

WASHINGTON COUNTY PLANNING COMMISSION
1331 SOUTH BOULEVARD, CHIPLEY, FL 32428
MINUTES
January 14, 2003

The Washington County Planning Commission met in the Board Room at the County Government Building, 1331 South Boulevard, Chipley FL, on the above date with Planners David Morris, Jerry Obert, Steve Arnold, and Al Keown; County Administrator, Peter Herbert; Planning Consultant, Randy Parker; and Connie Anderson, substituting as Planning Commission secretary.

1. Meeting - Chairman David Morris called the meeting to order.
2. Conduct roll call.
3. The minutes of the November 12, 2002 meeting were approved.
4. Public Hearing - Land Use Change - Jerry Leisz - Applicant requested a land use change. The property has a current land use designation of *Agriculture/Silviculture* with a proposed change to *Low Medium Residential* to allow the placement of a mobile home park, with existing sewage tap and water access from the City of Vernon. There are currently four rental mobile homes located here and a fifth one that the property owner utilizes as a residence. He wants to change the land use to accommodate three additional units. Obert/Keown. Approved - contingent upon receipt of proof of notification to adjacent property owners, from Jerry Leisz, to be presented at the City of Vernon hearing on January 27, 2003.
5. Conceptual Plan for a Minor Sub-Division - Ted Tyrus - Mr. Tyrus is considering purchasing a parcel of land, for development. Parcel is located on Highway 273. A conceptual plan was submitted to the planners for their input. No action was taken.
6. The meeting was adjourned.

WASHINGTON COUNTY PLANNING COMMISSION
1331 SOUTH BOULEVARD, CHIPLEY, FL 32428
MINUTES
February 4, 2003

The Washington County Planning Commission met in the Board Room at the County Government Building, 1331 South Boulevard, Chipley FL, on the above date with Planners David Morris, Jerry Obert, Steve Arnold, County Administrator, Peter Herbert; Planning Consultant, Randy Parker; and Lynda Waller, Planning Commission secretary present.

1. Meeting - Chairman David Morris called the meeting to order.
2. Minutes of the January 14, 2003 meeting were approved.
3. Variance - Claude Parks - Requesting a variance for a split of property into less than 4.5 acres. The applicants resolved this problem on their own by producing a deed that divided this property out of a larger parcel before 1991. No action taken.
4. Approval for Development - Michael Brooks - Applicant wants to develop his property that is within the Seminole Plat Plantation in the general vicinity of the airfield, by placing a permanent dwelling there. The original developer, Stan Porter, has abandoned roads and there does not appear to be any maintenance on these roads. Jerry Obert suggested that we take each on a case by case basis as the applicants produced photos showing that some residents are currently maintaining them. It was noted that the roads are in generally good shape currently but there is no guarantee that this will always be in the future. The fact that they look good does not give the property owner's legal access from Highway 77. Mr. Herbert, the county administrator stated that he had received a call that SouthTrust Bank owned the roads. It was recommended that the approval for the building permit be tabled at the present time and that this matter be presented to Gerald Holley and the Board of County Commissioners to decide if they wish to allow development to proceed in this area. Mr. Parker and Ms. Waller are to prepare this to present at the Board's meeting on February 25th.
5. Code Enforcement Program in Washington County - Code Enforcement Official - The Code Enforcement program is developing into an effective program to not only "clean up" the county but to intervene with added emphasis on prevention and education. Planning Commission members were given a PowerPoint presentation outlining the legal basis for, makeup of the Code Enforcement Board, and tools at hand to apply an effective code enforcement program in Washington County.
6. Tony Syfrett, a surveyor, appeared to get comments and suggestions on a pending development of a client that will include eight one-acre lots off Old Mill Road. Some suggestions were made about open space and setbacks. He is to go ahead and do a first and final for the next meeting. He will get some preliminary drawings to the Planning Office and County Engineer for them to review.
7. The next meeting will be on March 4, 2003, at 5:00 p.m.
8. The meeting was adjourned.

