

# WASHINGTON COUNTY PLANNING COMMISSION

1331 South Boulevard, Chipley FL 32428

Phone: (850) 415-5093 - FAX (850) 415-5094

Website: [www.washingtonfl.com](http://www.washingtonfl.com)

Minutes - January 10, 2006

1. Meeting - Call to Order
2. Conduct Roll Call.
  - District 1 - Theodore Simmons (Vice Chairperson)
  - District 2 - Todd Anderson
  - District 3 - Al Keown
  - District 4 - Jerry Obert
  - District 5 - David Morris (Chairperson)
  - School Board - Joe Taylor
  - Member-At-Large - Tonya Pippin
  - Planning Commission Secretary - Lynda Waller
  - Planning Consultant - Randy Parker (Absent)
3. Theodore Simmons served as chairperson.
4. Approval of Minutes - November 1, 2005 - Approved.
5. Variances to Subdivide Less Than 4.5 acres from Larger Parcel - Charlotte and Leon Sapp. The applicant is seeking a variance to sell 1 acre out of a larger parcel of 137 acres. The new parcel will be on an existing county maintained roadway known as Kent Road. Current land use is *Agriculture/Silviculture*. Approved. Taylor/Keown
6. Variances to Subdivide Less Than 4.5 acres from Larger Parcel - Stanley Poole and Gary Poole. The applicant is seeking a variance to sell two acres out of a larger parcel of 10 acres. The new parcel will be on an existing county-maintained roadway known as Old Church Road. Current land use is *Agriculture/Silviculture*. Anderson/Obert
7. Road Closing - Portions of Platted Roads - Greenhead Plat - 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Streets - Joint Petition of Melvin R. and Maravene L. Heaver and Paul and Wanda Withers. Prior to scheduling the public hearing, the Planning Commission reviewed and made a recommendation to the Board of County Commissioners regarding the permanent closing of these platted but unconstructed roads that appear on the Greenhead Plat. Current land use is *Low Density Residential*. It was the consensus of the Commission that there was not a problem closing the unconstructed streets referred to as 2<sup>nd</sup> Street and 3<sup>rd</sup> Street north of the ROW line between Grassy Pond and Depot Avenue on the south right-of-way line. However, they have reservations about closing half of the roadways.
8. Adjournment

Lynda Waller - Recording Secretary

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## Minutes

February 7, 2006

1. Meeting - Call to Order by Chairperson Morris
2. Conduct Roll Call.
  - District 1 - Theodore Simmons
  - District 2 - Todd Anderson (Absent)
  - District 3 - Al Keown
  - District 4 - Jerry Obert
  - District 5 - David Morris (Chairperson)
  - School Board - Joe Taylor
  - Member-At-Large - Tonya Pippin
3. Approval of Meeting Minutes January 10, 2006 Approved (Obert/Keown)
4. Public Hearing - Land Use Change - Agriculture/Silviculture to General Commercial - River Lake Land Co., Inc. (George Fleming). This request is for a land use change from *Agriculture/Silviculture* to *General Commercial* to allow a recreational vehicle park. This is a 68-acre parcel located north of Spring Pond Road on the westside of Highway 77. This item was tabled at the request of the developer as conceptual site plan is not as complete as he would like it to be. Tabled.
5. Public Hearing - Land Use Change - Agriculture/Silviculture and to General Commercial and Low Medium Density Residential - River Lake Land Co., Inc. (George Fleming). This is a 110-acre parcel on Highway 77 at Highway 279 (Moss Hill Road). The proposed change would make the road frontage *General Commercial* and area on the backside *Low/Medium Residential* with a central well and distribution system providing water. The developer states that the correct change on the residential density should be to *Low Density Residential* with one dwelling to one acre. Both changes were approved contingent on the corrections being made to the narrative prior to submission to the State. Approved. See attached hearing summary.
6. Public Hearing - Land Use Change - Unit 25 - Sunny Hills Mixed Use to Mixed Use PUD - Deltona Corporation. This land use change from *Sunny Hills Mixed Use* to *Mixed Use Planned Unit Development (PUD)* will allow residential development on a 253-acre site of land. Residential use will consist of 346 single-family lots. Commercial use will be restricted to 13 acres, and approximately 25 acres must be left to recreation/open space. Central water and sewage will be available. Approved. See attached hearing summary.

7. Public Hearing - Land Use Change - 200 Plus -Acre Subdivision -Sunny Hills Mixed Use to Mixed Use PUD - Deltona Corporation. This is a 200-acre parcel owned by Deltona Corporation and involves a request by the applicant for a land use change from *Sunny Hills Mixed Use* to *Mixed Use PUD*, allowing residential (170 acres) and 28 acres for *Neighborhood Commercial*. Residential use will consist of 67 one-acre single family lots, 310 multifamily units and 27 acres of general commercial. Open space must be set aside per the *Land Development Code* requirements. Proposed density is 2.18 units per acre, with central water and sewage available, as evidenced by a letter from Aqua Utilities Florida. Approved. See attached hearing summary.
8. Public Hearing - Land Use Change - Agricultural/Silvicultural to Mixed Use PUD - Cypress Hill Subdivision - Mark Kleimeyere. A land use change for this property will allow a subdivision of a 118- acre tract of land into a development with 124 single family lots, 49 multi-family dwellings on approximately 100 acres of land with fifteen acres earmarked for recreation/open space. Approximately 15 acres is earmarked for General Commercial use. Open space requirements must be met. Approved. See attached hearing summary.
9. Public Hearing - Land Use Change - Agriculture/Silviculture to Low Density Residential - Tony Arnone - Village of Spanish Lakes - Phase II. This change will allow a 42 one-acre lot subdivision on a 55.16-acre portion of a proposed future development of 394.67 acres. This is Phase II of the original proposed development, with Phase I receiving approval from DCA during the last large-scale amendment submission. Open space requirements must be met. Water and septic tanks will be furnished by individual property owners. Approved. See attached hearing summary.
9. Public Hearing - Land Use Change - Agriculture/Silviculture and Conservation (Delineated) to Low Density Residential - Choctawhatchee River Estates, LLC. Under this plan, this development will allow for a 232-acre tract to be subdivided into a 106 single-family lot subdivision. This on the south side of Choctaw Road and west of County Road 284-A (Miller's Ferry Road). Water will be by private wells and septic tanks. Not approved, but will be sent to the Board of County Commissioners for final consideration. See attached hearing summary.
11. Public Hearing - Land Use Change - Agriculture/Silviculture to Planned Unit Development/Mixed Use - Skywatch Subdivision - Jon Flaig. This land use change will allow a 624-lot low/medium density affordable single-family residential subdivision off of Highway 79 and Clemons Road, south of Vernon. This development is one lot less than what would qualify as a Development of Regional Impact (threshold 625 lots). Not approved, but will be sent to the Board of County Commissioners for final consideration. See attached hearing summary.
12. Preliminary Plat Approval of a Subdivision - Itera, LLC., Parrish Still Road. This is a 49-lot subdivision that is accessed by continuous paved county-maintained roads. As such, there is no land use change required under the clustering provisions of the Land Development Code. All roads within the subdivision will be paved.
13. Planning Issues - None.
14. Todd Anderson was selected to serve as the new chairperson with David Morris agreeing to serve as the vice-chairperson
15. Adjourn. The next meeting will be March 7, 2006.

