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 District 5

Dr. Henry Grant
 Interim County Administrator

Clayton Knowles
 County Attorney

Diane Quigley
 Growth Management Director

GADSDEN COUNTY
BOARD OF COUNTY COMMISSIONERS
EDWARD J. BUTLER
GADSDEN COUNTY GOVERNMENTAL COMPLEX

GADSDEN COUNTY PLANNING COMMISSION
Thursday, September 24, 2020
6:00 p.m.

Due to the restrictions on gatherings as a result of the COVID-19 virus, this meeting and public hearings may be viewed by accessing the Gadsden County Board of County Commissioners Facebook Page, www.facebook.com/GadsdenCountyBOCC . Those wishing to provide public testimony for the meeting and public hearings will be able to do so by accessing the Zoom platform, with virtual meeting access details that will be posted to the Gadsden County website, www.gadsdencountyfl.gov. Public comment for the meeting and public hearings should be submitted via email to CitizensToBeHeard@gadsdencountyfl.gov until noon on the day of the meeting in order to allow sufficient time for provision to the Planning Commission prior to the meeting and public hearings. Any comments submitted after this time will be accepted and included as part of the official record of the meeting.

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1. PLEDGE OF ALLEGIANCE
 2. INTRODUCTION OF MEMBERS – Roll Call
 3. APPROVAL OF THE AGENDA
 4. APPROVAL OF MINUTES – June 4, 2020, August 13, 2020
 5. DISCLOSURES AND DECLARATIONS OF CONFLICT

PUBLIC HEARINGS

6. Scotland Road, Jett Large Scale Future Land Use Map Amendment (LSPA 2020-01)(Legislative) – Consideration of transmittal to the Florida Department of Economic Opportunity of a Comprehensive Plan Large Scale Future Land Use Map (FLUM) amendment to change the future land use from Agriculture 2 to Agriculture 1 on a 62.13 acre parcel located at 1232 Scotland Road, Havana.

7. Section 5611.F, Driveways (LDR 2020-01)(Legislative) – Consideration of amendments to Subsection 5611.F Driveways of the Gadsden County Land Development Code.
8. Capital Improvements Schedule (LSPA 2020-03) (Legislative) – Consideration of the amendment/update of the Capital Improvement Schedule for 2020/21- 2024/25 of the Capital Improvements Element of the Gadsden County Comprehensive Plan.

GENERAL BUSINESS

9. PLANNING COMMISSIONER QUESTIONS AND COMMENTS

10. DIRECTOR'S /PLANNER COMMENTS

11. ADJOURNMENT OF MEETING

The next regularly scheduled meeting is October 15th, 2020 at 6:00 pm.

Pursuant to Section 286.0105, Florida Statutes, the County hereby advises the public that: If a person decides to appeal any decision made by this Board, agency, or meeting or hearing, he/she will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the County for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should call the Planning & Community Development Department at 875-8663, no later than 5:00 p.m. at least 48 hours prior to the meeting.

AT A REGULAR MEETING OF THE PLANNING
COMMISSION HELD IN AND FOR GADSDEN COUNTY,
FLORIDA ON JUNE 4, 2020 AT 6:00 P.M., THE
FOLLOWING PROCEEDING WAS HAD, VIZ:

Present: Libby Henderson, Chair
William Chukes, District 1
John Youmans, District 2
Lorie Bouie, District 5
Charles Roberts, At Large
Jeff Diekman, District 1
Tracey Stallworth, District 2
Marion Lasley, Vice- Chair, District 5,

Absent: Doug Nunamaker, District 3
Steve Scott, School Board Representative

Staff Present: Clayton Knowles, County Attorney
Jill Jeglie, Interim Growth Management Director
Leslie Steele, Public Information Officer
Beth Bruner, Deputy Clerk

THIS MEETING WAS HAD VIA ZOOM DURING THE COVID-19 SHUTDOWN.

1. **Pledge of Allegiance**
At 6:15 P.M. a quorum was reached and the Pledge of Allegiance to the U.S. Flag was led by Vice- Chair Henderson.
2. **Introduction of Members (Roll Call)**
Roll Call was taken by Deputy Clerk, Beth Bruner.
3. **Approval of the Agenda**
MR. ROBERTS MADE A MOTION TO APPROVE THE AGENDA WITH A SECOND BY MR. STALLWORTH. THE BOARD VOTED 8-0 BY VOICE VOTE TO APPROVE.
4. **Election of Officers**
MS. BOUIE MADE THE NOMINATION OF LIBBY HENDERSON FOR CHAIRMAN WITH A SECOND BY MR. ROBERTS.
THE BOARD VOTED 8-0 BY VOICE VOTE TO APPROVE.

Ms. Lasley volunteered herself for Vice- Chair.

MS. BOUIE MADE A MOTION OF MARION LASLEY FOR VICE- CHAIR WITH A SECOND BY MR. CHUKES.
THE BOARD VOTED 8-0 BY VOICE VOTE TO APPROVE.
5. **Approval of Minutes**

a. September 19, 2019

Ms. Lasley made the following corrections: Page 3, Second speaker is Lex, “if should be is”; Page 5, Top Lasley comments “Where it says David, I’m sure it should say Bruce Ballister.”; Page 11, First paragraph had an extra “a” before the word allow; Page 12, Middle of page, Bouie, Lex, Bouie, In the Lex comment, “is should be replaced with it”; Page 20, Last comment where it shows *inaudible* Should read “get permitted”; Page 23, Middle of the page comment by Lex “of should be to” and the last Lex comment the word “you” before bull should be “your”; Page 31, The last comment by Weiss, the word “stiff” should be “stuff”.

MR. ROBERTS MADE A MOTION TO APPROVE THE MINUTES, WITH CORRECTIONS, WITH A SECOND BY MR. CHUKES. THE BOARD VOTED 8-0 BY VOICE VOTE TO APPROVE.

b. November 14, 2019

Ms. Lasley made the following corrections: Page 6, At the very top, the conversation was about Live Oak, not Laurel Oak. Page 8, third paragraph from the bottom, the first two lines do not belong at all.

MR. STALLWORTH MADE A MOTION TO APPROVE THE MINUTES, WITH CORRECTIONS, WITH A SECOND BY MR. CHUKES. THE BOARD VOTED 8-0 BY VOICE VOTE TO APPROVE.

c. March 12, 2020

Ms. Lasley made the following corrections: Page 2, Under Options 1a, Capitalize the R in Rods; Page 7, the third paragraph, W in Water Management should be Capitalized.

MR. DIEKMAN MADE A MOTION TO APPROVE THE MINUTES, WITH CORRECTIONS, WITH A SECOND BY MR. CHUKES. THE BOARD VOTED 8-0 BY VOICE VOTE TO APPROVE.

6. Disclosures and Declarations of Conflict

None were had.

Public Hearings

7. SR 267 Bainbridge Rd Future Land Use Map Amendment (SSPA 2020-01) (Legislative) – Consideration of an amendment to the Comprehensive Plan Future Land Use Map from the Agriculture 1 to the Commercial future land use district for 2.5+ acres of the 115.65-acre parcel referred to by Tax Parcel Identification #2-14-3N-4W-0000-00110-0000.

Chair Henderson stated she had a public comment on this item and asked if it should be read aloud now or before the vote.

Ms. Jeglie said after the presentations were made would be the time.

Ms. Jeglie, Interim Growth Management Director, introduced the above item and stated a Dollar General was proposed, however, they were not limited to a particular use with the Future Land Use Map Amendment.

Ms. Jeglie asked if the Comprehensive Plan Policy and the Compatibility Analysis that was in the packet (Attachment #5, pages 29-30) should be read or if a summary was sufficient.

Chair Henderson said a summary would be sufficient and the other members agreed.

Ms. Jeglie gave a summary of Attachment 5.

Ms. Jeglie stated on January 30, 2020, there was a Citizen's Bill of Rights (CBOR) meeting on-site with 12 signatures of attendees. (List in attachment 6, pages 40-46) Ms. Jeglie listed the Planning Commission Options 1-3 and stated Staff recommended Option 3, Planning Commission direction. Ms. Jeglie said she received letters from citizens to be heard by the noon cut off time and had the same gentleman on the phone who wanted to speak instead of his letter being read into record.

Attorney Knowles stated Ms. Gutcher should be sworn in regardless of it being a Legislative Public hearing, not Quasi-judicial.

Allara Mills-Gutcher 2311 Lee Street, Lynn Haven, FL, authorized agent for the applicant was sworn in by Deputy Clerk Bruner. She stated Ms. Jeglie did a good job presenting the case and was very thorough. She said Ms. Jeglie mentioned they would be on a well, but they had a letter from Talquin saying they could connect to their system. (attachment J) She further stated there were no historical resources they were aware of on-site. There were churches and cemeteries nearby and said they did not want to disturb any historical resources. She further stated the lot spit had been submitted and she was told they would have to wait until after the BOCC approval before moving forward with that and were anxious to do so. Ms. Gutcher stated they were requesting an amendment from the Ag 1 Category to the Commercial Category in order to develop Commercially or Non-Residentially on the 2.5-acre site that was near the intersection of Hutchinson Ferry Road and 267. She stated Dollar General was the anticipated development and they had done an extensive study on the need and ability to serve the community when a location was chosen. She stated Josh Hufstetler, from Teramore Development was on the call along with Joseph Alday, the Engineer from Alday-Howell Engineering, to answer any questions. She went through attachment J in the Packet with the proposal and requirements. She found it consistent with the Comprehensive Plan and did an analysis on transportation, water, and sewer and stated they met the requirements under the Comprehensive Plan. She asked for the recommendation of approval and was open to answering any questions.

Ms. Lasley said on page 22 of 52, there was a map that showed parcels within a 500' radius, but no radius was shown, it was just picked out and highlighted.

Ms. Gutcher said when you click on a parcel on the Property Appraiser's website, it chose the entire parcel in the 500' radius.

Ms. Lasley stated that was not her question. She said parcels that were within a 500' radius of the site, were supposed to be selected and there were some to the South not selected. She stated she could not tell what was within the 500' radius. If some of the parcels were selected, others should be in it also. She asked what the dimensions were for the CBOR Meeting.

Ms. Gutcher said the attachment on page 22, captured more than a 500' radius of the 2.5-acre parcel. The 500' radius is the green boundary and it was going around the 118-acre parcel. It would not have touched those on the North if she was just trying to capture the 500' radius around 2.5-acres, she had to choose the entire parcel because it had not yet been split.

Ms. Lasley stated something was wrong, there was a 2.5-acre piece you are trying to get rezoned and that should be the focus and work out from there out.

Ms. Gutcher stated if she could, she would have done that, but this was a much larger boundary and more letters were mailed than were actually needed.

Mr. Diekman stated what was being called a Substation to the north, owned by Talquin Electric, was not true. He said he Googled it himself, and it was owned by Talquin Waste and Water and he visited the site, it was not substation, it was a water distribution point and possibly a well. He asked if they reached out to Talquin or visited the site.

Ms. Gutcher said she did visit the site and asked the page being referred to. Mr. Diekman stated in the application, the adjacent land owners, page 2 of attachment 7. Ms. Jeglie stated that information was what she picked from what was indicated on the Property Appraiser's website and wanted Mr. Diekman to know she did that, not the applicants.

Ms. Gutcher said Talquin was aware because she had to request a letter from them to show they have the capacity for a retail store.

Mr. Diekman said he saw the letter for capacity, but did they realize there will be a waste water treatment facility, septic/holding pond, going in right next to a possible public well.

Ms. Gutcher said she was not aware of a well there. She stated they could look at it.

Joseph Alday of Alday-Howell Engineering, 3017 Highway 71, Marianna FL, was sworn in by Deputy Clerk Bruner. Mr. Alday stated he spoke with Talquin directly and they were aware.

Josh Hufstetler, Executive Vice President and Representative for Teramore Development was sworn in by Deputy Clerk Bruner.

Mr. Diekman said he wanted to know what exactly was there because it was being called an Electrical Substation and it was not. He wanted Talquin to be aware of the development and how it would impact any public structure already in place that Talquin was providing the County. He stated no site plan was submitted so he did not know where the driveway connected, where the septic tank would go, or where the storm water pond went. He said there were more questions than answers to be asking for a variance for a major change from an Agricultural piece of property to Commercial.

Ms. Gutcher said they were not asking for a variance; they were asking for a Future Land Use Map Amendment to go from Agriculture 1 to Commercial.

Mr. Hufstetler said at this stage, they had not entered into full design. There would be State requirements that would have to be adhered to. He promised there would not be conflicts and they must meet State Codes on setback and surrounding wells once they got to that point. He further stated they would do soil analysis as well to design the septic system and drain field and those plans would be provided if they made it through this approval.

Ms. Gutcher stated staff would make sure they would not adversely impact anything inside the Well Head Protection Zone, if there was a well on the site.

Mr. Diekman said at the CBOR Meeting, 2 people were happy, did that mean the other 10 were not happy and asked if there were there any comments from them.

Ms. Gutcher stated she did not know how to categorize if someone was happy, but had received comments that were included in the report packet. There was healthy conversation about what was going to be put there and how it would be developed and some concerns about landscaping. She thought there was a good job done talking to those citizens. She stated they were still in the Land Use Map Amendment change stage and the development order would come after the BOCC approved the Map Amendment, which would then present more detail about how the site would be laid out.

Mr. Diekman said going through this process was to figure out if they would get to that point and that was why the Planning Commission was asking questions. He questioned that Ms. Gutcher said the site was South of the intersection and stated when you looked at the map and visited the site, the site was across the road from the intersection. He had a lot of questions when he made his visit. He stressed there was not an electrical substation, and it was across the road from the intersection. He further stated it threw a lot of flags up.

Mr. Hufstetler stated Teramore was a big customer of Talquin and they had a great relationship, he promised due diligence on setbacks, but they needed to get through design to know 100% where everything would be located. In terms of the community, he said he could never make everyone happy, but wanted to provide enough upgrades to ease any concerns, which was the intent of the CBOR meeting. He stated people concerned came to the CBOR meeting and things were open and honest. He further stated some citizens were in favor of them and there were additional letters forthcoming to support that. Mr. Hufstetler stated Teramore was an open and ethical company.

Mr. Diekman apologized for interrupting and stated he had a lot of experience in building in an open area and noted Teramore was at the beginning of this plan. He stated it would have helped if more information was brought before the Planning Commission and some information provided was not correct, like the substation not really being a substation. He was looking at the CBOR and only 2 out of 10 were happy. He understood that 100% could not be made happy but he would like it at least 80%. There was a letter received that said, at the meeting, the DG Representatives that were there were rude and condescending and not forthright.

Mr. Hufstetler apologized to Mr. Elias stating that was not the representation they looked for at Teramore and gave his personal cell number for the record. (229-977-3931) He stated he would love to have a conversation and apologize in person or by phone. He further stated, in his experience, they had developed hundreds of DG's and would not go into an area that would not serve about 2000. He further stated there was not enough opposition to scare them away from a business sustainability stand-point. He further stated they were very accurate in projections.

Mr. Diekman stated the Commission was very aware of DG and his last question was if they were aware of Pat's Grocery, located ½ mile from where they wished to build this DG.

Mr. Hufstetler said they were aware and it was just South of the site.

Mr. Diekman asked if he knew the history of Pat's.

Mr. Hufstetler stated, not the whole history and Mr. Diekman said it had been there a very long time, and closed his comments. Mr. Hufstetler added representatives from Teramore had a conversation with the owners of Pat's.

Ms. Lasley stated she had questions for Ms. Jeglie. She said the list was extensive as to what could occur there and her concern was once a land use changed to Commercial, it allowed other Commercial endeavors to be allowed next to it.

Ms. Jeglie answered that was correct. She stated all the uses in policy 1.1.K (Commercial) would be allowed, provided they met the development criteria.

Ms. Lasley said her concern was if this was changed to Commercial and something happened to the DG store, there would be this piece of Commercial property that the County would not have control of what would go in there, because anything in the Commercial Codes would be allowed there as long as they met the requirements of the codes for setbacks and other things. She further stated in Class 1 there was an extensive list of things that were Use-by-Right, without going before the Boards.

Ms. Jeglie told her that was correct, whatever was categorized as 1 would be allowed as Staff Review, Class 2 would go to the BOCC. Ms. Lasley stated there would have to be a very solid reason, legally, to deny that if it was already Commercial.

Ms. Lasley said there was a sprawl issue and moving Commercial endeavors away from infrastructure was encouraging other commercial applicants next to it, and they would be favored because of this one Commercial thing, and there is no sewer. She stated her opinion was Commercial endeavors need to have central water and sewer as much as possible.

Ms. Bouie said she was concerned that there was over 100 acres available on this property, her concern was for the location being right across from the intersection. She further stated there had been a number of fatal accidents at that intersection and there were very large trucks that frequented that highway with the farming community in that area as well as the mining and gas trucks traveling from Georgia to Florida. Ms. Bouie stated although Teramore may have a relationship with Talquin and have done business with them in other areas, to be adjacent to the water receptacle there and propose putting in a septic management facility was another concern. She said she was not opposed to DG but had grave concern about the location with over 100 acres available. Even though it was just the preliminary stage, she stated they were identifying this particular location as the location. Even though the DOT and the County would still have to approve it, like the others, this location was submitted and even with their approval, she was still concerned for the citizen safety at that particular location. She stated she was also concerned with the way citizens were contacted.

Ms. Bouie stated the application should have been more forthright and shown more clarity for the effects on the water system that Talquin had there. There should have been a full scope of information showing the impact of this development to all citizens within that intersection.

Ms. Gutchner wanted to assure Ms. Bouie that everyone within the 500' radius received a letter. The Post Office verified letters were sent out and the addresses were listed in the packet. More people than normally received the letter of notification for the CBOR meeting.

Regarding the location question, Ms. Gutcher said in the Comprehensive plan, (1.1.1, part K Commercial) it states you must be on a major corridor for Commercial businesses. They were more than willing to entertain the Neighborhood Commercial category, but the development plan was bigger than a 5,000 sq. ft. store. Stores like this one proposed, serves the needs of nearby people who could not travel or travel far, also reducing the use of other roadways.

Ms. Lasley stated Commercial could build out 100% of the property, Neighborhood Commercial was 75%. It allowed things not compatible with Rural Residential land around. Her concern was neighborhoods, and she thought all who used Hutchinson Ferry Road should have been notified because it would affect the egress onto 267.

Ms. Gutcher stated they were following the requirements of Chapter 7 in the LDC of the CBOR notification standards and had done exactly what the Code required them to do.

Joseph Alday said he was pretty sure there was not a well site, and if so, the setback would be 200' and it looked like they would be 300'-500' away from it. He said he had been to the site and looked at it. He stated they would have to prove the setbacks would be met. There was a pre-application meeting with DOT and stated there was conceptual approval of drive up connection and the location for the driveway would be 375' or more South of Hutchinson Ferry Road.

Mr. Hufstetler said the driveway would line-up directly across from St. Johns Church driveway.

Ms. Jeglie stated regarding the CBOR public notice, page 45, showed a ½ mile radius that was required by the CBOR. Attachment 6 showed a larger area than 500' was done with the mailing list.

Mr. Diekman said it was bigger than required, but stated it was ½ mile from the center of the parcel.

Ms. Jeglie stated the Property Appraiser web site calculated the area.

Ms. Gutcher wanted to clarify that the application asked for two (2) aerial photographs from the Property Appraisers office to show the 500' radius.

Mr. Diekman stated Mr. Elias went to the meeting, and was not happy.

Mr. Stallworth asked for a copy of the letter to read. He asked if the letter was easily understood because of a certain demographic and if people did not understand the letter, they had a tendency to not participate. He further asked, if approved, how many people would be employed in that community.

Mr. Hufstetler stated 8-10 people would be employed. He also stated they would be happy to condition the approval to ease concerns.

Chair Henderson asked Mr. Stallworth if he wanted a letter from Mr. Elias or the letter that went out as part of the CBOR notice? Mr. Stallworth stated he was looking for the CBOR letter.

Ms. Jeglie stated she provided several summaries statements in her staff report, however, the copy of the advertisement that was in the newspapers was on page 46 of the staff report, page 42-43 was a list all of attendees and a long list of notes provided on page 40, including a letter from the two audience members.

Mr. Diekman did not see a letter, just the advertisement.

Ms. Lasley asked how many notices were mailed for the CBOR? Ms. Gutcher stated 70 and it was in the packet.

Ms. Bouie stated she was okay with DG, but she had grave concerns with the location. She apologized for not being able to provide another location. She understood the requirements of trying to be on a main roadway but was concerned there was no church representation with the driveway right across the street from there. She knew people on that highway and thought people would have attended the meeting. She was not saying they did not notify everyone; she was just concerned on the citizens behalf. She stressed again the number of deadly accidents near that intersection. She asked to hear from any citizens that were present.

Mr. Hufstetler stated he spoke with pastor Brian personally and he was a great guy and aware of the development.

Ms. Bouie asked again to hear from citizens.

Chair Henderson said she had a letter from Mr. Elias, but he was on the call and wanted to speak instead of having his letter read into record.

Mr. Elias said his mother, Ruby Mitchell, was with him and he was speaking on her behalf as well. He asked the Board to consider the letter along with what he was about to say. He said the Commission had discussed some of his major concerns and some of the things from the CBOR meeting. He first wanted to say the people who were at the CBOR meeting did not have a knock-on DG, they were concerned about the location and their tranquil way of living. His mother chose that community and it had been without Commercial activity forever. Before Pat's Grocery, there was Lambert's, Sandy's, and other Mom and Pop stores that were attached to homes being part of the community, not a chain. He was at the CBOR meeting and stated if two people were in favor of this DG going there, he was unaware of them. He stated nobody at the meeting agreed, and if they did, it was silently and later on wrote letters, because everyone at the meeting did not agree. He stated the meeting was almost chaos. He said the property would be directly in front of his mother's property. She could stand at the edge of the yard and spit across the road and hit the parking lot. The retention pond proposed would be directly across from her house. She is 75 years old, retired and had lived there since Mr. Elias was 4 years old and he is almost 57. She did not retire to have a DG directly in front of her house. He asked the Commissioners if they would want a DG to come directly in front of their house either rural, or in city limits. He further stated his mother was the closest property owner, and was not petitioned. Got a letter, but was not petitioned. He was told at the CBOR that the DG Representatives went out and petitioned people. They said they would have started with his mother. They would hear her snore at the DG when she napped, that is how close they would be to her. He said he heard Ms. Gutcher said they were not asking for a variance, he stated it was just a play on words whether it was a variance or a land use change. They were asking for the Planning Commission to make a recommendation to change the property from Agricultural to Commercial. The property was Agricultural for a reason, that was a way of life and would open the flood gates. He said you find these stores everywhere, even if they were not needed to survive. He stated in the immediate area there was a cemetery, church, school and it was on a single lane highway. He stated he and his mother walked to the nearby church and had to walk way off the side of the road because of the traffic. He said it was a dangerous road and intersection, it was a recipe for disaster with no way for people to

slow down in time. The DG would increase traffic. His mother had her life savings in her property (6-acres) He stated at the CBOR meeting they were rude and condescending. Four different times he told them they were being rude and they apologized and went right back to being rude. Mr. Elias asked to see the petition and he was told he could see it at the end of the meeting, and then was not allowed to see it, telling him it was public record. He still had not seen the petition. He further stated the DG was not compatible with the area. He respectfully and humbly asked the Planning Commission to deny the request, and recommend the BOCC to deny it as well, for the DG to go in this location.

His mother said he said it all and she did not need to add more.

Mr. Elias stated other locations for this DG could be further north up the same road, a store called the Florida/Georgia Line Store, near the Georgia line, there was a store closed now; Attapulcus Hwy there was a place that burned down. If DG failed in that location and went out of business, any other store could go in.

Ms. Henderson asked if Mr. Elias needed to be sworn in and Mr. Knowles stated he was giving public comment and did not need to be sworn in.

Ms. Gutcher stated that with the comments about traffic and how fast it was going, she wanted to point out there was an intersection that went to Hutchinson Ferry Road. As people traveled North on 267, they were slowing down to turn onto Hutchinson Ferry Road. DG would have a turn to the right as opposed as a left turn to go down Hutchinson Ferry Road. She stated she did not think it would be much of a different traffic pattern than what was there already. People who stopped at DG were people who stop to and from work, they were pass by trips. She did not think it would increase traffic drastically. DG did an extensive study and did not chose sites they do not feel viable or successful.

Mr. Hufstetler apologized again to Mr. Elias for rude representation on behalf of his company. He said if this went through, his line would be available to tailor ideas and concerns in the development to find a resolution. Representatives knocked on doors and not everybody answered. He stated a handful of people were in favor and moving the location was not out of the question but he thought this location would do very well.

Mr. Chukes stated he agreed with all the Commissioners. He thought it seemed like it was being forced. He stated he thought there was a need for another community meeting. He said he was not having a good spirit about this and he did not want it pushed in and have people forced out.

Ms. Gutcher said they were trying to go through the process and not trying to push anything through. She further stated they had been working on this for several months, starting last fall. November was the start and it was an ongoing process.

Mr. Chukes heard the letter was sent out to everyone and Mr. Elias was saying he did not get a letter. He thought connections were not being made with the right citizens. The people just want a little respect. Have another meeting to do things right and get a better connection with the community.

Ms. Gutcher stated she would check the addresses and see if Mr. Elias received a letter.

Ms. Bouie asked if there were other citizens to be heard and there were none.

Mr. Youmans said the ingress and egress would crowd the intersection more than it already was and when an intersection was crowded, you set yourself up for accidents and it was not good for the intersection as far as safety.

Mr. Diekman thanked Mr. Elias for his input so the Commissioners could get more information. He asked the applicants to bring all the information to the Commissioners so they did not have to guess. He asked to move this to a vote.

MR. DIEKMAN MADE A MOTION TO ACCEPT OPTION 2 (DENIAL) UNTIL MORE INFORMATION IS BROUGHT BACK SHOWING HOW THIS WOULD HELP GADSDEN COUNTY, WITH A SECOND FROM MS. BOUIE.

MS. LASLEY- YES

MR. STALLWORTH- YES

MR. DIEKMAN- YES

MR. ROBERTS- YES

MS. BOUIE- YES

MR. YOUMANS- YES

MR. CHUKES- YES

CHAIR HENDERSON- YES

THE BOARD VOTED 8-0 BY ROLL CALL VOTE IN FAVOR OF OPTION 2, DENIAL.

Ms. Jeglie stated this was a recommendation and unless the applicant chose to pull the application, it would be forwarded, with that recommendation, to the BOCC to be on the June 16th BOCC Agenda.

8. **7:58 PM Greensboro East, SR 65 Communication Tower Conceptual/Preliminary Site Plan (SP 2020-02)**
(Quasi-Judicial) - Consideration of an application for a conceptual/preliminary site plan to approve a 250' tall communication tower to be located on a 10,000 sf. leased area on a 100 acre parcel to be located on the east side of SR 65, Hosford Highway, Quincy, referred to by Tax Parcel Id #3-19-2N-4W-0000-00130-0000 with one (1) deviation from the setback requirements of Section 5800 Communication Towers of the Gadsden County Land Development Code.

Ms. Jeglie introduced the above item.

Robert Volpe, Attorney from Hopping Green & Sams, 119 South Monroe Street, Tallahassee, Thanked the staff for working with them on this application. Mr. Volpe gave a summary of above item stating Verizon was the carrier. He stated Gadsden County needed more coverage (how wide coverage is spread) and capacity (depth, how much bandwidth can be on at a given system at a given time). He was asking for one deviation from the setback requirements. LDC required a setback of seven (7) times the tower height (1750'), he was proposing a setback of 1549' from any property with a residence. He stated the property owner was a relative of Cooksey and was in favor of the tower. He said there was a CBOR Meeting and the only person who showed up did not live near the tower, he was just interested in the CBOR process, not the specific tower. He further stated wireless service would be brought to an area that was

needed and would benefit safety with connections to Emergency Services. He said he would take questions, and respectfully requested for Option 1 to be recommended.

Mr. Roberts asked if Emergency Service was the basic 911 or if he was talking about EMS, Local Sheriff.

Mr. Volpe answered any services you would need to make a cell phone call.

Mr. Roberts spoke to the Commission saying he attended a meeting a few years ago, and found out the local Sheriff Department was having trouble communicating from one side of the county to the other and asked if that had been rectified.

No one answered his question. He stated this was a prime opportunity for the County to get something put high on the tower to get signal across the county.

Mr. Volpe stated the tower provider signed a letter that collocation was available, if the City or the County or any other entity or service providers wanted, they were open and available for collocation.

Ms. Bouie stated in the past, cell towers were placed in Gadsden County but did not serve Gadsden County, they were just a host. She said if there was any written proof that Verizon was willing to host other providers, she would like that because she had been told, by cell providers, Verizon had most of the towers in Gadsden County, and would not allow other providers to attach to their towers. Just because a tower was placed in the county did not mean the County would get better reception. She was speaking from experience. She was not certain that a new tower would get the County better reception.

Mr. Volpe said the requirement in the Code was there would be available space on the tower for other providers. There was a letter in the Application packet that Verizon and the cell tower provider were both required to offer collocation service for other providers.

Ms. Lasley stated it was for a reasonable amount of money, not expensive. She stated the goal was to have one tower and at least four providers on the tower. It was to the advantage of the applicant to build a tower and to have that income and it was to the advantage of the citizens to have them maxed out by all the providers. She asked if they had looked at other towers in the area and asked if they were all full and had no collocation spots available.

Mr. Volpe answered Yes, in the location analysis there were no other towers in the coverage area available.

Mr. Diekman stated in item #7, page. 72, was the statement of availability of additional people to be able to use this tower. It said, "Agreed upon reasonable rental rate".

Ms. Lasley said she was concerned about the Public Notice. She stated the map said ½ mile setback from Rural Residential. (Pg. 4 of 105) She said it looked like they took the tower location rather than the property lines. She was sure it should have been property lines and that is how the CBOR was determined.

Mr. Volpe stated he did not want to confuse the issues and stated the CBOR Meeting, near the end of the packet, was noticed to every property within ½ mile of the boundary of the entire

100 acres. The ½ mile setback was in the Code for a tower location, that it must be ½ mile from any Rural Residential property.

Ms. Lasley asked Mr. Volpe, to get the list of the CBOR people, you went ½ mile outside of the property and noticed all those people? Mr. Volpe answered, Correct.

Ms. Lasley stated, looking at the Property Appraisers website, she had partials, not owned by Cooksey, that look like they were in the radius.

Mr. Volpe stated the CBOR notice was to mailed to every property within ½ mile.

Ms. Lasley- Thinks there was more data. She said 1750 was on the East side and asked if there were none west of the State Road within the 1750.

Mr. Volpe said she was correct.

Ms. Lasley said one variance was requested and it was 200' short of the required setback and asked if that was the only problem with this application.

Mr. Volpe answered yes, that was the only deviation and all others met the code.

Mr. Knowles asked if there were public emails that came in and Ms. Jeglie stated not on this application.

MR. DIEKMAN MADE MOTION TO APPROVE OPTION 1 WITH CONDITIONS A-F BUT CONDITION D HAS BEEN SATISFIED, WITH A SECOND BY MR. ROBERTS.

Mr. Volpe said in the LDC there was a provision that allowed for the Growth Management Director to waive landscaping around the tower fencing perimeter because it was out of the view of the public. Even though it was up to the Growth Management Director, he asked the Commission recommend the landscaping not be required.

