

# 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 9, 2007

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  
District 5 - David Morris (Vice Chairperson - Acting 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 - December 5, 2006
4. Variance for a Power Pole for a Recreational Vehicle (RV) - William and Mary Smith - The applicant is seeking a variance to add a power pole to their property for visiting family members to hook-up an RV and stay in. The property is located on Crystal Lake Drive but is not one of the lots on Crystal Lake. The Planning Commission stated that allowing this would be a violation of State Statutes and the Land Development Code and the request was denied. Pippin/Obert.
5. Public Hearing - Small-Scale Land Use Change - Agriculture/Silviculture to General Commercial - Highland Properties, LLC - *This item was tabled at the December 5, 2006, Planning Commission meeting.* The proposed amendment involves 19.76 acres and is being submitted as a small-scale amendment as this is in an area designated by the Governor as a rural area of critical economic concern. The change will allow for up to 159,000 square feet of commercial development on County Road 279 (Moss Hill Road). Central water and sewage will be available. The Planning Commission approved forwarding to the Board of County Commissioners for their consideration of adoption. Obert/Pippin
6. Construction Plans - Sunny Hills Unit 13 - National Recreational Properties, Inc. - Review proposed construction plans and stormwater calculations for Sunny Hills Unit 13. The county engineer has reviewed and approved the construction plans for this project. This will be forwarded to the Board of County Commissioners for their consideration of approval. Any approval must be contingent on final approval from DCA. The Planning Commission had questions regarding concurrency and vested rights. The Planning Commission voted to table the proposed construction plans until all questions can be answered by the developer.

7. Final Plat Approval - Village of Spanish Lakes (Phase I) - Voyager Investments - This is a 35-lot subdivision on a 45.94-acre parcel with a newly paved road running from Highway 279, a paved road, and Lucas Lake Road, a county-maintained dirt road. Approved to be forwarded to the Board of County Commissioners for final consideration. Approved. Pippin/Obert.
  8. Revision of County Codes - Jim Ackerman - Jim Ackerman, Chairman, Washington County Code Enforcement Board, requested the Planning Commission recommend formation of a committee to look at revising the County's Ordinances. Many are outdated, some can be combined, and others simply need clarification. The Planning Commission approved of making a recommendation to the Board of County Commissioners that a committee be formed to review the ordinances. Simmons/Keown.
  9. Adjourned.
- The next Planning Commission meeting is scheduled for February 6, 2007, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

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## Minutes - February 6, 2007

1. Meeting - Call to Order
  
2. Conduct Roll Call.
  - District 1 - Theodore Simmons
  - District 2 - Todd Anderson (Chairperson) (**Late Arrival**)
  - District 3 - Al Keown
  - District 4 - Jerry Obert
  - District 5 - David Morris (Vice Chairperson - Acting Chairperson)
  - School Board - Joe Taylor
  - Member-at-Large - Tonya Pippin
  - Planning Commission Secretary - Connie Anderson
  - County Administrator - Absent
  - County Planner - Lynda Waller
  
3. Approval of Meeting Minutes - January 9, 2007 (Approved)
  
4. Construction Plans - Sunny Hills Unit 13 - National Recreational Properties, Inc. - On January 25, 2007, the Board of County Commissioners, upon the advice of their attorney, unanimously agreed Unit 13 of Sunny Hills Subdivision has vested rights. Ms. Waller was directed to present this fact to the Planning Commission and Department of Community Affairs (DCA) and resubmit the construction plans to the Planning Commission. The Planning Commission approved forwarding to the Board of County Commissioners for their consideration of approval. Simmons/Keown.
  
5. Public Hearing - Proportionate Fair-Share Ordinance - The proposed ordinance regarding the Proportionate Fair-Share Program is a means for adopting a method whereby the impacts of development on transportation facilities can be mitigated through the cooperative efforts of the public and private sectors. This is required by and consistent with Chapter 163.3180(16), F.S., and the Washington County Comprehensive Plan, Land Development Code, and the Concurrency Management Ordinance recently adopted by the county. This item was tabled until a workshop can be scheduled with Department of Community Affairs (DCA) and Florida Department of Transportation (FDOT) to clarify questions concerning Proportionate Fair-Share.