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Minutes (Corrected during April 3, 2006 Meeting)  
March 7, 2006

1. Meeting - Call to Order by Chairperson Morris
2. Conduct Roll Call.
  - District 1 - Theodore Simmons
  - District 2 - Todd Anderson (Chairperson)
  - District 3 - Al Keown
  - District 4 - Jerry Obert
  - District 5 - David Morris
  - School Board - Joe Taylor
  - Member-At-Large - Tonya Pippin
  - County Administrator - Peter Herbert
  - Planning Office - Lynda Waller
3. Request for a Variance from Requirement Requiring a Land Use Change - River Run Estates. This is a proposed 20-acre subdivision that will consist of 20 one-acre lots for site-built homes. Central water will be furnished. Property is currently *Agriculture/Silviculture* and *General Commercial* and is on a county-graded road that intersects with a county paved road. The new roads within the subdivision will be paved. The applicant is seeking a variance (under the clustering provision of the *Agriculture/Silvicultural Land Use District*) from the requirement of a land use change to *Low Density Residential*. Under this variance, the developer will be allowed to plat, develop and sell lots without a land use change. However, in looking over the plans, it was determined that part of this development lies in the previously rezoned *General Commercial* a Special Exception to allow residential lots on *General Commercial* property will be needed. The Planning Commission recommended that the applicant apply for the Special Exception and at the time the Special Exception is considered, a request a variance for land use change.
4. Public Hearing - Road Closing and Vacation of Plat - Wooten Road - Royce McKinney and Goodmac Properties. This request is for closure of a county-maintained road that dead ends on property owned by the applicant. No other property owner will be affected by this closure as the applicant has purchased all of the surrounding property. Closure of this road will limit development only on the property of the owner. No objections were voice to the closing of this portion of the road. The PC recommended that this be advertised for the public hearing before the Board of County Commission.

5. Conceptual Approval of Development within the Greenhead Plat - H and R Investments, LLC. Developer wishes to develop part of the old Greenhead Plat. His parcels of land consist of five blocks that total 62 lots for a total of 8.98 acres. These blocks, platted in 1913 for the purpose of providing tent and camp space for timber workers, are about 7,000 square feet in size. It is questionable if these lots of record will be large enough to accommodate a housing unit, septic tank and water. He has proposed a restaurant, daycare center, residential subdivision, and RV Park. The current land use designation of *Low Density Residential* may be appropriate for part of the proposed development, but not all. Applicant states that the rental lots will be for rental use and will not be sold. The applicant was cautioned not to include any of the improvements on the platted roads, and if the platted roads are to be anything more than driveways to serve his rental development, that the road will have to be constructed and paved to county standards. The applicant was also advised not to install any RV park until a land use change to *General Commercial* has been accomplished. He may initiate construction on the restaurant (limited to 2,500 square feet) at anytime.
6. Public Hearing - Land Use Change - Kenneth Manley. This is request by the applicant to change the current *Agriculture/Silviculture* land use designation to *General Commercial*. The deed restrictions limit the use of this lot to rental aircraft hangars with no service facilities. The change to General Commercial will be consistent with deed restrictions. This parcel is located on the westside of Highway 77 between Spring Pond Road and Crystal Lake Drive. Access to Highway 77 must be clarified as this is a matter that has been in question for some time with the bank. [It was the recommendation that this be sent to the Board of County Commissioners for their consideration.](#)
7. Preliminary Plat Approval of a Subdivision - Itera, LLC., Parrish Still Road. This is a 49-lot subdivision that is accessed by continuous paved county-maintained roads. As such, there is no land use change required under the clustering provisions of the Land Development Code. All roads within the subdivision will be paved. The Planning Commission wants individual lots to have percolation tests (7, 14, 12, 30, 31, and 36). Lots 12 and 13 have 1 ½ acre in the conservation area. These two lots will need to be reconfigured. Lot 30 and 31 will need DEP permits for the ingress/egress. All conservation easements must be shown on the plat. The PC ask that this come back to them in April 2006, with all of the corrections incorporated onto the plat.
8. The meeting was adjourned.

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### Minutes

April 4, 2006

1. Meeting - Call to Order by Chairperson Morris
2. Conduct Roll Call.
  - District 1 - Theodore Simmons
  - District 2 - Todd Anderson (Chairperson) (Absent)
  - District 3 - Al Keown (Absent)
  - District 4 - Jerry Obert (Absent)
  - District 5 - David Morris (Co-Chairperson)
  - School Board - Joe Taylor
  - Member-At-Large - Tonya Pippin
3. Approval of Meeting Minutes March 7, 2006 – Approved with two corrections. In Item 2, Todd Anderson was not absent from the meeting and Item 6 was referred to the BOCC for their consideration.
4. Variances to Subdivide Less Than 4.5 acres from Larger Parcel - Stephen and Lorraine Clark. The applicant is seeking a variance to sell 1.26 acres out of a larger parcel of 5.14 acres. The new parcel will be on an existing county -maintained roadway known as Akers Trail in Quail Hollow Subdivision. Current land use is *Agriculture/Silviculture*. Approved.
5. Variances to Subdivide Less Than 4.5 acres from Larger Parcel - Bell, Clevely. The applicant is seeking a variance to sell 2 acres out of a larger parcel of 9 acres. This would be off a private easement off Bell Community Road, a paved county-maintained roadway. Current land use is *Agriculture/Silviculture*. In looking at the easement that would be required for ingress/egress of this new parcel, there is some confusion about where it would lie and whose land it would cross. While the PC can grant this single-lot exception and the easement across all of the contiguous land, a survey would be necessary to know exactly where the lot will be and where the easement would go. Any nonexclusive easement will require the BOCC to approve. Applicants were advised to return to the Planning Commission on May 2, with a survey and an easement plan. Tabled.
6. Variances to Subdivide Less Than 4.5 acres from Larger Parcel - Bobby Law and Geneva Austin. The applicant is seeking a variance to subdivide two individual lots in an existing subdivison, Rainbow Heights with an overall land use designation as *Low/Medium Density Residential*. These lots were platted as residential lots, but the City of Vernon designated them as *General Commercial* when the FLUM was adopted. A Special Exception procedure will be necessary to make these residential lots. City water and sewage are furnished by the City of Vernon. All of the resulting lots will front Highway 277. During the PC meeting, the applicant decided to do nothing further at this time for lot 9. A variance for a one-time split was granted for Lot 8. This matter will be referred to the City of Vernon to approve the variance. The Planning Office will process the Special Exception for the May 2, 2006 meeting.