Ms. Lasley said she was not in favor of that, unless there was tree cover, she wanted the fence covered with Evergreen, as required.

Mr. Diekman stated since it was under the discretion of the Planning and Zoning people, he thought it should be left where it was at.

Chair Henderson agreed and stated since it was up to the discretion of the Growth Management Director, she thought the Planning Commission could offer an opinion but not to tell the Growth Management Director what to do.

THE COMMISSION VOTED 7-1 BY ROLL CALL VOTE TO APPROVE OPTION 1 WITH CONDITION D SATISFIED.

MS. LASLEY- Y

MR. STALLWORTH- Y

MR. DIEKMAN- Y

MR. ROBERTS- Y

MS. BOUIE- N

MR. YOUMANS- Y

MR. CHUKES- Y

CHAIR HENDERSON- Y

PASSED 7-1 BOUIE OPPOSED

9. 8:30 PM Havana North, 84 Triple H Lane Communication Tower Conceptual/Preliminary Site Plan (SP2020-03)

(Quasi-Judicial) - Consideration of an application for a conceptual/preliminary site plan to approve a 250' tall cellular communication tower to be located on a 4,800 sf. leased area on a 15.52 acre parcel to be located at 84 Triple H Lane, Havana, referred to by Tax Parcel Id #2-21-3N-2W-0000-00230-0000 with three (3) deviations from the setback requirements of Section 5800 Communication Towers of the Gadsden County Land Development Code.

Ms. Jeglie introduced the above item. She stated there were updates in the packet, three (3) attachments, and two (2) letters submitted concerning the towers being too close to a residence that were asked to be read into the meeting.

Mr. Volpe thanked the County Staff, and asked for a recommendation for approval of Option 1, which was the original proposed location with three (3) requested deviations from the setback requirement. He listed ways the site met the requirements and criteria for those setback deviations as shown in the packet. He stated page 120 showed the gap in capacity and coverage and how far away from the site other towers were. He stated eleven (11) Sites were evaluated and property owners were contacted. The proposed site for the tower was selected as the best location for this tower. Mr. Volpe said the applicant was asking for three (3) deviations from the LDC setback requirements. In describing the property, Mr. Volpe stated the proposed site for the actual tower had an area of dense tree cover on site. As you enter the property off Salem Rd., it dropped in elevation by about 25' down the driveway and then the area of lowest elevation was also the area of the thickest tree cover, both natural woods and planted pines. Continuing South into the property, the elevation rose again about 25' to a clearing where the residence was located on the property, along with two (2) adjacent residences in that clearing and the residence to the South. The proposed location offered the best buffers on all sides. He stated he appreciated the consideration of Option 2; it would not provide the same buffers because of the elevation difference and the clearing that it would be located in. He stated it was not visible from many of the residential properties to the NW and East. He further stated it was visible from a distance to the properties to the South. He explained towers had to go where the coverage was needed, and in the search area there were no properties where all the setback requirements of the LDC could be met, any location would have to have some deviations. Deviations were not uncommon and he included in the packet a quick analysis of other existing towers in the County that were closer than two (2) times the tower height from the County right-of-way. He further stated criteria for granting deviations were meant to offer flexibility to allow deviations where it was preferable to have the location. Mr. Volpe said Option 2 would have 2 deviations, but the 500' setback from the County right-of-way would not be an acceptable location to the property owner, and for this reason, he asked for consideration of Option 1. Mr. Volpe stated the applicant fully intended to provide a complete landscaping plan and the requirements suggested or encouraged that existing vegetation would be maintained. He said this was an area of thick tree cover and the existing vegetation would be maintained, and where the existing vegetation did not meet the landscape requirements, landscaping would be installed to meet the code. He said this area had a lack of reliable coverage and this site would provide that coverage and capacity and

provide safety through connection to Emergency Services and all the things that came with modern daily use of wireless technology. He stated he would answer questions.

Mr. Roberts commented about the 25' drop off in the dense tree cover, and asked what was the tallest tree height.

Mr. Volpe stated they were full, mature, and it was a natural forest area.

Mr. Roberts stated he drove through the proposed site and a 250' tower, depending on which side you were looking at, from the base of the tower up, you would not be able to see the first 50-65' of the tower, even if you were standing right next to it. He further stated the applicant may want to look at some camouflage.

Ms. Bouie said her concern was who would pay taxes for the use of land.

Mr. Volpe answered there was a provision in the lease that an increase in the property value taxes would be paid by the tower provider.

Mr. Diekman asked if the applicant had reached out to other property owners about the towers and he did not find it in the packet. He further stated there was a lot of available land around there that was not 174' away from a road that the applicants want to put a 250' tower on.

Mr. Volpe stated yes, they reached out to others. He stated on page 100 of 139, was the analysis Mr. Diekman was asking about.

Mr. Diekman stated the applicant was asking for three (3) deviations and only want Option 1. He further stated the applicant did not want Option 2 and there was a lot of land, and this was close to the road and if it fell, he was concerned it would fall in the road. He further stated the best for the County was to not have a tower that could fall in the public road.

Mr. Volpe said the towers needed to connect to each other. If it was too far away from another tower, they would not ping service off each other.

Mr. Diekman said most of the applicant's costs were going to be in getting utilities to the tower and the applicant was going to have a problem, no matter how many towers, because of the land. He said there was a request for three (3) deviations, so that left the Commission with less options. His biggest heartburn was this was for the west side of a County road and a hurricane could put that tower in the County road.

Mr. Volpe stated towers were designed with Federal standards. They were designed with breakpoints and collapsed on themselves. There was a Fall Zone Radius Certification that would be provided before the final site approval. He further stated he had permitted dozens of towers, and the fall zone radius was usually within 100-150 feet and he had never seen one more than 150' and they are designed to not fall outside of the fall zone.

Mr. Diekman asked when the sites were picked, did you tell the property owner they had a great spot or the did the owner come to you. He stated the CBOR Meeting at 4pm on a Friday was not a good time and he had two (2) letters from people who were not happy at all about the tower going up in their back yard, and you are asking for three (3) deviations.

Mr. Volpe said the tower owner reached out to all of the property owners that were within the search area.

Mr. Diekman stated he loved Verizon and the County needed cell phones to work, but should be smart about it. He expressed he did not think this was the right place for the tower.

Ms. Lasley stated the applicants were asking for deviations from all three of the language in the code but the reality was, based on the last tower that was looked at with one (1) deviation for the setback, but in this application there were 11 properties that were within the 1750' and then 8 properties that were Rural Residential that were within the ½ mile radius, which the Code required. That was 19 deviations. Another was a safety issue with the change of the county right-of-way and was a tremendous safety issue. The property to the SE was 110' from the tower. She further stated there was a code and it needed to be followed. The applicant wanted a landscape variance too, and this was not the right place for this tower with all the codes subject to a variance, as far as she was concerned.

Chair Henderson stated there were letters submitted by the public that needed to be read, and she read the letters from Michael Dorian, a Gadsden County resident, Mike Donohoe, also a Gadsden County resident, into record.

Mike Donohoe was also on the phone and wanted to speak. He said what he wanted to add was there were three (3) other locations, further off the road that would be acceptable and needed. This proposed tower would be right at the corner of Salem Road and Potter Woodberry Road, which was dangerous enough with all the log trucks and the cars flying from Bainbridge to Tallahassee. He expressed there were a lot of reason to not approve. He said trees were cut down already because they assume you all will approve what they want to do and the attorney said that local property owners were contacted, but Mr. Donohoe stated they were not contacted, because he would of told them a thing or two if he was. He bought his property to give to his kids, and it was pristine, and this was going to ruin everything. He asked the Planning Commission to be serious about their job and deny the application.

Mr. Volpe wanted to address the comment about tress being cut down and stated when you go down the driveway, there were planted pines in the area where the tower site would be and the mature tree growth had not been cut down. There were planted pines where the actual tower would go and those would be cut down for paper. The mature trees have not been cut. He further stated he had records on file that Mr. Donohoe was contacted by the tower company to have a tower located on his property and through the CBOR process and notified for this meeting. He wanted to point out infrastructure was along roads, and towers did not just go up anywhere, they were built with high safety standards.

Mr. Diekman thanked people for sending comments as it helped the Commission as they made their decisions.

**MS. LASLEY MADE A MOTION FOR OPTION 3 FOR DENIAL WITH A SECOND BY MR. DIEKMAN
THE COMMISSION VOTED 8-0 BY VOICE VOTE TO APPROVE OPTION 3 FOR DENIAL.**

MS. LASLEY- Y

MR. STALLWORTH- Y

MR. DIEKMAN- Y
 MR. ROBERTS- Y
 MS. BOUIE- Y
 MR. YOUMANS- Y
 MR. CHUKES- Y
 CHAIR HENDERSON- Y

Ms. Jeglie stated this was a recommendation and unless the applicant chose to pull the application, it would be forwarded, with that recommendation, to the BOCC, to be on the June 16th BOCC Agenda.

General Business

10. Planning Commissioner Questions and Comments

None

11. Director's/Planner Comments

None

12. Adjournment of Meeting

MS. BOUIE MADE A MOTION TO ADJOURN THE MEETING WITH A SECOND BY MR. DIEKMAN. THE BOARD VOTED 8-0 BY VOICE VOTE TO ADJOURN AT 9:29 P.M.

THE NEXT REGULARLY SCHEDULED MEETING IS JULY 16, 2020 AT 6:00 P.M.

GADSDEN COUNTY, FLORIDA

LIBBY HENDERSON, Chair

ATTEST:

NICHOLAS THOMAS, Clerk

June 3, 2020

To: The Gadsden County Planning Commission

Honorable Chairperson,

I am Derrick Elias, and I contact you today, relative to the pending hearing of the Future Land Use Map Amendment (SSPA 2020-01) – Consideration of Ordinance # 2020-002 to amend the Comprehensive Plan.

The request, as explained to me, will allow for the construction of a Dollar General (DG) Store on State Road 267.

Many of us, who either live in the immediate vicinity; have family in the immediate vicinity; or own property in the immediate vicinity of the proposed Land Use Map change are opposed to this proposition.

The reasons that I oppose this proposed change are listed below:

- The store is not needed for the community to survive.
- The store’s location would contribute to an already dangerous intersection.
- The property is zoned “Agricultural” for a reason, and should remain as such.
- This type of rezoning could open the floodgates for other similar requests.
- There are already two Dollar General Stores in Quincy, and others in close proximity.
- Vehicular and pedestrian traffic will increase in the rural neighborhood.
- The Dollar General representatives were very rude, condescending, and not forthright.
- The DG representatives refused to share the results of their (alleged) petition.
- The location of the store is directly across the street from my mother’s property/home.
- It will diminish my mother’s property value.
- It will create constant noise throughout the day and night.
- It will create lighting that cannot be constrained to the DG property.
- The location of the property is ripe for robbery and a quick “getaway.”
- There is a proposed retention pond that will foster insects, rodents, and reptiles.
- There are better locations for this store in nearby proximities.

There are more reasons, and I will share during the hearing. Your consideration of this factors/reasons are appreciated in advance.

Respectfully,

Derrick D. Elias

Jill Jeglie

From: kfdorian@aol.com
Sent: Wednesday, June 03, 2020 10:07 PM
To: Jill Jeglie
Subject: Item 9

June 3, 2020

To: Gadsden County Planning Commissioners
County Planning Meeting June 4, 2020
Gadsden County, Florida

Re: Item 9 Cell Tower on the corner of Potter Woodbury and SR 159

From: Michael Dorian
Resident Gadsden County
Due to the virus and no knowledge of zoom tecnology I respectfully ask that my letter be read.

Dear Planning Commissioners,
The beautiful rural nature of Gadsden County is its most outstanding characteristic. We are all extremely fortunate to live in a county with clean water, clean air and a rural setting. There is a reason for our Billboard Ban and there is a reason for our Cell Tower Code.

A prominent local real estate agent once stated that three things lower property values, high powered electric lines, billboards, and cell towers. All three cause urban blight.

The code deviations for Item 9 Cell Tower are just too extreme. A 250 foot tower 174 feet from a state road that connects the people of Florida and Georgia is excessive and extreme. I have heard it stated that cell towers collapse in on themselves. Maybe, who knows what is going to happen in a hurricane or a tornado. I envision swirling masses of shrapnel. After a hurricane we are dealing with trees and power lines on the roads. Don't add a mess of steel girders to the problem. I understand that a house lies just 110 feet from the 250 foot tall structure, with more houses a couple hundred feet away. Isn't this a neighborhood?

I guess one of the main things I worry about is the possibility that to allow this extreme and excessive departure from our code could set a precedent. I can only imagine what our county would end up looking like if commissioners were to let this project slide by.

There are other places to put this tower. Industrial designated zones lie just down Potter Woodberry Road. Large expanses of land are nearby. There is no reason to put this project in this spot.

Protect our county and our residents, commissioners. Send this tower back to the drawing board.

Jill Jeglie

From: Citizens To Be Heard
Sent: Thursday, June 04, 2020 12:30 PM
To: Henry Grant; Clayton Knowles
Cc: Jon Brown; Jeronda Robinson; Leslie Steele; Jill Jeglie
Subject: Fw: Project #SP-2020-03

Forwarding from the CRTBH Email.
Laurel Bradley

From: Mike Donohoe <havananole@yahoo.com>
Sent: Tuesday, June 2, 2020 1:31 PM
To: Citizens To Be Heard <citizenstobeheard@gadsdencountyfl.gov>
Subject: Project #SP-2020-03

The project 84 Triple H, Havana Communication Tower
Tarpon Towers II, LLC

My name is Robert Michael Donohoe, Jr. My wife and I have owned the property closest to the proposed tower for 29 years. We reside at 130 Rabbit Pond Rd., Havana, FL, and purchased the property for it's pristine value. We are concerned about what the tower will do to local property value(s), and the use of the residential area as a commercial venture.

I want my comments entered into the public record for future legal purposes and read aloud at each meeting Since my property is directly adjacent to the proposed structure. I am offended by the action of the Planning and zoning people in Gadsden County and the County commissioners if they allow this project to continue.

What use is a Gadsden County Land Development Code if the commission will not enforce the code? If the code The developer wants not 1, not 2 but 3 exceptions to the code Does that not tell you that this is not the right location? This location is a very rural area. It is NOT commercial. It is my opinion that this unappealing structure will reduce the value of all the residences in the area.

Who is gaining financially? Who is gaining politically? Aren't there other multiple locations in the same area of the county that could be negotiated?
This project stinks on multiple fronts.

Both bodies that are reviewing this are responsible to protect the citizens of Gadsden Co. against corporate intrusion. I expect you to uphold your obligation.

Mike Donohoe

W. Turner Heirs, Jr.
 Peggy Heirs
 92 Triple H Lane
 Havana, FL 32333

June 1, 2020

Gadsden County Planning Commission and
 Gadsden County Board of County Commissioners
 c/o Jill Jeglie, Growth Management Director
 9 E Jefferson St.
 Quincy, Florida 32353

Re: Havana North, 84 Triple H Lane Communication Tower Conceptual/Preliminary Site Plan (SP-2020-03)

Dear Planning Commission and County Commissioners:

We are the land owners of the property on 84 Triple H Lane, the location of the proposed Verizon wireless tower that is the subject of this application. We thank you for your consideration of this application. We hope that the approvals will be granted with the requested setback deviations. We look forward to the new tower and the improved cell phone coverage it will provide to us and our neighbors.

Please approve **OPTION 1** as presented in the staff report. The original location in the application (Option 1) report was chosen by us and Tarpon Towers as the best location for the proposed tower. We have a lease in place with Tarpon Towers for this location. It is in a heavily wooded area on our property which would provide the best visual buffer of the tower to surrounding residential properties. The alternative site is in an open clearing on our property making the tower highly visible to from our property and our neighbors, especially those to the south. The original site would be much more discrete and blend into the surrounding tree canopy. The original location is the least impactful location.

In Option 2 of the staff report, there is a suggested alternative location for the tower on our property. This alternative location was suggested to avoid one of the deviation requests. After considering the information in the staff report, we cannot support the alternative location.

The alternative site is in an open clearing on our property making the tower highly visible to from our property and our neighbors, especially those to the south. The alternative is right in the middle of three residences. It is only 300' east of our house, 150' south of Thelma Harris' house (84 Triple H Lane), and 250' west of our daughter's house (89 Triple H Lane). It is not a reasonable alternative to have a tower in the middle of a clearing between our homes.

The original location is set to the side of the entrance driveway, where it will not intrude on our home or any of our neighbors. The original site would be much more discrete and blend into the surrounding tree canopy. The original location is the least impactful location. Our daughter and Thelma Harris both support the original location as do many of our neighbors.

We ask that you approve the original location, **OPTION 1** with the requested deviations. We are grateful for your consideration, and encouraged to know that improved cell service will be coming to our area soon.

Sincerely,

W. Turner Heirs, Jr.

Peggy Heirs

W. Turner Heirs, Jr. & Peggy Heirs

Mary Heirs
89 Triple H Lane
Havana, FL 32333

June 1, 2020

Gadsden County Planning Commission and
Gadsden County Board of County Commissioners
c/o Jill Jegle, Growth Management Director
9 E Jefferson St.
Quincy, Florida 32353

Re: Havana North, 84 Triple H Lane Communication Tower Conceptual/Preliminary Site Plan (SP-2020-03)

Dear Planning Commission and County Commissioners;

I am the owner of the property located at 89 Triple H Lane. My property is directly south and east of the property for the proposed cell phone tower on 84 Triple H Lane.

I write to ask that you please approve OPTION 1, at the location proposed in the application with the deviations. This location is in an area surrounded by pine trees, offering a visual buffer from my property and other surrounding residential properties. The location in Option 1 is the most reasonable site for the tower.

The location presented in Option 2 would cause a much greater impact on my property. This is not a reasonable alternative. The Option 2 location is in a clearing only 250' from my residence. It would be much more visible from my home and the other residences south of my property.

As a neighboring property owner, I would prefer the OPTION 1 location.

I am in favor of this application. I look forward to the improved service that will be provided by this tower to myself and my neighbors.

Sincerely,



Mary Heirs

AT A REGULAR MEETING OF THE PLANNING
COMMISSION HELD IN AND FOR GADSDEN
COUNTY, FL ON AUGUST 13, 2020 AT 6:00
P.M., THE FOLLOWING PROCEEDING WAS
HAD, VIZ:

Present: Libby Henderson, Chair
William Chukes, District 1
Lorie Bouie, District 5
Charles Roberts, At Large
Jeff Diekman, District 1
Marion Lasley, Vice-Chair, District 5
Steve Scott, School Board Representative

Absent: John Youmans, District 2
Tracey Stallworth, District 2
Doug Nunamaker, District 3

Staff: Jill Jeglie, Interim Growth Management Director
Clayton Knowles, County Attorney
Leslie Steele, Public Information Officer
Beth Bruner, Deputy Clerk

AUDIO ONLY FOR THIS MEETING.

1. Pledge of Allegiance

 At 6:21 P.M., with a quorum present, Roll Call was taken by Deputy Clerk Bruner. Chair Henderson called the meeting to order and asked for cell phones to be silenced and microphones muted unless speaking. Charles Roberts lead in the Pledge of Allegiance to the U.S. Flag.

2. Introduction of Members (Roll Call)

3. Approval of the Agenda

 **MR. DIEKMAN MADE A MOTION TO APPROVE WITH A SECOND BY MS. LASLEY. THE BOARD VOTED 7-0 BY VOICE VOTE TO APPROVE.**

4. Disclosures and Declarations of Conflict

None were had.

Chair Henderson confirmed with Ms. Jeglie there were no prior meeting minutes to be approved and Ms. Jeglie stated they would be approved at the next meeting.

Public Hearings 

- 5. Antietam Wireless Service, LLC, Havana Highway, SR 12 Communication Tower Conceptual/Preliminary Site Plan (SP-2020-04) - A conceptual/preliminary site plan to construct a 250' tall cellular communication tower on parcel located on the west**

side of SR 12, Havana Highway, referred to as Tax Parcel Id #3-06-2N-2W-0000-00220-0000. Two (2) deviations are requested to reduce setback requirements.

Deputy Clerk Bruner swore in Jill Jeglie, Interim Growth Management Director. Ms. Jeglie introduced the above item and gave a statement of issue and background analysis for the proposed tower.



6. Planning Commissioners Questions and Comments

Robert Volpe, Attorney for Hopping Green and Sams, 119 South Monroe St. Tallahassee, Fl.

Representing the applicant Michael Shine, Mr. Volpe asked for a recommendation of approval. (Option 1) He gave an overview of the agenda request. He stated other antenna room on the tower, like EMS, would bring much needed cell service and broadband internet and data service to underserved areas of the County. He said it would fill gaps in coverage in the area. With the wildlife concern, he said it was an Osprey nest not an Eagle and it was evaluated with the National Environmental Policy Act and said that was a Federal standard for Environmental review. He said there would be no impacts to any endangered or protected species. Florida Fish and Wildlife Conservation Commission were also a part of the review. Photo simulations would be submitted to the BOCC.



Allara Gutcher, Certified Planner, 2311 Lee Street, Lynn Haven, FL, was sworn in by Deputy Clerk Bruner.

Ms. Gutcher reviewed the application and agreed with Ms. Jeglie. She said that siting the tower on the property was challenging due to the level of regulation the LDC provided and fighting with setbacks. She said under the 100 ft. site there was a hole in service on the NW side. She stated they were staying out of the wetlands and were consistent with the Comprehensive Plan. Concerning the overlapping setback, she said they tried to meet as many criteria's as possible and said they were asking for approval of Option 1 with the 2 deviations.

Mr. Volpe stated Ms. Gutcher, Mr. Shine and himself were available to answer questions. He asked the Planning Commission members to recommend Option 1 and recommend approval of the application with the deviations requested and the conditions listed in the staff report.



Ms. Lasley stated she had comments for the staff and she did not need answers, they were just comments for the record. She said she could not read the maps without a magnifying glass and it was difficult and time consuming. She also said it was supposed to be submitted in larger format and requested it did not happen in the future. She said the Wild and Scenic Rivers map presented was totally illegible and useless and there were multiple copies of many maps in the packet and it was unnecessary and confusing. She questioned who the applicant was and stated the application, in one spot, said it was the Greensboro Highway 65 Project and then the Havana 12 Project. She further stated she did not need to know the legal affairs of Ann Nicholson.

Ms. Lasley's question for the applicants was, how many people could be co-locators on the tower. She said the report said 6-10 co-locators were possible. She thought it would be great if there could be that many, then the County would not need so many towers.

Mr. Volpe said it depend on the need and he knew antennas had size requirements and separation requirements, he thought a minimum of 4 co-location spots but that depended on the maximum size antennas and separation and the need of co-locators. Ms. Lasley inquired if one co-locator could put a big antenna up and take more than one spot.

Mr. Volpe said some State antennas took up a 30' span but each were different. Ms. Lasley asked if Gadsden County wanted to put up an antenna, was that considered one of the four (EMS) or was that a separate issue. Mr. Volpe said they would be allowed to co-locate on the tower and the size and need requirements for that infrastructure would be taken into account with other co-locators.

Ms. Lasley asked who would hold the insurance policy for the towers and equipment.

Mr. Volpe did not know that answer.

Michael Shine, Antietam Wireless Services, LLC, 103 Carnegie Center, Suite 300, Princeton, NJ, 08540 was sworn in by Deputy Clerk Bruner.

Mr. Shine said he was developing the tower in conjunction with Vertical Bridge Development. He said each of them would hold an insurance policy for liability for any event that would occur on the property related to the structure.

Ms. Lasley asked if that would be for the life of the tower and Mr. Shine said yes, the entire lease term.

Ms. Lasley asked what lighting was required for the tower.

Mr. Shine said the FAA required a mid-level system or hybrid system which was a flashing white strobe light in the day and red flashing at night.

Ms. Lasley asked if the vicinity to the airport changed any lighting regulations.

Mr. Shine said the FAA had calculated the location of the tower to the airport and that was part of the recommendation.

 Ms. Lasley said the citizen concerns were listed in the packet but there was no data as to a response given to their questions. She wanted to go through those items and know what was said about the radio frequency radiation, generator power, steep slope and the quality location plan, she asked for input from the applicant on what the citizens were told in regards to those questions.

Mr. Volpe said those were issues that were not discussed, those were part of a discussion at the CBOR Meeting and in accordance with the CBOR Ordinance the applicant was prepared to address things discussed at the CBOR Meeting. He stated any radio frequency questions were addressed and regulated by the FCC and the FCC requirements were met.

Ms. Lasley asked if once an antenna was up, did it omit a static amount of radiation at the same level all the time.

Mr. Volpe said he did not know; he said the tower design was within the requirements put forth by the FCC.

Ms. Lasley asked if the generator was going to be wired directly and run by Talquin Electric.

Mr. Volpe said the generator would run once a day for a short period. Ms. Lasley asked what was a short period and Mr. Volpe said less than an hour once a day.

Ms. Lasley asked what was the purpose of that.

Mr. Volpe said he would have to defer to a more technical expert on that, he stated this was a Land Use and Zoning matter not a technical operational tower.

Ms. Lasley stated but you are asking us to approve variances for this project. She thought homeowners needed to know what they were going to have to be dealing with and the noise of a generator was an issue that concerned her.

Mr. Volpe said the noise of the generator was less than a typical truck on Hwy. 12.

Ms. Lasley said that was depending on how big the generator was. She said if Honda made it, maybe. She said steep slopes were mentioned and tree cover, and asked if there were the slopes where the tower was.

Mr. Volpe said he thought both issues were misunderstood by the citizens. He said the site was not as far back as thought where the steep slopes were as the property went back from Hwy 12, the property did slope down past the tower site, down to where the wetlands were on the far West portion of the site, and concerning the tree cover, the tower site was located in an area that was timber pine trees, no natural tree cover. He further stated there were no high-quality trees. He said the 20" or greater in diameter trees would not be impacted and this was an area that were agriculture trees that would be harvested regularly. He said both questions, when brought up at the CBOR Meeting, were just misunderstandings on where the tower was located on the site.

 Ms. Lasley said the tree cover issue was a concern because it was a commodity and would be clear cut from time to time, and that statement could change, about seeing the towers, when those trees were cut. She asked about the Fall Away Plan.

Mr. Volpe said he had spoken with Mr. Croley several times since the CBOR Meeting and Mr. Crowley mentioned a location on the North part of the property as a possible alternate location. The information was sent to Verizon Engineers as well as the site development team and it was closer to residents and would have caused an impact to the wetlands to the NW and would have been an inferior access because the proposed site co-located with an existing right of way. After working with that criteria, Mr. Volpe spoke with Mr. Crowley about the current location, and he was now in support.

Ms. Lasley said the landscape detail and the fact that timber would be harvested, she was not sure by the Ariel photos if there was much timber between the tower and road and she was for landscape around the bottom of the fence being part of the package. She stated Hwy 12 was a Gadsden County portal road and had special protection as far as landscape and was a road the County wanted to maintain as an entrance way into Quincy and Gadsden County. She objected to the fact that there were 2 variations stated but it actually affected 35 properties and to her, saying 2 was misleading. She said Rural Residential homes were affected. She also asked who would pay the property tax on the property the tower was on.

Mr. Shine answered any taxes, as a result of the location of the cell tower, on the property would be paid by the applicant.

Ms. Lasley asked Mr. Shine the purpose of the generator and why it would run once a day and asked for how long.

Mr. Shine said it would run every day for maintenance to keep the seals in the engine lubricated and the purpose of the generator was in case of emergency, it would keep the power on for a period of time to the Verizon equipment and EMS could be contacted in an emergency. He further stated it would run for 15-20 minutes and the muffler system was below the local standards for exhaust and noise ordinance. He also said each co-locator would install their own generator and there was a battery backup as well.

Ms. Lasley asked if on 87 acres, it had to be put in a place that 35 partials required a variance. She thought there needed to be a plan for a longer access road and put the towers someplace that could comply with the codes that did not affect homes. She said there was no reason Rural Residential homes had to look out at a red light on their horizon. She thought it was an Industrial application in Residential area and she was concerned about people's property value.



Ms. Bouie said her concerns were about the citizen's issues that were raised about the environmental effect and asked why not pick a site that did not require deviations.

Mr. Volpe said there were no sites in the area that met the setback requirement standards. Setback standards were ½ mile from a property with a future land use of rural residential and the other was 7 times the tower height from any property with a homesteaded residence. He said he had sited towers in dozens of counties across Florida and no other jurisdiction had setbacks this erroneous. He said based on those setbacks, they overlap from all directions and there was no location nearby for a tower without deviation. He further stated the towers had to be a certain distance from other towers to connect the entire network to work properly and there were criteria in the code of what was to be considered for that deviation. He said locating a tower somewhere to meet the standards was not possible.

Ms. Bouie said based on citizens response it led her to believe that the applicant could use the same property and still satisfy citizens' concerns. She said she was not asking the applicant to cancel the proposal but if the citizens could be satisfied with the applicant using this property and a different location on this property, that would be good.

Mr. Volpe said the alternate location proposed by Mr. Crowley would have had more deviations and was closer to many of the 35 homes on the NE. Mr. Crowley agreed the proposed site was the superior site over his alternate site. He stated the Western half of the property was in the wetlands.



Mr. Diekman asked the distance from tower to adjacent power lines that ran through the property, he asked if the 257 ft was from the lines. He said he drove to the site and there was poor reception in that area.

Chair Henderson read a citizen's email from Mark Nicholson and then asked if anyone on the phone had any questions or comments.

Mark Nicholson, 18302 Russet Green Drive, Houston TX. was sworn in by Deputy Clerk Bruner. He stated he did not know about a generator and one would not be bad but 4-5 would be a bit annoying. He stated he wanted to build a house one day and this was a huge deterrent. He was concerned with an increase in traffic and people taking the gate and fence out and he would have to fix it at his own expense.

Mr. Diekman asked Mr. Nicholson if it was an easement and whose property it was on.

Mr. Nicholson said it was Ann Nicholson's property.

Mr. Diekman stated the gate he was talking about, where people were accessing that he had to fix, if that was Mr. Nicholson's responsibility or if it was Ms. Ann's.

Mr. Nicholson answered it was not his but he was the one who fixed it when it was down.

Mr. Diekman asked if it was a shared easement.

Mr. Nicholson answered they shared and said he had a key to the gate but did not know if it legally was shared.

Mr. Diekman told Mr. Nicholson that looking at the map, he could put in his own gate.

Mr. Nicholson said the property was not open and was planted pines so there was no access in the woods without going through and cutting trees and building a road and he stated it was common courtesy to fix it for his aunt.

Mr. Diekman told Mr. Nicholson that his Aunt was going to benefit from this and Mr. Nicholson said correct.

Mr. Diekman said cell phone coverage was terrible out there. He told Mr. Nicholson he was in Texas, but in Gadsden County, when we call 911, and now because kids were going to school from home and trying to get computers to work, it was hard.

Mr. Nicholson said it was a security issue that people could drive in and could access private property.

Mr. Diekman said if it was a problem, put gates up between Ann's property and your property, and said it was not a County decision.



Charles Roberts said his experience was one generator per tower and the antenna would feed into the base and all be on one generator.



Chair Henderson said Option 1 was the recommendation from staff.