6. Public Hearing - Amendments to Ebro's Future Land Use Map - The proposed changes to Ebro's Future Land Use Map are annexation corrections only. A small strip of land on the western city limits (just south of SR 20) that Ebro annexed in 2004, and the Pine Log State Forest and the acreage bordering Pine Log Creek in the southern portion of the city which as erroneously left off the map in 1970. This will be submitted to Department of Community Affairs (DCA) for approval with a request not to conduct a full Objections, Recommendations, and Comment review. The Planning Commission approved forwarding to the Town of Ebro for their consideration of approval. Keown/Obert.
7. Public Hearing - Large-Scale Land Use Change - Agriculture/Silviculture to General Commercial - River Lake Land Co., Inc. (George Flemming) - The proposed amendment involves a 68-acre parcel located north of Spring Pond Road on the west side of Highway 77. The change will allow for a recreational vehicle park with a recreational/nature area and amenities. The parcel will be serviced by a central well and septic system as required under Florida Statutes. Much of the traffic generated by this development will be recreational vehicles that will be coming from the south and returning to the south. Some traffic into the park will result from traffic already on SR 77. During the planning process, and before development begins, the developer agreed to make sure that all environmentally sensitive areas are clearly marked. The developer also offered to install a fence along the border that will protect any existing and future residential development from wandering tourist who utilize the nature trails and open space. The Planning Commission instructed the Planning Office to forward this application to the Board of County Commissioners with a recommendation of approval. Obert/Simmons.
8. Public Hearing - Large-Scale Land Use Change - Agriculture/Silviculture to Low Density Residential - TFS Land Company (Troy Syfrett) - The proposed amendment involves a 43.3-acre parcel between Wages and Hamlin Ponds to allow for a 17-lot vacation/weekend/recreational home subdivision. The lot sizes will range from 1.38 to 3.11 acres. The developer, while basing his *Needs Analysis* on the status of these homes as second recreational homes, has not provided a method to inform the buyers that this will be the intended purpose of the homes; nor is there any indication from the application that the developer will ensure that the environmentally protected areas will be protected from encroachment from the development. There are other environmental issues that the developer needs to address within the deed restrictions. While Mr. Frederick Weckherlin, a resident on Wages Pond, stated that the area completely flooded in 1942, the developer did point out that the FEMA flood maps show that the portion to be developed has adequate space out of the flood zone. The Planning Commission recommended forwarding this to the Board of County Commissioners with a recommendation for disapproval as the developer has failed to address issues of concern. This will be forwarded to the Board for their consideration to transmit to DCA for their Objections, Recommendations, and Comment review. Pippin/Obert.

9. Conceptual Approval of Development - Bobby and Karen Johnson - The Planning Commission and the Board of County Commissioners approved this land use change. The Planning Office then forwarded to DCA who chose not to review as the FLUM change was less than ten acres. The approval at the local level was based on both water and sewer service being provided by the City of Chipley. The PC also granted a variance to reduce the minimum lot frontage on the county road to less than 100 feet based on central water/sewer services. The approved density (low/medium) is 3.57 units per acre and only one service - water or sewer - must be central. Here, the developer was under the impression that another developer would extend city sewer services past this site, but that has not come to fruition and will not at the present time. Resulting from this information, the developer is now requesting that septic tanks be allowed. While the Health Department and the Planning Office agree that this is permitted, the PC states that the variances on the minimum lots size of 100-foot lot size were given based on the lots being served by both water and sewage. The fact that the septic tanks will need to be elevated on such small lots might create an undesirable visual effect and placement problem with the variances for road frontages reduced to less than 100 feet. The Planning Commission approved of removing the lot size variance and restoring the required 100-foot road frontage as outlined in the Washington County Land Development Code and that the planned lots be reconfigured to meet the 100-foot minimum lot size rule of the county. Keown/Obert.
  10. Land Use Determination - Mark Kleimeyer - The parcel consists of 159.1 acres and is zoned Sunny Hills Mixed Use and Conservation (Parcel ID: 3352-0000). The parcel is not a part of the platted Sunny Hills Subdivision. The correct land use for the portion zoned Sunny Hills Mixed Use should be Agriculture/Silviculture with no change in land use on the Conservation portion. The Planning Commission voted to correct the land usage from Sunny Hills Mixed Use to Agriculture/Silviculture. Obert/Keown.
  11. Adjourned.
- The next Planning Commission meeting is scheduled for March 6, 2007, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