7. Variance to Make a Smaller Parcel Divided from Larger Parcel a Legal Building Block- Gary N. Rogers. The owner has not produced a deed that shows that the portion of land that is less than 4.5 acres was divided out of a larger portion before April 1991. While the land may have been divided out and listed on a deed, nothing to support that these two parcels existed as independent parcels before April 1991. The real estate agent, representing the owner, Mr. Rogers, is requesting that this be declared a legal building block. The easement has existed since 1978, but the lots were not subdivided until after 1991.  
Approved.
8. Road Closing and Vacation of Plat - A Portion of Melody Lane - Luis Valencia. This request is for closure of part of a county-maintained road that runs through the mobile home park of the applicant. The first 250 feet that is found on the south side of the property (next to Lane's Outdoor Equipment) has a dangerous situation in that traffic exiting Highway 277 leaves the highway at a high rate of speed. As such, residents of the mobile home park are placed in danger of being struck by these vehicles. The road transects the mobile home park and comes back out onto Highway 277 on the north side of the mobile home park. No resident in the park or any resident located to the east of the park would be denied ingress/egress to their property. The Planning Commission instructed the applicant to check with Public Works Department to determine a way to decrease the turn angle on the northern entrance to Melody Lane. Turns must be adequate for school buses, garbage trucks, and fire trucks. After checking with PWD, he may approach the Planning Commission again regarding closing the road to through traffic. The applicant does not feel that the Sheriff's Department can control the speed from which the public enters Melody Drive on the south side and that an accident is waiting to happen. Tabled.
9. Public Hearing - Land Use Change - Sunny Hills Mixed Use to General Commercial - William Morgan and Mark Kleimeyer. This request is for a land use change from *Sunny Hills Mixed Use* to *General Commercial* to allow a strip-type mall. This is a 4.86-acre parcel at the northwest corner of Victory Road, a graded county-maintained road and Highway 77. It was noted during the meeting that General Commercial business is the trend of development along Highway 77. The applicant is planning to pursue a single driveway on Highway 77 as opposed to a Victory Road entrance. This is an issue that needs to be addressed with Florida Department of Transportation. The developer state there is sufficient room even with the gas line and the widening of Highway will have minimal effects. The Planning Commission recommended that the Planning Office advertise for and forward this project to the BOCC for final consideration. Approved.
10. Preliminary Plat Approval of a Subdivision - Cypress Crossing Subdivision - Itera, LLC., Parrish Still Road. This is a 49-lot subdivision reached by continuous paved county-maintained roads. As such, there is no land use change required under the clustering provisions of the Land Development Code. All roads within the subdivision will be paved. This was previously considered at the March 7, 2006 Planning Commission meeting. Due to the plat being submitted on April 3 to the Planning Office, there was not time to review it before the PC meeting. The Planning Commission tabled this action pending comments from the county engineer regarding the accuracy and completeness of the plat. Tabled.
11. Preliminary Plat Approval of a Subdivision- Village of Spanish Acres, Phase I - Voyager Investments. This is a 35-lot subdivision on a 45.94-acre parcel that will have new roads paved running from Highway 279, a paved road, and Lucas Lake Road, county-maintained dirt road. A variance is also requested being requested to allow a new dead end street, Arnone Lane to be 1,500 feet in length as opposed to the county requirement of no more than 1,000 feet. Approved contingent on revised plats being submitted. Planning Office was instructed to forward to the BOCC if revised plans are received. Approved.

12. Preliminary Plat Approval of a Subdivision - Pine Lakes Subdivision - David Hill. A minor subdivision of five lots, is located on continuous paved roads. All lots front Pine Ridge Road, a paved and county-maintained roadway that feeds into Highway 77. A land use change was included in a previous large-scale amendment approved by DCA. This will be handled as a First and Final Plat. The county surveyor has offered some minor comments regarding the plat. Developer is to incorporate these changes and the Planning Office is instructed to schedule this before the next BOCC meeting for final consideration. Approved.
13. Closure of Rocky Landing Road and North Henry Lane. Ms. Waller of the Planning Office, advised the Planning Commission of the pending public hearing before the Board of County Commissioners on the closing Rocky Landing Road and North Henry Lane. This is court ordered therefore, no recommendation from the Planning Commission is necessary. This will be advertised to be heard on April 27, 2006, during the BOCC meeting.
14. Planning Issues - Randy Parker
15. Adjournment

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### Minutes - May 2, 2006

1. Meeting - Call to Order
2. Conduct Roll Call.
  - District 1 - Theodore Simmons
  - District 2 - Todd Anderson (Chairperson) (Absent)
  - District 3 - Al Keown
  - District 4 - Jerry Obert (Absent)
  - District 5 - David Morris (Vice Chairperson) (Absent)
  - School Board - Joe Taylor
  - Member-At-Large - Tonya Pippin
  - Planning Commission Secretary - Lynda Waller
  - Planning Consultant - Randy Parker (Absent)
3. Theodore Simmons served as chairperson.
4. Approval of Minutes - April 4, 2006 - Approved.
5. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Bell, Clevely. The applicant is seeking a variance to sell 2-acres out of a larger parcel of 9 acres. This was heard before the Planning Commission on April 4, 2006, and was tabled for lack of boundary survey and easement. This matter was again tabled due to the lack of a survey. This will not be rescheduled until the completed survey has been furnished to the Planning Department. Survey must show adequate easement. Tabled.
6. Public Hearing - Special Exception - Type I to Place Residential Units in a General Commercial Land Use Area - River Run Estates - Alan White. The developer has put a hold on the original 10-lot subdivision due to the work backlog of surveyors. Under the clustering provision of the Agriculture/Silviculture Land Use District, the ten lots on the existing county road qualify as a minor subdivision and as such will not require a land use change as all lots front an existing county-maintained graded road, but will require platting according to the instructions in the Land Development Code. This Special Exception Type I - To Allow Residential Use Within Commercial (General) Land Use, will allow five lots (Lots 1 - 5) included as part of the original plan for the recreational vehicle park and commercial development approved by the County, to be used as residential lots. A public well is on the site permitted to handle up to 10,000 gallons per day with a 20-year permit duration. The PC recommended approval of the Special Exception and instructed the Planning Office to forward to the BOCC for the second public hearing on May 25, 2006, at 5:00 p.m. Approved.

7. Public Hearing - General Commercial - To Allow Storage Buildings - Robert and Janet Webb. The applicant is requesting a land use change to establish a secured storage facility. A land use change was approved in 2005 for 9.9 acres to be changed to General Commercial. A recalculation of available land after the widening of Highway 77 does not leave enough land to complete the project. The tentative taking of DOT will be approximately six acres of the road frontage. The owner now wishes to change the balance of the property to General Commercial as there will not be enough room for the storage facility he has planned. The parcel of land is on the west side of Highway 77 at Summer Drive. This change involves the same property owner and is within 200 feet of the previous change, therefore, the property owner was required by FS Statutes 163.3187(c) to wait one year before requesting any additional land use change. They have fulfilled the one-year time frame. The PC voted to approve the development and the Planning Office was instructed to forward this to the BOCC for consideration at the May 25, 2006 Board meeting. Approved.
8. Public Hearing - Special Exception Type VIII to Allow a Cemetery on Private Property - Paul and Patricia Graham. The applicant wishes to establish a family cemetery with approximately 32 burial plots on 0.04 acres. The applicant has this proposed cemetery surveyed and has set aside a perpetual easement. This property has a current land use of *Agriculture/Silviculture*. A Special Exception must be approved to allow a cemetery on this parcel of land. The PC recommended approval contingent on the applicant presenting a percolation test to the Planning Office before the May 25 BOCC meeting. The applicant has six months to file the platted cemetery with the Clerk of Court. Approved..
9. Preliminary Plat Approval of a Subdivision - Cypress Crossing Subdivision - Itera, LLC - Parrish Still Road. This is a 49-lot subdivision reached by continuous paved county-maintained roads. We require no land use change under the clustering provisions of the Land Development Code. They must pave all roads within the subdivision. The Planning Commission previously looked at this on April 3, 2006 but was tabled as the plat was not submitted in time for review by all the departments involved. The Planning Commission tabled this action pending comments from the county engineer regarding the accuracy and completeness of the plat. Although, this has been placed on the Agenda again, the review by the county engineer and county surveyor has not been completed due to some items that were omitted from the plat. The County Administrator also presented A DEP report showing many deficiencies regarding the development. The Planning Office was instructed to provide the county engineer and surveyor with a copy of the report. This matter will not be schedule before the Planning Commission again until the DEP. issues are addressed and required changes incorporated into the plat and reviewed by the engineer and surveyor.
10. Washington County and Municipalities Utilities Workshop - May 2, 2006. West Florida Regional Planning Council facilitated a workshop regarding future needs regarding provision of wastewater treatment and water services to the county. Ms. Waller gave a brief description of the workshop that brought together the municipalities and agencies that provide grant information and low interest loans. This is a workable project if it is a countywide project—not an individual town or district project.
11. Adjournment.