MR. DIEKMAN MADE A MOTION TO APPROVE OPTION 1 WITH THE SEVERAL CONDITIONS LISTED WITH A SECOND BY MR. ROBERTS. THE BOARD VOTED 6-1 BY ROLL CALL VOTE TO APPROVE. MS. LASLEY OPPOSED.

LIBBY HENDERSON	YES
WILLIAM CHUKES	YES
LORIE BOUIE	YES
CHARLES ROBRTS	YES
JEFF DIEKMAN	YES
MARION LASLEY	NO
STEVE SCOTT	YES

Motion Passed 6-1

7. Director's/Planner Comments

 Mr. Diekman said he went to sites to know what was being dealt with and the signs going up to notify the residents were 2x2 and asked if they could be bigger.
Ms. Jeglie said they could look at ordering bigger signs
Mr. Diekman said small ones were good, but suggested to put a lot of them up and not to be hid in the weeds.

Ms. Steele said she could work with Ms. Jeglie to do 48x48 signs on the larger properties and the cost would go to the applicant.
Ms. Jeglie said she could look at larger and more signs and she would handle that.

Mr. Diekman said in going to the site there were 35 properties affected and a small sign. He thought the County needed to do a better job advertising and letting people know. He questioned if all citizens were notified.
Ms. Jeglie said notices would be sent to property owners 1000 ft outside of property line, and stated they could do better.

Ms. Steele stated a new person was starting and said to share concerns with her.

Ms. Jeglie said Sept 24th a new director (Diane Quigley) would be starting and was confirmed August 4th and she would be at the next meeting.

8. Adjournment of Meeting

 **AT 7:40 P.M. MR. DIEKMAN MADE A MOTION TO ADJOURN WITH A SECOND BY MS. BOUIE.**

The Next Regularly Scheduled Meeting would be September 24th, 2020 at 6:00 P.M.

GADSDEN COUNTY, FLORIDA

LIBBY HENDERSON, Chair

ATTEST:

NICHOLAS THOMAS, Clerk

Gadsden County Planning Commission Agenda Request

Date of Meeting: September 24, 2020

To: Honorable Chairperson and Members of the Commission

From: Jill Jeglie, ACIP, Senior Planner II

Through: Diane Quigley, Growth Management Director

Subject: Public Hearing (Legislative) –1232 Scotland Road, Jett Large Scale Comprehensive Plan Future Land Use Map Amendment (LSPA 2020-01)

Statement of Issue:

A request for consideration of transmittal of a Large Scale Comprehensive Plan Future Land Use Map (FLUM) amendment to the Florida Department of Economic Opportunity to change the future land use category from Agriculture 2 (AG2) to Agriculture 1 (AG 1) on a 62.13 acre parcel (Attachments 1 & 2, pages 10-12).

Analysis & Findings:

Applicant/Owner: Robert S. Jet III

Authorized Representative: Elva Peppers, Florida Environmental and Land Services, Inc. (FELSI)

Location of Property: 1232 Scotland Rd, SR

Tax Parcel ID Number: #3-10-2N-2W-0000-00121-0100

Area of Subject Parcel: 62.13 acres

Wetlands: 1.46 including farm pond (Attachment #6, page 38).

Flood Zone: 1.07 acres (Attachment #6, page 38 and page 43).

Available Sanitary Sewer Facilities: Private on-site system (septic tank).

Available Potable Water Facilities: Private Well.

Electric Provider: Talquin Electrical Cooperative, Inc.

Current and Proposed Future Land Use Categories:

Table 1: Proposed and Requested Future Land Use Categories

	Future Land Use Designation	Maximum Density
Current/Change From:	Agriculture 2 (1 dwelling unit per 10 acres)	6
Proposed/Change To:	Agriculture 1 (1 dwelling unit per 5 acres)	12

The AG 2 and AG 1 Future Land Use categories are described in Policy 1.1.1.F and G of the Comp Plan (Attachment #4, pages 13-19). The proposed amendment will increase the maximum residential density potential by six (6) units. The Gadsden County Property Appraiser indicates the property as pastureland with at least three (3) homes and multiple out buildings (carport, barn, sheds, utility buildings, etc.) located on it.

Surrounding Future Land Use Designations:

The future land use category and the existing uses on the adjacent properties are listed in Table 2.:

Table 2: Adjacent Land Uses

Direction	Future Land Use Category	Existing Use
North	Agriculture 2, Rural Residential, Heavy Industrial	Single Family, Fox Crossing Minor Subdivision (1 single family dwelling unit per 2-3 acre lot), Gadsden Commercial Exchange (conditionally approved for light industrial uses)
East	Agriculture 1	Cropland w/Single Family and Timber II
South	Agriculture 2	Timber II
West	Agriculture 2	Single Family (1 dwelling unit on 20 acres) and Pastureland

Source: Gadsden County Planning Division and Gadsden County Property Appraiser.

Access:

The parcel accesses and fronts Scotland Road (CR 159) a county maintained paved minor collector, rural designated on the functional classification map.

Applicable Comprehensive Plan Objectives and Policies:

The following Comprehensive Plan Objectives and Policies are referenced as they apply to a Future Land Use Map Amendment. Other Objectives and Policies that are pertinent to a specific development will be addressed at the time of development order review. The applicant has addressed these policies in the 'Analysis of Comprehensive Plan Policies' (Attachment #4, pages 14-19) and as follows:

Policy 1.2.3: If the residential density calculation relies upon the connection to a central water or sewer system or package plant, and the central water or sewer system or package plant is not online at the time of the development order submission, a development agreement shall be required as part of the process in order to grant the density. The system must be available and online within three (3) years of the completion of the development in order for the additional density to be granted.

Policy 1.2.4: If the proposed development is located within one half mile of existing potable water or sanitary sewer infrastructure, the developer shall connect to the existing service provider for potable water or sanitary sewer services.

“Talquin Electric stated that there is an existing water main within ½ mile of the project with capacity for 12 residences. They could not confirm without Board approval if a water main could be extended to serve such large lots. A copy of this correspondence is included. There is no sanitary sewer available for this location within ½ of a mile.”

“There is not immediate plans for a subdivision. One home will be constructed within the near future and will utilize a septic tank and a well. “

Policy 1.2.5 If the proposed development is located within one half mile of existing potable water or sanitary sewer infrastructure, and current capacity does not exist to provide for the projected demands of the development, dry lines shall be installed and provided to serve the projected capacities of the development when the service provider obtains the capacity to serve the development.

“The proposed uses of this property are not expected to exceed capacity of the existing water system. No sanitary sewer connection is available or proposed at this time. The parcel will be divided into three parcels to split between the siblings.”

Policy 1.2.9: Developments shall only be approved by the County when the adopted levels of service standards meet or exceed the capacities adopted within this Plan. These standards shall include those for potable water, sanitary sewer, solid waste and recreational facilities and services.

“A maximum of 12 residences could be permitted at the site with some already existing. Should a subdivision be planned in the future, an application will be made to Talquin to extend water service. If a water line extension is not approved at the time of more intensive development the parcels will use wells.”

Pursuant to Policy 1.2.5, dry lines shall be installed and provided to serve the projected needs capacities of the development when the service provider obtains the capacity to serve the development.

Policy 1.2.13: Any applicant for a Future Land Use Map amendment shall at minimum supply the following information to the County when requesting such Map amendment:

A. Location and amount (in percentage of total parcel) of on-site jurisdictional wetlands.

“There are approximately 1.46 acres of wetland that were identified on the property. These areas are mostly designated as Flood Zone A. The wetlands areas comprise approximately 0.02% percent of the total property acreage acres.”

B. Availability and capacities of existing and proposed potable water and sanitary sewer utilities.

*“There is no public or private provision for central sewer service within the area.”
“Talquin Electric does have a water line within ½ mile of the property with capacity, however, it is unknown if they would extend the line for such large lots” (Attachment #5).*

C. Proposed location of ingress and egress of development.

“Existing ingress/egress is from County Road 159 (Scotland Road) and an established ingress/egress easement on the eastern side of the property with an existing driveway.”

D. Distance and location of nearest same land use category.

“The parcel adjacent to the west, across Scotland Road is designated AG 1. There is AG 1 land use category to the east approximately 800 feet away. Refer to figure 3.”

E. Description of adjacent land use categories. See Table 2 above and Attachment #2.

“Other adjacent land use categories include Agriculture 2 (primary adjacent land Use category), Rural Residential, Commercial and Heavy Industrial. It is not anticipated that the proposed amendment would present negative impact to the area’s character.”

F. In addition, for any land use category which supports residential development:

- 1) Existing and proposed school capacities (See Policy 10.6.1).
- 2) Existing and proposed park space (See Policy 6.3.3).

“A maximum of 12 residences could be permitted at the site (currently there are six).Based upon a report by the National Multifamily Housing Council updated with 2020 US Census data, 30.8% of single family owner-occupied homes have children

in residences. Based upon this percentage, the number of homes that would expect to have children out of the six new residences would be two. Therefore the impact of this land use amendment on school capacity would be negligible. The lack of need for additional recreation is addressed in description for 1.2.9 above. The property is located approximately 2.25 miles from the Town of Havana.”

Policy 1.2.16: As recognition that agriculture operations are a viable business in Gadsden County, existing agricultural uses and operations shall be protected from residential encroachment. Proposed residential development adjacent to lands designated as Agriculture on the Future Land Use Map shall demonstrate compatible development plans to the agriculture use and/or operations prior to the issuance of a development order.

“Nothing about the change in land use category will prohibit farming on the proposed tracts, as the proposed change is to another Agriculture land use category. There are existing agricultural uses within the vicinity, which are likely to remain.”

Policy 1.2.17: In order to protect the functional vitality and productivity of wetland systems as natural resources, future development shall maintain buffers and setbacks between jurisdictional wetlands and such development, as implemented in the Land Development Code.

Policy 1.2.19: No large scale land use amendment shall be approved which converts lands from any Agriculture land use category to the Rural Residential land use category unless a development agreement is recorded which requires the development to be served by central water and sewer utilities, or a wastewater package plant.

“This policy does not apply to this application. The applicant is not proposing to convert land to rural residential.”

Objective 1.4: Protect existing neighborhoods.

Policy 1.4.1: New non-residential development which is proposed contiguous to lands designated Rural Residential on the Future Land Use Map shall be of a scale and intensity appropriate to the existing residential development.

“The applicant proposes that the AG 1 designation will be used for agriculture, which is the current land use. It is not anticipated that this will have a negative impact on adjacent properties designates as Rural Residential, and is consistent with other development within the area.”

Policy 1.4.2: Neighborhood character shall be preserved and promoted by working toward maintaining compatibility of surrounding land uses.

“The current character of the area is in large tracts, farms and as rural residential. The proposal will provide a variation of parcel sizes while still maintain the agriculture use.”

The majority of the land within the area are 5 acres in size or greater. The proposed land use is compatible with existing uses and character within the area.

Policy 1.4.5: A compatibility analysis 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. Compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

“The existing future land use is as AG 2 and the proposed land use is AG 1. The current actual use of the property is as a cattle and hay farm with residences and outbuildings. The nearby uses are varied with rural residential, commercial, heavy industrial and agriculture. The majority of the adjacent uses are agriculture.

The Rural Residential parcels do not represent a large portion of the adjacent uses and the majority of the lands within the area are 5 acres in size or greater. The proposed land use is compatible with existing uses and character within the area. FELSI had communication with four nearby property owners expressed no negative comments towards the proposed amendment or its changing the character of the area.”

The following provide a summary analysis:

- a. Is the proposed land use a commercial, industrial or perceived nuisance development?

“No, the proposed land use is large lots (5 or greater acres). The most intensive use of the land proposed will be as residential or agricultural. Both these uses are prominent within the adjacent lands.”

- b. Are there any obvious conflicts between AG 1 and Rural residential land use?

“No, the users are typically compatible. This property is bordered by family members and agricultural uses. The nearest Rural Residential subdivision (only 6 lots) is across Scotland Road.”

Policy 2.2.2: The Florida Department of Transportation (FDOT) District 3 Level of Service reports for Gadsden County shall be used to identify existing and projected conditions on roadway segments within Gadsden County.

See Response to Policy 2.2.3 below.

Policy 2.2.3: The minimum levels of service for roadways within Gadsden County shall be evaluated at a PM peak hour volume data and shall be as follows:

Minor Collector, RURALLOS D

“The following data is from the FDOT 2018 LOS tables:

“CR 159 from 270 to US 27 has a reported current LOS of B. US 27 within the projected vicinity has a reported LOS of C. Peak hour volume data for CR 159 is currently estimated as 143 trips with a capacity for up to 430 trips.”

Scotland Road (CR 159) is a minor collector, rural on the FDOT functional classification map, as adopted by Gadsden County. Gadsden County has adopted a Level of Service (LOS) for minor collector roadways of LOS D (Transportation Element Policy 2.2.3).

Policy 2.2.5: With exception to those developments that meet the de minimis impact threshold, all new development impacts shall not decrease the roadway minimum level of service requirements of Policy 2.2.3. For the purposes of this Element, a de minimis impact shall be that which does not impact a roadway by greater than one percent of the maximum capacity of the adopted level of service standard for the affected roadway segment, as shown in the FDOT District 3 Level of Service reports for Gadsden County.

“County Road 158 has an FDOT target capacity of LOS C, with 8,400 trips. The current standard is at an LOS B with an estimated number of trips of 2,600, leaving an open capacity of 5,800 additional trips. Estimating the number of trips per household per day as ten, the estimate number of added trips is 120, which is significantly below the amount that would cause a change in level of service on CR 159.”

Policy 4A.1.2: No OWTDS shall be allowed within one-hundred (100) feet of any jurisdictional wetland.

Development shall be located outside of 100' from any jurisdictional wetland.

Policy 4A.1.3: New development within one-quarter (1/4) mile of an existing centralized sewage disposal system shall be required to connect to the existing system prior to the issuance of any Certificate of Occupancy by the Building Official.

“There is no centralized sewer system within ¼ mile of the property.”

OBJECTIVE 4B.1: Support the usage of centralized potable water systems or otherwise require the usage of safe water supply.

Policy 4B.1.2: New development within one-quarter (1/4) mile of an existing centralized or public potable water supply system shall be required to connect to the existing system prior to the issuance of any Certificate of Occupancy by the Building Official.

“There is Talquin water with capacity along Scotland Road. At the time of development, applications for connection will be made, should development occur with ¼ mile of the system. There is no immediate proposal for development.”

Policy 5.3.4: Any amendment to the Future Land Use Map shall consider the impact to the functionality of adjacent and on-site wetlands. The protection and conservation of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other principles, guidelines, standards, and regulations in this Plan and the Land Development Code.

Policy 5.4.4: The County shall protect Endangered and Threatened Species by requiring the following to be submitted in conjunction with any Comprehensive Plan Future Land Use Map amendment request to a more intense category which is more than ten (10) acres. Such assessment may be conducted with readily available information through desktop GIS and/or the most recent state agency published documentation.

- (a) Any finding that lists any Endangered or Threatened Species located on site;
- (b) Soil types on site as noted in the Soil Survey in Policy 5.2.11.
- (c) Wetlands on site as shown on the National Wetlands Inventory.

The applicant has provided an 'Environmental Survey Report'. The parcel is primarily described as improved pastureland with areas in mixed pine and hardwood uplands. Soil types have been noted. There are 1.46 acres of wetlands. Proposed development will be required to protect the wetlands as well as maintain required natural buffers (Attachment #6, pages 40-50).

Public Notice & Citizens Bill of Rights Meeting:

The applicant held a Citizen's Bill of Rights meeting on July 28, 2020 at 7:00 pm at the Eugene Lamb Jr. Community Park, 258 Lakeview Road, Havana, FL. There was one attendee and three (3) phone calls (Attachment #7, page 53).

A public hearing notice was mailed at least thirty (30) days prior to the public hearing; a legal advertisement was placed in the local newspapers (3); and, a sign was posted on the property (Sub. 1302, Legislative Hearing Procedures, LDC).

Planning Commission Options:

1. Recommend approval of the Scotland Rd Jett Large Scale Comprehensive Plan Future Land Use Map Amendment from AG 2 to AG 1 (LSPA-2020-01) with the following condition:
 - a. Label the fifty (50') natural area to be maintained adjacent to wetlands on Exhibits A and B of the 'Environmental Survey Report'.
2. Recommend denial of the Scotland Rd Jett Large Scale Comprehensive Plan Future Land Use Map Amendment.
3. Planning Commission Discretion.

Planning Staff Recommendation:

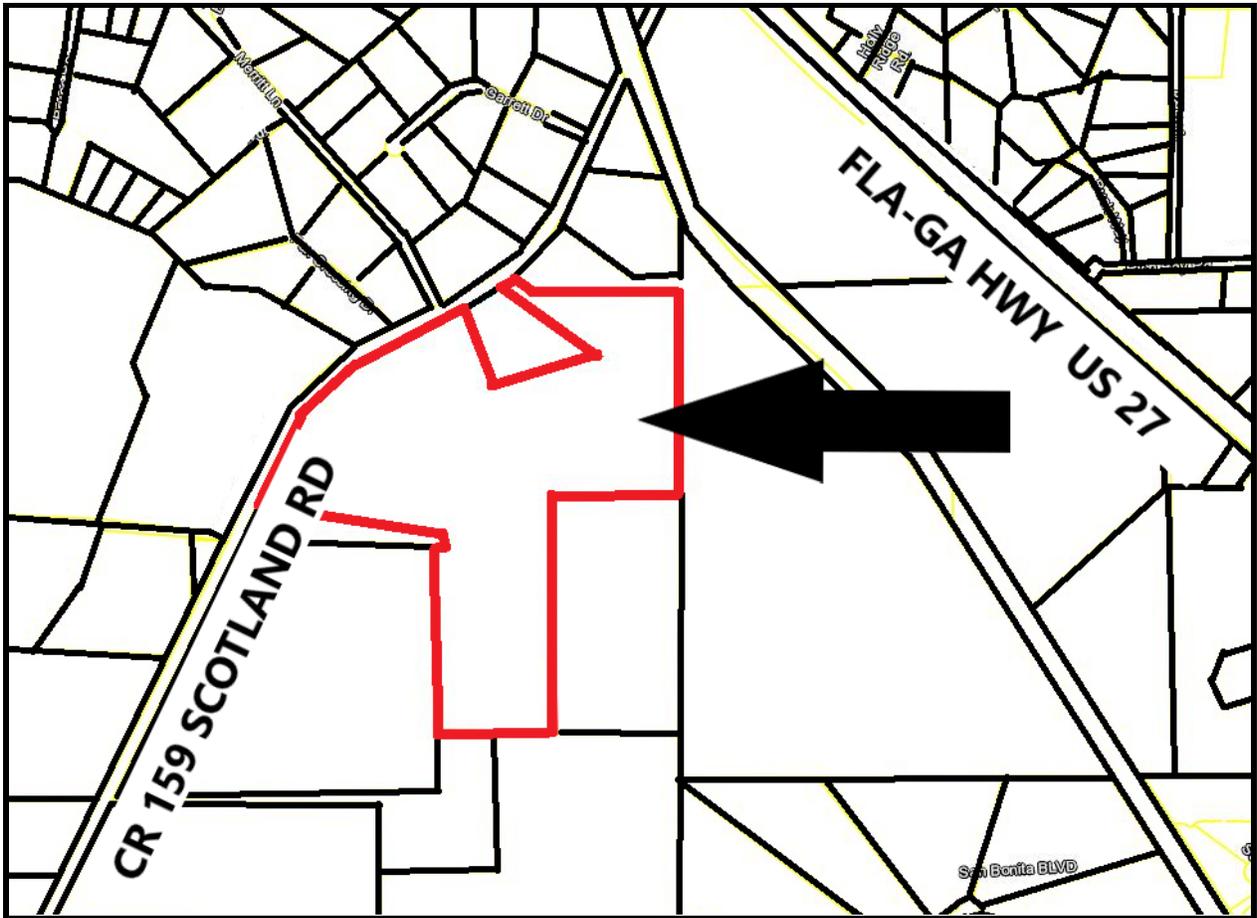
*Scotland Road Future Land Use Map Amendment
Planning Commission Agenda Report*

Option #1

Attachments:

1. Location Map
2. Proposed and Existing Future Land Use maps
3. Comprehensive Plan Policy 1.1.F & G, Agriculture 1 and 2
4. Applicant's Analysis of Comprehensive Plan Policies
5. Application with Support Documents
6. Environmental Survey Report
7. Citizens Bill of Rights Public Hearing Notice & Summary
8. Legal Advertisement

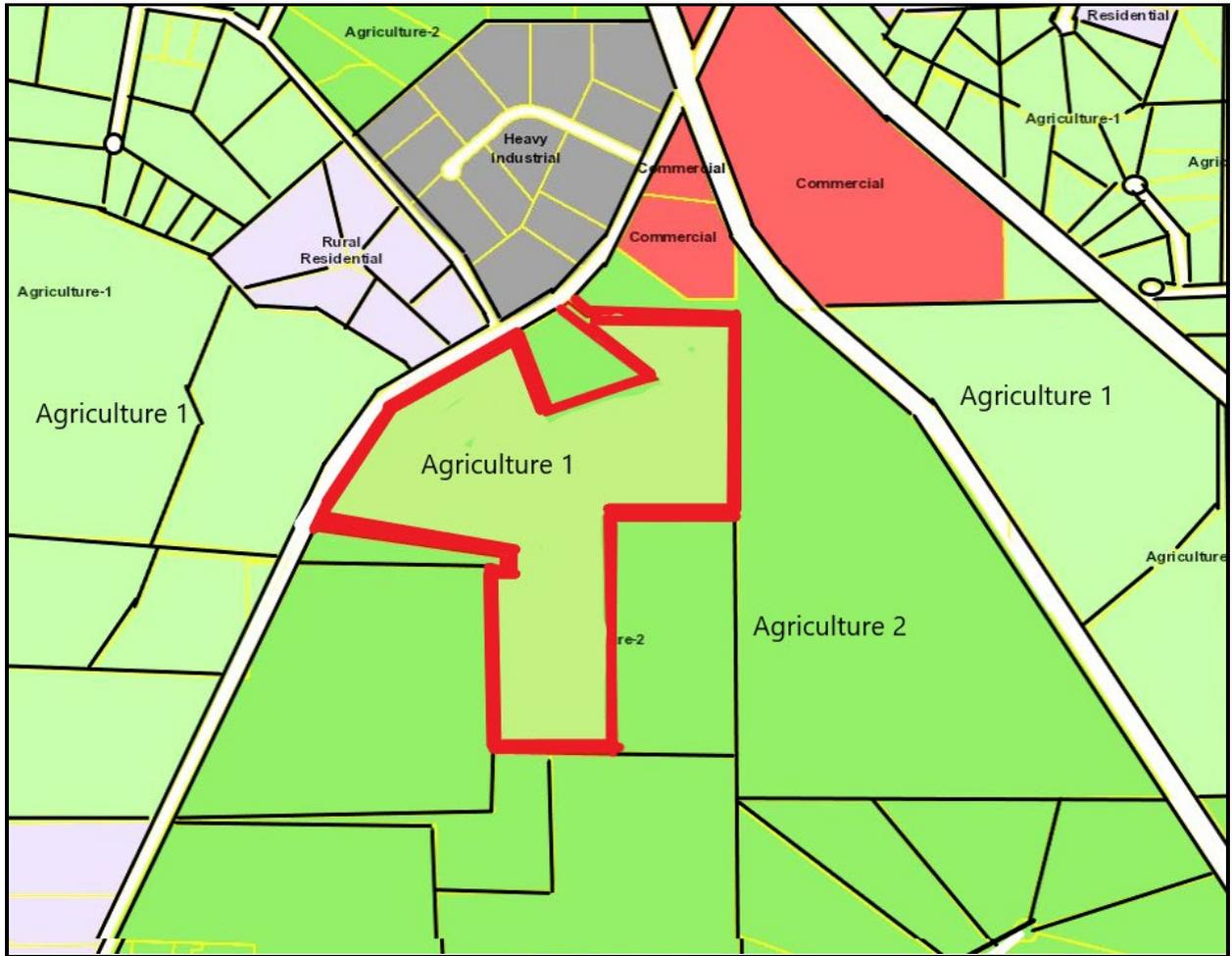
LOCATION MAP



FUTURE LAND USE MAP



EXHIBIT 'A'



Gadsden County Comprehensive Plan

Future Land Use Element

Objective 1.1: Provide for certainty in growth and development through the adoption of the Future Land Use Map and Future Land Use categories.

Policy 1.1.1: Gadsden County shall regulate the use of land through the adopted land use categories as follows. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within Gadsden County.

F. Agriculture-1

- 1) Purpose and Intent – The intent of this category is to provide areas for agricultural activities.
- 2) Designation Criteria – Agriculture uses and residences associated with such uses.
- 3) Density – No more than one dwelling unit per five (5) acres
- 4) Impervious Surface Area – No more than 0.10 lot coverage except the centralized utilities uses are exempted from impervious surface requirements.
- 5) Allowable Uses – Agriculture related uses; Silviculture; residential; houses of worship; cemeteries; recreational activities; commercial activities associated with the primary agricultural use; home occupations; centralized utilities and package plants.
- 6) Development Restrictions - The Family Exception shall be allowed as long as the parent parcel can retain a minimum of three (3) acres, and the granted parcel has a minimum of three (3) acres, and the other requirements of the Land Development Code are met; minimum lot size for the non-residential uses that are also not used for centralized utilities described in this part shall be three (3) acres.

G. Agriculture-2

Development within the Agriculture-2 category shall be the same parameters as the Agriculture-1 land use category in F. above, except that:

- 1) Density - No more than one dwelling unit per ten (10) acres; and,
- 2) Solar power generation facilities are an allowable use on parcels ten (10) acres or greater in size.

H. Agriculture-3

Development within the Agriculture-3 category shall be the same parameters as the Agriculture-1 category in F. above, except that:

- 1) Density - No more than one dwelling unit per twenty (20) acres; and,
- 2) Solar power generation facilities are an allowable use on parcels twenty (20) acres or greater in size.

Comprehensive Plan-Future Land Use Map Amendment Application
Jett Land Use Amendment

Introduction

The subject property has been used for cattle and hay farming historically. The land use amendment is necessary to allow the children of the original property owner to divide the property evenly between the siblings. Family members currently reside at the parcels adjacent to the subject parcel and on the parcel and intend to remain. There are six residences currently at the property. There is no immediate proposal to create a subdivision or development on the property at this time. One single family residence is proposed to be constructed on this property in the near future. Some of the policies address questions related to the maximum development potential at the property and are addressed to provide that information, however there are no immediate plans proposed.

Policy 1.2.4: *If the proposed development is located within one half mile of existing potable water or sanitary sewer infrastructure, the developer shall connect to the existing service provider for potable water or sanitary sewer services.*

Talquin Electric stated that there is an existing water main within ½ mile of the project with capacity for 12 residences. They could not confirm without Board approval if a water main could be extended to serve such large lots. A copy of this correspondence is included. There is no sanitary sewer available for this location within ½ mile.

There are no immediate plans for a subdivision. One home will be constructed within the near future and will utilize a septic tank and a well.

Policy 1.2.5 *If the proposed development is located within one half mile of existing potable water or sanitary sewer infrastructure, and current capacity does not exist to provide for the projected demands of the development, dry lines shall be installed and provided to serve the projected capacities of the development when the service provider obtains the capacity to serve the development.*

The proposed uses of this property are not expected to exceed capacity of the existing water system. No sanitary sewer connection is available or proposed at this time. The parcel will be divided into three parcels to split between the siblings.

Policy 1.2.9: *Developments shall only be approved by the County when the adopted levels of service standards meet or exceed the capacities adopted within this Plan. These standards shall include those for potable water, sanitary sewer, solid waste and recreational facilities and services.*

A maximum number of 12 residences could be permitted at the site with some already existing. Should a subdivision be planned in the future, an application will

be made to Talquin to extend water service. If a water line extension is not approved at the time of more intensive development the parcels will use wells.

Solid waste services are provided by Waste Pro for Gadsden County. No significant increase in usage is anticipated with the 12 potential residences.

The only proposed future land use is Ag-1. There is no intent to supply sanitary sewer service. Residences will use septic tanks. Central sewer is not available within ½ mile.

The density of the parcels is 1 residential unit per 5 acres. The large amount of open space that will be available within the property will provide buffers and opportunities for recreation. In addition, the property is within close distance to the Town of Havana (2.25 miles), which provides additional opportunities for recreation at the parks located nearby. No recreational facilities are proposed nor are there anticipated impacts of the proposed change of use to the adopted Level of Service Standards for recreational facilities and services.

Policy 1.2.13: Any applicant for a Future Land Use Map amendment shall at minimum supply the following information to the County when requesting such Map amendment:

A. *Location and amount (in percentage of total parcel) of on-site jurisdictional wetlands.*

There are approximately 1.46 acres of wetlands that were identified on the property. These areas are mostly designated as Flood Zone A. The wetlands areas comprise approximately 0.02% percent of the total property acreage acres.

B. *Availability and capacities of existing and proposed potable water and sanitary sewer utilities.*

There is no public or private provision for central sewer service within the area. There is no intent to supply sanitary sewer service. No potential impacts on existing environmental resources are anticipated. No performance based systems are required or proposed. There is one private well located on the property. Talquin Electric does have a water line within ½ mile of the property with capacity, however, it is unknown if they would extend the line for such large lots.

C. *Proposed location of ingress and egress of development.*

Existing ingress/egress is from County Rd 159 and an established ingress/egress easement on the eastern side of the property with an existing driveway.

D. Distance and location of nearest same land use category.

The parcel adjacent to the west, across Scotland Road is designated Ag-1. There is Ag-1 land use category to the east approximately 880 feet away. Refer to Figure 3.

It is not anticipated that the proposed LUA would present a significant negative impact to the area's character.

E. Description of adjacent land use categories.

Other adjacent land use categories include Agriculture 2 (primary adjacent land use category), Rural Residential, Commercial and Heavy Industrial. It is not anticipated that the proposed amendment would present a negative impact to the area's character.

F. In addition, for any land use category which supports residential development:

- 1) *Existing and proposed school capacities (See Policy 10.6.1).*
- 2) *Existing and proposed park space (See Policy 6.3.3).*

A maximum of 12 residences could be permitted at the site (currently there are 6). Based upon a report by the National Multifamily Housing Council updated with 2020 US Census data, 30.8% of single family owner-occupied homes have children in residence. Based upon this percentage, the number of homes that would expect to have children out of the six new residences would be two. Therefore the impact of this land use amendment on school capacity would be negligible. The lack of need for additional recreation is addressed in description for 1.2.9 above. The property is located approximately 2.25 miles from the Town of Havana.

Policy 1.2.16: *As recognition that agriculture operations are a viable business in Gadsden County, existing agricultural uses and operations shall be protected from residential encroachment. Proposed residential development adjacent to lands **Future Land Use Element** Gadsden County Comprehensive Plan August 2, 2016 Page 10 of 16 designated as Agriculture on the Future Land Use Map shall demonstrate compatible development plans to the agriculture use and/or operations prior to the issuance of a development order.*

Nothing about the change in land use category will prohibit farming on the proposed tracts, as the proposed change is to another Agricultural land use category. There are existing agricultural uses within the vicinity, which are likely to remain.