WASHINGTON COUNTY PLANNING COMMISSION

1331 SOUTH BOULEVARD, CHIPLEY, FL 32428
MINUTES
March 4, 2003

Due to lack of items for the Agenda, there was no meeting in March 2003

WASHINGTON COUNTY PLANNING COMMISSION
1331 SOUTH BOULEVARD, CHIPLEY, FL 32428

MINUTES
April 1, 2003

1. The Washington County Planning Commission met in the Board Room at the County Government Building, 1331 South Boulevard, Chipley FL, on the above date with four members present:

District 1 - Theodore Simmons
District 2 - Vacant
District 3 - Al Keown
District 4 - Jerry Obert
District 5 - David Morris (Chairperson)
School Board - Mike Welch

2. Also present were:

County Administrator - Peter Herbert
Planning Consultant - Randy Parker,
Planning Commission - Lynda Waller

3. Chairperson David Morris called the meeting to order.

4. The meeting minutes of February 4, 2003, were approved as presented.

5. Public Hearing - Interlocal Agreement for Public School Facility Planning - Section 1013.33 requires coordination of planning between the school system and local governing bodies. As required by Florida Statute, Mike Welch was seated on the Planning Commission as a non-voting member. The Board of County Commissioners will have final say whether he is to have voting status. This may disrupt the current makeup of the Commission and prompt the appointment of a member-at-large to ensure that the board has an uneven number. This is the first public hearing on acceptance of the Interlocal Agreement between the school system and the County. The second hearing will be on April 24, 2003, at the regular meeting of the Board of County Commissioners. Approved. Obert/Keown

6. Variance - Patricia and Clarence Henson - Request for a variance that will allow development of a home on two acres of land. This land has been divided out of a larger parcel of land in 1995. The party that purchased it as two acres sold it to the Hensons.

They now wish to build a house on the land but will need a variance before doing so. The Commission retroactively granted this variance with instructions to Ms. Waller to write the original seller that originally divided this two acres out of a larger parcel, informing him of the rules regarding land division in Washington County. Approved. Keown/Obert

7. Variance - Piney Grove Church - Request for a variance that would reduce the setback on the front of the property abutting Piney Grove Road by 15 feet. The new setback of 10 feet would allow for the construction of bathrooms on the front of the current auditorium and a front porch. The Board of County Commissioners has agreed to move a portion of Laster Road. This item was tabled without discussion as no one from the church was present. No action.
8. Request for Approval for Development - Trembly Manor/Dennis Trembly - Applicant is asking to subdivide and develop his property that is located on Lake Lucas. This is the former site of Camp Hope. Before that, it was a recreational vehicle park. Division will be into one-acre parcels and will be restricted to homes constructed onsite. This first phase of this development will involve approximately forty lots. The current zoning of the proposed property to be developed in *Low Density Residential*. This is a proposed division of a larger parcel of land into forty one-acre lots. There was some concern expressed on septic tanks and storm water runoff. The developer was told that he needed to redo the preliminary plat to include a storm water runoff plan. There are also some questions with regard to the installation of septic tanks. There have been some problems with repair of the tank in the past. Tabled until developer addresses questions regarding development. No action.
9. A buyer of property in the Sunny Hill/Deltona area purchased property from St. Joe Company but was not provided with a legal ingress/egress. It was agreed that this was a matter between him, the seller and Deltona. The Commission took no action.
10. Ms. Waller reminded the Commission of a Code Enforcement Workshop on April 7, 2003, at 5:30 p.m. All members are invited to attend. No action.
11. The meeting was adjourned.