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**Minutes - March 6, 2007**

1. Meeting - Call to Order
2. Conduct Roll Call.
  - District 1 - Theodore Simmons (**Late Arrival**)
  - District 2 - Todd Anderson (Chairperson) (**Absent**)
  - District 3 - Al Keown (**Absent**)
  - District 4 - Jerry Obert
  - District 5 - David Morris (Vice Chairperson - Acting Chairperson)
  - School Board - Joe Taylor
  - Member-at-Large - Tonya Pippin
  - Planning Commission Secretary - Connie L. Anderson
  - County Administrator - Peter Herbert (**Absent**)
  - County Planner - Lynda Waller
3. Approval of Meeting Minutes - February 6, 2007 (Approved)
4. Overview of Scoping Meetings for Evaluation and Appraisal Reports (EAR) - Lynda Waller - A brief overview of the Scoping Meetings to complete the process for the Evaluation and Appraisal Report (EAR) for Washington County. The EAR for Washington County is due to Department of Community Affairs (DCA) by July 1, 2008. By Florida Statutes, the Local Planning Agency is responsible for the EAR.
5. Variance to Use a Recreational Vehicle for a Residence - Walter and Donna Tillis - The applicant's are seeking a variance to use a recreational vehicle as a residence for an aging parent. The applicant's have submitted a medical statement from the family doctor stating this is a necessity due to health issues. The property is 22.5 acres and is located on the north side of Douglas Ferry Road (CR 280). If approved, and the need for the RV for this purpose should end, the RV will be removed from all utilities and will no longer be used for residential purposes. A building permit and inspection will be required, if approved. The Planning Commission approved the placement of the RV for a residence with the stipulation that it be permitted and installed as a mobile home (well, septic, and tied-down). Once the need for the RV for this purpose should end, the RV will be removed from all utilities and can no longer be used for residential purposes. Simmons/Taylor

6. Variance to Violate the Density - Lizzie and Robert Rathel - The applicant's are seeking a variance to violate the density and allow an additional dwelling on a one-acre parcel. There is one unit located on the parcel. The applicant's have submitted a medical statement from the family doctor stating both applicants require outside help due to multiple medical problems. The property is located on the east side of Emory Lane. If approved, and the need for the mobile home for this purpose should end, the mobile home will be removed from all utilities and will no longer be used for residential purposes. A building permit and inspection will be required, if approved. The Planning Commission recommended forwarding this to the Board of County Commissioners with a recommendation of approval and the stipulation that once the need for the mobile home for this purpose should end, the mobile home will be removed from all utilities and the property. This will be forwarded to the Board for their consideration of approval. Obert/Simmons
  7. Public Hearing - Special Exception Type V (Borrow Pit) - Mike and Tammy Swearington - The applicant's have applied for a Special Exception Type V to allow a mining operation on a 52.6-acre parcel of land that is zoned Agriculture/Silviculture. This proposed pit will be located approximately 800 feet north of SR 20 and to the north and adjacent to the Woodridge Subdivision. The developer's home was a part of the parcel but has since been divided out of the proposed pit. There have been many objections to this proposed mining operation voiced to the Planning Department over the past weeks. Due to insufficient notice to adjacent property owners, the public hearings are being rescheduled for April 3, 2007 and April 26, 2007.
  8. Public Hearing - Special Exception Type V (Borrow Pit) - Sikes Pipe Company (Lamar Sikes) - The applicant has applied for a Special Exception Type V to allow for the expansion of an existing mining operation (pit) located on the south end of the county on Highway 77, and is part of the Seminole Plantation Plat. The expansion includes an additional 69.29 acres of land that is zoned Agriculture/Silviculture. The approval of the previous pit was granted based on the fact that the developer agreed to vacate the portion of the plat used for mining, eliminating the platted lots and right-of-ways. As of the publication of this agenda, this action has not been initiated. There have been many objections to this expansion voiced to the Planning Department over the past weeks. A reclamation plan was not filed for the proposed pit. There are also issues of non-compliance with the original approval conditions to vacate the plat. To date, a plat vacation has not been accomplished. Another condition of approval was the pit would be accessed from SR 20 and not SR 77. Numerous residents voiced concerns regarding the lack of noise and dust control from the current pit. Other concerns were the pit being within 500 feet of water wells, destruction of the aquifer, insufficient buffers, air quality protection, lack of hydrology, public safety, low water tables, and using the pit as a landfill when the mining is complete. The Planning Commission recommended forwarding the Board of County Commissioners with the recommendation of disapproval. This will be forwarded to the Board for their consideration on April 26, 2007. Taylor/Obert
  9. Planning Issues - this was covered at the beginning of the meeting with the EAR overview.
  10. Adjournment.
- The next Planning Commission meeting is scheduled for April 3, 2007, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