Policy 1.2.19: *No large scale land use amendment shall be approved which converts lands from any Agriculture land use category to the Rural Residential land use category unless a development agreement is recorded which requires the development to be served by central water and sewer utilities, or a wastewater package plant.*

This policy does not apply to this application. The applicant is not proposing to convert land to rural residential.

Policy 1.4.1: New non-residential development which is proposed contiguous to lands designated Rural Residential on the Future Land Use Map shall be of a scale and intensity appropriate to the existing residential development.

The applicant proposes that the Ag-1 designation will be used for agriculture, which is the current land use. It is not anticipated that this will have a negative impact on adjacent properties designated as Rural Residential, and is consistent with other development within the area.

Policy 1.4.2: Neighborhood character shall be preserved and promoted by working toward maintaining compatibility of surrounding land uses.

The current character of the area is in large tracts, farms and as rural residential. The proposal will provide a variation of parcel sizes while still maintaining the agricultural use. The majority of the lands within the area are 5 acres in size or greater. The proposed land use is compatible with existing uses and character within the area.

Policy 1.4.5: A compatibility analysis 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. Compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

The existing future land use is as Agriculture 2 and the proposed land use is Agriculture 1. The current actual use of the property is as a cattle and hay farm with residences and outbuildings. The nearby uses are varied with rural residential, commercial, heavy industrial and agriculture. The majority of the adjacent uses are agricultural.

The rural residential parcels do not represent a large portion of the adjacent uses and the majority of the lands within the area are 5 acres in size or greater. The proposed land use is compatible with existing uses and character within the area. FELSI had communication with four nearby property owners expressed no negative comments towards the proposed amendment or its changing the character of the area.

The following provide a summary analysis:

- a. *Is the proposed land use a commercial, industrial or perceived nuisance development?*

No, the proposed land use is large lots (5 or greater acres). The most intensive use of the land proposed will be as residential or agricultural. Both these uses are prominent within the adjacent lands.

- b. *Are there any obvious conflicts between Ag 1 and Rural Residential land use?*
 No, the uses are typically compatible. The property is bordered by family members and agricultural uses. The nearest Rural Residential subdivision (only 6 lots) is across Scotland Road.

Policy 2.2.3 *The minimum levels of service for roadways within Gadsden County shall be evaluated at a PM peak hour volume data.*

The following data is from the FDOT 2018 LOS tables:

County Road 159 from 270 to US 27 has a reported current LOS of B.
 US27 within the project vicinity has a reported LOS of C.
 Peak hour volume data for CR 159 is currently estimated as 143 trips with a capacity for up to 430 trips.

The addition of 12 residences, will not cause a significant change in trips within these roadways.

Policy 2.2.5 *With the exception to those developments that meet the de minimis impact threshold, all new development impacts shall not decrease the roadway minimum level of service requirements of Policy 2.3.3. For the purposes of this Element, a de minimis impact shall be that which does not impact a roadway by greater than one percent of the maximum capacity of the adopted level of service standard for the affected roadway segment, as shown in the FDOT District 3 Level of Service reports for Gadsden County.*

County Road 159 has an FDOT target capacity of LOS C, with 8,400 trips. The current standard is at an LOS B with an estimated number of trips of 2,600, leaving an open capacity of 5,800 additional trips. Estimating the number of trips per household per day as ten, the estimated number of added trips is 120, which is significantly below the amount that would cause a change in the level of service on CR 159.

The applicant asserts that the maximum effect from this development would constitute a de minimis impact on the LOS standards for the roadways.

Policy 4A.1.3: *New development within ¼ mile of an existing centralized sewage disposal system shall be required to connect to the existing system prior to the issuance of any Certificate of Occupancy by the Building Official.*

There is no centralized sewer system with ¼ mile of the property.

Policy 4B.1.2. *New development within ¼ mile of an existing centralized or public potable water supply system shall be required to connect to the existing system prior to the issuance of any Certificate of Occupancy by the Building Official.*

There is Talquin water with capacity along Scotland Road. At the time of development, applications for connection will be made, should development occur with ¼ mile of the system. There is no immediate proposal for development.

Policy 5.3.2: *Development shall be required to maintain a fifty (50) foot minimum natural setback around all FDEP and U.S. Army Corps of Engineers jurisdictional wetlands with exception to utility and transportation networks and water dependent uses such as docks and platforms.*

A 50-foot setback will be provided around wetlands onsite should development occur near any of the wetland areas. There are plenty of lands available to accommodate this setback requirement.

Policy 5.3.3: *The location of septic tanks and drain fields shall be prohibited within one hundred (100) feet of all perennial rivers, streams, creeks, lakes and wetlands.*

Should the property be further subdivided, the lots will be configured to allow septic tanks and drain fields to be located a minimum of 100 feet from wetlands. .

Policy 5.3.4: *Any amendment to the Future Land Use Map shall consider the impact to the functionality of adjacent and on-site wetlands. The protection and conservation of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other principles, guidelines, standards, and regulations in this Plan and the Land Development Code.*

The LUA is capable of complying with **Objective 5.3** which requires that projects maintain a 50-foot natural buffer around wetlands on the subject parcel. The project proposes that development activities will not occur within 50 feet of the jurisdictional wetlands. This 50-foot wetland buffer will be addressed further should development occur.

Policy 5.4.4: *The County shall protect Endangered and Threatened Species by requiring the following to be submitted in conjunction with any Comprehensive Plan Map amendment request to a more intense category which is more than ten (10) acres. Such assessment may be conducted with readily available information through desktop GIS and/or the most recent state agency published documentation.*

- (a) *Any finding that lists any Endangered or Threatened Species located on site;*
- (b) *Soil types on site as noted in the Soil Survey in Policy 5.2.11.*
- (c) *Wetlands on site as shown on the National Wetlands Inventory.*

Maps depicting environmental features are included in the attached Environmental Report. A wetland estimation with onsite confirmation was completed using field verification, soil maps, and LIDAR contour data. Please refer to the included report for a description of soils, community types and potential habitat for protected species.



Post Office Box 1799, Quincy, FL 32353-1799

Phone (850) 875-8663 Fax (850) 875-7280

E-mail: planning@gadsdencountyfl.gov

Web site: www.gadsdengov.net

FUTURE LAND USE MAP AMENDMENT APPLICATION

Application must be submitted at least 45 days prior to the public hearing to meet legal advertisement requirements for public notice.

<input type="checkbox"/> Small Scale Future Land Use Map	<input checked="" type="checkbox"/> Large Scale Future Land Use Map
<input type="checkbox"/> Small scale amendment in Rural Area of Opportunity as set forth in §. 288.0656(7) F.S.	
Change From: <u>Agriculture 2</u>	To: <u>Agriculture 1</u>
Existing future land use designation	Proposed future land use designation

APPLICANT INFORMATION (If the applicant differs from the owner, a signed affidavit to represent is required authorizing a representative to act on the property owner's behalf)

Owner: Robert S. Jett, III Trust Contact Person: Robert S. Jett III

Address: 1300 Scotland Road, Havana, FL 32333

Telephone: 850-545-8760 Mobile: _____

E-Mail Address: jettster56@gmail.com

Authorized Representative: Elva Peppers - FELSI

Address: 221-4 Delta Court, Tallahassee, FL 32303

Telephone: 850-385-6255 Mobile: 850-566-6213

E-Mail Address: elvapeppers@felsi.org

PROPERTY INFORMATION

Property Address: 1232 Scotland Road, Havana FL 32333

Tax Parcel ID#: 3-10-2N-2W-0000-00121-0100

Legal Description: Please see attached
(A legal description is needed for adoption of the ordinance. A legal description may be found on the title certificate or warranty deed. Please attach a copy as required with application.)

Total Acreage Proposed for Amendment: 62.13

Current Use of Property: Agriculture

Describe reason for the Future Land Use Map amendment (include proposed use of the property): The parcel will remain in use as agriculture with home-sites. The property will be divided amongst 3 siblings.

Gadsden County Comprehensive Plan Future Land Use Map Amendment
Application

SUBMITTAL REQUIREMENTS - The following items must accompany the completed Comprehensive Plan Future Land Use Map amendment application at time of submittal:

- a. Fee, \$1250.00 for large scale amendment; \$500.00 for small scale amendment made out to Gadsden County Board of County Commissioners.
- b. Two (2) copies of the signed and notarized application and submittal documents.
- c. An electronic copy (in .pdf format) of the submittal package.
- d. A vicinity map showing the location of the subject property (8.5" by 11").
- e. A copy of a certificate of title or a copy of the recorded deed, title insurance policy or other instrument demonstrating ownership and bearing a legal description of the property.
- f. Authorization to Represent, if applicable.
- g. Verification of a Citizen's Bill of Rights Public Meeting, if required. (Copy of mailed notice and newspaper ad, postage receipt, written meeting summary.)
- h. For small scale (map) amendments as defined under §288.0656(2)(d) F.S. to increase the site area to a maximum of 20 acres within a rural area of opportunity, provide a written confirmation from the Planning Division indicating that the plan amendment furthers the economic objectives set forth in the executive order issued under §. 288.0656(7) F.S.
- i. Two aerial photographs obtained from the Gadsden County Planning Division or County Property Appraisers Office which identifies the subject property and all property within 500 foot radius of the subject property. Provide an 8.5" X 11" copy.
- j. An 8.5" by 11" signed and sealed survey containing a legal description indicating acreage. The legal description must be submitted in a format that can be copied and pasted into an ordinance (e.g. in Word format or in an e-mail).
- k. A scaled drawing of the property showing all boundaries, adjacent properties, adjacent land use designation, existing use of adjacent property, roads, easements, flood zones, size of the parcel in square feet or acres, dimensions in linear feet, wetlands, and other environmental sensitive lands, as applicable. Provide an 11" X 17" copy.
- l. Copy of Letter to Division of Historical Resources, Dept. of State to determine whether or not there are any historical resources recorded on the site as listed on the Florida Master Site File (Policy 6.4.8)).
- m. Address the requirements of Policy 1.2.13: Any applicant for a Future Land Use Map amendment shall at minimum supply the following information to the County when requesting such Map amendment:
 - A. Location and amount (in percentage of total parcel) of on-site jurisdictional wetlands.
 - B. Availability and capacities of existing and proposed potable water and sanitary sewer utilities.
 - C. Proposed location of ingress and egress of development.
 - D. Distance and location of nearest same land use category.
 - E. Description of adjacent land use categories.
 - F. In addition, for any land use category which supports residential development:
 - 1) Existing and proposed school capacities (See Policy 10.6.1).
 - 2) Existing and proposed park space (See Policy 6.3.3).
- n. A written analysis of consistency with the relevant policies of the Comprehensive Plan. Specifically, the analysis shall address at minimum, and as applicable, the following policies. This list is **not** all inclusive and each applicant shall address relevant policies to the request.
 - Policy 1.2.4

Gadsden County Comprehensive Plan Future Land Use Map Amendment Application

- Policy 1.2.5
- Policy 1.2.9 (Level of service analysis/concurrency)
- Policy 1.2.13
- Policy 1.2.16
- Policy 1.2.19
- Policy 1.4.1
- Policy 1.4.2
- Policy 1.4.5 (Compatibility Analysis)
- Policies 2.2.3 and 2.2.4 (Level of Service)
- Policy 4A.1.3, Adequate Sewage Disposal
- Policy 4B.1.2, Safe Potable Water Availability
- Policies 5.3.2, 5.33 & 5.3.4
- Policy 5.4.4

I understand that the application must be submitted at least 45 days prior to the public hearing to meet legal advertisement requirements for public notice.

I AM THE OWNER

I AM THE LEGAL REPRESENTATION OF THE OWNER (See attached Authorization to Represent) of the property described by this Comprehensive Plan Future Land Use Map application. I declare that I have read said application and all sketches, data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. I understand that by signing this document, I am giving the County or agent thereof the authority to duplicate, disseminate, and reproduce any and all items submitted as part of this request, whether copyrighted or not. And that, upon submission said application and documents, as well as all correspondence, become a matter of public record.

Signature of Property Owner or Authorized Representative

7/17/2020
Date

State of Florida County of Leon

Sworn to and subscribed before me this 17 day of July, 20 20 by Roberts S Jett III who is personally known to me /or has

produced FLDLJ300777561710 exp 5/11/2028 as identification and did not take an oath.

Notary Seal

[Signature]
Notary Signature

Stephanie Shannon
Notary Name Printed



**Gadsden County
Citizens Growth Management and Planning
Bill Of Rights**

Submittal Requirements Check List

Applicants are responsible for Public Hearing Notice & Advertisements

The following items must be addressed and written verification provided with applications requiring Planning Commission review and Board of County Commission Approval pursuant to Ordinance #2010-05:

Check List

1. Date of the CBR meeting (within 90 days of application). 7/28/2020
2. Copy of the Mailing List to Property Owners within 0.50 of a mile from the subject parcels
3. Copy of receipt for mailing receipt verifying the date & number of pieces mailed.
4. Copy of legal advertisement from the closest local newspaper: Twin City New (Chattahoochee), Gadsden County Times (Quincy), and Havana Herald (Havana).
 1. Gadsden County Times - advertising@gadsdenotimes.com
 2. Havana Herald - nick@havanaherald.net
 3. Twin City News - tcnews@fairpoint.net
5. The advertisement should include the following information:
 - i. A title. For example, "You are invited to attend a Public Meeting to discuss (development name & description) as required by the Gadsden County Growth Management and Planning Bill of Rights."
 - ii. A location map indicating the subject property and properties within a 0.50 radius or greater sufficient so that the location can be identified.
 - iii. The date, time, place of the meeting
6. Copy of Sign-up Sheet with the Name, Address & Phone numbers of attendees
7. A summary of the meeting that identifies issues raised and/or discussed and whether they were resolved or not; and, how the plans incorporated and/or resolved the issues.



1-B East Jefferson Street, Post Office Box 1799, Quincy, FL 32353-1799
Phone (850) 875-8663 Fax (850) 875-7280
E-mail: planning@gadscountyfl.gov Web site: www.gadscengov.net

APPLICATION FOR CONCURRENCY REVIEW

Parcel Identification Number: 3-10-2N-2W-0000-00121-0100
Location/Address: 1232 Scotland Road, Havana, FL 32333

Property Owner (Print): Robert S. Jett III Trust
Address: 1300 Scotland Road City: Havana State: FL Zip: 32333
Phone: 850-545-8760 E-Mail: jettster56@gmail.com

Authorized Representative (Print): Elva Peppers - FELSI
Address: 221-4 Delta Court City: Tallahassee State: FL Zip: 32303
Phone: 850-385-6255 E-Mail: elvapeppers@felsi.org

Preliminary Development Orders may be issued without a concurrency evaluation. At the applicant's option, concurrency evaluation may be deferred until a site development construction plan development order is applied for. No building permit will be issued until concurrency review is approved.

Submittal Requirements:

- Fee (\$110.00). Checks to be made out to the Gadsden County Board of County Commissioners
- Completed Application
- N/A Transportation and/or turn lane analysis (as required by County Engineer and/or FDOT)

Size of the project parcel: 62.13 # of Phases: 1

Specific Uses or uses proposed to be expanded: Agriculture 1

Type and # of Residential Units (single family, duplex, multi-family, etc.): Up to 12 single family homes

Type and Square footage of non-residential uses (e.g. club house, restaurant, office, manufacturing, etc.): _____

No development, other than one home, is proposed at this time.

Gross Floor Area (GFA), Square footage and number of units for each phase:

Existing GFA, # of units and/or square footage: _____

Proposed GFA, # of units and/or square footage: _____

Total GFA, # of units and/or square footage: _____

Stormwater:

N/A On site N/A Master stormwater system

Water:

Central Water System Well(s), on-site

Sewer:

Central Sewer Central, Package Plant Septic System Septic, Advanced treatment,

Transportation Impacts:

ITE Code and Existing Level of Service (Attach additional tables & data if necessary.) Include Trips generated by the proposed project using the latest ITE Trip-Generation Handbook.

ITE Code	Land Use	# Units	Daily Trips	Peak Hour Trips
Totals				

Include the following information for State & County roads impacted by the proposed development.

Road	Segment	Maximum Service Volume	LOS	Existing Peak Hour Volume	PM Peak Hour Trips Added	New Peak Hour Volume
CR 159	500262	8,400	B	143	5	148

LOS standards do not apply to local roads. LOS information required may be obtained from the FDOT District 3 Level of Service Tables at <http://www.fdot.gov/planning/systems/programs/SM/los/districts/district3/2016/Gadsden.pdf>.

Public School Capacity:

Planning will calculate impact to LOS based on # of Residential units proposed.

Parks:

Planning will calculate impact to LOS based on # of Residential units proposed.

I hereby certify that the information contained in this application is true and accurate and that I am either the owner or the subject property, or am the authorized representative of the property owner in regards to this matter.

I AM THE OWNER

I AM THE LEGAL AUTHORIZED REPRESENTATIVE OF THE OWNER (Reference attached Authorization to Represent submitted with the development application.)

Eva L Peppers
 Signature of Owner or Authorized Representative

8/4/20
 Date

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: July 17, 2020

I/We, Robert S Jett, Jr.
(Print name of property owner(s) and/or entity & authorized representative)

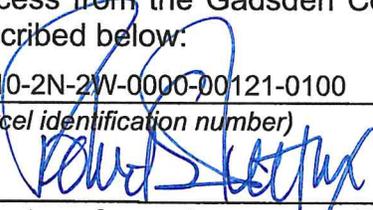
Hereby give authorization to,

Florida Environmental & Land Services, Inc, Elva Peppers
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-385-6255 elvapeppers@felsi.org
Telephone number E-mail Address

To apply for an land use amendment application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-10-2N-2W-0000-00121-0100 Scotland Rd
(Parcel identification number) (E911 address)

 Robert S. Jett, Jr
(Signature of property owner or entity & representative) (Print name of property owner and/or entity)

State of Florida
County of Gadsden

The foregoing instrument was acknowledged before me this 17 day of July, 2020 by Robert S Jett Jr who is personally known to me/or has produced FLDL J300777561710 exp 5/16/28 as identification and did not take an oath.


Notary Signature
Stephanie Shannon
Notary Name Printed



THIS INSTRUMENT PREPARED BY:
Garvin B. Bowden
Gardner, Bist, Wiener, Wadsworth & Bowden, P.A.
1300 Thomaswood Drive
Tallahassee, FL 32303
(850) 385-0070
File No. 08.2085

OFFICIAL RECORDS 110006428
BK 749 PG 959
Record Fee: 35.50
DOC STAMPS 70
FILE # 110006426 RCD:08/11/2011 @ 3:38 PM
Nicholas Thomas, Clerk Circuit Court Gadsden Co

WARRANTY DEED
(Reserving Life Estates)

THIS WARRANTY DEED is made and executed this 27th day of July, 2011, by Robert S. Jett, Jr. and Patsy F. Jett, husband and wife, whose mailing address is 1232 Scotland Road, Havana, Florida 32333, as Grantor, to Robert S. Jett, Jr., as Trustee under agreement dated February 6, 2008, with the power and authority to protect, conserve, and to sell, lease, encumber, or otherwise manage and dispose of the property conveyed, as the Grantee, whose mailing address is 1232 Scotland Road, Havana, Florida 32333, as Grantee. Whenever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context requires.

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee that parcel of land, situate, lying and being in the County of Gadsden, State of Florida, more particularly described on the attached Exhibit "A".

Grantors reserve to themselves, the exclusive possession, use and enjoyment of the rents, issues and profits of the above-granted premises for and during the natural lifetime of the Grantors and subject to the terms and conditions of that January 27, 2009 Prenuptial Agreement between Robert S. Jett, Jr. and Patsy H. Fletcher, now known as Patsy F. Jett.

The Grantor does hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

The trustee named as the Grantee hereinabove is vested with and shall have full power and authority to protect, conserve, and/or sell, to lease, to encumber, or to otherwise manage and dispose of the real property conveyed hereby. In no case whatsoever shall any party dealing with the Trustee named as the Grantee in this deed (or any successor trustee) in relation to the real property hereby conveyed, be obligated to see to the application of purchase money or money borrowed on the property, or be obligated to see or inquire that the terms of the Robert S. Jett, Jr. Trust have been complied with, or be obligated or privileged to inquire into the terms of the Robert S. Jett, Jr. Trust Agreement. Every deed, trust deed, mortgage, lease or other instrument executed by the Trustee (or Successor Trustee) in relation to the real property shall be conclusive evidence in favor of every person relying upon or claiming under any such instrument that (a) at the time of the execution and delivery of such instrument the Trustee was in full force and effect, (b) such instrument was executed in accordance with the terms and conditions of said Trust, and (c) the

OFFICIAL RECORDS
BK 749 PG 960

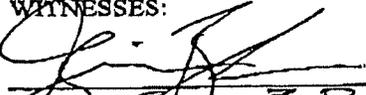
110006426

Trustee is authorized and empowered to execute and deliver every such instrument without the joinder or consent of any other party or person.

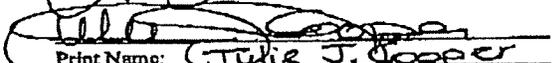
This deed was prepared without examination or legal opinion of title but upon information, including the legal description, supplied by the Grantor.

IN WITNESS WHEREOF, the Grantor has executed and delivered this deed the day and year first above written.

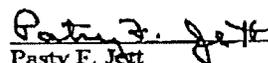
WITNESSES:

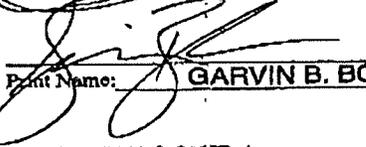

Print Name: Garvin B. Bowden


Robert S. Jett, Jr.


Print Name: Julie J. Cooper


Print Name: Julie J. Cooper

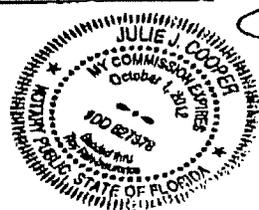

Patsy F. Jett


Print Name: GARVIN B. BOWDEN

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 20th day of July, 2011, by Robert S. Jett, Jr.

- He is personally known to me; or
- He has produced his FLDL as identification.

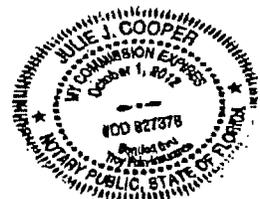



NOTARY PUBLIC
Print Name: _____
My Commission Expires: _____

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 27th day of July, 2011, by Patsy F. Jett.

- She is personally known to me; or
- She has produced FLDL as identification.




NOTARY PUBLIC
Print Name: _____
My Commission Expires: _____

OFFICIAL RECORDS

110006426

BK 749 PG 961

Exhibit "A"

Begin at the SE corner of the NE ¼ of the NW ¼ of Section 10, Township 2 North, Range 2 West, and run South 88 degrees 54 minutes 20 seconds East 1322.0 feet, thence run South 00 degrees 10 minutes 40 seconds East 996.70 feet, thence run North 88 degrees 54 minutes 20 seconds West 1306.5 feet, thence run North 01 degrees 04 minutes 10 seconds West 997.09 feet to the Point of Beginning, containing 30 acres, more or less.

Commence at the NE corner of the NW ¼ of the NE ¼ of Section 10, Township 2 North, Range 2 West and run thence South 00 degrees 10 minutes 40 seconds East along the quarter Section line 380.13 feet to a point which is the Point of Beginning. From said Point of Beginning continue thence South 00 degrees 10 minutes 40 seconds East along the Quarter Section line 989.97 feet, thence run North 88 degrees 54 minutes 20 seconds West 1262.0 feet, thence North 1 degrees 05 minutes 40 seconds East 60.0 feet, thence run North 81 degrees 50 minutes 10 seconds West 1018.11 feet to a point on the Easterly right of way boundary of State Road No. S-159, thence run along the said Easterly right of way boundary of State Road No. S-159, the courses and distances as follows: North 22 degrees 25 minutes East 236.10 feet to a point of curve, thence run in a northeasterly direction along a curve to the right having a central angle of 40 degrees 48 minutes and a radius of 1238.57 feet, an arc distance of 337.95 feet, thence leaving the road run South 77 degrees 41 minutes 30 seconds East 600.0 feet, thence North 75 degrees 03 minutes 30 seconds East 1473.3 feet to the Point of Beginning, situate, lying and being in Section 10, Township 2 North, Range 2 West, containing 34.42 acres, more or less.

Commence at the NW corner of Section 10, Township 2 North, Range 2 West and run thence North 89 degrees 39 minutes 30 seconds East along the North line of said Section 10, 2845.57 feet to a point on the centerline of State Road S-159; thence run South 26 degrees 51 minutes 30 seconds East 35.0 feet to a point in the easterly right of way boundary of said State Road No. S-1591 said point being the P.C. of a curve and also being the point of beginning. From said point of beginning run thence South 63 degrees 08 minutes 30 seconds West, along the easterly right of way boundary of said State Road No. S-159; 547.70 feet to a point of curve; thence run in a Southwesterly and Southerly direction along a curve to the left, having a central angle of 40 degrees 48 minutes and a radius of 1238.57 feet, an arc distance of 544.03 feet; thence run South 77 degrees 41 minutes 30 seconds East 600.0 feet; thence run North 75 degrees 03 minutes 30 seconds East, 1473.3 feet to a point on the East line of the NW ¼ of NE ¼ of said Section 10; thence run North 00 degrees 10 minutes 40 seconds West along the said East line of the NW ¼ of NE ¼ of said Section 10, 350.13 feet to the NE corner of the NW ¼ of NE ¼ of said Section 10; thence run South 89 degrees 39 minutes 30 seconds West, along the North line of said Section 10, 507.40 feet; thence run North 51 degrees 19 minutes West, 134.35 feet to a point in the aforementioned eastern right of way boundary of State Road No. S-159; said point being in a curve; thence run in a Southerly direction along a curve to the right with a central angle of 37 degrees 41 minutes and a radius of 1181.28 feet, an arc distance of 225.93 feet to the point of beginning. Situate lying and being partially in Section 10, Township 2 North, Range 2 West and partially in Section 2, Township 2 North, Range 2 West, Gadsden County, Florida, containing 20.0 acres, more or less.

LESS AND EXCEPT THE FOLLOWING PROPERTY CONVEYED TO WILLIAM B. JETT:

A parcel of land being in Section 10, Township 2 North, Range 2 West, Gadsden County, Florida and lying within lands as described in Official Records Book 270, Page 98-99, of the Public Records of said county, more particularly described by metes and bounds as follows: Commence at a re-bar (PSM3031) marking the Northeast corner of the Northwest one quarter of the Northeast one quarter of said Section 10 and run; thence South 89 degrees 39 minutes 30 seconds West (bearing base) along the Northern boundary of said Section 10, a distance of 807.40 feet to a re-bar (PSM3031); thence South 55 degrees 17 minutes 23 seconds East 448.68 feet; thence South 60 degrees 59 minutes 00 seconds East 492.51 feet to a point on a fence line; thence South 00 degrees 52 minutes 05 seconds West along said fence line a distance of 1447.80 feet to a re-bar (PSM3031) for the POINT OF BEGINNING. From said POINT OF BEGINNING thence South 00 degrees 44 minutes 40 seconds East along said fence line a distance of 268.62 feet to a re-bar (PSM3031); thence West 486.53 feet to a re-bar (PSM3031); thence North 00 degrees 44 minutes 40 seconds West 268.62 feet to a re-bar (PSM3031); thence East 486.53 feet to the POINT OF BEGINNING.

OFFICIAL RECORDS

110006426

BK 749 PG 962

Together with an Access and Utility Easement: A strip of land being in Sections 3 and 10, Township 2 North, Range 2 West, Gadsden County, Florida, and lying within lands described in Official Records Book 270, Page 98-99, of the Public Records of said county, more particularly described by metes and bounds as follows: Commence at a re-bar (PSM3031) marking the Northeast corner of the Northwest one quarter of the Northeast one quarter of said Section 10 and run; thence South 89 degrees 39 minutes 30 seconds West (bearing base) along the Northern boundary of said Section 10, a distance of 807.40 feet to a re-bar (PSM3031) for the POINT OF BEGINNING. From said POINT OF BEGINNING thence South 55 degrees 17 minutes 23 seconds East 448.68 feet; thence South 60 degrees 59 minutes 00 seconds East 492.51 feet to a point on a fence line; thence South 00 degrees 52 minutes 05 seconds West along said fence line a distance of 1447.80 feet to a re-bar (PSM3031); thence West 200.00 feet; thence North 13 degrees 47 minutes 07 seconds East 371.21 feet; thence North 26 degrees 27 minutes 30 seconds East 131.95 feet; thence North 00 degrees 52 minutes 05 seconds East 934.06 feet; thence North 60 degrees 59 minutes 00 seconds West 459.55 feet; thence North 55 degrees 17 minutes 23 seconds West 453.74 feet; thence North 51 degrees 19 minutes 00 seconds West 153.68 feet to a point on the Southeasterly right of way boundary of Scotland Road (County Road No. 159 - 70 foot right of way), also said point lying on a curve curving to the Northwest; thence Northeasterly along said Southeasterly right of way boundary and said curve with a radius of 1181.28 feet through a central angle of 03 degrees 01 minutes 36 seconds for an arc distance of 62.40 feet (the chord of said arc being North 54 degrees 35 minutes 14 seconds East 62.39 feet) to a point; thence South 51 degrees 19 minutes 00 seconds East 134.68 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PROPERTY CONVEYED TO ROBERT S. JETT, III:

A parcel of land being in Sections 3 and 10, Township 2 North, Range 2 West, Gadsden County, Florida and lying within lands as described in Official Records Book 270, Page 98-99, of the Public Records of said county, more particularly described by metes and bounds as follows: Commence at a re-bar (PSM3031) marking the Northeast corner of the Northwest one quarter of the Northeast one quarter of said Section 10 and run; thence South 89 degrees 39 minutes 30 seconds West (bearing base) along the Northern boundary of said Section 10, a distance of 807.40 feet to a re-bar (PSM3031); thence North 51 degrees 19 minutes 00 seconds West 134.68 feet to a point on the Southeasterly right of way boundary of Scotland Road (County Road No. 59 - 70 foot right of way), also said point lying on a curve concave to the Northwest; thence Southwesterly along said Southeasterly right of way boundary as follows: thence Southwesterly along said curve with a radius of 1181.28 feet through a central angle of 03 degrees 01 minutes 36 seconds for an arc distance of 62.40 feet (the chord of said arc being South 54 degrees 35 minutes 14 seconds West 62.39 feet to a re-bar (PSM3031) on the Westerly right of way boundary of a 60 foot access and utility easement for the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue along said curve with a radius of 1181.28 feet through a central angle of 07 degrees 54 minutes 51 seconds for an arc distance of 163.17 feet (the chord of said arc being South 60 degrees 03 minutes 28 seconds West 163.04 feet) to a concrete monument (D.O.T.) for the end of said curve; thence South 64 degrees 00 minutes 53 seconds West 73.48 feet to a re-bar (PSM3031); thence leaving said Southeasterly right of way boundary run South 20 degrees 58 minutes 07 seconds East 437.88 feet to a re-bar (PSM3031); thence North 74 degrees 59 minutes 24 seconds East 590.78 feet to a re-bar (PSM3031) on said Westerly right of way boundary; thence Northwesterly along said Westerly right of way boundary as follows: thence North 60 degrees 59 minutes 00 seconds West 30.74 feet to a re-bar (PSM3031); thence North 55 degrees 17 minutes 23 seconds West 453.74 feet to a re-bar (PSM3031); thence North 51 degrees 19 minutes 00 seconds West 153.68 feet to the POINT OF BEGINNING.

