

**TOWN OF WHITE SPRINGS**

*“On the Bank of the Suwannee River”*

**MINUTES**

WHITE SPRINGS TOWN COUNCIL

White Springs Library 16403 Jewett St. White Springs, FL 32096

**Tuesday, July 14, 2025 – 6:00 p.m.**

1. **Call to Order, Invocation, and Pledge of Allegiance** – Mayor Brown called the meeting to order at 6:00 p.m.
2. **Roll Call – Members present:** Mayor Brown, Vice Mayor Williams, Councilwoman McCall, Councilman Gamsby and via phone, Councilwoman Alridge.

Councilman Gamsby made motion to accept Roll Call and Vice Mayor Williams seconded. Motion passed 5-0.

1. **Additions, Deletions, and/or Amendments to the Agenda** –
2. **Citizens from the floor**: (5 min. limit)
3. **New Business:**
4. Resolution 25-13: Appointing Land Development Regulation Administrator and Administrative Authority (pages 3-4) **(See attached Resolution 25-13).**

Councilman Gamsby made the motion to pass Resolution 25-13 and Vice Mayor Williams seconded the motion. Motion passed 5-0.

1. Resolution 25-14: Appointing of Local Planning Agency and Planning and Zoning Board (pages 5-6) **(See attached Resolution 25-14).**

Vice Mayor Williams made the motion to pass Resolution 25-14 and Councilman Gamsby seconded the motion. Motion passed 5-0.

1. Resolution 25-15: Waiving Requirement of Resolution 07-13 for RZ-2025-0, RZ 2025-02, and RZ 2025-03 (pages 7-11). **(See attached Resolution 25-24)**

Councilwoman McCall had several questions regarding Resolution 25-15. Amendment required. Each RZ application would be charged a fee of $1,000.00, due within sixty (60) days. Each applicant agreed to pay the fee.

Motion was made by Councilman Gamsby to set the fee for $1,000.00 for each RZ application and that the fee would be due within sixty (60) days. Vice Mayor Williams seconded the motion. Motion passed 5-0.

1. Adjournment – 6:55 p.m. (5 Minutes break)

**MINUTES**

**PLANNING AND ZONING BOARD MEETING**

**Monday, July 14, 20205**

1. **Call to Order – Mayor Brown at 7:00 p.m.**
2. **Roll Call – Members Present:** Mayor Brown, Vice Mayor Williams, Councilman Gamsby and Councilwoman McCall.

Absent – Councilwoman Alridge

1. **Addition, Deletions, and/or Amendments to the Agenda**

Motion made by Vice Mayor Williams to accept the agenda as is. Motion seconded by Councilwoman McCall, motion passed 4-0.

1. **Citizens from the floor: (5 min. limit)** -None
2. **Election of Chairman and Vice Chairman**. Councilman Gamsby elected himself for Chairman and Councilwoman McCall was elected for Vice Chairman. Motion was made by Vice Mayor Williams that Councilman Gamsby be elected as Chairman and Councilwoman McCall as Vice Chairman. Motion seconded by Councilwoman McCall and passed 4-0.
3. **PZB Resolution 25**-**01 Adoption of Rules and Regulations (pages 12-23). (See attached PZB Resolutin 25-01).** Motion made by Vice Mayor Williams to pass PZB Resolution 25-01 Adoption of Rules and Regulations (pages 12-23). Motion seconded by Councilman McCall and passed 4-0.
4. **Disclosures of Ex**-**parte Communication and Conflicts of Interest**
5. **Old Business – None**
6. **New Business**

**QUASI-JUDICIAL—Public Hearings**

1. RZ-2025-01 – Application by Michael Hutchinson and Annetje Hutchinson to rezone Parcel 8077-000 from CN to RSF/MH-1; First Reading of Ordinance 2025-01 (pages 24-41)
2. RZ 2025-02 – Application by Michael Hutchinson and Annetje Hutchinson to rezone Parcel 8076-000 from CN to RSF/MH-1 First Reading of Ordinance 2025-02 (pages 24-29)
3. RZ-2025-03 Application by Cynethia Williams and Donsha Brown to rezone Parcel 8259-000 from RSF to RSF/MH2; First Reading of Ordinance 2025-03 (pages 56-73)

Michael Hutchinson and Annetje Hutchinson presented their application regarding Parcel 8077-000 and Parcel 8076-000. Rezone the property from Commercial to RSF/MH-1, which will allow them to place two (2) mobile homes adjacent to their home. Mobile homes will be used for LRB&B until their parents are unable to take care of themselves.