**WASHINGTON COUNTY PLANNING COMMISSION
1331 SOUTH BOULEVARD, CHIPLEY, FL 32428
MINUTES**

June 3, 2003

1. The Washington County Planning Commission met in the Board Room at the County Government Building, 1331 South Boulevard, Chipley FL, on the above date with five members present:
2. The meeting - call to order by Vice Chairperson - Therodore Simmons
3. Roll call conducted. The following members were present.
 - District 1 - Theodore Simmons
 - District 2 - Todd Anderson
 - District 4 - Jerry Obert
 - School Board - Mike Welch
 - Member-At-Large - Tonya Pippin

Planning Commission Secretary - Lynda Waller
Planning Consultant - Randy Parker
5. Meeting Minutes of April 1, 2003, approved. Obert/Welch.
Meeting Minutes of May 2003 - due to lack of agenda items, no meeting was held for May 2003.
6. Variance - Piney Grove Church - Request for a variance that would reduce the setback on the front of the property abutting Piney Grove Road by 15 feet. The new setback of 10 feet would allow for the construction of bathrooms on the front of the current auditorium and a front porch. Approved. Obert/Welch.
7. Variance - Thomas R. Johns - Request for a variance that would allow the current owner full development rights for the future for a lot that appears to be divided out of another lot without benefit of a variance or platting. This is one of eight lots have been divided out of a larger parcel of land. At least two of the lots have been confirmed as legal building lots as of February 1991 and both have structures on them. The other lots are vacant and give the appearance of being subdivided out of the larger lot after February 1991. The Planning Office is to write the appropriate letter to the owner who has sub-divided these lots. Approved. Obert/Welch.
8. Minor Subdivision - Mark Odom - Minor Subdivision - Minor Subdivision - Summer Leasing, Inc. (Mark Odom, President) - This is a first and final and as such, has been submitted concurrently. There are eight lots in this subdivision and all front an existing county road, Old Mill Road. Lot 7 is being designated as open space and will not be developed. Approval is recommended by the Planning Commission, contingent on the county engineer and mortgage company signing off on the plat. Proper road easements have been provided.
9. Request for Approval for Development - Trembly Manor/Dennis Trembly - This is the second hearing before the Planning Commission. Some areas and lots may not be suited to the installation of septic tanks. The applicant was reminded that it is his obligation to provide answers to the question of the suitability of septic tanks. The information has not been provided. Developer is to contact the Health Department and have random tests done. The final plat may need to be changed to show results of random testing. The County Engineer has not submitted any comments yet. His approval will be necessary before the Board of County Commissioners approves the plat.

The Fish and Wildlife Conservation officer, Mr. Aloise, was present at the meeting. He also resides in that area. He states that the development site contains the only bald eagle's nest in the county. While he did not state any adverse objections to the development, he did emphasize that everyone needs to be aware of the nest's presence and do all that can be done to protect it. Page 2 of the U.S. Department of Interior's report

states what the protection zone for the eagle's nest is. Deed restrictions will need to address the protection of the eagle's nest and should be submitted at the time the plat is submitted for final approval before the Board. The developer is to submit the plat to the Fish and Wildlife for their input, before submitting to the Board.

Randy Parker plotted the location of the nest and it is generally not within the development area where the lots are platted, although some of the protection zones are.

The Planning Commission approved the plat and recommends referral to the Board of County Commissioners **contingent** on the developer properly addressing the following issues.

Have random septic tank tests done, addressing those lots that may border or lay within the wetlands. There may be lots that cannot be developed and this issue needs to be resolved up front. This must be accomplished before being presented to the Board of County Commissioners.
.Obert/Anderson

The issue of the eagle's nest must be covered. It is important that the developer let potential buyers know of the nest and know that if they cause damage to the nest, they will be responsible. Some activities addressed in federal guidelines may need to be restricted by way of deed restrictions.

- unauthorized entry into the primary zone by humans or any human disturbance. Deed restrictions can do this. The applicable laws need to be reviewed and the developer may wish to prohibit certain activities in and around the development.

- logging

- use of chemicals toxic to wildlife, etc.

Reference Federal Statutes:

1. The Bald Eagle Protection Act and regulations derived from it
2. Section 9 of the Endangered Specie Act of 1973 (16 U.S.C., 1531)

Approval from the County Engineer indicating that he finds the proposed development plan in order.