Thomas P. Skipper
Professional Surveyor and Mapper
16 East Washington Street
Quincy, Florida 32351
(850) 627-9754

22 July 2020

Legal Description for The Jett Family
 Remaining Lands – 62.13 acres

A parcel of land being in Sections 3 and 10, Township 2 North, Range 2 West, Gadsden County, Florida, and lying within the lands as described in Official Record Book 270, page 98-99 of the Public Records of said county, said parcel of land being more particularly described by metes and bounds as follows:

BEGIN at the Northeast corner of the Northwest one quarter of the Northeast one quarter of said Section 10, and run;

Thence South 00 degrees 52 minutes 05 seconds West along a fence line being the Eastern boundary of said lands a distance of 1075.63 feet to a point;

Thence West 696.90 feet to a point;

Thence South 01 degree 12 minutes 06 seconds East 1278.66 feet to a point on a fence line being the Southern boundary of said lands;

Thence North 88 degrees 02 minutes 55 seconds West along said fence line a distance of 654.80 to a point marking the Southwest corner of said lands;

Thence North 00 degrees 15 minutes 19 seconds West along the Western boundary of said lands a distance of 995.77 feet to a point;

Thence South 87 degrees 58 minutes 34 seconds East 60.00 feet to a point;

Thence North 01 degree 56 minutes 39 seconds East 59.82 feet to a point;

Thence North 80 degrees 56 minutes 51 seconds West 1016.20 feet to a point on the Southeasterly right of way boundary of Scotland Road (County Road No. 159 – 70 foot right of way);

Thence Northeasterly along said Southeasterly right of way boundary as follows:

Thence North 23 degrees 25 minutes 00 seconds East 235.94 feet to a point of curve to the right;

Thence Northeasterly along said curve with a radius of 1243.42 feet through a central angle of 40 degrees 35 minutes 53 seconds for an arc distance of 881.05 feet (the chord of said arc being North 43 degrees 42 minutes 56 seconds East 862.73 feet) to a point for the end of said curve;

Thence North 64 degrees 00 minutes 53 seconds East 474.36 feet to a point;

Thence leaving said Southeasterly right of way boundary run South 20 degrees 58 minutes 07 seconds East 437.88 feet to a point;

Thence North 74 degrees 59 minutes 24 seconds East 590.78 feet to a point;

Thence North 60 degrees 59 minutes 00 seconds West 30.74 feet to a point;

Thence North 55 degrees 17 minutes 23 seconds West 453.74 feet to a point;

Thence North 51 degrees 19 minutes 00 seconds West 153.86 feet to a point on said Southeasterly right of way boundary, also said point lying on a curve concave to the Northwest;

Thence Northeasterly along said Southeasterly right of way boundary and said curve with a radius of 1181.28 feet through a central angle of 03 degrees 01 minutes 36 seconds for an arc distance of 62.40 feet (the chord of said arc being North 54 degrees 35 minutes 14 seconds East 62.39 feet) to a point;

Thence South 51 degrees 19 minutes 00 seconds East 134.68 feet to a point on the Northern boundary of said Section 10;

Thence North 89 degrees 39 minutes 30 seconds East (BEARING BASE) a distance of 807.40 feet to the POINT OF BEGINNING. Containing 62.13 acres more or less.

The above described parcel of land being subject to a 60 foot access and utility easement as described in Official Record Book 860, page 1133-1134 of the Public Records of Gadsden County, Florida.

Thomas P. Skipper
Professional Surveyor and Mapper
16 East Washington Street
Quincy, Florida 32351
(850) 627-9754

22 July 2020

Legal Description for Brandon Jett
Access & Utility Easement from Scotland Road
To 20.00 Acre Parcel and 4.46 Acre Parcel

A strip of land being in Sections 3 and 10, Township 2 North, Range 2 West, Gadsden County, Florida and lying within lands as described in Official Record Book 270, page 98-99 of the Public Records of said county, more particularly described by metes and bounds as follows:

Commence at a re-bar (PSM3031) marking the Northeast corner of the Northwest one quarter of the Northeast one quarter of said Section 10 and run;

Thence South 89 degrees 39 minutes 30 seconds West (Bearing Base) along the Northern boundary of said Section 10 a distance of 807.40 feet to a re-bar (PSM3031) for the POINT OF BEGINNING.

From said POINT OF BEGINNING thence South 55 degrees 17 minutes 23 seconds East 448.68 feet;

Thence South 60 degrees 59 minutes 00 seconds East 492.51 feet to a point on a fence line, said point being South 00 degrees 52 minutes 05 seconds West 499.27 feet from the Point of Commencement;

Thence South 00 degrees 52 minutes 05 seconds West along said fence line a distance of 576.36 feet to a re-bar (PSM3031),

Thence West 60.00 feet;

Thence North 00 degrees 52 minutes 05 seconds East 350.04 feet;

Thence West 842.20 feet;

Thence North 60.00 feet;

Thence East 843.11 feet;

Thence North 00 degrees 52 minutes 05 seconds East 131.28 feet;

Thence North 60 degrees 59 minutes 00 seconds West 459.55 feet;

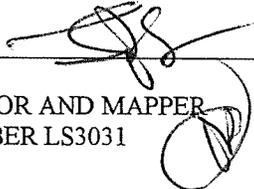
Thence North 55 degrees 17 minutes 23 seconds West 453.74 feet;

Thence North 51 degrees 19 minutes 00 seconds West 153.86 feet to a point on the Southeasterly right of way boundary of Scotland Road (County Road No. 159 – 70 foot right of way), also said point lying on a curve, concave to the Northwest;

Thence Northeasterly along said Southeasterly right of way boundary and said curve with a radius of 1181.28 feet through a central angle of 03 degrees 01 minute 36 seconds for an arc distance of 62.40 feet (the chord of said arc being North 54 degrees 35 minutes 14 seconds East 62.39 feet) to a point;

Thence South 51 degrees 19 minutes 00 seconds East 134.68 feet to the POINT OF BEGINNING.

THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS3031



2006-109

Post Office Box 1679
Quincy, Florida
32353-1679
Quincy: (850) 627-7651



1640 West Jefferson Street
Quincy, Florida
32351-5679
Tallahassee: (850) 878-4414

Sent Via Email

July 15, 2020

RE: 1232 Scotland Road

Dear Hannah:

Talquin has existing electric and water in the area. However, we will need a detailed site layout for the area to determine if we will allow water main extensions within a subdivision with such large lots. As to electric, Talquin has several aerial (OH) electric lines that traverse the subject property. The existing electric lines that traverse the property also provide power to adjoining property owners so we will need to consider this in our electric utility design.

Sincerely,

RaSarah B. Johnson

RaSarah Browder Johnson
Development Coordinator



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Elva Peppers
Project Manager
Florida Environmental & Land Services, Inc.
221-4 Delta Court
Tallahassee, Florida 32303

August 3, 2020

RE: DHR Project File No.: 2020-4244-B, Received by DHR: July 9, 2019
Project: *LOCORD-Gadsden County Land Use Amendment - Jett Land Use Map Amendment:*
1232 Scotland Road, Havana, Gadsden County, Florida
Gadsden County Parcel ID No. 3-10-2N-2W-0000-00121-0100
County: Gadsden

Ms. Peppers:

In accordance with the procedures contained in the Gadsden County Land Use Map Amendment procedures, we reviewed the referenced property for possible impact to cultural resources (any prehistoric or historic district, site, building, structure, or object) listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, archaeological, or architectural value.

The applicant provided our office with additional information regarding the nature and extent of proposed development associated with this project. It is now our understanding that the project involves splitting the property, but does not currently include substantial development activities. Furthermore, it is our understanding that additional review for effects to historic properties will be necessary in the future, if the owners decide to pursue intensive development. Based on this additional information, we rescind our original recommendation for a cultural resources assessment survey (CRAS).

It is our opinion that the land use amendment for this property will not have an effect on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. However, we do note that the property area has a good potential for the presence of archaeological and historical resources and a CRAS may be necessary in the future if more intensive development of the property is pursued by the owners.

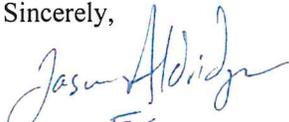
If you have any questions, please contact Corey Lentz, Historic Sites Preservationist, by email at Corey.Lentz@dos.myflorida.com, or by telephone at 850.245.6339.

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com

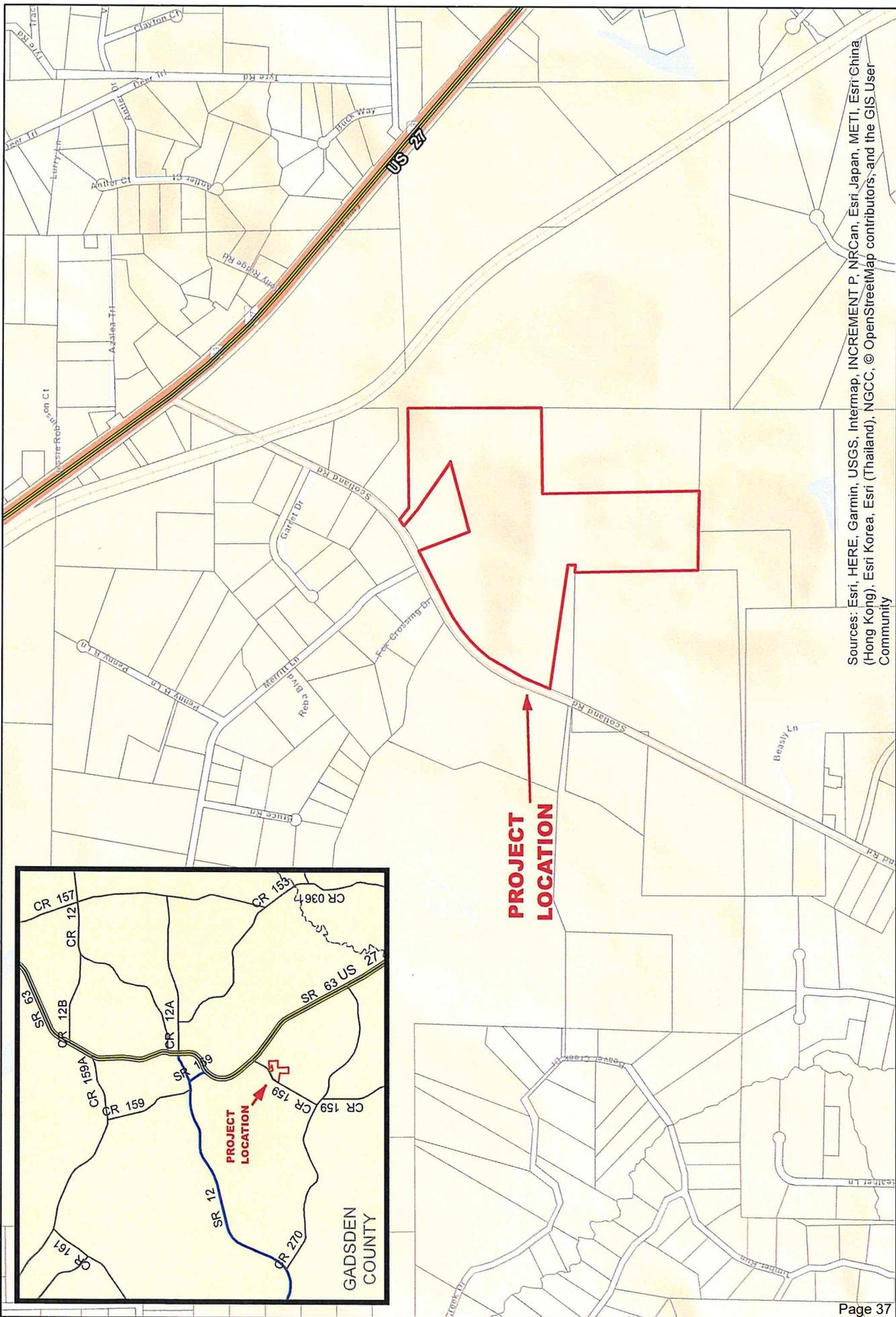


Elva Peppers
DHR Project File No.: 2020-4244-B
August 3, 2020
Page 2

Sincerely,

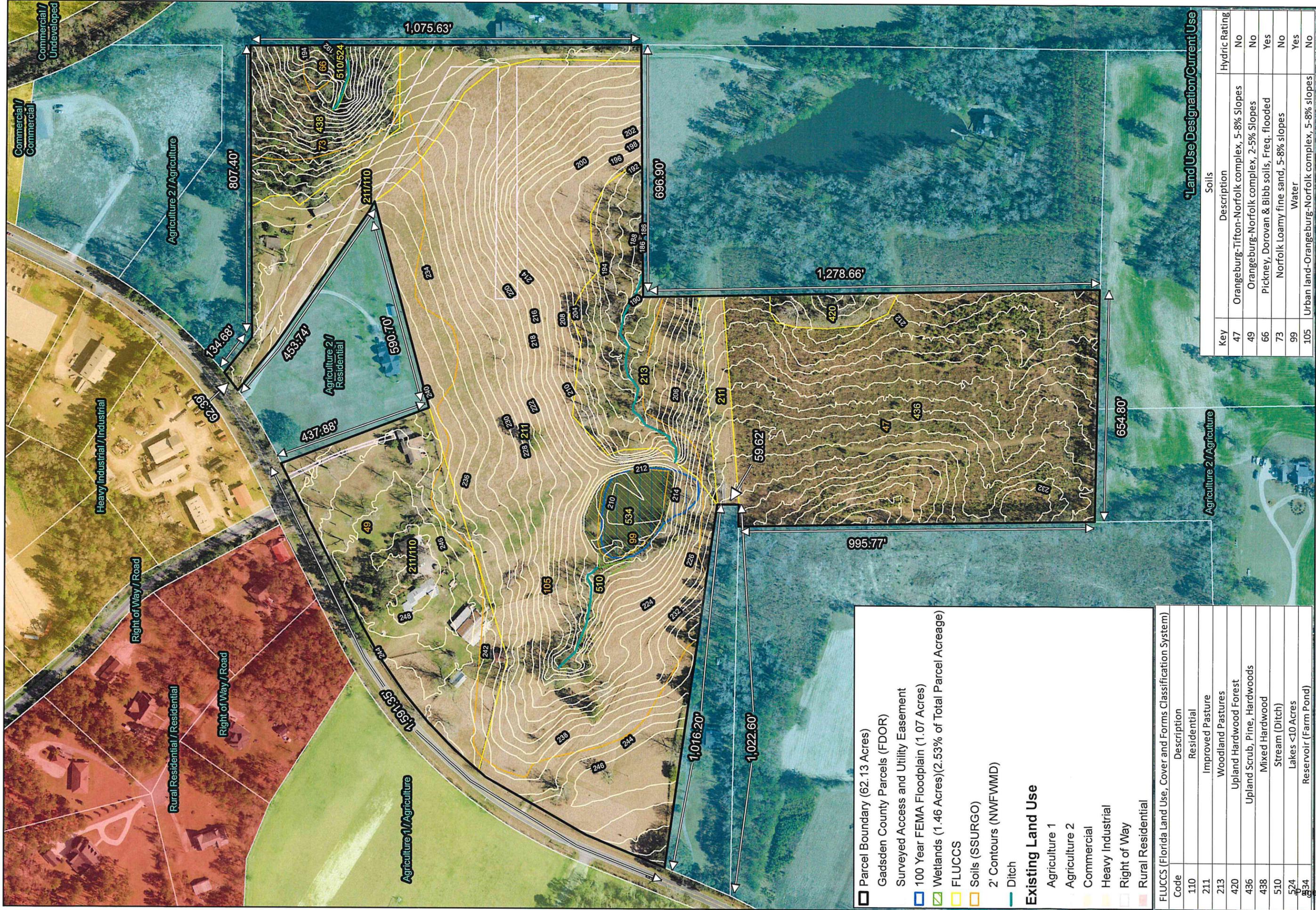


^{For}
Timothy A Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Parcel Boundary		Page: 1 Of: 1
Figure 1- Location Map		0 375 750 1,500 2,250 Feet
TITLE:	BY: NC	PIN # 3-10-2N-2W-0000-00121-0100
PROJECT:	CHECK: EP	FELSI PROJECT # 20-1757
Jett Farms LUA GADSDEN COUNTY, FLORIDA	DATE: 7/12/2020	1 of 1
Florida Environmental & Land Services Inc. 221-4 DELTA COURT TALLAHASSEE, FL 32303 (850) 385-6255		Page 37 of 63



- Parcel Boundary (62.13 Acres)
 - Gadsden County Parcels (FDOR)
 - Surveyed Access and Utility Easement
 - 100 Year FEMA Floodplain (1.07 Acres)
 - Wetlands (1.46 Acres)(2.53% of Total Parcel Acreage)
 - FLUCCS
 - Soils (SSURGO)
 - 2' Contours (NWFWMND)
 - Ditch
- Existing Land Use**
- Agriculture 1
 - Agriculture 2
 - Commercial
 - Heavy Industrial
 - Right of Way
 - Rural Residential

FLUCCS (Florida Land Use, Cover and Forms Classification System)	
Code	Description
110	Residential
211	Improved Pasture
213	Woodland Pastures
420	Upland Hardwood Forest
436	Upland Scrub, Pine, Hardwoods
438	Mixed Hardwood
510	Stream (Ditch)
524	Lakes <10 Acres
834	Reservoir (Farm Pond)

***Land Use Designation/Current Use**

Soils		
Key	Description	Hydric Rating
47	Orangeburg-Tifton-Norfolk complex, 5-8% Slopes	No
49	Orangeburg-Norfolk complex, 2-5% Slopes	No
66	Pickney, Dorovan & Bibb soils, Freq. flooded	Yes
73	Norfolk Loamy fine sand, 5-8% slopes	No
99	Water	Yes
105	Urban land-Orangeburg-Norfolk complex, 5-8% slopes	No

PROJECT: **Jett Farm LUA**
 GADSDEN COUNTY, FLORIDA

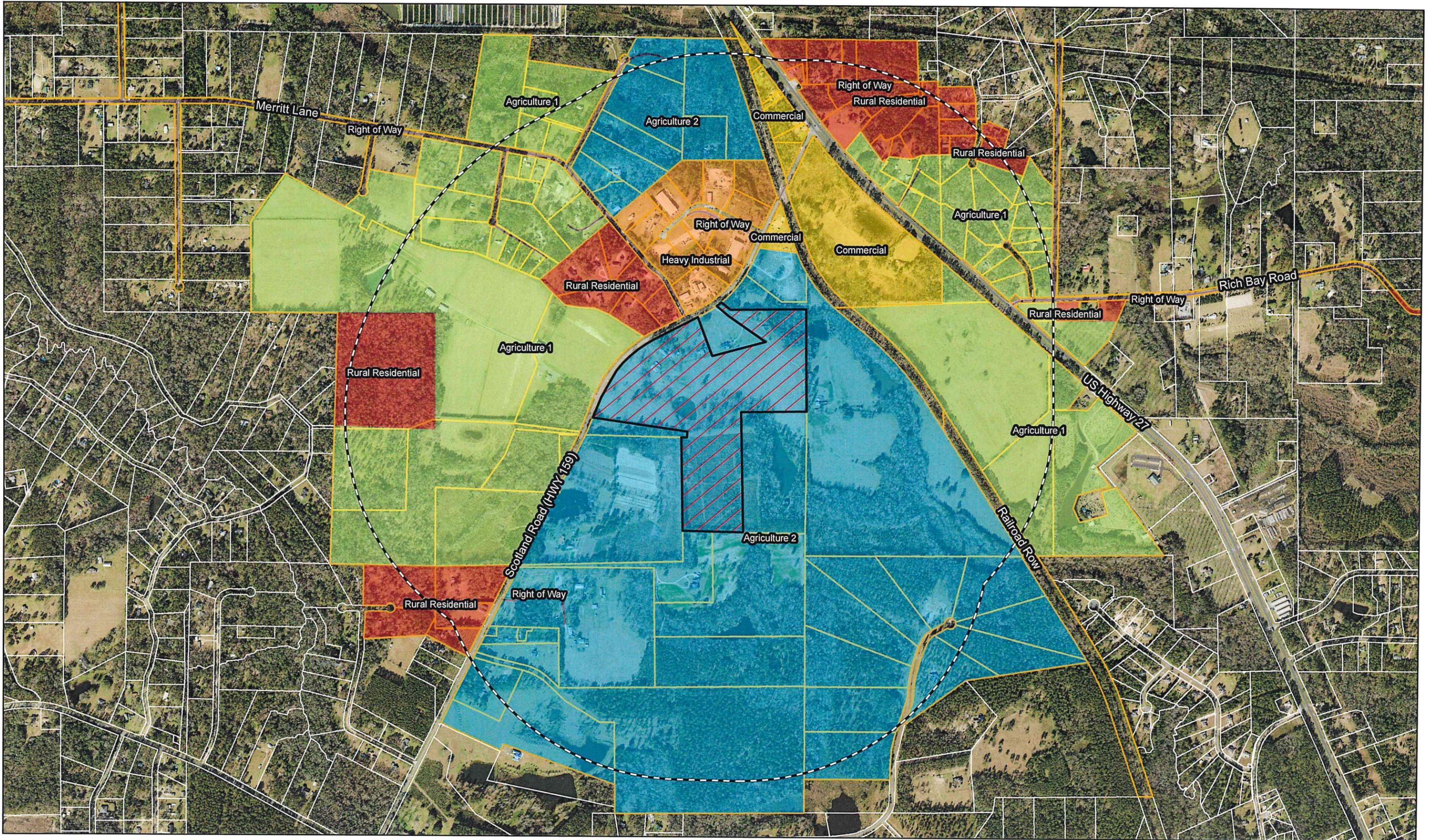
DATE: 8/4/2020 BY: NC EP CHECK: FELSI PROJECT # 20-1757

TITLE: **Figure 2 - Aerial**

Scale: 0 65 130 260 390 Feet

Page: 1 Of: 1

Florida Environmental & Land Services Inc.
 221-4 DELTA COURT
 TALLAHASSEE, FL 32303
 (850) 385-6255



<p>Florida Environmental & Land Services Inc. 221-4 DELTA COURT TALLAHASSEE, FL 32303 (850) 385-6255</p>	<p>PROJECT: Jett Farm Land Use Amendment GADSDEN COUNTY, FLORIDA</p>		<p>TITLE: Figure 3 Future Land Use Designations</p>		<p>Parcel Boundary (62.13 Acres) Gadsden County Parcels Parcels Within 1/2 Mile 1/2 Mile Buffer</p>	<p>Proposed Land Use Agriculture 1 Agriculture 2</p> <p>Existing Land Use Agriculture 1 Agriculture 2</p>	<p>Commercial Heavy Industrial Right of Way Rural Residential</p>	<p>0 300 600 1,200 1,800 Feet</p> <p>PIN # 3-10-2N-2W-0000-00121-0100 FDOT AERIALS 2019</p>	<p>PAGE: 1</p>
	<p>DATE: 8/3/2020</p>	<p>BY: NC</p>	<p>CHECK: EP</p>	<p>PROJECT #: 20-1757</p>					<p>PAGE: Page 39 of 63</p>

Jett Farm-LUA Environmental Survey Report Gadsden County, Florida



July 2020

Prepared by:



Florida Environmental
& Land Services Inc.

221-4 Delta Court
Tallahassee, Florida 32303
(850) 385-6255 Tel.

Jett Farm Environmental Survey Report Gadsden County, Florida

1.0 Introduction

This Environmental Survey Report was prepared in accordance with the Gadsden County Comprehensive Plan, Subsection 5401(B) 24, which requires that all proposed development sites greater than forty (40) acres or more than ten (10) dwelling units conduct an on-site environmental survey. In accordance with this requirement, an environmental survey of a ±60-acre parcel was conducted on July 23rd, 2020 by qualified biologists from Florida Environmental and Land Services, Inc. (FELSI). This environmental survey included classification and mapping of the plant communities, inspection and mapping of wetland communities, protected species surveys, and a general assessment of all other environmental features and issues on the subject property.

The parcel (Parcel ID 3-110-2N-2W-0000-00121-0100) totals 62.13 acres and is located in Sections 3 and 10, Township 2 North, Range 2 West, Gadsden County, Florida. The physical address of the parcel is 1232 Scotland Road. A location map is provided as Figure 1. The proposed Land Use Amendment is to change the land use from Ag-2 (1:10) to Ag-1 (1:5). The future land use map is shown as Figure 3.

A wetland determination was made according to 62.340 F.A.C and the 1987 USCOE wetlands delineation methodology. The wetlands totaled 1.46 acres and included an impounded farm pond. The vegetative communities are defined by the "Florida Land Use and Cover Forms Classification" (FDOT, 1999) and are described below in Section 3.0. An aerial map depicting the FLUCCS communities is shown in Figure 2. The majority of the property can be described as improved pastures (FLUCCS 211). Other vegetative communities on the parcel include a manmade pond, a wetland stream (ditch), upland hardwood communities and mixed pine and hardwood uplands. There are five single family residences on the parcel and several outbuildings associated with agriculture and livestock production.

2.0 Soil Characteristics

The soil series and descriptions found on the property, as described by NRCS (USDA), are listed below. The soils are shown in Figure 3.

- 47 Orangeburg-Tifton-Norfolk complex, 5-8% slopes, well drained, depth to water table is greater than 80 inches.
- 49 Orangeburg-Norfolk complex, 2-5% slopes, well drained, depth to water table is greater than 80 inches.
- 66 Pickney, Dorovan, and Bibb Soils, frequently flooded, hydric soil, depth to water table is 0 inches.
- 73 Norfolk Loamy fine sand, 5-8% slopes, well drained, depth to water table is 40-72 inches.
- 99 water
- 105 Urban land-Orangeburg-Norfolk complex, 5-8% slopes, well drained, depth to water table is greater than 80 inches.

3.0 Vegetative Communities

The majority of the parcel is described as improved pastures. The southwest portion of the parcel is utilized by cattle. The communities are briefly described below.

Improved Pastures (FLUCCS 211)

This community has been cleared, fenced, reseeded with bahiagrass (*Paspalum notatum*), and maintained for livestock. Troughs and feeding stations for livestock on the property are present. There are several single-family residences (Low Density Residential-FLUCCS 110) located adjacent to buildings used for agricultural/livestock operations.

Woodland Pastures (FLUCCS 213)

This community is defined by FLUCCS as forest lands used as pastures. This community is located in the central portion of the parcel. species include sporadic individuals of sweetgum (*Liquidambar styraciflua*), southern red oak (*Quercus falcata*), live oak (*Q. virginiana*), pecan (*Carya illinoensis*), and mockernut hickory (*Carya tomentosa*). Groundcover is predominantly pasture grasses.

Upland Scrub, Pine and Hardwoods (FLUCCS 436)

The southern portion of the project area is timbered has been allowed to naturally revegetate. Dominant species included shortleaf pine (*Pinus echinata*), sweetgum (*Liquidambar styraciflua*), and persimmon (*Diospyros virginiana*). Oak and sweetgum saplings and wax myrtle (*Morella cerifera*) dominate the understory of this community. Groundcover in this area consists primarily of grasses (*Andropogon* and *Paspalum*), dogfennel (*Eupatorium capillifolium*), blackberry (*Rubus* sp.), and goldenrod (*Solidago* spp.).

Upland Hardwood Forests (FLUCCS 420)

A small area on the eastern boundary line can be defined as Upland Hardwood Forest. Dominant species included live oak, sweetgum, southern red oak, mockernut hickory, and water oak. Understory and groundcover was thick and included oak saplings, Chinese privet, wax myrtle and several species of prolific vines.

Mixed Hardwoods (FLUCCS 438)

A mixed hardwood slope forest is located on the northeastern corner of the parcel. Dominant species included southern magnolia, hickory, hophornbeam (*Ostrya* sp.), red mulberry, blackgum, and sweetgum. Understory was low and groundcover consisted of coral ardisia, panic grasses, poison ivy, catbriar and Virginia creeper.

Stream-Ditch (FLUCCS 510)

As the result of damming an area downstream to create a farm pond, an incised drainageway was created. This ditch supports wetland vegetation such as needlerush and ferns. The ditch is bordered with red cedar, tallow tree, sweetgum, and Chinese privet. This ditch is located to the west of the farm pond. The ditch east of the pond has been altered and is not classified as a wetland.

Lakes Less than 10 Acres

A pond and its associated wetlands are located in the northeast corner of the parcel. Dominant species included sweetbay magnolia (*Magnolia virginiana*), tulip poplar (*Liriodendron tulipifera*), elderberry (*Sambucus canadensis*), native azalea (*Rhododendron* sp.), several species of ferns, coral ardisia, and giant cane (*Arundinaria gigantea*).

Reservoir (FLUCCS 534)

A small impounded farm pond is located in the central portion of the parcel. The pond is approximately 1.15 acres and is bordered by pasture grasses.

4.0 Floodplains

According to the FEMA floodplain map, approximately 1.07 acres of the property are located within the 100-year flood zone. A depiction of its location is included in Figure 2.

5.0 Wildlife and Listed Species

General fauna and flora and protected species surveys were conducted July 24th, 2020 by completing pedestrian transects on portions of the property. No listed species were observed. Due to the extensive conversion of the parcel to improved pastures and single-family residences, the potential for listed species is low. However, the presence of the mixed hardwood slope forest in the northeastern portion of the parcel may provide potential habitat for the sweet-shrub, orange azalea, alternate-leaf dogwood, Carolina larkspur, trout lily, burningbush, mountain laurel, little-people, Carolina lily, Turk's cap lily, pyramid magnolia, green adder's-mouth, Baldwyn's spiny-pod, Indian cucumber-root, Chapman's rhododendron, buckthorn, Florida merrybells, Ashe's magnolia, fringed campion, silky camellia, narrow-leaved trillium, and Baltzell's sedge, and a high habitat use potential for croomia and wild ginger. The presence of the pond provides a moderate habitat use potential for the American alligator and foraging resources for the wood stork, bald eagle, little blue heron and snowy egret.

FELSI prepared a comprehensive list of protected species that could potentially utilize the habitats present on the property (Table 1). Table 1 includes FELSI's professional opinion of the possibility of a particular species using the habitat present on the property as, high, moderate or low.

Table 2: Listed Species That May Occur on the Parcel and Possibility of Habitat Use (ranked confirmed, high, moderate or low).