Michael Hutchinson and Annetje answered questions from the citizens

Chairman Gambsy called Mr. Lowell Garrett, Senior Analyst EDA Consultant, Planner for the Town of White Springs to share the staff analysis findings for applications for Parcel 8077-000 and 8076-000

Mr. Garrett addressed 16.2.2 Article Sixteen Amendments – Nature and Requirements of Planning and Zoning Board Report. When pertaining to the rezoning Board of the Town Council required by Section 16.2.1 above shall show that the Planning and Zoning Board has studied and considered the proposed change in relation to the 16th findings (See attached Article Sixteen Amendments)

Mr. Garrett stated that it was based on the 16.2.2. The zoning requests are consistent with the Comprehensive Plan. Plan that is based on the 16.2.2. reflects the housing conditions and trends in the community and meets all applicable rezoning criteria.

Mr. Garrett answered questions from the citizens.

Motion was made by Councilwoman McCall to rezone Parcel 8077-000 and Parcel 8076-000. Motion seconded by Vice Mayor Williams - Motion passed 4-0.

Before Cynethia Williams and Donsha Brown presented their application, Mr. Lowell Garrett shared his findings regarding Parcel #8259-000

Mr. Garrett addressed 16.2.2 Article Sixteen Amendments – Nature and Requirements of Planning and Zoning Board Report. When pertaining to the rezoning Board of the Town Council required by Section 16.2.1 above shall show that the Planning and Zoning Board has studied and considered the proposed change in relation to the 16th findings (See attached Article Sixteen Amendments)

Mr. Garrett stated that it was based on the 16.2.2. The zoning requests are consistent with the Comprehensive Plan. Plan that is based on the 16.2.2. reflects the housing conditions and trends in the community and meets all applicable rezoning criteria.

Cynethia Williams and Donsha Brown presented their application regarding Parcel 8259-000. RZ-2025-03 – Application by Cynethia Williams and Donsha Brown to rezone 8259-000 from RSF to RSF/MH-2; First Reading of Ordinance 2025-03.

Cynethia Williams and Donsha Brown answered questions from the citizens.

Citizens from the floor gave their agreement/disagreement or support regarding the RZ of Parcel 8259-000.

Mr. Scott Gay had several concerns regarding rezoning Parcel 8259-000. He said the application was fraud. He gave several documents to the councils.

Mr. Brazil had concerns.

Mr. Roger Greene had concerns.

Ms. Williamson – Church of God agreed to rezone. She told the council members that the entire Church of God, which is located directly in front of the Mobil home, that every member of the church agreed to rezone Parcel 8259-000.

Mr. Paul Brenenstall adjacent to the mobile home said he agreed for the mobile home to be rezoned and said that it made the neighborhood look good. He welcomes the home. He also stated that no where did he see that the land was zone as RFS-2.

Ms. Kathy Brewer who lives on First Street. Said that she welcomes the mobile home to the community and the home is a beautiful home.

Mr. Corey Bryant agreed that the home should be rezoned.

Ms. Williams also provided several support letters from neighbors, and citizens from White Springs Florida supporting the rezoning of Parcel 8259-000. Letter from Pastor Charles Graham and wife Brenda Graham, who lives on First Street, letter from the Pastor Ford, Church of God, Djuan Graham, joint owner of property 16632 Mill Street, adjacent to the rear of the mobile home and other supporting letters.

Cynethia Williams and Donsha Brown answered questions from the citizens

Motion was made by Vice Mayor Williams to rezone Parcel 8077-000 and Parcel 8076-000. Motion seconded by Mayor Brown - Motion passed 3-1. Councilwoman McCall did not agree to the motion.

1. **Adjournment – 9:45 p.m.**

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COUNCIL, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR PURPOSE THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD INCLUDES TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS NEEDING SPECIAL ACCOODATIONS TO PARTICIPATE IN THE COUNCIL PROCEEDINGS SHOULD CONTACT THE TOWN CLERK’S OFFICE NOT LATER THAN THREE DAYS PRIOR TO THE MEETING.

TOWN MANAGER, TOWN CLERK OR DESIGNEE DATE

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