Have input available from FWC.

At this time, we need six paper copies of the plat to present to the board for their review prior to the meeting. They need to get copies well in advance of the meeting so as to have time to get familiar with the development Obert/Welch.

10. The meeting for July will be on July 15, 2003.

11. Adjourned.

**WASHINGTON COUNTY PLANNING COMMISSION
1331 SOUTH BOULEVARD, CHIPLEY, FL 32428
MINUTES
July 15, 2003**

1. The Washington County Planning Commission met in the Board Room at the County Government Building, 1331 South Boulevard, Chipley FL, on the above date with four members present:
2. The meeting - call to order by Chairperson David Morris
3. Roll call conducted. The following members were present.
 - District 2 - Todd Anderson
 - District 4 - Jerry Obert
 - District 5 - David Morris
 - Member-At-Large - Tonya Pippin
 - Planning Commission Secretary - Lynda Waller
 - Planning Consultant - Randy Parker
4. Lenzy Corbin - Blue Lake Park Building - Mr. Corbin was not on the agenda, but was allowed to address the Commission as a private citizen on the issue of a building constructed at Blue Lake Park. This building does not meet certain standards. Mr. Corbin requested that a variance be given on the setback on the front and rear of the building and that a variance on the number of required parking spaces be given. A motion was made, seconded, and carried that the following recommendations are made to the Board of County Commissioners: (1) that the County review all options prior to tearing the building down; (2) that the County present a survey or report on exactly how much of a variance would be needed; and (3) that the County configures the number of parking spaces needed to accommodate the building. Obert/Anderson
5. Todd Hyde - Applicant wishes to subdivide with one parcel being less than the minimum lot size as required by the Land Development Code. Mr. Hyde was unable to present any proof that there was any legal access to one lot although he stated that the county maintained the entire length of the road up until the time it was paved in May 2001. Documentation from the Washington County Public Works Department (PWD) indicates otherwise and shows only 4 miles have ever been maintained by the County. It was suggested that Mr. Hyde provide proof of legal access. He should contact the PWD to ascertain proof of county maintenance on the 350 feet right-of-way to reach the new lot that this division would create. No action taken.
6. Variance - Power Pole - Lamar Alley - This would allow for development (placement of a power pole) on land zoned as *Conservation* if the power pole is approved. This property is located on the perimeter of Big Pines Campsites. This property is in a flood zone. Only passive use of this type land is permitted. It was the recommendation of the Planning Commission that the property owner hire an engineer/surveyor to delineate the wetlands. If the delineation shows that this is not wetlands, then he may present his request for the power pole again. A motion was made seconded and approved that to this effect. Anderson/Obert.
7. Public Hearing - Capital Improvements Element of the Comprehensive Plan - This hearing preliminarily reviewed changes to the *Capital Improvements Element of the Comprehensive Plan* for 2002/3 - 2007/8, as recommended by the Parks and Recreation Committee and the Board of County Commissioners. The Planning Commission recommended that this matter be forwarded to the Board of County Commissioners for final approval. Anderson/Pippin
8. Public Hearing - Land Use Change from Low-Medium Density to Commercial Use - General - Joe Miner and James Trawick - This will allow for the location of an equipment storage and rental

facility at this site. The applicant, Mr. Miner, has received a variance at an earlier meeting to subdivide this property for sale. Approved. Obert/Anderson

9. Public Hearing - Land Use Change from Agriculture/Silviculture to Commercial Use - General - Peggy Moore and Steven Moore - This matter was not heard as the applicants requested a postponement.
10. Adjournment

Recording Secretary

**WASHINGTON COUNTY PLANNING COMMISSION
1331 SOUTH BOULEVARD, CHIPLEY, FL 32428
MINUTES
August 5, 2003**

1. The Washington County Planning Commission met in the Board Room at the County Government Building, 1331 South Boulevard, Chipley FL, on the above date with seven members present:

2. The meeting - call to order by Chairperson David Morris
3. Roll call conducted. The following members were present
 - District 1 - Theodore Simmons
 - District 2 - Todd Anderson
 - District 3 - Al Kewon
 - District 4 - Jerry Obert
 - District 5 - David Morris
 - School Board - Mike Welch
 - Member-At-Large - Tonya Pippin
 - Planning Commission Secretary - Lynda Waller
 - Planning Consultant - Randy Parker
 - County Administrator - Peter Herbert
4. Public Hearing - Special Exception Type V to Allow a Mining Operation - Travis Corbin and Derek Ellis -
 This request was for approval of a 18-acre parcel of land on Moonseed Lane to be used for a mining operation. This is a pending sale. Approved with recommendation that it be forwarded to the Board of County Commissioners for a second public hearing and consideration. Obert/Simmons.
5. Review of County Regulation of Telecommunication Towers and Wireless Facilities - Randy Parker, Planning Consultant - Mr. Parker briefed the Commission on the operations of the Gannett-Fleming, Inc. They have proposed to the County to serve as a review consultant for telecommunications towers and wireless facilities within Washington County. It was the consensus of the Commissions that Gannett-Fleming, Inc., prepare the necessary resolution to send to Attorney Gerald Holley to review.
6. Crystal Airstrip Park Subdivision - Chuck Morgan, SouthTrust Bank - Mr. Morgan's appearance before the Commission is precipitated by the Cease and Desist Letter received due to no plans being filed for roads in this subdivision. Most of the property has been sold and some houses built that have access from Highway 77 and Panther Trail. However, the most current problems involve the balance of the lots that have not access except by private easement which all the property owners are to share. The houses being built are upscale single-family dwellings. Most will be built with hangars to handle small planes. The property owners may be willing to build the roads, but the bank is definitely not willing to build them. Development cannot happen until someone agrees to build roads to county standards, whether they are private roads or roads to be accepted by county at some point in the future. There is an active homeowner's association and the members can foresee being able to build the roads if they are grandfathered in at dirt standards. The first lot was sold in late 1998 or early 1999. More research will have to be done to see if there is some basis for allowing the unpaved roads as opposed to paved roads. A legal opinion from Attorney Holley will be necessary.
7. Blue Lake Park - Mr. Herbert presented some figures on the parking at Blue Lake Park. This would be parking for the new building located there. The members talked somewhat about the septic system. At that point, there was a motion and a second that this matter be referred back to the Board of County Commissioners for a solution. The motion was approved unanimously. Simmons/Welch.
8. The meeting was adjourned.

WASHINGTON COUNTY PLANNING COMMISSION
1331 SOUTH BOULEVARD, CHIPLEY, FL 32428
MINUTES
September 9, 2003

1. The Washington County Planning Commission met in the Board Room at the County Government Building, 1331 South Boulevard, Chipley FL, on the above date with six members present:
2. The meeting - call to order by Chairperson David Morris

3. Roll call conducted. The following members were present
 - District 1 - Theodore Simmons
 - District 2 - Todd Anderson
 - District 3 - Al Keown
 - District 4 - Absent - Jerry Obert
 - District 5 - David Morris
 - School Board Member - Mike Welch
 - Member-At-Large - Tonya Pippin