Scientific Name	Common Name	Federal	State	Habitat Use Rank
Reptiles				
<i>Alligator mississippiensis</i>	American Alligator	T(S/A)	LS	High
<i>Drymarchon corais couperi</i>	Eastern Indigo snake	LT	LT	Low
<i>Gopherus polyphemus</i>	Gopher Tortoise	N	LT	Low
<i>Graptemys barbouri</i>	Barbour's map turtle	N	LS	Low
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	N	LS	Mod
Birds				
<i>Egretta caerulea</i>	Little Blue Heron	N	LS	Mod
<i>Egretta thula</i>	Snowy egret	N	LS	Mod
<i>Egretta tricolor</i>	Tricolored Heron	N	LS	Low
<i>Falco peregrinus</i>	Peregrine Falcon	N	LE	Low
<i>Falco sparverius paulus</i>	Southeastern American kestrel	N	LT	Mod
<i>Haliaeetus leucocephalus</i>	Bald Eagle	LT	LT	Mod
<i>Mycteria americana</i>	Woodstork	LE	LE	Mod
<i>Pandion haliaetus</i>	Osprey	N	LS	Mod
Mammals				
<i>Ursus americanus floridanus</i>	Florida Black Bear	C	LT*	Low
Vascular Plants				
<i>Agrimonia incise</i>	Incised Groove-Bur	N	LE	Low
<i>Andropogon arctatus</i>	Pinewoods Bluestem	N	LT	Low
<i>Asarum arifolium</i>	Wild Ginger	N	LT	Mod
<i>Baptisia simplicifolia</i>	Scare-weed	N	LT	Mod
<i>Brickellia cordifolia</i>	Flyr's Brickell-bush	N	LE	Mod
<i>Callirhoe papaver</i>	Poppy Mallow	N	LE	Low
<i>Calycanthus floridus</i>	Sweet-Shrub	N	LE	Mod
<i>Carex baltzellii</i>	Baltzell's Sedge	N	LT	Mod
<i>Carex microdonta</i>	Small-Toothed Sedge	N	LE	Low
<i>Cornus alternifolia</i>	Alternate-Leaf Dogwood	N	LE	Mod
<i>Croomia pauciflora</i>	Croomia	N	LE	Mod
<i>Cryptotaenia canadensis</i>	Canada Honewort	N	LE	Low
<i>Cynoglossum virginianum</i>	Wild Comphrey	N	LE	Low
<i>Delphinium carolinianum</i>	Carolina Larkspur	N	LE	Mod
<i>Dirca palustris</i>	Eastern Leatherwood	N	LE	Low
<i>Dodecatheon meadia</i>	Shootingstar	N	LE	Low
<i>Erythronium umbilicatum</i>	Trout Lily	N	LE	Mod
<i>Euonymus atropurpureus</i>	Burningbush	N	LE	Mod
<i>Euphorbia commutate</i>	Wood Spurge	N	LE	Low
<i>Forestiera godfreyi</i>	Godfrey's Privet	N	LE	Low
<i>Hepatica nobilis</i>	Liverleaf	N	LE	Low
<i>Hybanthus concolor</i>	Green Violet	N	LE	Low
<i>Kalmia latifolia</i>	Mountain Laurel	N	LT	Mod

Table 2 Cont. Listed Species That May Occur on the Parcel and Possibility of Habitat Use (ranked confirmed, high, moderate or low).

Scientific Name	Common Name	Federal	State	Habitat Use Rank
Vascular Plants cont.				
<i>Lepuropetalon spathulatum</i>	Little-People	N	LE	Mod
<i>Lilium michauxii</i>	Carolina Lily	N	LE	Mod
<i>Lilium superbum</i>	Turk's Cap Lily	N	LE	Mod
<i>Linum westii</i>	West's Flax	N	LE	Low
<i>Litsea aestivalis</i>	Pondspice	N	LE	Low
<i>Lythrum curtissii</i>	Curtiss' Loosestrife	N	LE	Low
<i>Magnolia ashei</i>	Ashe's Magnolia	N	LE	Mod
<i>Magnolia pyramidata</i>	Pyramid Magnolia	N	LE	Mod
<i>Malaxis unifolia</i>	Green Ader's Mouth	N	LE	Mod
<i>Matelea baldwyniana</i>	Baldwyn's Spiny-Pod	N	LE	Mod
<i>Matelea favidula</i>	Carolina Milkvine	N	LE	Mod
<i>Matelea floridana</i>	Florida Spiny-Pod	N	LE	Mod
<i>Medeola virginiana</i>	Indian Cucumber-root	N	LE	Low
<i>Pachysandra procumbens</i>	Allegheny Spurge	N	LE	Low
<i>Platanthera integra</i>	Yellow Fringeless Orchid	N	LE	Mod
<i>Platanthera clavellata</i>	Little Club-Spur Orchid	N	LE	Mod
<i>Pycnanthemum floridanum</i>	Florida Mountain-Mint	N	LT	Low
<i>Rhexia parviflora</i>	Small-flowered Meadowbeauty	N	LE	Low
<i>Rhododendron alabamense</i>	Alabama Rhododendron	N	LE	Low
<i>Rhododendron austrinum</i>	Orange Azalea	N	LE	Mod
<i>Rhododendron chapmanii</i>	Chapman's Rhododendron	LE	LE	Mod
<i>Ruellia noctiflora</i>	White-flowered petunia	N	LE	Low
<i>Salix eriocephala</i>	Heart-Leaved Willow	N	LE	Low
<i>Salvia urticifolia</i>	Nettle-Leaved Sage	N	LE	Low
<i>Schisandra glabra</i>	Bay Star-vine	N	LE	Low
<i>Schwalbea americana</i>	Chaffseed	LE	LE	Low
<i>Sideroxylon lycioides</i>	Buckthorn	N	LE	Mod
<i>Silene polypetala</i>	Fringed Campion	LE	LE	Mod
<i>Stachys crenanta</i>	Shade Betony	N	LE	Low
<i>Staphylea trifolia</i>	American Bladdernut	N	LE	Low
<i>Stewardia malacodendron</i>	Silky Camellia	N	LE	Mod
<i>Taxus floridana</i>	Florida Yew	N	LE	Low
<i>Thalictrum thalictroides</i>	Rue-Anemone	N	LE	Low
<i>Torreya taxifolia</i>	Florida Torreya	LE	LE	Low
<i>Trillium lancifolium</i>	Narrow-leaved Trillium	N	LE	Mod
<i>Uvularia floridana</i>	Florida Merrybells	N	LE	Mod
<i>Veratrum woodii</i>	False Hellebore	N	LE	Low

Key: LE-Endangered, LT-Threatened, T(S/A)-Threatened due to similarity in appearance, LS-Species of Special Concern, N-Not Listed. LT* (for Florida black bear) indicates that LT status does not apply in Baker and Columbia counties and in the Apalachicola National Forest.

8.0 Cultural Resources

The Division of Historical Resources has issued a letter of no effect for the work associated with the land use amendment, however, it was stated that if more intensive development is undertaken in the future that a cultural resource survey is recommended. A copy of the letter is included.

Jett LUA-Photographs



Improved Pasture (FLUCCS 211)



Improved Pasture with farm buildings (FLUCCS 211)

Jett LUA-Photographs



Woodland Pastures (FLUCCS 213)



Upland Hardwood Forest (FLUCCS 420)

Jett LUA-Photographs



Upland Scrub, Pine, Hardwoods (FLUCSS 436)



Mixed Hardwood Uplands (FLUCCS 438)

Jett LUA-Photographs



Stream north of farm pond (FLUCCS 510)

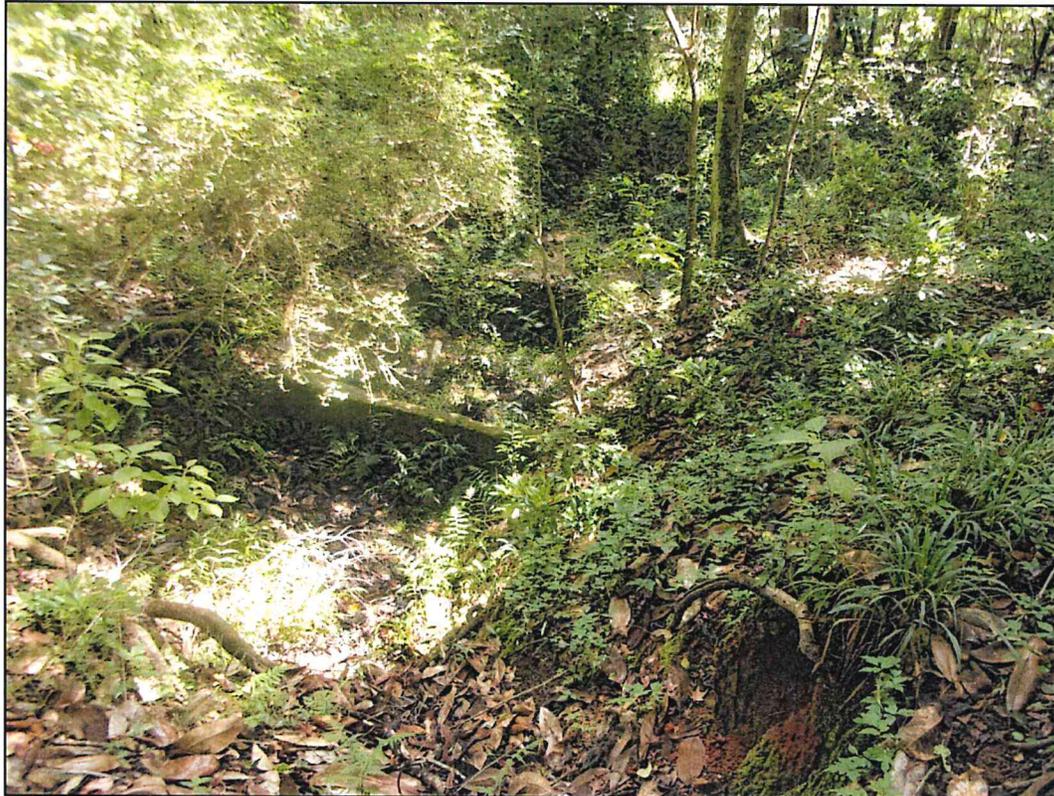


Reservoir-Farm Pond (FLUCCS 534)

Jett LUA-Photographs



Pond in the northeast corner of parcel (FLUCCS 524)



Watercourse in northeastern corner of the parcel (FLUCCS 510)

Citizen's Bill of Rights Information



Florida Environmental & Land Services Inc.

221-4 Delta Court
Tallahassee, Florida 32303
Tel (850) 385.6255

July 13, 2020

RE: Proposed Gadsden County Major Land Use Amendment
Notice of Public Meeting

To Whom It May Concern:

The purpose of this letter is to invite you to attend a public meeting to discuss a proposed major land use amendment for a 60 acre parcel located off Scotland Road, Havana, FL 32333, 3-10-2N-2W-0000-00121-0100 (owned by: Robert S. Jett III). The parcel is currently under Agricultural-2 land use designation, one residential unit per ten acres. The proposed amendment would change the future land use map designation to Agriculture 1, one unit per five acres. You have received this letter because you are within one half mile of the proposed amendment location.

The meeting will be held at Eugene Lamb, Jr. Community Park, 258 Lakeview Road Havana, FL, 32333 on Tuesday, July 28, 2020, from 6:00 to 7:00 PM. The meeting will be held outdoors under a covered pavilion. All attendees are asked to abide by social distancing guidelines.

Should you have any questions or need specific directions or special meeting accommodations, please contact me at 850-385-6255. In addition, you may send comments to the email below or the address in the header above.

Thank you,

Elva Peppers
Florida Environmental & Land Services, Inc.
elvapeppers@felsi.org

Jill Jeglie

From: Elva Peppers <Elvapeppers@felsi.org>
Sent: Friday, August 28, 2020 11:32 AM
To: Jill Jeglie
Cc: Elva Peppers
Subject: Jett LUA

Jill,

In summary of the Citizen's Bill of Rights Meeting held on July 28, 2020 and other comments received by phone, please see below.

1. Bernie Sanford, owns a vacant parcel near the property & received a notice. He came to the meeting & expressed his support for changes that benefit the economy in Gadsden County. He would like to be notified of when the public meetings are and was supportive of the change.
2. Gail Baxley, was not within the ½ mile radius but saw the notice in the paper & lives nearby. She wanted to know what kind of development was proposed. The owner's intent was explained to her and she has no objection to the LUA change.
3. Tom Doyle, lives nearby and was interested in what type of development was proposed. The owner's intent was explained to him and he had no objection to the LUA change.
4. Elliott Varnum, purchased farm lands off of HWY 159 and intends to keep it that way. He wanted to know what type of development was proposed. The owner's intent was explained to him and he had no objection and supports the change.

Please let me know if you have any questions.

Sincerely,

Elva L. Peppers

President | Senior Ecologist

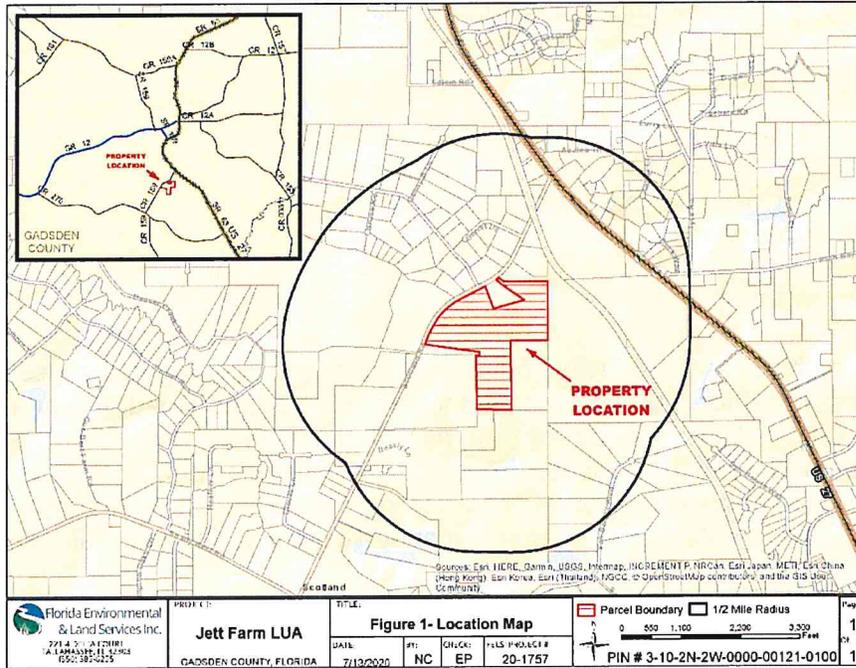
Florida Environmental & Land Services, Inc.

221-4 Delta Court • Tallahassee, FL 32303

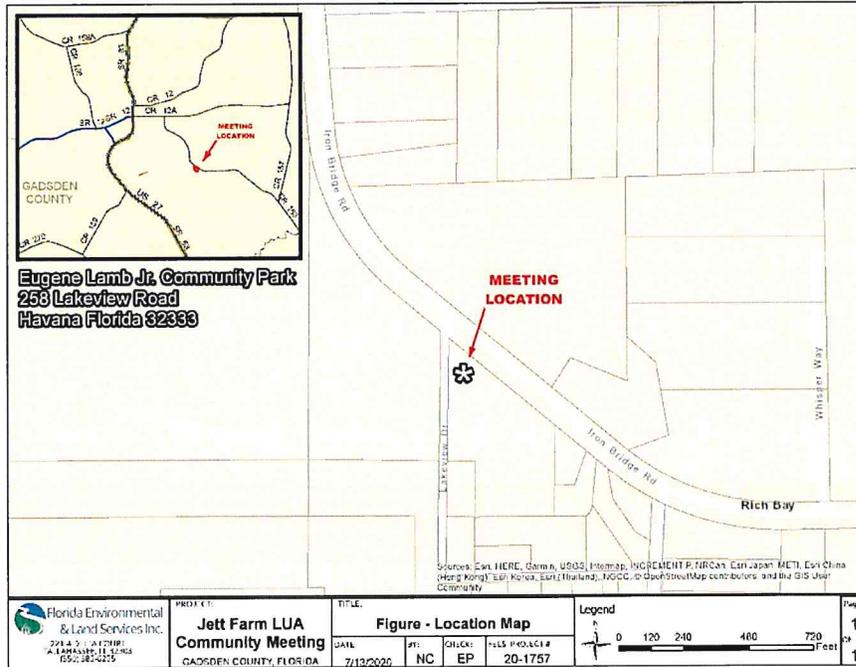
Office 850-385-6255 Cell 850-566-6213



Land Use Amendment Location:



Community Meeting Location:



THE HERALD
PUBLISHED WEEKLY
HAVANA, GADSDEN COUNTY, FLORIDA

State of Florida
County of Gadsden

Before the undersigned personally appeared Mark Pettus, who on oath says that he is the publisher of The Herald, a weekly newspaper published at Havana, in Gadsden County, Florida; that the attached copy of advertisement, being a Legal in the matter of

Notice of Community Meeting

In the _____ Court, was published in said newspaper in the issues of _____

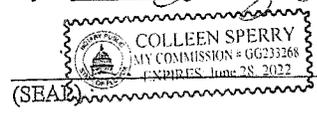
July 16, 2020

Affiant further says that the said The Herald is a newspaper published at Havana, in said Gadsden County, Florida, and that the said newspaper has heretofore been continuously published in said Gadsden County, Florida, each week and has been entered as second class mail matter at the post office in Havana, in said Gadsden County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporations any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Handwritten Signature]

Sworn to and subscribed before me this 4

day of August, A.D. 2020



[Handwritten Signature]
Notary Public

Notice of Community Meeting
as Required by Gadsden County Growth Management and Planning
Bill of Rights Gadsden County

Havana area property owners are invited to participate in a community meeting to discuss a proposed land use map amendment on parcel number 3-10-2N-2W-0000-00121-0100 (owned by: Robert S. Jett III). This meeting is being held to discuss the proposed amendment with nearby property owners within the area, to discuss community concerns and to satisfy the requirements of Gadsden County Ordinance No. 2010-05. The meeting will be held outside at the Eugene Lamb Jr. Park covered pavilion which is located at 258 Lakeview Road Havana, FL, 32333 on Tuesday, July 28, 2020, from 6:00 to 7:00 PM. Should you have questions about the meeting you may call Florida Environmental & Land Services, Inc. at 850-385-6255.

\$11 - FDEP 19-1617
\$63.25 - SETT 20-1757
\$2.75 - ADMIN/OFFICE SUPPLIES

LEON
1845 N M L KING JR BLVD
TALLAHASSEE, FL 32303-9998
118896-0679
(800)275-8777
07/14/2020 03:56 PM

Product	Qty	Unit Price	Price
US Flag Bklt/20	2	\$11.00	\$22.00
US Flag Coil/100	1	\$55.00	\$55.00
Total:			\$77.00

Credit Card Remitd \$77.00
 Card Name:AMEX
 Account #:XXXXXXXXXX9003
 Approval #:864254
 Transaction #:218
 AID:A000000025010801 Chip
 AL:AMERICAN EXPRESS
 PIN:Not Required

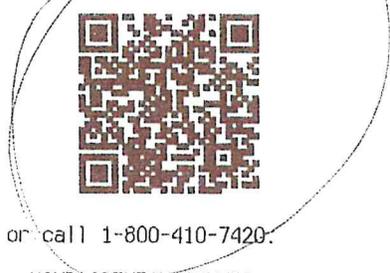
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All sales final on stamps and postage.
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HELP US SERVE YOU BETTER
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Go to:
<https://postalexperience.com/Pos>
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or scan this code with
 your mobile device:



YOUR OPINION COUNTS

Receipt #: 840-53200106-2-4024101-1
 Clerk: 21

Mailing List to Property Owners

Parcelld	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStzIp	Country
3-11-2N-2W-0000-00211-0300	LUTTRELL BEAU ABRAM	120 RICH BAY RD			HAVANA, FL 32333	
3-02-2N-2W-0000-00333-0500	GADSDEN COUNTY	PO BOX 1799			QUINCY, FL 32353-1799	
3-02-2N-2W-1300-00001-0010	KEMP BERTA JEAN	P O BOX 566			HAVANA, FL 32333	
3-02-2N-2W-1300-00001-0020	KEMP BERTA	P O BOX 566			HAVANA, FL 32333	
3-02-2N-2W-1300-00001-0030	MILLER SHERRY A MOORE	103 TYRE RD			HAVANA, FL 32333	
3-02-2N-2W-1300-00001-0040	KELLY RAY	64 BUCK WAY			HAVANA, FL 32333-5145	
3-10-2N-2W-0000-00212-0000	DOUBLE V FARMS LLC	4575 MILLWOOD LN			TALLAHASSEE, FL 32312	
3-10-2N-2W-0000-00213-0000	BOWMAN RICHARD & DEBORAH	591 SCOTLAND RD			HAVANA, FL 32333	
3-02-2N-2W-0000-00333-0100	MOORE CHARLES L & JUDYTH	3439 FLA-GA HWY			HAVANA, FL 32333	
3-03-2N-2W-9930-00000-0010	CERVANTES JOSE A & SILVIA C	75 FOX CROSSING DR			HAVANA, FL 32333	
3-03-2N-2W-9930-00000-0020	MICHAEL H JOYNER AND	CHRISTINE S JOYNER REV TRUST	115 FOX CROSSING		HAVANA, FL 32333	
3-03-2N-2W-9930-00000-0040	DAVIS LAMARE T & DAPHNE A	140 FOX CROSSING DR			HAVANA, FL 32333	
3-03-2N-2W-9930-00000-0050	IVIE YOUNG L & DEBRA H	155 MERRITT LANE			HAVANA, FL 32333	
3-03-2N-2W-1524-00000-0080	ESTES BRITT A	998 ROBIN KAY ROAD			TALLAHASSEE, FL 32312	
3-03-2N-2W-1524-00000-0090	APPLIED FIBER MANUFACTURING	25 GARRETT DR			HAVANA, FL 32333	
3-02-2N-2W-1300-00002-0171	WILLIAMS IRIS CHLORIS	84 ANTLER CT			HAVANA, FL 32333	
3-03-2N-2W-1524-00000-0050	BLACKLEDGE FAMILY TRUST	P O BOX 2261			HAVANA, FL 32333	
3-03-2N-2W-0000-00413-1500	BOWDEN CONNIE L	{TRAILER PARK}			CRESTED BUTTE, CO 81224	
3-03-2N-2W-1524-00000-0010	ESTES BRITT A	998 ROBIN KAY RD			TALLAHASSEE, FL 32312	
3-02-2N-2W-1300-00002-0150	SPECTOR MARSHA	12673 NW 8TH WAY			MIAMI, FL 33182	
3-03-2N-2W-1524-00000-0100	SHEPARD JAMES D & GLENDA Q	P O BOX 1135			HAVANA, FL 32333-4678	
3-03-2N-2W-0000-00414-1600	HANCOCK FELICIA DAWN	P O BOX 1002			HAVANA, FL 32333	
3-10-2N-2W-0000-00222-0100	DOUBLE V FARMS LLC	4575 MILLWOOD LN			TALLAHASSEE, FL 32312	
3-02-2N-2W-1300-00002-0080	CHAVEZ RAYMOND	135 ANTLER COURT			HAVANA, FL 32333	
3-02-2N-2W-0000-00310-0100	GADSDEN COUNTY	PO BOX 1799			QUINCY, FL 32353-1799	
3-03-2N-2W-0000-00421-0500	BOWDEN CONNIE L ET AL	(BROWN'S LOT)	96 WILLOW POND RD		QUINCY, FL 32353-1799	
3-03-2N-2W-1524-00000-0060	GARRISON DESIGN & CONSTRUCTION	5158 WOODLANE CIR			MONTICELLO, FL 32344	
3-03-2N-2W-0000-00000-0070	PERKINS DAVID AND TAMARA	5560 SHADY REST RD			TALLAHASSEE, FL 32303	
3-03-2N-2W-0000-00210-0100	FLORIDA GULF & ATLANTIC RR LLC	1515 S FEDERAL HWY			HAVANA, FL 32333	
3-03-2N-2W-0000-00432-0200	GADSDEN COUNTY	PO BOX 1799			QUINCY, FL 32353-1799	
3-03-2N-2W-0000-00414-1500	MENJIVAR JUAN CARLOS	1182 LONNIE CLARK RD			QUINCY, FL 32351	
3-03-2N-2W-0561-00000-0870	HATCHER JACKIE	120 GLOVER LANE			HAVANA, FL 32333	
3-03-2N-2W-1524-00000-0030	JENKINS ROOFING INC	5343 GATEWAY DR			TALLAHASSEE, FL 32303	
3-03-2N-2W-0000-00442-0100	MOORE CHARLES L & JUDYTH	3439 FLA-GA HWY			HAVANA, FL 32333	
3-03-2N-2W-0000-00414-2000	MYERS JAMES	87 HOLLY RIDGE RD			HAVANA, FL 32333	
3-03-2N-2W-0000-00414-2500	BLACKMAN ROBERT CLYDE	4087 BENTON DR			TALLAHASSEE, FL 32308	
3-03-2N-2W-0000-00414-3000	MENJIVAR JUAN CARLOS	1182 LONNIE CLARK RD			QUINCY, FL 32351	
3-03-2N-2W-0000-00414-3500	BLACKMAN TRACY D	684 RED FERN RD			HAVANA, FL 32333	
3-03-2N-2W-0000-00421-0100	BYRD WILL & WIFE HEIRS OF	C/O SHIRLEY BYRD PARKER	3839 FL GA HWY		HAVANA, FL 32333	
3-03-2N-2W-0000-00421-0200	BOWDEN CONNIE L ET AL	96 WILLOW POND RD			HAVANA, FL 32333	
3-03-2N-2W-0000-00421-0400	BIGGIE SANDRA M AS TRUSTEE OF	SANDRA MARIE BIGGIE TRUST	3671 FLAT ROAD		MONTICELLO, FL 32344	
3-10-2N-2W-0000-00140-0000	BEMBRY JOHN F & ELAINE C	465 ATTAPULGUS-CLIMAX ROAD			TALLAHASSEE, FL 32303	
3-10-2N-2W-0000-00111-0200	FLORIDA GULF & ATLANTIC RR LLC	1515 S FEDERAL HWY			CLIMAX, GA 39834	
3-02-2N-2W-1300-00002-0130	PETRANDIS JOHNNY	4178 APALACHEE PARKWAY			BOCA RATON, FL 33432	
3-02-2N-2W-0000-00140-0000	PETRANDIS JOHNNY	4178 APALACHEE PARKWAY			TALLAHASSEE, FL 32311	
3-03-2N-2W-0561-00000-0010	MUSTAIN LISA M	332 MERRITT LN			HAVANA, FL 32333	
3-03-2N-2W-0561-00000-0011	DAVIS GEOFFREY	1406 GREEN ST			TALLAHASSEE, FL 32303	
3-03-2N-2W-0561-00000-0020	MUSTAIN LISA MARIE	332 MERRITT LN			HAVANA, FL 32333	
3-03-2N-2W-0561-00000-0030	MOYER LUKE & TAYLOR	106 PENNY B RD			HAVANA, FL 32333	
3-03-2N-2W-0561-00000-0040	WALKER OLA	904 BIRMINGHAM ST			TALLAHASSEE, FL 32304	
3-03-2N-2W-0561-00000-0060	MEDLEY GEORGE EDWARD	327 PENNY B RD			HAVANA, FL 32333	
3-02-2N-2W-1300-00002-0090	PLACILLA JUSTIN	111 ANTLER CT			HAVANA, FL 32333	

3-02-2N-2W-1300-00002-0100	WHITAKER ANDREW & QUANDA	JOHNSON	193 MITCHELL ST	HAVANA, FL 32333
3-02-2N-2W-1300-00002-0110	ENZOR JULIUS & BETTY	P O BOX 414		HAVANA, FL 32333-0414
3-11-2N-2W-0000-00213-0200	BEMBRY JOHN F & ELAINE C	465 ATTAPULGUS-CLIMAX ROAD		CLIMAX, GA 39834
3-11-2N-2W-0000-00224-0100	BEMBRY CHARLES M AND	10416 MARSHA DR		NEW FORT RICHEY, FL 34655
3-10-2N-2W-0000-00134-0100	ROBINSON TRENT B & CYBILL A	1314 SCOTLAND ROAD		HAVANA, FL 32333
3-09-2N-2W-0000-00110-0000	BITNER RICKY K & IRIS M	250 BEAVER CREEK DR		HAVANA, FL 32333
3-02-2N-2W-1300-00002-0120	JOSEPH JEREMIAH	P O BOX 12221		ST PETERSBURG, FL 33733
3-09-2N-2W-0000-00470-1600	BELL CAROL E	417 GLOVER LANE		HAVANA, FL 32333
3-03-2N-2W-0561-00000-0080	BENEDIX CLYDE A & BEVERLY M	95 PENNY B RD		HAVANA, FL 32333
3-03-2N-2W-0561-00000-0091	SAVAGE HARRY M & VICKIE	91 PENNY B RD		HAVANA, FL 32333
3-03-2N-2W-0000-00434-0100	PERKINS DAVID AND TAMARA	5560 SHADY REST ROAD		HAVANA, FL 32333
3-03-2N-2W-0000-00434-0500	BRYAN STEVEN M	P O BOX 2512		HAVANA, FL 32333-2512
3-03-2N-2W-0000-00422-0200	MRS LLC	5804 DOONESBURY CT		TALLAHASSEE, FL 32303
3-02-2N-2W-1300-00001-0050	LAHTINEN ERIC O & BETTY M	30 BUCK WAY		HAVANA, FL 32333
3-02-2N-2W-1300-00001-0060	SINGLETARY JOSEPH GENE	25 RICH BAY RD		HAVANA, FL 32333
3-02-2N-2W-1300-00001-0070	ANDREWS DAVID J	3320 FLA GA HWY		HAVANA, FL 32333
3-02-2N-2W-1300-00001-0080	ANDREWS DAVID J	3320 FLA GA HWY		HAVANA, FL 32333
3-02-2N-2W-1300-00001-0090	ANDREWS DAVID J	3320 FL-GA HWY		HAVANA, FL 32333
3-02-2N-2W-1300-00001-0100	SANFORD BERNARD A	2749 BARDWOOD LANE		TALLAHASSEE, FL 32305
3-02-2N-2W-1300-00001-0110	SMITH ANGELA BELL	414 4TH STREET SE		HAVANA, FL 32333
3-02-2N-2W-1300-00001-0120	WILLIAMS JAMES G & DEBRA L	127 BUCK WAY		HAVANA, FL 32333
3-10-2N-2W-0000-00230-0100	BOWMAN RICHARD	591 SCOTLAND RD		HAVANA, FL 32333
3-03-2N-2W-0000-00000-0070	WAINWRIGHT CALEB J & HOLLY	17048 129TH RD		MCALPIN, FL 32062
3-03-2N-2W-0000-00422-0300	MATSON KENNETH J & RUTH E	90 GARRETT DR		HAVANA, FL 32333
3-03-2N-2W-0000-00421-0600	DAVIS GEOFFREY	1406 GREEN STREET		TALLAHASSEE, FL 32303
3-03-2N-2W-0000-00422-0100	STEPHENS DORIS LAVERNE	603 LEAH DR		POWDER SPRINGS, GA 30127-4416
3-10-2N-2W-0000-00323-0100	LONG, MICHAEL A	C/O OZELL WASHINGTON	508 SCOTLAND RD	HAVANA, FL 32333
3-10-2N-2W-0000-00324-0100	ROBERTS LORETHA D	4391 LOST PINE DR		TALLAHASSEE, FL 32305
3-10-2N-2W-0000-00324-0200	WILLIAMS LEIDA ET AL	502 SCOTLAND RD		HAVANA, FL 32333
3-10-2N-2W-0000-00324-0800	ALCORN AARON T & KATHLEEN	474 SCOTLAND RD		HAVANA, FL 32333
3-11-2N-2W-0000-00300-0100	FLORIDA GULF & ATLANTIC RR LLC	1515 S FEDERAL HWY	SUITE 404	BOCA RATON, FL 33432
3-15-2N-2W-1541-00000-0200	HORTON TOMMY B AND KIMBERLY G	1050 SAN BONITA BLVD		HAVANA, FL 32333-3337
3-15-2N-2W-1541-00000-0180	DOMINO CARL J	136 TERRAPIN TRL		JUPITER, FL 33458
3-03-2N-2W-0000-00424-0200	FRIEDMAN CHARLES & JAMES	125 BLUEBIRD LANE		HARTFORD, AL 36344
3-10-2N-2W-0000-00110-0100	BEMBRY JOHN F AND MARY C AND	BEMBRY JOHN F & ELAINE C	465 ATTAPULGUS-CLIMAX ROAD	CLIMAX, GA 39834
3-10-2N-2W-0000-00240-0000	JOHNSON WILLIAM CARRY	AND ANITA	750 SCOTLAND RD	HAVANA, FL 32333
3-03-2N-2W-0000-00424-0300	FRIEDMAN CHARLES & JAMES	125 BLUEBIRD LANE		HARTFORD, AL 36344
3-03-2N-2W-0000-00424-0100	BOWDEN CONNIE L ETAL (JTWR)	(GAS STATION)		MONTICELLO, FL 32344
3-03-2N-2W-0561-00000-0840	SCOTT JAMES DARRELL	118 BRUCE ROAD	96 WILLOW POND RD	HAVANA, FL 32333
3-03-2N-2W-0561-00000-0850	TOM STEFFAN J & SANDRA J	138 BRUCE ROAD		HAVANA, FL 32333
3-03-2N-2W-0561-00000-0861	GILLIAM JOHN C JR ET AL	85 BRUCE RD		HAVANA, FL 32333
3-03-2N-2W-0000-00432-0400	CHLOCKONEE RIVER KENNEL CLUB	P O BOX 3185		TALLAHASSEE, FL 32315
3-03-2N-2W-0000-00433-0100	IRONHORSE EQUIPMENT SERVICES	7092 FL-GA HWY		HAVANA, FL 32333
3-03-2N-2W-0000-00411-0100	BROWNING HORACE ESTATE	C/O REGINA BROWNING	5132 WATER VALLEY DRIVE	TALLAHASSEE, FL 32303
3-03-2N-2W-0561-00000-0108	ROSS WALTER W	470 MERRITT LANE		HAVANA, FL 32333
3-03-2N-2W-0561-00000-0110	DOYLE THOMAS J & STORMIE L	552 MERRITT LN		HAVANA, FL 32333
3-03-2N-2W-0561-00000-0820	GOBLE RONALD J AND JEAN H	635 MERRITT LN		HAVANA, FL 32333
3-03-2N-2W-0561-00000-0830	GARLAND DEBBIE L	70 BRUCE RD		HAVANA, FL 32333
3-10-2N-2W-0000-00121-0100	JETT ROBERT S III	1300 SCOTLAND RD		HAVANA, FL 32333
3-03-2N-2W-0000-00414-1100	BOWDEN CONNIE L	96 WILLOW POND RD		MONTICELLO, FL 32344
3-03-2N-2W-0561-00000-0885	HERRERA ENEREYDA VELASCO	471 MERRITT LN		HAVANA, FL 32333-4215
3-03-2N-2W-0561-00000-0890	SPOONER CLETUS IDUS JR	403 MERRITT LANE		HAVANA, FL 32333-4215
3-03-2N-2W-0561-00000-0900	HOMES OF MERRITT LLC	P O BOX 13647		TALLAHASSEE, FL 32317
3-10-2N-2W-0000-00321-0100	BEASLEY DORIAN CHARLES AND	DEBORAH ANN	600 SCOTLAND RD	HAVANA, FL 32333