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Minutes - June 13, 2006

1. Meeting - Call to Order
2. Conduct Roll Call.
  - District 1 - Theodore Simmons
  - District 2 - Todd Anderson (Chairperson)
  - District 3 - Al Keown (Absent)
  - District 4 - Jerry Obert
  - District 5 - David Morris (Vice Chairperson)
  - School Board - Joe Taylor
  - Member-At-Large - Tonya Pippin
  - Planning Commission Secretary - Lynda Waller
  - Planning Consultant - Randy Parker
  - County Administrator - Peter Herbert
3. Approval of Minutes - May 2, 2006 - Approved with one correction as Randy Parker was present at the meeting as opposed to being absent.
4. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Obert, Shane. The applicant asked for a variance to sell a one-acre parcel out of a larger parcel of 10 acres. The resulting parcels will each have a road frontage greater than 100 feet on Allison Drive. There is a mobile home on the one acre tract. The remaining nine acres will be used for a home site for the applicant. The portion being sold is not in a flood zone. Approved.
5. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Batton, Bruce. The applicant is seeking a variance to divide a parcel of 4.877 acres, for the purpose of creating a new mobile home site for resale. The resulting parcels will each have a road frontage greater than 100 feet on CR 278 (Pioneer Road). The two resulting lots will be 3.2 acres and 1.6 acres. Approved.
6. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Barry Kuykendall. The applicant is seeking a variance for a subdivision of property originally consisting of four acres. The applicant has sold two different parcels out of the original parcel – one 2-acre lot and one 1-acre lot. He now has one 1-acre lot that he wants to develop as a residence. He is seeking a variance to make all lots legal building blocks. There is no history of any variances being issued for any of these lots; the parent parcel appears to be divided by a state-maintained roadway and would be treated as a legal building block; any subsequent lots from that parcel would require a variance. Approved contingent on the Ebro Town Council reviewing and approving.
7. Variance to Increase the Density on a 8/10th Acre of Land - Henry and Helen Chambers. The applicant is seeking a variance to place a fourth residential unit on a parcel that is less than one acre. Current land use designation is Agriculture/Silviculture. The tax ID card reveals that there are already three single family dwellings located at this site. Any increase in density will require the Planning Commission approval and the Board of County Commissioners' approval. The PC advised Mr. Chambers that he must do a land use change and present a letter from the Town of Caryville that this lot is serviced by City water.

8. Variance For Minimum Lot Dimension of 100 feet to 55 Foot (On Roadway) - Carol B. Brackett). The applicant is seeking a variance to sell a 4.7 with minimum road frontage of only 55 feet. The minimum required by the Land Development Code is 100 feet. It was noted that this 55-foot strip that runs from Highway 79 to the property has existed since at least 1986. This strip of land will now serve as ingress/egress
9. Road Closing - Portions of Platted Road - Greenhead Plat - AKM Investments of Marianna, LLC and Kathy Milton. Before scheduling for a public hearing, the Planning Commission reviews and makes a recommendation to the Board of County Commissioners regarding the permanent closing of platted, unconstructed and unnamed roads (alley) that appears on the Greenhead Plat. Current land use of this particular parcel is *Low Density Residential*. The platted and unconstructed alleyway divides the applicant's property, with part of the dwelling (porch) in the alley way. The applicant wants platted road (alley way) abandoned and that portion of the plat vacated. Approved. Planning Office was instructed to prepare this for the required Public Hearing before the Board of Commissioners on June 22, 2006.
10. Public Hearing - General Commercial - To Allow Storage Buildings - Lettsome, Bradley D. The applicant is requesting a land use change *Sunny Hills Mixed Use* to *General Commercial* for a secured storage facility. The parcel of land is located on the east side of Highway 77, across the highway from Perch Pond Road. The PC expressed concerns about the driveway issue, but the applicant feels that he will have no problem getting the necessary driveway permit. About 20 trips a day will be generated. Applicant was reminded that any further split of this property will require a variance. The vacant block structure that is now on the property cannot be used as a residence. The commission recommended approval and the Planning Office was instructed to forward this to the Board of County Commissioners for the required second public hearing on June 22, 2006. The applicant was reminded to apply for and property install driveways at the location, with the recommendation that there be an entrance and exit driveway if permitted by FLDOT. This is a small-scale amendment.
11. Public Hearing - General Commercial - To Allow Storage Buildings - Hawkins, John. The applicant is requesting a land use change *Agriculture/Silviculture* to *General Commercial* to establish a secured storage facility at the corner SR 279 (Pate Pond Road) and SR 280 (Douglas Ferry Road). Three acres of 29-acre parcel has been legally described by survey and will be dedicated to placement of the storage facility. The two parcels located diagonally and directly across the road from this development already have a *General Commercial* land use designation. The commission recommended approval and the Planning Office was instructed to forward this to the Board of County Commissioners for the required second public hearing on June 22, 2006. This is a small-scale amendment.
12. Planning Issues - Randy Parker. Randy stated that he is working closely with the County Planning Office to ensure an orderly and smooth transition in September. By September 30, most things will have made their way to the Planning Office. There are some tasks that the Planning Office needs to make the developers do (traffic impact, environmental issues, etc.). Over the years he has just done them as it was easier, but it is really the responsibility of the developer/engineer to accomplish these tasks. Ms. Waller stated that she is only now beginning to appreciate that side of the planning operations for which Randy is responsible. Ms. Waller stated that the absolute deadline for large-scale amendments (20 acres) is close of business on June 15, 2006. No others will be accepted for the next submission, but will be accepted to be processed in January of 2006.
13. The next meeting of the Planning Commission is July 11, 2006.
14. Adjournment.

# WASHINGTON COUNTY PLANNING COMMISSION

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Minutes - July 11, 2006

3. Meeting - Call to Order

4. Conduct Roll Call.

District 1 - Theodore Simmons

District 2 - Todd Anderson (Chairperson)

District 3 - Al Keown

District 4 - Jerry Obert

District 5 - David Morris (Vice Chairperson)

School Board - Joe Taylor (Absent)

Member-At-Large - Tonya Pippin

Planning Commission Secretary

County Administrator (Absent)

County Planner

Planning Consultant - Randy Parker

5. Approval of Meeting Minutes - June 13, 2006

6. Fire Suppression Systems in New Subdivisions - Roger Hagan, Emergency Management Operations Director. Current standards in the Comprehensive Plan and the Land Development Code may not meet the requirements needed for effective fire protection in Washington County. The Washington County Fire Association is asking for several things: (1) The provisions of the Land Development Code addressing water sources for fire suppression be enforced before plat approval is granted; (2) The code be reviewed and provisions be included that incrementally add water sources as lots are added to a development. There is a call for a water source at 25 lots but if the development is greater than 25 lots other sources need to be strategically located within the development; and (3) The preferred method is an elevated tank of 10,000 gallon capacity and a 6" well with a submersible pump to fill it. The well(s) and pump(s) would be transferred to the County upon acceptance of the roads within a development and future maintenance would be the responsibility of the County.

6. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Luis Valencia (Luma Development). The applicant is seeking a variance to divide a parcel consisting of 3 acres, out of two lots that total 10 acres for the purpose of resale. The resulting two parcels will each have a road frontage greater than 100 feet on Brickyard Road and on Highway 277. Approved with the contingency that ingress/egress be from Brickyard Road and not Melody Lane.