Planning Commission Secretary - Lynda Waller
Planning Consultant - Randy Parker
County Administrator - Peter Herbert
4. Brown, Robert and Maxum Enterprises, Inc. - Variance to Subdivide 3.441 Acres - This one-time division will result in a 2.441-acre parcel and a 1.0-acre parcel, with both having access from Highway 77. Property is designated for *Agriculture/Silviculture* use. Approved. Keown/Simmons
5. Weeks, John and Linda - Variance to Subdivide 2.3 Acres - This one-time division will result in a 1.056-acre parcel and a 1.26-acre parcel, with both having access from Timberlane Road. Owners want to subdivide for resale sometime in the future. Property is designated for *Low Density Residential* use. Approved. Keown/Anderson.
6. Public Hearing - Special Exception - Bryan D. and Amy Cutts - Retail Store - Applicant is seeking to place a quick stop type store in a *Low/Medium Density Residential* land use area. The property will operate a drive-thru type service for the purpose of retail sales of beer and cigarettes and some miscellaneous grocery items to the general public. A special exception is required for this use of the land. Applicant did not make an appearance. Tabled pending further action on part of the applicant. Simmons/Anderson
7. Public Hearing - Land Use Change from Agriculture/Silviculture to General Commercial - Ronnie Finch - An equipment rental and resale business will be established in this area. Equipment will be larger size equipment (dozers, tractors, etc.). Approved.
8. Public Hearing - Land Use Change from Low Density Residential to High/Medium Density - George Baber - There are two parcels of land included in this request.

Parcel A - 3038-0009, consisting of 1.7 acres - to accommodate 10 mobile homes, Hwy 77
Parcel B - 3043-0004, consisting of 2.7 acres - to accommodate eight mobile homes, Blocker Church Road

Due to objections of the neighbors regarding declining property values and the type of rental clientele that mobile home rentals attract, the Planning Commission chose not to make any recommendation and referred this matter to the Board of County Commissioners for a decision.
9. Public Hearing - Land Use Change from Low Medium Density Residential to General Commercial

- Al Keown- This is to allow for carpet cleaning shop/equipment rental/trade shops to be placed on this property. Property will be subdivided into appropriate lots for resale sometime in the future.

10. Crystal Village Airpark - Chuck Morgan, SouthTrust Bank - SouthTrust Bank, the developer (by default) is requesting a variance for the road located along the outer perimeter of the airpark. He is also asking that the *Cease and Desist Order* for the sale of the lots around the Airpark be removed. The Planning Commission recommended that he appear before the Board of County Commissioners and request the variances that will be necessary for the homeowner's association to build the roads to unpaved standards. The Commission suggested that Mr. Morgan contact the county attorney, Gerald Holley and work it out regarding the legalities of a variance to unpaved standards. No further action taken.
11. Adjourned..

**WASHINGTON COUNTY PLANNING COMMISSION
1331 SOUTH BOULEVARD, CHIPLEY, FL 32428
MINUTES
October 7, 2003**

1. The Washington County Planning Commission met in the Board Room at the County Government Building, 1331 South Boulevard, Chipley FL, on the above date with four members present:
2. The meeting - call to order by Vice Chairperson Theodore Simmons sitting in for Chairperson David Morris
3. Roll call conducted. The following members were present:

District 1 - Theodore Simmons
District 2 - Absent - Todd Anderson
District 3 - Al Keown
District 4 - Jerry Obert
District 5 - Absent - David Morris
School Board Member - Absent - Mike Welch
Member-At-Large - Tonya Pippin

Planning Commission Secretary - Lynda Waller
Planning Consultant - Randy Parker
County Administrator - Peter Herbert

4. Meeting Minutes - September 9, 2003 were approved
5. Lent, Charles - Variance to Subdivide 8 Acres - This one-time division will result in a parcel less than 4.5 acres. Access for the smallest parcel will be from Orange Hill Highway; the larger parcel will be by easement. Property is designated for *Agriculture/Silviculture* use. This issue was tabled as the applicant did not appear before the Commission.
6. Approval to Subdivide a General Commercial Parcel Into a Commercial Subdivision - Al Keown - A land use change has been approved for this parcel of land – from low/medium density to General Commercial. Mr. Keown requested permission to subdivide into lots to develop a general commercial oriented subdivision. Mr. Keown recused himself in this matter. This matter was then tabled due to a lack of a quorum.
7. Public Hearing - Land Use Change from Low Density Residential to High/Medium Density - George Baber - There are two parcels of land included in this request.