3-02-2N-2W-1300-00002-0160	SPECTOR MARSHA	12673 NW 8TH WAY			MIAMI, FL 33182
3-03-2N-2W-1524-00000-0086	GADSDEN COMMERCIAL EXCHANGE	COMMON AREA (STORM WATER)		*DO NOT MAIL*	HAVANA, FL 32333
3-03-2N-2W-0561-00000-0881	GILLIAM JOHN C JR ET AL	85 BRUCE RD			CAIRO, GA 39828
3-03-2N-2W-0561-00000-0883	GILLIAM JOE LAMAR	4812 LOWER HAWTHORNE TR			HAVANA, FL 32333
3-03-2N-2W-0561-00000-0884	ZEHRA ADAM AND ASHLEE	445 MERRITT LN			HAVANA, FL 32333
3-03-2N-2W-0561-00000-0872	HATCHER COLUCE JACQUELINE	HATCHER AND MARY HATCHER CREEK	120 GLOVER LANE		TALLAHASSEE, FL 32303
3-03-2N-2W-0561-00000-0871	COTTON HENRY & ALICE	4333 JACKSONVIEW DRIVE			TALLAHASSEE, FL 32312
3-15-2N-2W-1541-00000-0160	APPLECROSS TRUST	815 ARLINGTON ROAD			TALLAHASSEE, FL 32303
3-15-2N-2W-1541-00000-0150	JENKINS ELLIOT J	5347 GATEWAY DR			HAVANA, FL 32333-4454
3-10-2N-2W-1508-00000-0040	DUST ALAN & BONNIE	477 SCOTLAND DR			HAVANA, FL 32333
3-09-2N-2W-0000-00420-1700	NICHOLS DENNIS AND DOROTHY	364 GLOVER LANE			HAVANA, FL 32333
3-03-2N-2W-0000-00414-0000	ZIMMERMAN WILLIAM C & JEAN B	3726 FLA/GA HWY			HAVANA, FL 32333
3-11-2N-2W-0000-00242-0200	SELLARS LINDA	2867 FLA-GA HWY			HAVANA, FL 32333
3-03-2N-2W-0561-00000-0865	JOHNSON ROBERT G	206 BRUCE RD			HAVANA, FL 32333
3-03-2N-2W-0561-00000-0869	HENDERSON PRESTON HEIRS OF	154 BRUCE RD			HAVANA, FL 32333
3-02-2N-2W-1300-00002-0210	MURPHY AUDREY B	418 MERRITT LANE	APT 8		ROSELLE, NJ 07203
3-02-2N-2W-0000-00412-0100	LINARES MARSHA AND ANTONER	134 THIRD W AVE	103 AZALEA TRL		HAVANA, FL 32333
3-03-2N-2W-0000-00412-0200	BROWNING EDDIE ESTATE	C/O BEATRICE BROWNING, HEIRS			TALLAHASSEE, FL 32303
3-03-2N-2W-0000-00413-0000	WASHINGTON FRANCIS & ARTIE V	ARTIE V WASHINGTON AND	MORIE LEE BROWNING 3954 MAGELLAN TRL		MONTECELLO, FL 32344
3-03-2N-2W-0000-00413-0400	BOWDEN CONNIE L ET AL	96 WILLOW POND RD			HAVANA, FL 32333
3-03-2N-2W-0000-00413-1000	ZIMMERMAN WILLIAM C & JEAN B	3726 FL GA HWY			QUINCY, FL 32351
3-02-2N-2W-1300-00002-0111	MENJIVAR JUAN CARLOS	1182 LONNIE CLARK RD			HAVANA, FL 32333
3-10-2N-2W-0000-00322-0200	ENZOR JULIUS & BETTY	23 ANTLER COURT			HAVANA, FL 32333
3-04-2N-2W-0561-00000-0790	CHURCH ST JAMES PRIM BAPTIST	RT 3 BOX 359-M			HAVANA, FL 32333
3-10-2N-2W-0000-00421-0200	JOULLIAN DEBRA SUE	1825 IVAN DRIVE			TALLAHASSEE, FL 32303
3-10-2N-2W-0000-00421-0500	FULLERTON RANDY S & CHRISTINA	AND DONALD M FULLERTON	662 SCOTLAND RD		HAVANA, FL 32333
3-03-2N-2W-1524-00000-0020	MALONE THOMAS S III & ALICE	680 SCOTLAND RD			HAVANA, FL 32333
3-15-2N-2W-1541-00000-0170	ESTES BRITT	998 ROBIN KAY RD			TALLAHASSEE, FL 32312
3-10-2N-2W-0000-00333-0100	DOMINO CARL J	136 PERRAPIN TRAIL			JUPITER, FL 33458
3-10-2N-2W-0000-00214-0100	GAMBOA ALVARO AND VERONICA	190 MANNIE GUNN RD			QUINCY, FL 32351
3-10-2N-2W-0000-00121-0200	POTTER THOMAS E & DEBORAH J	982 SCOTLAND RD			HAVANA, FL 32333
3-03-2N-2W-0000-00414-1000	JETT ROBERT S III AND DEBORAH	1300 SCOTLAND RD			HAVANA, FL 32333
3-15-2N-2W-1541-00000-0140	STEPHENS ALLEN L	115 NOTTINGHAM DR			THOMASVILLE, GA 31792
3-15-2N-2W-1541-00000-0130	BARRETT WILLIAM M HEIRS OF	C/O PAMELA BARRETT	P O BOX 5920		THOMASVILLE, GA 31758
3-15-2N-2W-1541-00000-0120	SAN BONITA EQUESTRIAN PROP	4068 SHADY VIEW LANE			TALLAHASSEE, FL 32311
3-10-2N-2W-1541-00000-0110	SAN BONITA EQUESTRIAN PROP	4068 SHADY VIEW LANE			TALLAHASSEE, FL 32311
3-10-2N-2W-0000-00322-0100	SAN BONITA EQUESTRIAN PROP	4068 SHADY VIEW LANE			TALLAHASSEE, FL 32311
3-10-2N-2W-0000-00322-0100	GOODLETT C DAVID JR TRUSTEE	1656 MAYACOO LAKES BLVD			WEST PALM BEACH, FL 33411-1850
3-10-2N-2W-1524-00000-0040	BOWMAN RICHARD & DEBORAH	591 SCOTLAND RD			HAVANA, FL 32333
3-10-2N-2W-0000-00333-0500	PATTERSON PREMIER PROPERTIES	345 ARROYO DRIVE			ROSWELL, GA 30075
3-10-2N-2W-0000-00342-0300	SHARPTON WALTER J & RODIA	392 SCOTLAND RD			HAVANA, FL 32333
3-10-2N-2W-0000-00421-0100	STALVEY MARGARET AUSLEY	2660 EGRET LN			TALLAHASSEE, FL 32308
3-11-2N-2W-0000-00212-0200	FULLERTON RANDY S & CHRISTINA	AND DONALD M FULLERTON	662 SCOTLAND RD		HAVANA, FL 32333
	LUTTRELL IRENE Y (LE) W/REM	2996 FLORIDA-GEORGIA HWY			HAVANA, FL 32333

NAME	ADDRESS	PHONE	EMAIL / comment
<p>BERNIE SANFORD Bernie Sanford</p>	<p>2749 SHREVEWOOD LN</p>	<p>858.566-6315</p>	<p>BERNARD A SANFORD 13@outlook. cc wants to be notified of COMMISSION meeting Supportive of change.</p>

Phone Calls

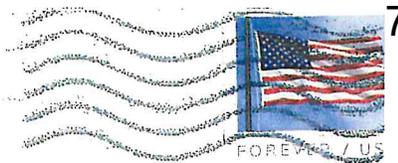
SIGN IN SHEET – Jett LUA Citizen Meeting

Tuesday, July 28, 2020

NAME	ADDRESS	PHONE	EMAIL / comment
Called 7/28 Gail Bayley	Merritt Ln		wanted to know what ultimate plans were objectio NO
Called 7/28 Tom Doyle	Merritt Ln		wanted to know what ultimate plans were object NO
Called 8/3 Elliott Varnum	Hwy 159 /		wanted to know what ultimate plans were - no objection

TALLAHASSEE FL 32303

15 JUL 2020 PM 3:1



Returned Notices

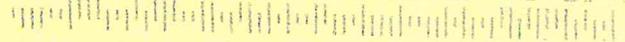
CHURCH ST JAMES PRIM BAPTIST

NIXIE 322 CE 1 7207/20/20

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

32303 322 CE 1
92303 322 CE 1

BC: 32303850904 *2401-02778-15-38



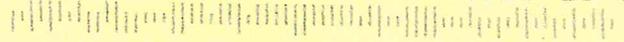
BOWDEN CONNIE L (TRAILER PARK)

NIXIE 322 CE 1 7207/20/20

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

32303 322 CE 1
92303 322 CE 1

BC: 32303850904 *2401-02813-15-38



FRIEDMAN CHARLES & JAMES

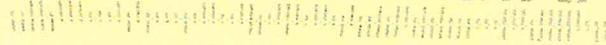
NIXIE 352 EE 1 7207/28/20

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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32303

BC: 32303850904 *2401-02796-15-38



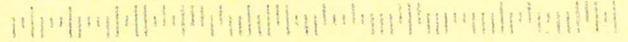
MYERS JAMES

NIXIE 322 EE 1 7207/20/20

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

32303 322 EE 1
92303 322 EE 1

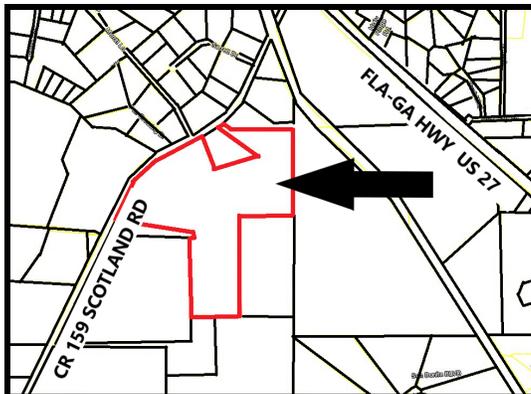
BC: 32303487521 *2401-02956-15-38



GADSDEN COUNTY PLANNING COMMISSION MEETING NOTICE

The Gadsden County Planning Commission will hold a meeting and public hearing on **Thursday, September 24, 2020, at 6:00 p.m.** Due to the restrictions on gatherings as a result of the COVID-19 virus, this meeting and public hearings may be viewed by accessing the Gadsden County Board of County Commissioners Facebook Page, www.facebook.com/GadsdenCountyBOCC. Those wishing to provide public testimony for the meeting and public hearings will be able to do so by accessing the Zoom platform, with virtual meeting access details that will be posted to the Gadsden County website, www.gadsdencountyfl.gov. Public comment for the meeting and public hearings should be submitted via email to CitizensToBeHeard@gadsdencountyfl.gov until noon September 24, 2020, in order to allow sufficient time for provision to the Planning Commission prior to the meeting and public hearings. Should the status of this meeting change it will be posted on the Gadsden County website, www.gadsdencountyfl.gov. Any comments submitted after this time will be accepted and included as part of the official record of the meeting. The proposed agenda will include the following Public Hearing:

Scotland Road, Jett Large Scale Future Land Use Map Amendment (LSPA 2020-01)(Legislative) - Consideration of transmittal to the Florida Department of Economic Opportunity of a Comprehensive Plan Large Scale Future Land Use Map (FLUM) amendment to change the future land use from Agriculture 2 to Agriculture 1 on a 62.13 acre parcel located at 1232 Scotland Road, Havana.



6. Section 5611.F, Driveways (LDR 2020-01)(Legislative) – Consideration of amendments to Subsection 5611.F Driveways of the Gadsden County Land Development Code.

The files for the proposals are available for public inspection on the Gadsden County website at www.gadsdencountyfl.gov 7 days prior to the meeting.

In accordance with the Americans with Disabilities Act, persons needing assistance in obtaining any information from the County or virtually attending the public meeting should contact Gadsden County Public Information by calling 850-875-8650 or emailing media@gadsdencountyfl.gov at least 2 hours prior to the meeting.

Gadsden County Planning Commission Agenda Report

Date of Meeting: September 24, 2020

To: Honorable Chairman and Members of the Planning Commission

From: Diane Quigley, Growth Management Administrator

Subject: PUBLIC HEARING (Legislative) - Amendment of the Land Development Code Chapter 5, Streets, Driveways and Access

Statement of Issue:

Consideration of amendment of Chapter 5 of the Land Development Code regarding the number and placement of driveways.

Background:

The Land Development Code (LDC) is the implementing document of the goals, objectives, and policies of the Comprehensive Plan. It is required by 163.3202, Florida Statutes and provides specific standards to which all development within unincorporated Gadsden County must meet. Amendments to the LDC are made as legislative, local characteristics, or other factors evolve and are updated.

Analysis:

The code is being amended to allow for one additional access point for circular driveways per street frontage in residential areas and to provide new spacing and setback requirements for the placement of driveways based on the speed limits of the adjacent roadway.

The language reduces the minimum distance between driveways from 50 feet to 100 feet on residential local roads with a posted speed limit of 25 mph. Additionally, it requires a 20-foot setback from property lines to avoid abutting driveways on adjacent properties and provides clarifying language in the remainder of the LDC section.

Planning Commission Options:

Options include:

1. Recommend that the BOCC adopts and amends by ordinance Chapter 5 of the Land Development Code and finds that said amendments are consistent with the Comprehensive Plan.
2. Recommend that the BOCC does not amend by ordinance the proposed amendment to Chapter 5 of the Land Development Code.
3. Recommend that the BOCC adopts and amends by ordinance Chapter 5 of the Land Development Code with changes and finds that those amendments are consistent with the Comprehensive Plan.

Planning Staff Recommendation: Option 1.

Attachments:

1. Proposed new language in Chapter 5 (strikethrough and underline format).
2. Proposed new language in Chapter 5 (clean copy).

Subsection 5611. Streets, Driveways and Access Management.

- A. Driveway General Design Standards. All development shall meet the following standards for vehicular access and circulation:
1. All streets in a new development shall be designed and constructed pursuant to the standards and specifications required by the County Engineer and the DRC. Streets may be dedicated to the County upon completion, inspection, and acceptance of the design standards by the County.
 2. The street system of the proposed development shall, to the extent practicable, conform to the natural topography of the site, preserving existing hydrological and vegetative patterns, and minimizing erosion potential, runoff, and the need for site alteration. Particular effort should be directed toward securing the flattest possible grade near intersections.
 3. Streets shall be laid out to avoid environmentally sensitive areas.
 4. Private streets may be allowed within developments that will remain under common ownership, provided all streets shall be designed and constructed pursuant to the standards and specifications required by the County Engineer and the DRC.
 5. The street layout in all new development shall be coordinated with and interconnected to the street system of the surrounding area.
 6. Streets in proposed subdivisions shall be connected to rights-of-way in adjacent areas to allow for proper inter-neighborhood traffic flow. If adjacent lands are unplatted, stub outs in the new development shall be provided for future connection to the adjacent unplatted land.
 7. Residential streets shall be arranged to discourage through traffic.
 8. Streets shall intersect as nearly as possible at right angles and in no case shall be less than seventy-five degrees (75°).
 9. New intersections along one side on an existing street shall, where possible, coincide with existing intersections. Where an offset (jog) is necessary at an intersection, the distance between centerlines of the intersecting streets shall be no less than ~~one hundred fifty feet~~ one hundred fifty feet (150').
 10. No two streets may intersect with any other street on the same side at a distance of less than ~~four hundred feet~~ four hundred feet (400') measured from centerline to centerline of the intersecting street. When the intersected street is an arterial or collector, the distance between intersecting streets

shall be no less than one thousand feet (1,000').

B. Paving Widths. The following paving widths shall be used for each street classification. Variances may be given upon approval by the Public Works Director.

1. Paving width for residential streets in subdivisions shall be no less than twenty feet (20').
2. Paving widths for collector and arterial streets in subdivisions shall be no less than ~~twenty-four~~ twenty-four feet (24').

C. Curbing requirement.

1. Curbing shall be required for the purposes of drainage, safety, and delineation and protection of pavement edge along streets in the following cases:
 - a) Along designated parking lanes.
 - b) Where the surface drainage plan requires curbing to channel stormwater.
 - c) Where narrow lots averaging less than forty feet (40') in width take direct access from a street upon which no on-street parking is allowed.
2. All curbing shall conform to the construction standards as required by the County Engineer, Public Works Director and the DRC.

D. Shoulders. Shoulders, where required, shall measure at least four feet (4') in width and shall be required on each side of streets and shall be located within the right-of-way. Shoulders shall consist of stabilized turf or other material permitted by the County Engineer and/or Road and Bridge Director. Shoulders and/or drainage swales are required as follows:

1. Shoulders are required on residential access and residential collector streets only where necessary for stormwater management or road stabilization.
2. All residential collector streets shall provide two four-foot (4') wide shoulders. Shoulders should be grass surfaced except in circumstances where grass cannot be expected to survive. In no case shall the shoulders be paved.
3. Where shoulders are required by the Florida Department of Transportation.

4. Collector streets where curbing is not required.
5. Arterial streets where curbing is not required.

E. Acceleration, Deceleration, and Turning Lanes.

1. Deceleration or turning lanes may be required by the County along existing and proposed streets as determined necessary by the DRC.
2. Deceleration lanes shall be designed to the following standards:
 - a) The lane width shall be the same as the required width of the roadway moving lanes.
 - b) The lane shall provide the full required lane width for its full length. It shall not be tapered.
 - c) The minimum lane length shall be as follows:

<u>Design Speed of Road</u>	<u>Minimum Deceleration Lane Length</u>
30 mph	165 feet
40 mph	230 feet
50 mph	310 feet

3. Acceleration lanes are only required when indicated as needed by the DRC. The design shall be as per the recommendation of the County Engineer. Where needed, a paved taper shall be provided for right hand turns.

F. Driveways.

1. No driveway shall be constructed, improved, or modified without a permit issued by the Building Official, Planning Director, County Engineer, the Board of County Commissioners (BCC), or Florida Department of Transportation (FDOT); whichever agency has jurisdiction.
2. All driveways shall be designed and constructed in accordance with the requirements of the County Engineer and this Code.
3. Each development shall be permitted one driveway per street frontage provided the following additional requirements shall also apply:
 - a) A maximum of one additional access point per street frontage for circular driveway may be permitted for Single family dwellings and duplexes, residential living facilities, and day care centers, may be permitted circular drives single-family dwellings and duplexes, if frontage is adequate to ensure proper driveway separation as set forth in

Subsection 5611.F.10 and there is at least a twenty foot (20') setback from the property line for each driveway;

- b) A maximum of one additional driveway per street frontage may be permitted for multi-family residential development in excess of fifty (50) units and non-residential development with an excess of two hundred (200) linear feet of street frontage;
- c) Each residential development in excess of fifty (50) units shall provide a secondary means of access where feasible. In no instance shall the secondary point of access be located closer than 0.25 miles (1,320 feet) from the primary or another access point for the development.
4. The maximum driveway width for two-way traffic measured at the intersecting right-of-way line shall be as follows:
- | | |
|---------------------------------|---------|
| One and two family residential: | 18 feet |
| Industrial: | 40 feet |
| All other: | 25 feet |
5. The minimum curb return radius for multifamily and non-residential uses shall be ~~twenty~~ twenty-five feet (25') on local streets and thirty-five feet (35') on collector or arterial streets.
6. If possible, driveways shall align with driveways on the opposite side of the street or separate by a minimum distance of twenty feet (20'), measured at the right-of-way line.
7. DOT State Highway Connection Permit Administrative Process 14-96 and DOT Access Management Classification System 14-97 shall be applicable to all state roads.
8. Shared access points shall be encouraged and utilized where appropriate for increased safety and access management (commercial, industrial, public and residential)
9. No residential driveway shall be permitted on a collector road within ~~two-hundred feet~~ two hundred feet (200') of an intersection.
10. Residential driveways shall be situated a minimum of fifty feet (50') feet apart along local roads with a 25 MPH speed limit or less, one-hundred one hundred feet (100') apart along local roads with a 35 MPH speed limit or less, a minimum of ~~two-hundred~~ two hundred feet (200') along collector roads with a 35 MPH speed limit, and a minimum of ~~four-hundred~~ four hundred feet (400') apart along collector roads with 45 MPH speed limit or greater, notwithstanding the provisions of Subsection 5611.F.9. Lots with

less than ~~400~~50 feet of road frontage may be permitted one driveway.

11. Turn lanes, frontage roads, medians, median openings, turn signals and road signs shall be required as determined by the County Engineer, Road and Bridge Director, Growth Management Director and or DOT along County Roadways.

12. Vested lots of record shall be permitted one (1) driveway.

G. Access.

1. Number of Access Points. All projects shall have access to a public right-of-way. The number of access points for multi-family and non-residential parcels shall be as follows:

Type of Development	Number of Access Pts.	Preferred Type of Access
Residential < 25 units	1	Residential/Collector
Residential, 25 + units	2	Collector
Non-Residential, < 50 parking spaces	1	Collector/Arterial
Non-Residential, 50 + parking spaces	2 or more	Arterial

~~Notwithstanding~~ Notwithstanding the provision in paragraph one above, a non-residential development, or a multi-family residential development on a corner lot may be allowed two (2) points of access. Additional driveways may be approved by the Planning Official based on a professional traffic study submitted by the applicant.

2. Separation of Access Points. The separation between access points onto arterial and collector roadways, or between an access point and an intersection of an arterial or collector with another road, shall be as shown in the following table.

<u>Functional Classification</u>	<u>Distance Between Access Points</u>
Major Arterial	300 feet
Minor Arterial	250 feet
Major Collector	185 feet
Minor Collector	150 feet

The distance between access points shall be measured from the centerline of the proposed driveway or roadway to the centerline of the nearest adjacent roadway or driveway.

3. Frontage on Service Roads and Common Driveways

a) Projects proposed on arterials and major collectors shall include frontage or service roads and shall take access from the frontage road rather than the arterial. Frontage roads design shall conform to FDOT standards. This access requirement may be met through the use of interconnecting parking lots which abut the arterial or major collector facility. The maximum number of parking lots that may be connected is four.

b) Adjacent uses may share a common driveway provided the appropriate access easements are granted between or among the property owners.

4. Alternative Designs. Where natural features or spacing of existing driveway and roadways causes the preceding access requirements to be physically infeasible, alternate designs may be approved by the DRC.

5. Access to Residential Lots.

a) Access to non-residential uses shall not be through an area designed, approved or developed for residential use.

b) Access to all lots in a proposed residential subdivision shall be by way of a residential access or residential sub-collector street.

(Ord. # 1996-005, 7-2-96; ~~Ord. # 1996-006, 8-19-96~~; Ord. # 2003-006, 8-19-03)

Subsection 5611. Streets, Driveways and Access Management.

- A. Driveway General Design Standards. All development shall meet the following standards for vehicular access and circulation:
1. All streets in a new development shall be designed and constructed pursuant to the standards and specifications required by the County Engineer and the DRC. Streets may be dedicated to the County upon completion, inspection, and acceptance of the design standards by the County.
 2. The street system of the proposed development shall, to the extent practicable, conform to the natural topography of the site, preserving existing hydrological and vegetative patterns, and minimizing erosion potential, runoff, and the need for site alteration. Particular effort should be directed toward securing the flattest possible grade near intersections.
 3. Streets shall be laid out to avoid environmentally sensitive areas.
 4. Private streets may be allowed within developments that will remain under common ownership, provided all streets shall be designed and constructed pursuant to the standards and specifications required by the County Engineer and the DRC.
 5. The street layout in all new development shall be coordinated with and interconnected to the street system of the surrounding area.
 6. Streets in proposed subdivisions shall be connected to rights-of-way in adjacent areas to allow for proper inter-neighborhood traffic flow. If adjacent lands are unplatted, stub outs in the new development shall be provided for future connection to the adjacent unplatted land.
 7. Residential streets shall be arranged to discourage through traffic.
 8. Streets shall intersect as nearly as possible at right angles and in no case shall be less than seventy-five degrees (75°).
 9. New intersections along one side on an existing street shall, where possible, coincide with existing intersections. Where an offset (jog) is necessary at an intersection, the distance between centerlines of the intersecting streets shall be no less than one hundred fifty feet (150').
 10. No two streets may intersect with any other street on the same side at a distance of less than four hundred feet (400') measured from centerline to centerline of the intersecting street. When the intersected street is an arterial or collector, the distance between intersecting streets shall be no

less than one thousand feet (1,000').

B. Paving Widths. The following paving widths shall be used for each street classification. Variances may be given upon approval by the Public Works Director.

1. Paving width for residential streets in subdivisions shall be no less than twenty feet (20').
2. Paving widths for collector and arterial streets in subdivisions shall be no less than twenty-four feet (24').

C. Curbing requirement.

1. Curbing shall be required for the purposes of drainage, safety, and delineation and protection of pavement edge along streets in the following cases:
 - a) Along designated parking lanes.
 - b) Where the surface drainage plan requires curbing to channel stormwater.
 - c) Where narrow lots averaging less than forty feet (40') in width take direct access from a street upon which no on-street parking is allowed.
2. All curbing shall conform to the construction standards as required by the County Engineer, Public Works Director and the DRC.

D. Shoulders. Shoulders, where required, shall measure at least four feet (4') in width and shall be required on each side of streets and shall be located within the right-of-way. Shoulders shall consist of stabilized turf or other material permitted by the County Engineer and/or Road and Bridge Director. Shoulders and/or drainage swales are required as follows:

1. Shoulders are required on residential access and residential collector streets only where necessary for stormwater management or road stabilization.
2. All residential collector streets shall provide two four-foot (4') wide shoulders. Shoulders should be grass surfaced except in circumstances where grass cannot be expected to survive. In no case shall the shoulders be paved.
3. Where shoulders are required by the Florida Department of Transportation.

4. Collector streets where curbing is not required.
5. Arterial streets where curbing is not required.

E. Acceleration, Deceleration, and Turning Lanes.

1. Deceleration or turning lanes may be required by the County along existing and proposed streets as determined necessary by the DRC.
2. Deceleration lanes shall be designed to the following standards:
 - a) The lane width shall be the same as the required width of the roadway moving lanes.
 - b) The lane shall provide the full required lane width for its full length. It shall not be tapered.
 - c) The minimum lane length shall be as follows:

<u>Design Speed of Road</u>	<u>Minimum Deceleration Lane Length</u>
30 mph	165 feet
40 mph	230 feet
50 mph	310 feet

3. Acceleration lanes are only required when indicated as needed by the DRC. The design shall be as per the recommendation of the County Engineer. Where needed, a paved taper shall be provided for right hand turns.

F. Driveways.

1. No driveway shall be constructed, improved, or modified without a permit issued by the Building Official, Planning Director, County Engineer, the Board of County Commissioners (BCC), or Florida Department of Transportation (FDOT); whichever agency has jurisdiction.
2. All driveways shall be designed and constructed in accordance with the requirements of the County Engineer and this Code.
3. Each development shall be permitted one driveway per street frontage provided the following additional requirements shall also apply:
 - a) A maximum of one additional access point per street frontage for circular driveway may be permitted for residential living facilities, day care centers, single-family dwellings and duplexes, if frontage is adequate to ensure proper driveway separation as set forth in Subsection 5611.F.10 and there is at least a twenty foot (20') setback from the property line for

each driveway;

- b) A maximum of one additional driveway per street frontage may be permitted for multi-family residential development in excess of fifty (50) units and non-residential development with an excess of two hundred (200) linear feet of street frontage;
 - c) Each residential development in excess of fifty (50) units shall provide a secondary means of access where feasible. In no instance shall the secondary point of access be located closer than 0.25 miles (1,320 feet) from the primary or another access point for the development.
4. The maximum driveway width for two-way traffic measured at the intersecting right-of-way line shall be as follows:
- | | |
|---------------------------------|---------|
| One and two family residential: | 18 feet |
| Industrial: | 40 feet |
| All other: | 25 feet |
5. The minimum curb return radius for multifamily and non-residential uses shall be twenty-five feet (25') on local streets and thirty-five feet (35') on collector or arterial streets.
6. If possible, driveways shall align with driveways on the opposite side of the street or separate by a minimum distance of twenty feet (20'), measured at the right-of-way line.
7. DOT State Highway Connection Permit Administrative Process 14-96 and DOT Access Management Classification System 14-97 shall be applicable to all state roads.
8. Shared access points shall be encouraged and utilized where appropriate for increased safety and access management (commercial, industrial, public and residential)
9. No residential driveway shall be permitted on a collector road within two hundred feet (200') of an intersection.
10. Residential driveways shall be situated a minimum of fifty feet (50') feet apart along local roads with a 25 MPH speed limit or less, one hundred feet (100') apart along local roads with a 35 MPH speed limit or less, a minimum of two hundred feet (200') along collector roads with a 35 MPH speed limit, and a minimum of four hundred feet (400') apart along collector roads with 45 MPH speed limit or greater, notwithstanding the provisions of Subsection 5611.F.9. Lots with less than 50 feet of road frontage may be permitted one driveway.