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**Minutes - April 3, 2007**

1. Meeting - Call to Order
2. Conduct Roll Call.
  - District 1 - Theodore Simmons
  - District 2 - Todd Anderson (Chairperson)
  - District 3 - Al Keown
  - District 4 - Aubrey Davis, Jr.
  - District 5 - David Morris (Vice Chairperson)
  - School Board - Joe Taylor
  - Member-at-Large - Tonya Pippin
  - Planning Commission Secretary - Connie L. Anderson
  - County Administrator - Peter Herbert (**Absent**)
  - County Planner - Lynda Waller
3. Approval of Meeting Minutes - March 6, 2007 (Approved)
4. Variance to Remove Dirt from Property - Samuel and Ines Nugen - The applicant's are digging an approximate 2.2-acre fish pond and are seeking a variance to remove the dirt dug from the fish pond from their property. The property is 15 acres and is located on the south side of Gaston Road. The Planning Commission denied the request to remove the dirt from the property. The applicants were instructed by the Planning Commission to apply for a Special Exception Type V through the Planning Office to be able to remove the dirt from the property. Morris/Taylor
5. Variance to Use a Park Model (Recreational Vehicle) as a Permanent Residence - Thorne, Mary Ann - Applicant wishes to use a park model recreational vehicle as a temporary home on a 120-acre farm that has been in the family for more than 60 years. Applicant wishes to utilize the park model when they are here from Tallahassee to work on the farm until they retire in a few years. A park model is a recreational vehicle under the Florida Statutes, and a variance will be required before being used as a permanent residence. Applicant plans to build a permanent home on the property when they retire. The Planning Commission denied the request to use a park model as a permanent residence as use for permanent residence is prohibited under Florida State Statute and the Land Development Code. The Planning Commission instructed the applicants to find a mobile home that meets the standards then apply for a building permit through the Building Department. Morris/Pippin

6. Road Closing - Portions of Platted Roads - Greenhead Plat - H & R Investments, LLC (Edward and Luella Rogers). 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 and unconstructed rights-of-way and allies that appear on the Greenhead Plat. The Planning Office has been directed by the BCC to vacate as many of the rights-of-way as possible on the Greenhead Plat. Due to the logistics of this task, the Planning Office has been allowing the property owners to voluntarily come forward and request to vacate the plat. Upon vacation of the platted rights-of-way and the execution of the adopted resolution confirming the vacation, the resulting vacated acreage is then assigned equally to all abutting property owners as provided for by state statute. The Rogers' were provided a petition for all abutting property owners for these platted rights-of-way and they subsequently submitted it back to the Planning Office with all signatures except the Clack's whom own property on the east side of the Rogers' property. They did not sign for the certified mail and there was no other address available for them. The Planning Commission was prepared to act on all of the platted right-of-ways except the portion of the request that would affect the Clack's. At this point, Mr. Rogers stated that he expected all of the property to be deeded over to him and he did not expect to share with any of the adjacent property owners. If this were going to be the way it was with the plat vacation, he might have to withdraw his request and go to Tallahassee to force the county to pave the right-of-ways. At this point, the Planning Commission voted unanimously to deny the request in its entirety. Morris/Pippin
7. Public Hearing - Special Exception Type V (Borrow Pit) - Mike and Tammy Swearington - The applicant's have applied for a Special Exception Type V to allow a mining operation on a 52.6-acre parcel of land that is zoned Agriculture/Silviculture. This proposed pit will be located approximately 800 feet north of SR 20 and to the north and adjacent to the Woodridge Subdivision. The developer's home was a part of the parcel but has since been divided out of the proposed pit. Objections to this proposed mining operation have been voiced to the Planning Department over the past weeks. Although the County engineer stated that the plans submitted for the pit were in compliance, several objections were voiced to the Planning Commission. The Planning Commission denied the applicant's request for a mining operation with a 5 to 2 vote due to adjacent property owners objections to the pit.
8. Planning Issues.
9. Adjournment.

  - The next Planning Commission meeting is scheduled for May 1, 2007, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

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## Minutes - May 1, 2007

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons

District 2 - Todd Anderson (**Late Arrival**)

District 3 - Al Keown

District 4 - Aubrey Davis, Jr.