Parcel A - 3038-0009, consisting of 1.7 acres - to accommodate 10 mobile homes, Hwy 77

Parcel B - 3043-0004, consisting of 2.7 acres - to accommodate 8 mobile homes, Blocker Church Road

The Board of County Commissioners denied Mr. Baber's original request for raising the density of this parcel of land. The commissioners suggested that he take this matter back to the Planning Commission as he appeared to have presented additional items that the Planning Commission was not made aware of at the meeting on September 9, 2003. Before going into Mr. Baber's Public Hearing, the Commission was assured that all notifications and advertising for this second hearing before the Planning Commission had been properly accomplished. Mr. Baber presented letters from two of the adjacent property owners and two other area property owners withdrawing their objections to the Land Use Change. He has agreed with the objecting land owners to place deed restrictions on the property that will limit the number of homes to ten on Highway 77 (Property Id. 3038-0009) and eight on Blocker Church Road (Property Id. 3043-0004). We will monitor the number of units allowed through the Planning Office, as we will require land use applications for replacement and new units. Deed restrictions will be added to the deed and filed at the courthouse. Fencing and landscaping will be done at each site. New homes and replacement homes will be year models 2003 to 2004. Approved. Keown/Obert

8. Review of Proposed Ordinances - Three ordinances have been presented to the Board of County Commissioners. These three ordinances will be advertised for public hearings during the regular meeting of the Board of County Commissioners on October 23, 2003.
 - A. Supplemental Procedure for Code Enforcement - Will add the "citation" method to available tools of Code Enforcement Office. The Planning Commission recommends approval.
 - B. Parks and Recreation Ordinance - Establishes a procedure for the operation and maintenance of parks within Washington County and delineates the responsibilities of the Parks and Recreation Committee and the Parks and Recreation Director. This is a basic document and can be amended if necessary. The Planning Commission recommends approval with one member recommending that the swimming issue be looked at. The question raised was whether to allow swimming, how to post the swimming facilities, and the liability issues that might arise from the

county openly promoting swimming

C. Junk Car Ordinance - This ordinance will clarify the law about junk cars being allowed to collect on property not zoned for establishment of a junk yard. Having an ordinance as opposed to having to refer to the Land Development Code will greatly enhance the ability of the Code Enforcement Official to enforce this standard. It was the consensus of the Commission that having the law would simply the process of ridding the county of the blight of junk cars. Farm implements are not included in the Ordinance. The Planning Commission recommends approval.

9. Water Sharing With South Florida - Water Management Task Force - (Background) *The Council of 100 has been given the task of coming up with new water policies for Florida. The resulting Water Management Task Force , chaired by Lee Arnold, Arnold Companies (a developer) was established in 2002 to address water supply concerns and provide statewide, strategic recommendation to the Governor and legislature by the fall of 2003. This committee's mission was to "recommend statewide water management policies and recommendations that foster sustainable environmentally sound water supplies and resources that are economically feasible to meet current and future Florida needs."* The task force has addressed public policy and the political impacts of proposed solutions. Randy Parker, Planning Consultant stated that this will be a highly visible issue in the next legislative session. Peter Herbert, County Administrator states that a public hearing is tentatively scheduled for October 20, 2003, in Panama City, but the time and place have not been determined. No Action.
10. Local Comprehensive Plan Constitutional Amendment Change - The Florida Hometown Democracy Political Action Committee is in the process of gathering voter signatures to place its amendment on the November 4, 2004 ballot. The proposed amendment states that all changes to the local land use plan, the proposed amendment or plan shall be subject to vote of the electors of the local government by referendum. Randy Parker advised commission members that the Florida Chapter of the American Planning Association opposes this position with any such amendment being counterproductive. No action taken.
11. Contract for Professional Planning Services - Randy Parker, Planning Consultant - Mr. Parker's contract with the county for consulting services is due to be renewed. The commission recommends that the Board of County Commissioners renew the contact. There are no changes in the contract. Approved.
12. The Commission was asked to meet on Monday morning, October 13, 2003, in order to consider the agendaed item of Mr. Keown's commercial subdivision. This is scheduled to be heard at the Vernon Town Council meeting on October 14, 2003. It will require only about ten minutes. Ms. Waller stated that she would make the arrangements and notify all members in an attempt to have a quorum present.
13. The meeting was recessed until October 13, 2003.