7. Public Hearing - Land Use Change - Agriculture/Silviculture and Low Medium Density Residential to Industrial (Light) - Bear Panama City Warehouse and Rex Yates. This is a 19.9 acre parcel with the change being handled as a small-scale amendment under the Rural Areas of Critical Economic Concern as provided for under FS 163.3187(4) and the amendment review procedures of the Florida Administrative Code. This facility will serve as a distribution center and warehouse for the applicant. Ingress/egress will be from Highway 79 and Strickland Road respectively. Company trucks will be limited to the first 150 feet of Strickland Road. The developer will work with the county on the paving of Strickland Road for a distance of 150 feet westwardly from Highway 79. The Planning Commission recommended approval and requested the county Planning Office to prepare this for the second public hearing before the Ebro Town Council on July 13, 2006, at 6:00 p.m. (*Note: This was approved by the Town Council and has been submitted to DCA for review.*)
8. Public Hearing - Special Exception Type V to Allow a Mining Operation in an Agriculture/Silviculture Area - James and Nella Miller. The Applicant wishes to legally be able to move the top off a hill. Approximately 19.97 acres are involved in this mining operation. Applicant states that no pit is involved; excavation will be restricted to removing a crown of a hill. Cliff Knauer, County Engineer, informed the Commission and Mr. Miller that this type of removal makes up a mining operation. Mr. Miller stated that he had applied for a DEP permit and was lost about what to do next. Ms. Waller read the letter sent to Mr. Miller about what the procedure would be for this type of operation. Mr. Knauer offered to help and is willing to do all he can to help Mr. Miller. Mr. Miller has not hired an engineer to do a Reclamation Plan. He will also need to survey the area. The Planning Commission suggested that Mr. Miller work with Mr. Knauer and then reapply for his Special Exception when he has completed all that the County and the State requires regarding a mining operation. Tabled.
9. Preliminary Plat Approval of Plat for New Vernon Subdivision - RRP Enterprises, LLC. This is a proposed subdivision consisting of approximately 45 acres located on Highway 277 within the city limits of Vernon, approximately one mile from Main Street, in Vernon. The land is currently designated as Agriculture/Silviculture with residential use allowed. Under the clustering provision, a land use change is not required as all lots will be accessed from continuous paved road and the number of lots will not exceed 49. This development will be furnished water by Vernon city water system. Approved with referral to Town of Vernon for consideration at their town council meeting on July 24, 2006.
10. Preliminary Plat Approval for Ridge Lake Estates Subdivision - Phase I - Ridge Lake Properties. This is Phase I of a proposed eight-lot subdivision that will ultimately resulting in a 49-lot development. Phase II will be developed at a later time. No land use change is required as this development will be located on an already existing paved county-maintained road and is accessed by continuous paved roads. Located on Pine Ridge Road on the eastside of SR 77, in the southeastern section of the county. The county engineer states that he has found nothing wrong with this development. Approved.
11. Preliminary Plat Approval for LakePoint Subdivision - Archie T. Cook and Jimmy Smith. This proposed subdivision on Old Bonifay Road, is to be comprised of 31 one-acre lots on a 40 acre parcel. No land use change is required as this development will be located on an already existing paved county-maintained road and is accessed by continuous paved roads. The county engineer suggested that the developer reduce his amount of stormwater runoff as it was excessive. Approved.

12. Public Hearing - Land Use Change - Agriculture/Silviculture to Low/Medium Density Residential - Henry Chambers. The applicant is requesting a land use change *Agriculture/Silviculture to Low/Medium Density Residential* (3.57 units per acre). This is a 0.8 acre lot that already has 3 structures. The applicant is wishing to place a fourth mobile home on the lot and has presented a letter from the Town of Caryville stating that there is city water on that lot. The lot is serviced by private septic tank. The property is in a *Flood Zone A* area. This parcel borders the town limits of Caryville, but does not lie within the limits. Applicant failed to post the property, notify the adjacent owners, or pay his fee. He was not present at the meeting. Tabled.
13. Public Hearing - Land Use Change - Agriculture/Silviculture to Low Density/Residential to Planned Unit Development Mixed Use – John Daniels and Andrew Sherrod. The applicant is requesting a land use change *Agriculture/Silviculture to Planned Unit Development (Commercial and Low/Medium Density)*. The 218-acre site for this proposed development is off of Elkcam Boulevard and 5 miles east of SR 77. The developer will limit the number of residential lots to 500 with an overall density of 2.3 units per acre. Developer needs to also address some conservation and endangered species that are located on the property prior to appearing before the Board of County Commissioners on July 27. Approved
14. Public Hearing - Land Use Change - Agriculture/Silviculture and Low Density Residential to Planned Unit Mixed Use - Shoreline Washington LLC. The applicant is requesting a land use change *Agriculture/Silviculture and Low Density Residential to Planned Unit Development (Commercial and Low/Medium Density)*. The 153-acre site for this proposed development is east of Strickland Road and west of the city limits of Ebro. Five acres will be designated as Commercial with the remaining 148 acres designated as residential and open space. The property was not posted and adjacent property owners were not notified by the developer. Tabled.
15. Public Hearing - Land Use Change - Agriculture/Silviculture to Low/Medium Density Residential - Cliff Knauer and LLM Development, LLC. The applicant wishes to change a parcel from *Agriculture/Silviculture Use to Low/Density Residential Use* (3.57 units per acre). This property is accessed by Fairhaven Drive that runs off of Duma Jack Road east of SR 77. The property owner plans to develop a medium density residential project on the site. The proposed land use (low/medium residential density) will allow a maximum density of 3.57 units per acre for 59 single family units. The open space requirement will encompass a large central park for passive recreation. The owner will preserve a large portion of the existing oak and pine forest communities to provide natural landscape that requires minimal maintenance. Developer has been ask to submit a more comprehensive traffic impact report. Approved.
16. Public Hearing - Land Use Change - Low Density Residential to Low Medium Residential - Morris, David and Karen. The applicant is requesting a land use change from *Agriculture/Silviculture to Low/Medium Density Residential*. The units placed there will be rental limits and will not be sold as individual lots. Applicant will be required to meet all of the requirements for the central well system currently existing on the property. The mobile homes that are now will be removed. Mr. Morris recused himself from the Commission. Approved.
17. Public Hearing - Land Use Change - Agriculture/Silviculture to Low/Medium Density Residential, a Planned Unit Development – Pine Log Properties (Arnold Property) Emerald Coast Associates, Inc. The applicant wishes to change a parcel from *Agriculture/Silviculture Use to Low/Density Residential Use* (3.57 units per acre), a Planned Unit Development. There will be nine phases of development with a total of 580 residential units over 247 acres of the 626-acre parcel. This property is bordered on the north by Crews Lake Road, to the east by Pine Log State Forest, and to the north by Pine Log Creek. Concerns were expressed by many members of the audience regarding traffic, flooding, environmental issues with regard to the close proximity to the Pine Log State Forest. The Planning Commission felt that there were many problems with the development of this land and recommended that this Large-Scale Amendment not be approved.

18. Planning Issues - Lynda Waller. Ms. Waller requested that the Commission make a recommendation that the review process for amendment changes, from the time submitted to the Planning Office and the scheduled date of the first hearing before the Planning Commission, be extended from 30 days to 60 days. With all that is being required by the Department of Community Affairs, there is not enough time to review submissions, advise the developer of needed changes, and still schedule the public hearings. Approved.

18. Adjournment.

- The next Planning Commission meeting is scheduled for August 1, 2006, at 5:00 p.m.
- The deadline for large-scale amendments for the first submission of 2007 is set for COB on November 17, 2006. Developers are encouraged to submit their requests now so the review process may begin as early as possible.

**WASHINGTON COUNTY PLANNING COMMISSION**

**1331 South Boulevard, Chipley FL 32428**

Phone: (850) 415-5093 - FAX (850) 415-5094

Website: [www.washingtonfl.com](http://www.washingtonfl.com)

Minutes - August 1, 2006

1. Roll Call.

District 1 - Theodore Simmons - **Absent**  
District 2 - Todd Anderson (Chairperson) - **Absent**  
District 3 - Al Keown - **Absent**  
District 4 - Jerry Obert - **Absent**  
District 5 - David Morris (Vice Chairperson) - **Absent**  
School Board - Joe Taylor  
Member-At-Large - Tonya Pippin  
Planning Commission Secretary  
County Administrator  
County Planner  
Planning Consultant - Randy Parker

2. Due to a lack of a quorum, the Planning Commission meeting was not held. The meeting has been rescheduled for August 29, 2006.