District 5 - David Morris (Newly Elected Chairperson)

School Board - Joe Taylor (Newly Elected Vice-Chairperson)

Member-at-Large - Tonya Pippin (**Absent**)

Planning Commission Secretary - Connie L. Anderson

County Administrator - Peter Herbert (**Absent**)

County Planner - Lynda Waller

3. Approval of Meeting Minutes - April 3, 2007 (Approved)

4. Reorganization of Planning Commission - Elect a new Chairperson and Vice-Chairperson. David Morris was elected the new Chairperson with a motion made by Theodore Simmons and seconded by Aubrey Davis. David Morris accepted the position and the motion carried unanimously. Joe Taylor was elected the new Vice-Chairperson with a motion made by Theodore Simmons and seconded by Al Keown. Joe Taylor accepted the position and the motion carried unanimously.

5. Review of Washington County Litter and Refuse Ordinance - By recommendation of the Planning Commission, the Washington County Litter Ordinance has been revised to eliminate confusion as to litter in the county. The current Washington County Litter Ordinance was adopted in 1991. The Planning Commission, by unanimous vote, recommended forwarding to the Board of County Commissioners with the recommendation that the Board of County Commissioners advertise for an adoption public hearing. This will be forwarded to the Board for their consideration on May 24, 2007. Taylor/Simmons

6. Variance to Sell Less Than 4.5 Acres - Philip and Joy Younavjak - Foxworth Road - The applicants are seeking a variance to sell 2.34 acres out of an 11-acre parcel. The new parcel will be on an existing county maintained roadway known as Foxworth Road. Current land use is *Agriculture/Silviculture*. The Planning Commission approved by unanimous vote to approve the variance. Keown/Davis

7. Public Hearing - Special Exception Type X - To Allow a Communication Tower on Property Zoned Sunny Hills Mixed Use and Conservation - M.L. Gibbens - This is a 47.19-acre parcel of land located on Victory Road off of Highway 77, across from Sunny Hills. The applicant is requesting to place a communication tower on property zoned Sunny Hills Mixed Use. Although the land use on this parcel is shown as Sunny Hills Mixed Use, the parcel is not a part of platted Sunny Hills Subdivision and the correct land use should be Agriculture/Silviculture and Conservation. The Planning Office will bring these to the Planning Commission to make correct land use determinations, as time allows. The Planning Commission requested two stipulations be placed on the construction of the tower. The first is to establish the setbacks from the property lines at a minimum of 250 feet. The second request originated from an adjacent property owner regarding the lighting on the tower and will be contingent upon FAA guidelines. It has been requested that the lighting during daylight hours be white and the lighting during nighttime hours changed to red. The Planning Commission, by unanimous vote, recommended forwarding to the Board of County Commissioners with the stipulations and recommendation of approval. This will be forwarded to the Board for their consideration on May 24, 2007. Keown/Davis
  
8. Public Hearing - Special Exception Type X - To Allow a Communication Tower on Property Zoned Low Density Residential - Audree Warmack - This is a 14-9-acre parcel of land located on the west side of Highway 77 north of Pine Log Road. The applicant is requesting to place a communication tower on property zoned Low Density Residential. The Planning Commission requested the same stipulations as in the previous approval be placed on the construction of this tower. To establish the setbacks from the property lines at a minimum of 250 feet and the lighting during daylight hours is white and changed to red during night time hours. The stipulation regarding the lighting will be contingent upon FAA guidelines. The Planning Commission, by unanimous vote, recommended forwarding to the Board of County Commissioners with the stipulations and recommendation of approval. This will be forwarded to the Board for their consideration on May 24, 2007.
  
9. Public Hearing - Small-Scale Land Use Change - From Agriculture to General Commercial to Allow for a Recreational Vehicle Park - Walton Faison, Jr., - This is a 9.49-acre parcel of land on the north side of County Road 277 within the city limits of Vernon. Any resulting RV park will be required to follow all applicable state recreational vehicle park health and building codes. Entrances will be from County Road 277. Approximately 123 spaces are proposed for this development. The petitioner was not present for the hearing, therefore, the Planning Commission tabled this matter until such time the petitioner requests the matter be rescheduled for public hearings. (The Planning Office has since been informed that the applicant will not pursue this Land Use Change further).