11. Turn lanes, frontage roads, medians, median openings, turn signals and road signs shall be required as determined by the County Engineer, Road and Bridge Director, Growth Management Director and or DOT along County Roadways.

12. Vested lots of record shall be permitted one (1) driveway.

G. Access.

1. Number of Access Points. All projects shall have access to a public right-of-way. The number of access points for multi-family and non-residential parcels shall be as follows:

Type of Development	Number of Access Pts.	Preferred Type of Access
Residential < 25 units	1	Residential/Collector
Residential, 25 + units	2	Collector
Non-Residential, < 50 parking spaces	1	Collector/Arterial
Non-Residential, 50 + parking spaces	2 or more	Arterial

Notwithstanding the provision in paragraph one above, a non-residential development, or a multi-family residential development on a corner lot may be allowed two (2) points of access. Additional driveways may be approved by the Planning Official based on a professional traffic study submitted by the applicant.

2. Separation of Access Points. The separation between access points onto arterial and collector roadways, or between an access point and an intersection of an arterial or collector with another road, shall be as shown in the following table.

<u>Functional Classification</u>	<u>Distance Between Access Points</u>
Major Arterial	300 feet
Minor Arterial	250 feet
Major Collector	185 feet
Minor Collector	150 feet

The distance between access points shall be measured from the centerline of the proposed driveway or roadway to the centerline of the nearest adjacent roadway or driveway.

3. Frontage on Service Roads and Common Driveways

- a) Projects proposed on arterials and major collectors shall include frontage or service roads and shall take access from the frontage road rather than the arterial. Frontage roads design shall conform to FDOT standards. This access requirement may be met through the use of interconnecting parking lots which abut the arterial or major collector facility. The maximum number of parking lots that may be connected is four.
 - b) Adjacent uses may share a common driveway provided the appropriate access easements are granted between or among the property owners.
4. Alternative Designs. Where natural features or spacing of existing driveway and roadways causes the preceding access requirements to be physically infeasible, alternate designs may be approved by the DRC.
5. Access to Residential Lots.
- a) Access to non-residential uses shall not be through an area designed, approved or developed for residential use.
 - b) Access to all lots in a proposed residential subdivision shall be by way of a residential access or residential sub-collector street.

(Ord. # 1996-005, 7-2-96; Ord. # 2003-006, 8-19-03)

Gadsden County Planning Commissioners
Agenda Request

Date of Meeting: September 24, 3030

To: Honorable Chairperson and Members of the Commission

From: Jill A. Jeglie, Senior Planner II

Through: Diane Quigley, Growth Management Director

Subject: **Public Hearing (Legislative)** – Consideration of a recommendation to adopt revisions and to the Capital Improvements Schedule of the Capital Improvements Element for Fiscal Years 2020/21- 2024/25 (LSPA-2020-03).

Statement of Issue:

The Planning Commission, as the local planning agency, is requested to make a recommendation to the Board of County Commissioners to adopt the annual update of the Capital Improvements Schedule (CIS) (Table 8.3) for Fiscal Years (FY) 2020/21 – 2024/25 of the Capital Improvements Element (CIE) (Attachments #1 and #2).

Background:

The Board of County Commissioners is required to adopt a CIS annually pursuant to 163.3177(3)(b) F.S. The CIS includes the list of the capital projects that *only impact level of service capacity*. The CIS must include a list of the publicly funded projects, project costs, and funding sources that impact capacity (level of service (LOS)) over the five (5) year planning horizon. Projects not directly related to level of service capacity such as roadway pavement/resurfacing, park maintenance, etc. are not included in the CIS.

Analysis:

Capital Improvements Schedule (CIS):

The CIS includes only those projects that impact capacity also referred to as level of service (LOS). Attachment #1 contains the draft ordinance with updates to Table 8.3 Capital Improvements Schedule in strike and add format for Fiscal Years 2020/21- 2024/25 (pages 10-20). Strike for addition and underline for adding new information. Attachment #2 contains a clean copy of the updated Table 8.3 (pages 21-23). The information included in the CIS comes from the Five Year Work Programs of the applicable agency or County Department. The transportation projects are those included in the Capital Regional Transportation Planning Agency (CRTPA) (Metropolitan Planning Organization) Five Year Transportation Improvements Program (TIP) and Florida Department of Transportation District 3 Five Year Work Plan. The Parks project list is provided by the County Facilities Department and includes those projects anticipated to receive county or grant funding. School projects are those listed in the Gadsden County School District's Five Year Work Plan.

The statutory requirements are as follows:

Pursuant to §163.3177(3)(a)(4&5) of F.S. the CIE shall include and require that:

4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

5. The schedule must include transportation improvements included in the applicable metropolitan planning organization's transportation improvement program adopted pursuant to s. 339.175(8) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. The schedule must be coordinated with the applicable metropolitan planning organization's long-range transportation plan adopted pursuant to s. 339.175(7).

(b) The capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.

The CIS is to be updated and adopted by ordinance pursuant to §163.3177(3)(b) F.S., as follows:

(b) The capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.

Options:

1. Recommend that the Board adopt the Capital Improvements Schedule of the Capital Improvements Element of the Comprehensive Plan for Fiscal Years 2020/21- 2024/25 .
2. Recommend that the Board not adopt the Capital Improvements Schedule of the Capital Improvements Element of the Comprehensive Plan for Fiscal Years 2020/21- 2024/25.
3. Planning Commission Direction.

Planning Recommendation:

Options #1

Attachments:

1. Draft Ordinance with Strike Add Version of the CIE
2. Clean Version of the CIE
3. Florida Statutes pertaining to the Capital Improvements Element.

CAPITAL IMPROVEMENTS ELEMENT

PURPOSE: This element is intended to be a guide for the capital improvements program for the County; to provide financial policies to guide the provision of public facilities and infrastructure improvements, and to insure that public facilities and infrastructure are funded and constructed concurrent with the needs of development as required by Chapter 163.3177,(3), Florida Statutes, Part II.

GOAL 8A: Establish fiscal procedures and undertake actions necessary for the timely and efficient provision of adequate facilities for existing and future populations.

Objective 8.1: Review public facility needs each year and analyze potential revenue sources to balance the Capital Improvements Plan.

Policy 8.1.1: The County shall update the Capital Improvements Element and add a new fifth year to the Schedule of Capital Improvements prior to December 1 of each year.

Policy 8.1.2: The County shall evaluate capital facility needs relative to: level of service deficiencies; repair and replacement of obsolete or worn-out facilities; and, the need for new facilities to accommodate growth.

Policy 8.1.3: The County shall include all projects of relatively large scale and cost (\$25,000 or greater), as capital improvements projects for inclusion within the Capital Improvements Schedule when such project is needed to maintain or increase an adopted level of service standard.

Policy 8.1.4: The County shall consider level of service standard deficiencies as priority needs and shall include funding to correct such deficiencies.

Policy 8.1.5: The County Administrator shall coordinate the evaluation and ranking of projects proposed for inclusion in the Capital Improvements Schedule.

Policy 8.1.6: The following criteria shall be used in order of importance to evaluate and rank the need for proposed capital improvement projects for inclusion in the Capital Improvements Schedule:

- A. The project is necessary to eliminate public health and safety hazards;

- B. The project is needed to maintain the adopted level of service;

- C. The project is necessary to correct capacity deficiencies based on the adopted level of service;
- D. The project is financially feasible;
- E. The project is necessary to accommodate new or additional growth;
- F. The project represents a logical extension of facilities or services;
- G. The project will meet or further the goals, objectives and policies of the Comprehensive Plan;
- H. The availability of State, Federal or private financial assistance in defraying or sharing costs;
- I. The extent to which the project is necessary to meet regulatory requirements of other units of government;
- J. Consideration of state agencies and the Northwest Florida Water Management District plan; and,
- K. The extent in which the project will increase the economic base and quality of life of residents.

Policy 8.1.7: County expenditures for public facilities in high flood hazard areas shall be consistent with this Comprehensive Plan and County Flood Regulations.

Objective 8.2: Coordinate land use decisions and fiscal resources with the Capital Improvements Schedule to maintain the adopted Level of Service Standards.

Policy 8.2.1: The adopted level of service standards are identified in this Plan and in Tables 8.1 of this element.

Table 8.1 Level of Service Standards (LOS)

Service	Level of Service Standards
Transportation	See Policy 2.2.3 of the Transportation Element.
Parks and Recreation	See Policy 6.3.6, Policy 6.3.7 and Policy 6.3.8 of the Recreation and Open Space Element.
Public Schools	See Policy 10.6.1 of the Public Schools Facility Element.
Potable Water	See Policy 4B.1.3 and Policy 4B.1.4 of the Potable Water Sub Element of the Infrastructure Element.
Sanitary Sewer	See Policy 4A.1.4 and Policy 4A.1.5 of the Sanitary Sewer Sub Element of the Infrastructure Element.
Stormwater	See Policy 4C.1.1 and Policy 4C.1.2 of the Stormwater Management Sub Element of the Infrastructure Element

Policy 8.2.2: The County hereby adopts the Gadsden County Capital Improvements Schedule as shown in Table 8.3 detailing the projects to be the total project cost, year, project description and funding source.

Policy 8.2.3: In providing capital improvements, the County shall limit the maximum ratio of outstanding general obligation indebtedness to no greater than 15 percent of the property tax base, except School Board debt which shall be regulated by the Gadsden County School Board.

Policy 8.2.4: Efforts shall continue to be made to secure grants or private funds whenever available to finance the provision of capital improvements.

Policy 8.2.5: The County shall use the following guidelines to assure that the objectives and policies established in this Plan are met and that the Capital Improvements Schedule remains feasible. In the event that a revenue source identified in the Capital Improvements Schedule is not available to fund a project when needed, the following guidelines specify how the County shall make adjustments:

- A. Undertake a plan amendment that lowers the adopted level of service standard for the facility or service for which funding cannot be obtained.
- B. Undertake a plan amendment that would adjust Capital Improvement Schedule.
- C. Undertake a plan amendment that would delay projects until funding can be guaranteed.

- D. Not issuing development orders that would continue to cause a deficiency based on adopted level of service standards.
- E. Transfer funds from the funded but not deficient public facility in order to fund an identified deficient public facility or service.

The following restrictions shall apply to the guidelines listed in subsections a through e above:

1. Projects cannot be removed, delayed, or deferred from the Capital Improvements Schedule unless level of service standards are maintained;
2. Projects other than roads and mass transit cannot be eliminated, deferred, or delayed once relied upon for purposes of maintain level of service standards; and
3. Development orders or permits that will result in a reduction in the level of service below the adopted standard shall not be issued.

OBJECTIVE 8.3: Future development will bear a proportionate share of the cost of facility improvements necessitated by development in order to maintain adopted level-of-service standards.

Policy 8.3.1: Require that developers support the pro rata share of costs necessary to finance public facility improvements necessary to maintain the adopted levels of service for a proposed development.

OBJECTIVE 8.4: Continue to implement the Concurrency Management System consistent with Chapter 163.3180 Concurrency, Florida Statutes.

Policy 8.4.1: The issuance of a development order is conditioned upon the availability of public facilities to include: sanitary sewer, drainage, solid waste, and potable water as well as roads, parks and schools that are required to serve the proposed development pursuant to Chapter 163.3180(1), Florida Statutes.

Policy 8.4.2: The County shall monitor land use decisions through the concurrency management system and the development permitting process to ensure that the adopted levels of service for public facilities are sustained concurrent with the impact of development.

Policy 8.4.3: All public facilities shall be in place and available to serve new development, prior to the issuance of a certificate of occupancy as required by §163.3180(2), F.S.

Objective 8.5: Manage the timing of residential development approvals and their functional equivalent to ensure adequate school capacity is available consistent with the adopted level of service standards for public school concurrency.

Policy 8.5.1: Ensure that adequate school capacity is available consistent with adopted level of service standards for public school concurrency in Policy 10.6.1 and consistent with the adopted Interlocal Agreement as adopted in the Public School Facilities Element.

Policy 8.5.2: The County and School Board will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for public school facilities including those which result in school facility capital investments that result in the increase of capacity of an existing school or the construction or replacement of an existing school at an existing or new site.

Policy 8.5.3: The County shall participate with the School Board in the preparation of the annual update to the Gadsden County School Board Five Year District Facilities Work Program and education plant survey prepared pursuant to Section 1013.35 Florida Statutes.

Policy 8.5.4: The County hereby incorporates by reference the most currently adopted Gadsden County School Board Five Year District Facilities Work Plan.

CAPITAL IMPROVEMENTS ELEMENT

Exhibit 'A'

Table 8.3 Capital Improvements Schedule Gadsden County FY ~~2019/20-2023/24~~ 2020/21-2024/25

<u>FDOT LOS (CAPACITY) PROJECTS</u>	<u>TOTAL PROJECT COST</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>FUNDING SOURCE*</u>
<u>Quincy Municipal Airport Environ. Design & Construction of Apron Area - Aviation Capacity Project (4466471)</u>	<u>\$800,000</u>					<u>\$800,000</u>	<u>FDOT - CAP DPTO</u>

<u>FDOT LOS (CAPACITY) PROJECTS</u>	<u>TOTAL PROJECT COST</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>FUNDING SOURCE*</u>
<u>Quincy Municipal Airport Aviation Preservation Project – Construction of perimeter taxiway. (4203724)</u>	<u>\$2,050,081</u>		<u>\$550,000</u>	<u>\$550,000</u>			<u>FDOT – CAP DDR</u>
<u>Quincy Municipal Airport (4256116) - Aviation Preservation</u>	<u>\$3,258,117</u>	<u>\$900,000</u>					<u>FDOT – CAP DDR</u>
<u>Quincy Municipal Airport (4256119) Environmental/Design/CONSTR Hangers & Taxiway</u>	<u>\$3,258,117</u>				<u>\$800,00</u>		<u>FDOT - CAP DDR</u>
<u>SR 10 (US 90) Over Little River & Hurricane Crk Br. No. 500151 2 3 &4)(4228232)</u>	<u>\$14,694,625</u>	<u>\$267,881</u>					<u>FDOT – CST BRRP</u> <u>CST DIH</u>
<u>SR 8 (I-10) Over Apalachicola River Bridge FM #500086 & 87(4067425)</u>	<u>\$8,556,178</u>		<u>\$1,497,211</u>				<u>FDOT - CST BRRP</u> <u>CST DIH</u> <u>INC BRRP</u>
<u>SR 8 (1-10) Over CR 268A Bridge #500080 (4454651)</u>	<u>\$2,131,695</u>		<u>\$1,886,930</u>				<u>FDOT - CST BRRP</u> <u>CST DIH</u> <u>CST BRRP</u>
<u>CR 159 Salem Road Over Swamp Creek Bridge No 50032 (4393741) – Bridge Replacement</u>	<u>\$4,987,299</u>		<u>4,031,746</u>				<u>FDOT - CST ACBR</u> <u>CST ACBZ</u>
<u>Gadsden CO Safe Routes to Schools – Multiple Locations (4413 472)</u>	<u>\$544,081</u>	<u>\$290,945</u>					<u>CRTPA</u> <u>CST SR2T</u>
<u>Havana Middle School Sidewalk Extension (4381271)</u>	<u>\$395,018</u>		<u>\$215,366</u>				<u>CRTPA -CST</u> <u>TALU</u>
<u>Ralph Strong Rd from Crossroads School (4403851) Sidewalks</u>	<u>\$862,477</u>	<u>\$783,661</u>					<u>CRTPA –</u> <u>CST SR2T</u>

<u>FDOT LOS (CAPACITY) PROJECTS</u>	<u>TOTAL PROJECT COST</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>FUNDING SOURCE*</u>
<u>CR 274 Atlanta ST from Ben Bostick RD to MLK BLVD (4407241)</u>	<u>\$1,215,466</u>			<u>\$966,118</u>			<u>CRTPA - CST CM 2.045 \$670,000 CDT TALU \$294,073</u>
<u>Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4203101)</u>	<u>\$248,116</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>CRTPA - OPS DDR \$53,558 OPS LF \$5:3,558</u>
<u>Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4203131)</u>	<u>\$219,700</u>	<u>\$10,000</u>	<u>\$20,000</u>	<u>\$20,000</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>CRTPA - OPS DDR \$49,850 OPS LF \$49,850</u>
<u>Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4222621)</u>	<u>\$219,751</u>	<u>\$10,000</u>	<u>\$9,300</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>CRTPA - OPS DDR \$44,300 OPS LF \$44,300</u>
<u>Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4203111)</u>	<u>\$225,000</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>CRTPA - OPS DDR</u>
<u>sGadsden County JPAS for Traffic Signals (4367411)</u>	<u>\$786,678</u>	<u>\$84,914</u>	<u>\$87,461</u>	<u>\$90,086</u>	<u>\$92,338</u>	<u>\$95,109</u>	<u>CRTPA - OPS DITS \$442,891 OPS DDR \$7,017</u>
<u>Transportation Total</u>	<u>\$44,452,399</u>	<u>\$2,367,201</u>	<u>\$8,318,014</u>	<u>\$1,656,204</u>	<u>\$932,338</u>	<u>\$935,109</u>	

<u>SCHOOL FACILITIES</u>	<u>TOTAL PROJECT COST</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>FUNDING SOURCE*</u>
<u>Non-Identified</u>							
<u>School Totals</u>							

<u>COUNTY PARK FACILITIES</u>	<u>TOTAL PROJECT COST</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>FUNDING SOURCE*</u>
<u>E. Gadsden Sports & Recreation Complex @St. Hebron</u>	<u>\$9,000,000</u>	<u>\$250,000</u>	<u>\$250,000</u>	<u>\$250,000</u>	<u>\$250,000</u>	<u>\$250,000</u>	<u>Capital – Parks Fund 344</u>
<u>Pat Thomas Park Expansion, Hopkins Landing Rd. (Camping & RV)</u>	<u>\$180,000</u>	<u>\$250,000</u>					<u>Capital – Parks Fund 344</u>
<u>Robertsville</u>	<u>\$50,000</u>			<u>\$50,000</u>			<u>Capital – Parks Fund 344</u>
<u>Shiloh Park</u>	<u>\$50,000</u>	<u>\$50,000</u>					<u>Capital – Parks Fund 344</u>
<u>St. John Park</u>	<u>\$50,000</u>		<u>\$50,000</u>				<u>Capital – Parks Fund 344</u>
<u>Eugene Lamb Jr.. Community Park</u>					<u>\$50,000</u>		<u>Capital – Parks Fund 344</u>
<u>County Park Facilities Total</u>	<u>\$9,330,000</u>	<u>\$550,000</u>	<u>\$300,000</u>	<u>\$300,000</u>	<u>\$300,000</u>	<u>\$250,000</u>	

Source: Gadsden County Facilities, Parks & Recreation Divisions; Gadsden County, CRTPA Transportation Improvement Program (TIP) FY2020/21-2024/25; FDOT District 3 2021-25- Five Year Work Program. Gadsden County School District 2018/19-2023/24 Work Plan.

Exhibit 'A'

Table 8.3 Capital Improvements Schedule Gadsden County FY 2019/20-2023/24

<u>FDOT (CAPACITY) PROJECTS</u>	<u>LOS</u>	<u>TOTAL PROJECT COST</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>FUNDING SOURCE*</u>
<u>Quincy Municipal Airport (FM #4203724) Aviation Preservation Project – Construction of perimeter taxiway.</u>		<u>\$550,000</u>			<u>\$550,000</u>			<u>FDOT – CAP-DDR</u>
<u>Quincy Municipal Airport (FM #4203725) – Construction of perimeter Taxiway B South.</u>		<u>\$550,000</u>				<u>\$550,000</u>		<u>FDOT – CAP-DDR</u>

FDOT LOS (CAPACITY) PROJECTS	TOTAL PROJECT COST	2019/20	2020/21	2021/22	2022/2023	2023/2024	FUNDING SOURCE*
Quincy Municipal Airport (FM #4223053) Construction of T hanger & taxi.	\$650,000	\$250,000					FDOT- CAP DPTO
Quincy Municipal Airport (FM #4256116) Remarking of T hanger & taxi.	\$350,000	\$350,000					FDOT DPTO \$129,078 DDR \$220,922
Quincy Municipal Airport (4256118) Land Acquisition/Hanger	\$900,000	\$900,000					FDOT- CAP DPTO
Quincy Municipal Airport (4256119) Environmental/Design CONSTR Hangers & Taxiway	\$800,000					\$800,000	FDOT- CAP DDR
CR 65A Juniper Cr RD over Juniper Creek Bridge -Replacement(4350821)	\$2,515,729	\$1,706,200					CRTPA (ACBZ)
CR 159 Salem Rd over Swamp Creek Bridge Replacement (4393741)	\$4,657,996	\$70,000		\$3,770,456			CRTPA (ACBZ)
SR 8(1-10) over Flat Creek Bridge #500082 (FM #4429141) Bridge repair funding	\$1,335,407		\$1,220,424				CRTPA- CST DIH \$11,487 CST-BRRP \$1,208,937
CR 270A Flat Creek RD over SR 8(1-10), Bridge #500092 (FM #4439301) Bridge Repair Funding	\$952,545	\$882,322					CRTPA- CST DIH \$9,353 CST-BRRP \$872,969
Gadsden CO Safe Routes to Schools - Multiple Locations (4413-472)	\$290,945		\$290,945				CRTPA CST-SR2T
Havana Middle School Sidewalk Extension (4381271)	\$262,866			\$215,366			CRTPA CST-TALU
Ralph Strong Rd from Crossroads School (4403851) Sidewalks	\$862,477		\$783,661				CRTPA- CST-SR2T

FDOT LOS (CAPACITY) PROJECTS	TOTAL PROJECT COST	2019/20	2020/21	2021/22	2022/2023	2023/2024	FUNDING SOURCE*
Adams St from MLK Jr Blvd to Clark Street (Quincy) (4369921)	\$536,265	\$94,475					CRTPA CS TALU
CR 274 Atlanta ST from Ben Bostick RD to MLK BLVD (4407241)	\$1,141,763				\$892,412		CRTPA CST TALT \$603,684 CDT TALU \$288,728
Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4203401)	\$248,116	\$30,000	\$20,000	\$20,000	\$17,116	\$20,000	CRTPA OPS DDR \$53,558 OPS LF \$5,3,558
Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4203131)	\$219,700	\$32,582	\$10,000	\$20,000	\$20,000	\$17,118	CRTPA OPS DDR \$49,850 OPS LF \$49,850
Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4222621)	\$286,978	\$10,000	\$20,000	\$18,600	\$20,000	\$20,000	CRTPA OPS DDR \$44,300 OPS LF \$44,300
Gadsden County JPAS for Traffic Signals (4367411)	\$712,295	\$82,441	\$84,914	\$87,461	\$90,086	\$92,335	CRTPA OPS DITS \$423,411 OPS DDR \$13,829
Transportation Total	\$17,823,082	\$4,408,020	\$2,429,944	\$4,681,883	\$1,589,614	\$949,453	

SCHOOL FACILITIES	TOTAL PROJECT COST	2019/20	2020/21	2021/22	2022/2023	2023/2024	FUNDING SOURCE
Stewart Street Elementary (New K-8 School)*	\$30,021,600		\$10,007,200	\$10,007,200	\$10,007,200		Special Facilities Fund Payment
School Totals	\$30,021,600		\$10,007,200	\$10,007,200	\$10,007,200		
-COUNTY PARK FACILITIES	TOTAL PROJECT COST	2019/20	2020/21	2021/22	2022/2023	2023/2024	FUNDING SOURCE

E. Gadsden Sports & Recreation Complex @St. Hebron	\$9,000,000	\$400,000	\$750,000	\$750,000	\$850,000	\$850,000	Capital — Parks Fund 344
Pat Thomas Park, Playground Renovation	\$50,000	\$50,000					Capital — Parks Fund 344
Pat Thomas Park Expansion, Hopkins Landing Rd, (Camping & RV)	\$180,000	\$80,000	\$100,000				Capital — Parks Fund 344
Robertsville	\$50,000				\$50,000		Capital — Parks Fund 344
Shiloh Park	\$50,000		\$50,000				Capital — Parks Fund 344
St. John Park	\$50,000			\$50,000			Capital — Parks Fund 344
County — Park Facilities Total	\$9,380,000	\$530,000	\$900,000	\$800,000	\$900,000	\$850,000	

~~Source: Gadsden County Facilities, Parks & Recreation Divisions; Gadsden County, CRTPA Transportation Improvement Program (TIP) FY2019/20-2023/24; FDOT District 3-2020-24 Five Year Work Program. Gadsden County School District 2018/19-2023/24 Work Plan.~~

~~*The Gadsden County School Board's anticipated construction of a new PreK-8 school to consolidate at a minimum 3 schools. (St. John and Gretna Elementary are on the market for sale. The Carter Parramore site will be razed to make way for the new Pre-8 Stewart St. School. The old Stewart St site will be utilized for storage and ancillary administration.)~~

CAPITAL IMPROVEMENTS ELEMENT

Exhibit 'A'

Table 8.3 Capital Improvements Schedule Gadsden County FY 2020/21-2024/25

FDOT LOS (CAPACITY) PROJECTS	TOTAL PROJECT COST	2020/21	2021/22	2022/2023	2023/2024	2024/2025	FUNDING SOURCE*
Quincy Municipal Airport Environ. Design & Construction of Apron Area - Aviation Capacity Project (4466471)	\$800,000					\$800,000	FDOT – CAP DPTO
Quincy Municipal Airport Aviation Preservation Project – Construction of perimeter taxiway. (4203724)	\$2,050,081		\$550,000	\$550,000			FDOT – CAP DDR
Quincy Municipal Airport (4256116) - Aviation Preservation	\$3,258,117	\$900,000					FDOT – CAP DDR
Quincy Municipal Airport (4256119) Environmental/Design/CO NSTR Hangers & Taxiway	\$3,258,117				\$800,00		FDOT - CAP DDR
SR 10 (US 90) Over Little River & Hurricane Crk Br. No. 500151 2 3 &4(4228232)	\$14,694,625	\$267,881					FDOT – CST BRRP CST DIH
SR 8 (I-10) Over Apalachicola River Bridge FM #500086 & 87(4067425)	\$8,556,178		\$1,497,211				FDOT - CST BRRP CST DIH INC BRRP
SR 8 (1-10) Over CR 268A Bridge #500080 (4454651)	\$2,131,695		\$1,886,930				FDOT - CST BRRP CST DIH CST BRRP
CR 159 Salem Road Over Swamp Creek Bridge No 50032 (4393741) – Bridge Replacement	\$4,987,299		4,031,746				FDOT - CST ACBR CST ACBZ
Gadsden CO Safe Routes to Schools – Multiple Locations (4413 472)	\$544,081	\$290,945					CRTPA CST SR2T

FDOT LOS (CAPACITY) PROJECTS	TOTAL PROJECT COST	2020/21	2021/22	2022/2023	2023/2024	2024/2025	FUNDING SOURCE*
Havana Middle School Sidewalk Extension (4381271)	\$395,018		\$215,366				CRTPA -CST TALU
Ralph Strong Rd from Crossroads School (4403851) Sidewalks	\$862,477	\$783,661					CRTPA – CST SR2T
CR 274 Atlanta ST from Ben Bostick RD to MLK BLVD (4407241)	\$1,215,466			\$966,118			CRTPA - CST CM 2,045 CST TALT \$670,000 CDT TALU \$294,073
Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4203101)	\$248,116	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	CRTPA - OPS DDR \$53,558 OPS LF \$5,3,558
Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4203131)	\$219,700	\$10,000	\$20,000	\$20,000	\$10,000	\$10,000	CRTPA - OPS DDR \$49,850 OPS LF \$49,850
Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4222621)	\$219,751	\$10,000	\$9,300	\$10,000	\$10,000	\$10,000	CRTPA - OPS DDR \$44,300 OPS LF \$44,300
Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4203111)	\$225,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	CRTPA - OPS DDR
sGadsden County JPAS for Traffic Signals (4367411)	\$786,678	\$84,914	\$87,461	\$90,086	\$92,338	\$95,109	CRTPA - OPS DITS \$442,891 OPS DDR \$7,017
Transportation Total	\$44,452,399	\$2,367,201	\$8,318,014	\$1,656,204	\$932,338	\$935,109	

SCHOOL FACILITIES	TOTAL PROJECT COST	2020/21	2021/22	2022/2023	2023/2024	2024/2025	FUNDING SOURCE*
Non-Identified							
School Totals							
COUNTY PARK FACILITIES	TOTAL PROJECT COST	2020/21	2021/22	2022/2023	2023/2024	2024/2025	FUNDING SOURCE *
E. Gadsden Sports & Recreation Complex @St. Hebron	\$9,000,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	Capital – Parks Fund 344
Pat Thomas Park Expansion, Hopkins Landing Rd, (Camping & RV)	\$180,000	\$250,000					Capital – Parks Fund 344
Robertsville	\$50,000			\$50,000			Capital – Parks Fund 344
Shiloh Park	\$50,000	\$50,000					Capital – Parks Fund 344
St. John Park	\$50,000		\$50,000				Capital – Parks Fund 344
Eugene Lamb Jr.. Community Park					\$50,000		Capital – Parks Fund 344
County Park Facilities Total	\$9,330,000	\$550,000	\$300,000	\$300,000	\$300,000	\$250,000	

Source: Gadsden County Facilities, Parks & Recreation Divisions; Gadsden County, CRTPA Transportation Improvement Program (TIP) FY2020/21-2024/25; FDOT District 3 2021-25- Five Year Work Program. Gadsden County School District 2018/19-2023/24 Work Plan.

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL
RELATIONS

Chapter 163
INTERGOVERNMENTAL
PROGRAMS

PART II

GROWTH POLICY; COUNTY AND MUNICIPAL
PLANNING; LAND DEVELOPMENT REGULATION

§163.3164 Community Planning Act; definitions.—As used in this act

(7) “Capital improvement” means physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing. For the purposes of this part, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

§163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(3)(a) The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth:

1. A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period.
2. Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.
3. Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.
5. The schedule must include transportation improvements included in the applicable metropolitan planning organization’s transportation improvement program adopted pursuant to s. 339.175(8) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. The schedule must be coordinated with the applicable metropolitan planning organization’s long-range transportation plan adopted pursuant to s. 339.175(7).

(b) The capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.