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**Minutes - August 29, 2006**

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons  
District 2 - Todd Anderson (Chairperson)  
District 3 - Al Keown  
District 4 - Jerry Obert  
District 5 - David Morris (Vice Chairperson)  
School Board - Joe Taylor  
Member-At-Large - Tonya Pippin  
Planning Commission Secretary  
County Administrator (Absent)  
County Planner  
Planning Consultant - Randy Parker

3. Approval of Meeting Minutes - July 11, 2006

4. Variance for a Legal Building Block and Placement of an Additional Unit - James and Melinda Hall - This is a 1.60-acre parcel that was sold to the applicant in 1992. The parcel was not deeded and cut-out until June 2006. The applicant is seeking a variance to make this a legal building block. This parcel is located on Hagar Avenue which is a county-maintained road. There is currently a mobile home on the property that was placed there in 1999. The applicant is also seeking a variance to place an additional unit on the property for the mother-in-law who currently owns a mobile home that is on a lot in Wausau as a tenant. The owner has given her four weeks to remove the mobile home from the lot in Wausau. The applicant stated there would be a common well but would require a separate septic tank. This was approved and the applicant was directed to check with the Health Department regarding the septic tank. Simmons/Obert

5. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Shirley Lawrence - The applicant is seeking a variance to sell approximately one-acre out of a parcel consisting of 10.03 acres. The smaller parcel will have a minimum of 100 feet road front footage and the larger parcel will have a greater than 100 feet on Tea Pond Road which is a county-maintained road. No action was taken on this issue as applicant was not present at the meeting.

6. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Torreon Management, LLC (Paul Kalinowski) - The applicant is seeking a variance to split a two-acre parcel into two separate tracts. Due to the placement of the current mobile home on the property, the applicant is requesting to split the portion with the mobile home into a lot size of 154x330 that would result in a parcel that is approximately 1.17 acres. The second portion would only be 110x330 and would result in a parcel that is less than one-acre (approximately .83 acres). Approved contingent upon the applicant submitting a letter to the Planning Department from the Washington County Health Department stating there is sufficient room to place a home, well and septic on the parcel that is less than one-acre. Morris/Simmons
7. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - John and Kim Blythe - The applicant is seeking a variance to sell approximately 2.5 to 3 acres out of an 8.1 acre tract. Each resulting parcel will be larger than 1-acre and have more than 100 feet on Schmidt Lane which is a county-maintained road. Approved with the understanding by the applicant that this was approved for a one-time split only. Obert/Morris
8. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Ken Watford - The applicant is seeking a variance to split a 2.7 acre parcel into two tracts. The resulting parcel that fronts Highway 77 would contain 1.7 acres. The back parcel would contain 1-acre with the house and more than 100 feet road front footage on Rolling Pines Road which is a county-maintained road. Approved. Morris/Simmons
9. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - She-Ran Enterprises, LLC (Sheran Whitaker) - The applicant is seeking a variance to split a 5.04 acre parcel into two tracts of 2.52 acres and 2.5 acres. The applicant wishes to sell one of the resulting parcels. Each resulting lot would have a minimum of 100 feet road front footage on Moss Hill Road which is a county-maintained road. Approved. Obert/Keown
10. Public Hearing - Town of Wausau - Capital Improvements Element of the Comprehensive Plan - Updates of Wausau's Five-Year Schedule of Capital Improvements. This was adopted by Wausau Town Council on August 10, 2006. The Planning Commission recommended forwarding to the Board of County Commissioners for adoption. Morris/Obert
11. Public Hearing - Town of Vernon - Capital Improvements Element of the Comprehensive Plan - Updates of Vernon's Five-Year Schedule of Capital Improvements. This was adopted by Vernon Town Council on August 14, 2006. The Planning Commission recommended forwarding to the Board of County Commissioners for adoption. Anderson/Obert
12. Public Hearing - Sunny Hills Multiple Services Benefit Unit (MSBU) - Capital Improvements Element of the Comprehensive Plan - MSBU's Five-Year Schedule of Capital Improvements. The Planning Commission recommended forwarding to the Board of County Commissioners for adoption. Keown/Pippin

13. Public Hearing - Washington County - Capital Improvements Element of the Comprehensive Plan - Update Washington County's Five-Year Schedule of Capital Improvements. Approved forwarding to the Board of County Commissioners for adoption contingent upon the figures for Transportation being placed on the list. Obert/Simmons.
14. Public Hearing - Washington County Interlocal Agreement Relating to School Facility Planning - This will meet the requirements for School Concurrency by adopting the Public School Facilities Element for the Comp Plan and entering into an Interlocal Agreement for Public School Facility Planning. Approved forwarding to the Board of County Commissioners for adoption. Taylor/Keown.
15. Public Hearing - Washington County Concurrency Management System - This will amend the County's Concurrency Management System Element of the Comp Plan and the Land Development Code as required by the state's new Growth Management Law as described under the SB 360 legislation passed by the Legislature. Approved forwarding to the Board of County Commissioners for adoption. Morris/Simmons.
16. Preliminary Plat Approval of a Subdivision - Cypress Crossing Subdivision - Itera, LLC - Parrish Still Road. This is a 49-lot subdivision reached by continuous paved county-maintained roads. No land use change is required under the clustering provisions of the Land Development Code. All roads within the subdivision will be paved. The Planning Commission previously looked at this on April 3, 2006 and again on May 2, 2006. We are placing this on the agenda with additional information submitted to DEP as previously requested in the RAI along with an Elevation Certificate. After review by the Planning Commission it was approved to forward the Preliminary Plat to the Board of County Commissioners after the following notations were made on the plat: 1) Underground utilities; 2) Fire suppression; and 3) Deed restrictions. Simmons/Taylor.
17. Planning Issues. Randy Parker, Planning Consultant, presented the attached list of changes to the Land Development Code (LDC) for the Planning Commissions input. No formal decisions were made regarding the changes.
18. Adjournment.

**WASHINGTON COUNTY  
CHANGES TO MAKE TO LAND DEVELOPMENT CODE (LDC).**

1. Require establishment of homeowners association before Final Plat Approval for Private S/D's. This is already referenced in Section 10.02.11 of the LDC but needs to be more specifically linked and related to Final S/D Plat approval as well. This is done, See Pages VI-9 and X-25 of LDC.
2. Allow Transmission towers to be approved through Special Exception Process in areas where they might not otherwise be approved. At present are not allowed in any residential or conservation district. They are allowed in all other districts with no special level of review. In this vein, could require the Special Exception level of review for all Towers regardless of Land Use District they are located in. Need to Discuss.
3. Clean up language on need for all lot owners to approve a vacation. Not necessary as a requirement in State law. This is done, see Page VI-30 of LDC.
4. Look at expanding platting requirements for nonresidential S/D's. See Section 6.04.00 of LDC (Page VI-27). At present they are required to comply with Chapter 177 Florida Statutes. An expansion of this is probably not necessary. We can discuss.
5. Insert clarifying language that no mining or borrow pits are allowed in any designated Flood Zones. This is spelled out in Comprehensive Plan but not in LDC. This is done, see page IV-9.
6. Need to add language requiring that all notices to owners, etc. code enforcement actions, etc. be recorded with Clerk of Court. Not sure this needs to be in LDC. I was thinking that this could just be a policy of the the Code Enforcement Board or could be made part of the authorizing ordinance or resolution for the Code Enforcement Board. We need to discuss.
7. Need to add clarifying language with regard to required buffers being ½ on each side. See end of Section 2 of LDC. This is done, see page II-31 of LDC.
8. Need to clarify/revise driveway permitting requirements and add that driveways can only be shared with BOCC approval. In some cases, sharing of driveways is encouraged, and is good, in others it creates roadways without approvals or meeting standards. This is done, see page V-7.