**WASHINGTON COUNTY PLANNING COMMISSION
1331 SOUTH BOULEVARD, CHIPLEY, FL 32428
MINUTES
October 13, 2003**

1. The Washington County Planning Commission met in the Board Room at the County Government Building, 1331 South Boulevard, Chipley FL, on the above date with four members present:
2. The meeting - call to order by Vice Chairperson Theodore Simmons

3. Roll call conducted. The following members were present:

District 1 - Theodore Simmons
District 3 - Al Keown
District 5 - David Morris (via telephone)
School Board - Mike Welch
Member-At-Large - Tonya Pippin

County Administrator - Peter Herbert
Recording Secretary - Connie Anderson

4. Request to Subdivide a General Commercial Parcel into a Commercial Subdivision - Al Keown - This matter was scheduled to be heard at the regular Planning Commission meeting on October 7, 2003 but could not be heard since Mr. Keown could not participate as a Planning Commission member. The result was a lack of quorum. Approved with recommendation that it be forwarded to the Vernon Town Council for approval. The motion was approved unanimously. Welch/Pippin.
5. Meeting adjourned.

Recording Secretary

**WASHINGTON COUNTY PLANNING COMMISSION
1331 SOUTH BOULEVARD, CHIPLEY, FL 32428
MINUTES**

December 2, 2003

1. Meeting - Called to order by the Vice Chairperson Theodore Simmons
2. Conduct roll call.
District 1 - Theodore Simmons (Vice Chairperson)
District 2 - Todd Anderson

District 3 - Al Keown - Absent
District 4 - Jerry Obert
District 5 - David Morris (Chairperson) - Absent
School Board - Mike Welch - Absent
Member-At-Large - Tonya Pippin

3. Meeting minutes from the October 7, 2003 and October 13, 2003 meeting was approved as presented. There were no minutes from November 2003 as no meeting was conducted.
4. Variance to Subdivide 8 Acres - Lent, Charles - This one-time division will result in a parcel less than 4.5 acres. Access for the smallest parcel will be from Orange Hill Highway; the larger parcel will be by easement. Realtor Max Wells represented the applicant. This property is designated for *Agriculture/Silviculture* use. Approved.
5. Public Hearing - Land Use Change - Jim Stokes, Trustee for Stokes Family Revocable Trust - General Commercial to Light Industrial - Applicant is seeking to place a small-scale sawmill on property that is currently designated as *General Commercial* use. Over one-half of the property will retain Commercial status to adapt to a retail outlet for resulting building supplies. Approval of this Land Use change will allow approximately 1.5 acres out of 4.28 acres to be designated as Industrial (Light) use. Approved.
6. Public Hearing - Land Use Change - Chadwick Daniels - Low/Medium Density Residential to Commercial General) - Applicant is seeking to place a rental storage facility on a parcel of land ten acres in size. A daycare center is also on the ten-acre parcel. Approval of this Land Use Change will allow approximately 3.46 acres out ten acres to be designated as *Commercial (General)* use. Approved.
7. Public Hearing - Special Exception Type V - William E. Shaw and Lisa Atkinson - Applicant is requesting approval to establish a mining operation on property designated as Agriculture/Silviculture - Applicant is seeking approval to place a borrow pit on approximately 93 to 102 acres of land on the east side of Highway 77 north of the Bay/Washington County line. This matter was tabled until the January 13, 2003 Planning Commission meeting. By that time, a reply should be available from Fish and Wildlife and Department of Environmental Protection. The applicant should also be prepared to address the fencing questions, economic impact, and DOT permitting for a driveway.
8. The meeting was adjourned.

Recording Secretary