park. Reynolds and Tindell are small, narrow and dangerous roads.

Melissa Lamb, 164 Talquin Hideaway Rd, referenced map. She said Tindell goes all the way to the Lake. The road would have to be modified.

Michael McGuire, 582 Tindell Rd, 36 years water and sewer. He said spray fields close to Lake Talquin are not answered. Not in favor.

Sarah Joleson, 166 Talquin Ave, Ingram's Marianna, He will take away business from businesses already on the lake. She asked if the venture fails what would happen to the property. She said the RV Park is not needed.

John Watson, 790 Talquin Shores Dr. He reminded everyone that the commented Comprehensive Plan was designed to protect everybody in the County. He asked that they play close attention to it.

Commissioner Lasley asked was everyone notified. She said legal notifications are noticed in paper and on the County website.

Mr. Miller spoke on sewer issues. The package plant and spray field won't back up to people's properties. He said there would be adequate buffers. He spoke regarding the competition. I said that he want to generate new clients. He asked, did they want economic growth in Gadsden County?

Commissioner Nunamaker commented on the narrow width of the road.

Mr. Miller said the road was wide enough, but may be County would widen.

Ms. Jeglie said Mr. Miller would have to provide additional right of way to meet requirements.

UPON MOTION BY COMMISSIONER DR. BRIDGES –BRIGHT AND SECOND BY COMMISSIONER DAVIS, THE COMMISSION VOTED 7 – 1, BY VOICE VOTE, TO LOOK AT OPTION 3, NOT TO TRANSMIT; HOWEVER, IF COMPREHENSIVE PLAN IS CHANGED FEES WOULD BE WAVED FOR MR. MILLER. (Commissioner Chukes opposed the motion, Chair Dixon recused himself.)

10. **PUBLIC HEARING (LEGISLATIVE) (LSPA – 2017-04)** – Recommendation to adopt by ordinance the Capital Improvements Schedule for Fiscal Years 2018/19 through 2021/22 of the Capital Improvements Element (CIE). Ms. Jeglie an amended schedule, delete outdated improvement element schedule. To the Board for adoption and then to DOE

Commissioner Lasley said the list is incomplete, Florida Statute. Corrections on page 6 8.1 portable water (North West) spaces in stormwater that need to come out.

UPON MOTION BY COMMISSIONER YOUMAN AND SECOND BY COMMISSIONER BRIDGES, THE COMMISSION VOTED 9 – 0, BY VOICE VOTE, FOR OPTION I (TO RECOMMEND ADOPTION OF THE CAPITAL IMPROVEMENTS SCHEDULE OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN, AS SET FORTH IN EXHIBIT 'A' OF THE ORDINANCE #2017-003 AND AUTHORIZE THE CHAIRPERSON TO SIGN) WITH THE CHANGES AS STATED ABOVE.

GENERAL BUSINESS

1. **PLANNING COMMISSIONER QUESTIONS AND COMMENTS**

Chair Dixon welcomed everyone back from an extended break.

2. **DIRECTOR'S COMMENTS**

Ms. Jeglie welcomed everyone back and thanked everyone for their dedication to the Planning Commission and introduced Mr. Clyde Collins as the new Planning Director.

Next meeting is scheduled for Thursday, October 12, 2017, at 6:00 p.m.

ADJOURNMENT OF MEETING

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR DECLARED THE MEETING ADJOURNED AT 8:57 P.M.

GADSDEN COUNTY, FLORIDA

EDWARD J. DIXON, PC CHAIR

NICHOLAS THOMAS GADSDEN COUNTY ATTEST: FLORIDA CLERK OF CIRCUIT COURT

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