9. Need to set minimum lot standards with regard to width and depth, etc. to prevent panhandle lots. We currently require 100 foot road frontage but there have been a few instances where developers met this requirement and still developed large deep lots (5-10 acres or larger) in order to gain maximum number of lots on an existing road. Makes for undesirable development patterns. A square 5 acre lot is 466x466 feet, and a square 10 acre lot is 660x660. So the minimum current roadway width of 100 feet is about 4.6% of a 5 acre lot and is about 2.3% of a 10 acre lot. If the roadway lot width to depth ratio was set at 10% a 5 acre lot would have to have 218 feet roadway width and a 10 acre parcel would have to have 436 roadway feet. Each of these lots would be 1,000 feet deep. We can discuss.
10. Look at Mobile home issues and see if we can set up provisions which will assist with amortizing older not suitable mobile homes out of the county. Should be handled by State Law and implementing Building Codes. It is really not permissible to site a mobile home in the county which does not meet building codes regardless of the age.
11. Need to clarify that all parcels which are between 4.5 acres and 10 acres in size and which front a county maintained roadway which does not meet current county standards are required to plat. This will not mean that that the subdivider will have to improve roadway to meet county standards other than establishing proper rights of way widths, etc. by platting. Will also need to consider how this may be applied to private roadways. Need to apply equally. This is basically done, and is really not a change it is a clarification, see page VI-7, we can discuss.
12. Do not allow for development permits and/or land use changes, etc. to be issued for parcels which have code enforcement actions pending or levied on them. This is already in LDC, see page X-51 item M.1.
13. Need to address Flea Markets. Maybe make them all get Special Exception Approval, and determine where they will/will not be allowed. They are defined as Neighborhood Subclass II and are allowed in Low Density Residential District and Ag/Sil District as long do not exceed 2,500 square feet. Outdoor storage is allowed. Section 10.05.02 E of the LDC (Page X-31) seems to indicate that they require special exception approval if they are in the Ag/Sil District. This seems inconsistent. My recommendation would be to clarify the LDC that they are only allowed in Low Density Districts and the Ag/Silviculture District given Special Exception approval. Especially if outdoor storage is allowed. We can discuss.

14. Better differentiate Flea Markets and Garage Sales so can do better job at regulating what really are Flea Markets. The definition of a Flea Market is: "An open-air market or partially open-air market for inexpensive or second hand goods." The definition of a Garage Sale (also known as a yard or rummage sale) is: "An informal or outdoor sale of used personal or household items held on an irregularly scheduled basis on the seller's premises". Maybe we need to add these definitions. Need to discuss.
15. Look at allowing other Special Exception/Conditional Land Use to allow for General Commercial Uses in the Agriculture/Silviculture Land Use District... Maybe set a square footage maximum which can be approved via this process. Would take Comprehensive Plan Amendment as only Neighborhood Commercial 2,500 square foot or less is now allowed. May want to consider adopting such a change and increasing the square footage to more than 2,500.
16. Look at putting provisions in for fences. BOCC has passed a resolution on this and it requires 2 foot setback from maintained portion of road. Also should set a set back from roadway or other similar rights of way. Could be 1 or 2 foot as well. Done see Pages V-5 and V-7 in LDC.
17. Potentially increase setbacks on SR 77 and SR 79 to 100 feet from 50 feet. The current standard is more than neighboring counties at present. We need to discuss.
18. Eliminate requirement for Minimum Lot size of 1.0 acre in Low Density Residential District if water and/or sewer is provided. This is not a requirement at present in the Ag/Silviculture District. Would require Comprehensive Plan Amendment as this is in Plan. Should consider doing this for all residential land use districts if both central water and sewer are provided.
19. Potentially stricter placement standards for churches. Churches are allowed in all land use districts except for Conservation and Industrial. Some complaints about churches going in around the residential areas, etc. We can discuss.
20. Need to setup system of review for Fish/Agricultural Ponds in LDC... Require Special Exception approval based on minimum size. Six acres or more are regulated by NFWMD but pits which are smaller than this probably need to be regulated by the County. All which exceed one acre has been suggested, Also need to clarify that anytime material is removed from the site that it is a mining operation. We can discuss.

21. Put info regarding interpretation land use district boundaries in LDC... Re: Extension of boundaries and other info re: district determinations. This is done, see page IX-6 in LDC.
22. Require Special Exception review and approval for locations which intend to house/keep Exotic Animals. Done, see pages II-10 and X-32 of LDC. Also may need to discuss what the FFWCC defines as Exotic Animals.
23. Change PUD language in LDC to match Comp Plan. Done See page II-19 of LDC.
24. Need to add County Surveyor's Certification to Plat requirements and make other minor changes as specified by County Surveyor. Boundary Survey requirements added. Done, See page VI-13 of LDC. Will need to get with County Staff on these items.
25. Change language regarding timelines for County review of Plats, Development Proposals, and Land Use Changes, etc. to be the time frames as specified/adopted by County Policy. Will take out specific timeframes in LDC. Will make easier to change as needed. Will need to get with County Staff on these items to insure that all applicable changes are made.
26. Fire Supression Systems for Subdivisions - Currently require that systems be provided for subdivisions containing 20 lots or more which are located more than 5 miles from a fire station and for all S/D's of this size which have a central water system (see pages VI-31 and VI-32 of LDC). Therefore, if a S/D is located within 5 miles of a fire station and does not have a central water system it does not have to provide anything at present, regardless of the size of the S/D. At present, if a S/D is greater than 5 miles they have to provide either a dry hydrant capable of furnishing 6,000 gallons of water from a natural source or a 6 foot elevated 3,000 tank and well system capable of replenishing the tank at a rate of 125 gallons per minute. If we change this we need some direction on what to change to. For example, how far do we need to reduce this distance? Do we need to change the number of lot threshold? Do we change water requirement to 8,000-10,000 gallons versus 3,000 as now required for elevated tanks? What about refill rate, 125 gallons per minute OK? What about dry hydrants, are they still a valid substitute for the elevated tanks? We need to discuss.
27. Add requirement that upland area acreage (above the wetland line) for lots on plats be presented. Done, See page VI-16 of LDC.
28. We need to change the number of copies of the plats for review from 10 to 14. Roger wants one for public works to review and the number of representatives on the planning commission has changed. Done, see page VI-13 of LDC.

Planning Commission - 7  
Consultant - 1  
Engineer - 1  
Planning Office - 1  
Public Works - 1  
Health Department - 1  
County Surveyor - 1

29. Require legal advertising and adjacent property owner notification for preliminary and final plat reviews. Would be done the same as Special Exceptions are done now. We need to discuss.
30. Change definition of adjacent property owners to include parcels which would be adjacent of not separated by roadway or other easement, etc. This would require people located across the street to be notified. Will need to discuss, could create "what constitutes across the street issues".
31. Include Mother and Father in Law as Immediate Family Exemptions to platting. Done, see page VI-4 of LDC.
32. Move Feedlots and Outdoor Kennels to High Impact Use as far as Buffering is required and require Special Exception Approval. Done, see pages ---- and Pages II-32 and II-33 of LDC.
33. Put in more specifics as to type of water table level testing that is required and minimum standards required as far as normal water table level (4 feet) as part of Cemetery review and approval. Done, see Page X-36 of LDC.
34. Better definition of Recreational Vehicles and clarify that they are only for use in recreational vehicle parks or as permitted through the temporary use permit process. Done, see new definition on Page VI-6 of LDC and also see existing language found on page II-7 which indicates that Recreational Vehicles are specifically excluded from what is defined as Residential Use. May need to discuss more.
35. Clarify responsibilities for retention/holding pond maintenance. I would assume that the County is the responsible party for S/D's which they accept for maintenance and the private homeowners association is the responsible party for private subdivisions. This is pretty much implied as retention/holding ponds are part of the stormwater management system. May need to clarify by county policy.

# WASHINGTON COUNTY PLANNING COMMISSION

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## Minutes - October 3, 2006

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons

District 2 - Todd Anderson (Chairperson) (**Absent**)

District 3 - Al Keown (**Absent**)

District 4 - Jerry Obert (**Absent**)

District 5 - David Morris (Vice Chairperson)

School Board - Joe Taylor

Member-At-Large - Tonya Pippin

Planning Commission Secretary - Connie Anderson

County Administrator - Peter Herbert

County Planner - Lynda Waller

3. Approval of Meeting Minutes - August 29, 2006

4. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Shirley Lawrence - This item was on the August 29, 2006, Planning Commission Agenda but was tabled since the applicant was not present. The applicant is seeking a variance to sell approximately one-acre out of a parcel consisting of 10.03 acres. The smaller parcel will have a minimum of 100 feet road front footage and the larger parcel will have a greater than 100 feet on Tea Pond Road which is a county-maintained road. The variance was approved for a one-time split. Simmons/Pippin

5. Variance to Accept Survey as Legal Building Lots - Robert & Rebecca Cousson and Ronnie & Gail Hartzog - This parcel contains approximately 4.66 acres. The parcel was surveyed in 1978 as four separate parcels but the parcels were never divided out. The applicants request to be allowed to split the parcel into four separate parcels as surveyed in 1978. All resulting parcels would be over 1-acre and would have more than 100 feet on Toole Circle which is a county-maintained road. The variance was denied by the Planning Commission. If the applicants wish to divide this parcel into four separate parcels they will be required to plat it as a minor subdivision.

6. Road Closing and Vacation of Plat - Shiloh Lane- Shiloh Baptist Church - This request is for closure of a county-maintained road that dead ends on property owned by the applicant and two other property owners. The affected property owners have signed the petition. Both affected property owners have road front footage on Highway 277 and closure of Shiloh Lane should not adversely affect development of their properties. The Planning Commission recommended this be forwarded to the Board of County Commissioners for their consideration of approval. Taylor/Simmons

7. Special Exception Type V to Allow a Mining Operation in an Agriculture/Silviculture Area - James and Nella Miller. The Applicant wishes to legally be able to move a pile of dirt that is on top of a hill. Approximately 19.97 acres are involved in this mining operation. Applicant states that no pit is involved; it will be restricted to removing a crown of a hill. The Planning Commission suggested at the July 11, 2006, Planning Commission Meeting that Mr. Miller work with Mr. Knauer and then return to the Planning Commission when he has completed all requirements of the County and the State regarding a mining operation. Cliff Knauer presented this to the Planning Commission and stated there were no wetlands in the area proposed for excavation. Mr. Knauer explained the area to be excavated is a hill and Mr. Miller will be cutting off the top of the hill. The Planning Commission recommended this be forwarded to the Board of County Commissioners for their consideration of approval. Simmons/Taylor
8. Public Hearing - Amendments to the Washington County Land Development Code - Proposed changes are being made to the Washington County Land Development Code to either define, remove, expand, modify, or clarify the current language in the Land Development Code. Some of the proposed changes match the Land Development Code with the Comprehensive Plan and the Florida State Statues. There were no issues with any of the proposed changes to the Land Development Code. The Planning Commission recommended this be forwarded to the Municipalities and the Board of County Commissioners for their consideration of adoption.
9. Planning Issues. Lynda Waller, County Planner, stated there were no new planning issues at this time.
10. Adjourned.

# WASHINGTON COUNTY PLANNING COMMISSION

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## Minutes - December 5, 2006

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons

District 2 - Todd Anderson (Chairperson)

District 3 - Al Keown

District 4 - Jerry Obert

District 5 - David Morris (Vice Chairperson) (**Absent**)

School Board - Joe Taylor

Member-At-Large - Tonya Pippin

Planning Commission Secretary – Connie Anderson

County Administrator – Peter Herbert

County Planner – Lynda Waller

3. Approval of Meeting Minutes - October 3, 2006

4. Variance to Subdivide Less Than 4.5 acres from a Larger Parcel - WD Developers, LLC and WM Homes and Development, LLC - The applicant is seeking a variance to subdivide the parcel into two (2) separate parcels. This is a 4.28 acre parcel located on Highway 90 that is zoned General Commercial and Light Industrial. The first resulting parcel has been leased by a division of Kraft Foods and is General Commercial. Applicant requests it be subdivided to 1.71 acres and have 239.72 feet of road front footage. The applicant requests the second resulting parcel be 2.57 acres with the easternmost 1.50 acres being zoned Light Industrial and the remaining 1.07 acres is zoned General Commercial with a total of 338.08 feet of road front footage. The variance was approved for a one-time split. Pippin/Obert

5. Variance to Subdivide Less Than 4.5 acres from a Larger Parcel - Mohammad and Necole Binmahfooz - The applicant is seeking a variance to subdivide the parcel into two (2) separate parcels. This is a 5.40 acres parcel located on Old Church Road, a county-maintained road. The first resulting parcel located at the back of the property would be approximately 1.9 acres with a 30-foot easement from Old Church Road. The remaining acreage would be approximately 3.46 acres and fronts Old Church Road with over 300 feet of road front footage and would allow for a 30-foot easement. The variance was approved for a one-time split with a 30-foot easement provided to the back portion of the property from Old Church Road.

6. Public Hearing - Small-Scale Land Use Change - Low Density Residential to Low/Medium Residential - Bobby and Karen Johnson - The applicant is requesting a land use change from *Low Density Residential* to *Low/Medium Density Residential*. The change involves 9.96 acres from two parcels containing a total of 14.72 acres. The applicant wishes to develop a 31-lot residential subdivision with lots ranging from .29 to .97 acres on Brickyard Road. Applicant will be required to connect to the City of Chipley's water and sewer. A variance was granted for the amount of road front footage required on each lot. The variance only requires 70 feet of road front footage. Tonya Pippin abstained from voting as she is related to the applicant. The Planning Commission approved forwarding to the Board of County Commissioner for their consideration of adoption. Obert/Simmons
  
7. Public Hearing - Small-Scale Land Use Change - Agriculture/Silviculture to General Commercial - Highland Properties, LLC - This is a 49.99 acre parcel with 19.76 acres being changed as a small-scale amendment under the Rural Areas of Critical Economic Concern as provided for under FS 163.3187(1)(c)(4) and the amendment review procedures of the Florida Administrative Code. The applicant is requesting a land use change from *Agriculture/Silviculture* to *General Commercial* to allow for a 159,000 square foot commercial development on Moss Hill Road (CR 279). This item was tabled at the request of the Engineer since the adjacent property owners were not notified. This item will be rescheduled for the January 9, 2007, Planning Commission meeting.
  
8. Variance to Subdivide Less Than 4.5 acres from a Larger Parcel - Samuel Ward - Applicant requests to subdivide a 4.08 acre parcel that is zoned General Commercial into two separate parcels. The first resulting parcel 1.4 acres in size and would be accessed by Brickyard Road by a 30-foot easement. This parcel would be sold to an individual for placement of a 5000 square foot Dental Office. The remainder of the parcel (2.68 acres) would be retained by the applicant for his medical practice. The variance was approved for a one-time split and the applicant will ensure a 30-foot recorded easement will be provided to the portion of the property that does not front Brickyard Road. Taylor/Keown
  
9. Adjourned.

Connie L. Anderson  
Planning Commission Secretary