10. Rights-of-Way Closures - Portions of Platted Roads - Greenhead Plat - Fred and Barbara Andrews - 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 rights-of-way and alleys that appear on the Greenhead Plat. Current land use of these particular parcels is *Low Density Residential*. The platted and unconstructed rights-of-way and allies are located within Parcels 3048-0000, 3069-0000, 3067-0000, 3066-0000, 3067-0001, and 3067-0002, and involve 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Streets, unnamed rights-of-way, and 20-foot allies. The Planning Commission, by unanimous vote, recommended forwarding to the Board of County Commissioners with the recommendation of approval. This will be forwarded to the Board for their consideration on May 24, 2007. Keown/Anderson
11. Rights-of-Way Closures - Portions of Platted Roads - Greenhead Plat - Jerry and Betty Hinson - 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 rights-of-way and allies that appear on the Greenhead Plat. Current land use of these particular parcels is *Low Density Residential*. The platted and unconstructed rights-of-way and allies are located within Parcels 3053-0000, 3055-0000, 3056-0000, 3060-0001, 3060-0000, and 3043-0003 and involve 5<sup>th</sup> and 6<sup>th</sup> Streets and Johnson, Carter, and Depot Avenue's, and a 20-foot alley. The Planning Commission, by unanimous vote, recommended forwarding to the Board of County Commissioners with the recommendation of approval. This will be forwarded to the Board for their consideration on May 24, 2007. Simmons/Keown
12. Plat Vacation - Two Lots in Unit Fourteen of Sunny Hills Subdivision - Jacob and Sheila Syfrett - Applicants wish to vacate two lots in Sunny Hills Unit Fourteen. These two lots adjoin the applicant's 20-acre parcel. These lots were given to the applicants by Deltona Corporation in 1990. The applicants wish to vacate the two lots and return them to agriculture acreage to combine with their abutting 20-acre parcel, so as to reduce the property taxes. The Planning Commission, by unanimous vote, recommended forwarding to the county attorney for his legal opinion and Board of County Commissioners with no recommendation. The Planning Commission felt there was too many legal issues to make a recommendation on this matter. This will be forwarded to the county attorney for an opinion and the Board for their consideration on May 24, 2007. Simmons/Anderson
13. Adjournment.
  - The next Planning Commission meeting is scheduled for June 12, 2007, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

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## Minutes - June 12, 2007

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons

District 2 - Todd Anderson

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

District 4 - Aubrey Davis, Jr.

District 5 - David Morris (Chairperson)

School Board - Joe Taylor (Vice-Chairperson)

Member-at-Large - Tonya Pippin

Planning Commission Secretary - Connie L. Anderson

County Administrator - Peter Herbert (**Absent**)

County Planner - Lynda Waller

3. Approval of Meeting Minutes - May 1, 2007 (Approved)

4. Variance to Sell Less Than 4.5 Acres - Wachovia Bank (Bill Howell) - Crystal Village Airstrip - Applicant requests a variance to sell Lot 15 of the Crystal Village Airpark. This lot was originally surveyed and platted by the developer, Northwest Florida Realty as 4.5 acres. It was later discovered, after the land was obtained by the bank in foreclosure, that Lot 14, south of Lot 15, overlapped Lot 15 approximately 1.9 acres. The bank has clear title to 2.8 acres and the overlapping 1.9 acres will be quit claimed to the owner of Lot 15. The owner of adjacent Parcel ID 3136-0048, wishes to convey a triangular shaped portion of his property to the bank to enlarge Lot 15 to approximately 3.52 acres. This will create a more usable parcel and minimize confusion from improper development. The Planning Commission approved by unanimous vote to approve the variance. Pippin/Davis

5. Public Hearing - Small-Scale Land Use Change - From General Commercial to Agriculture/Silviculture to Eliminate the Commercial Use and Allow for Residential Use - Fred and Amelia Buchanan - This amendment is for a 7.35-acre parcel accessed by Mockingbird and Locke Lane's which are both county-maintained roads. Applicants wish to change the land use from General Commercial to Agriculture/Silviculture to eliminate the commercial use and allow for residential use. Applicants' are also requesting a variance to sell approximately 3.01 acres once the amendment is complete. The Planning Commission approved by unanimous vote to allow the variance to sell approximately 3.01 acres once the amendment is complete and to forward to the Board of County Commissioners for their consideration of adoption. Simmons/Davis

6. Public Hearing - Small-Scale Land Use Change - From Low Density Residential to Low/Medium Density Residential to Allow for the Placement of Two Duplex Units - Roger and Jenny Williams - This amendment is for a 1-acre parcel located north of Chipley's city limits on Laney Road. The applicants are seeking the amendment to allow for the placement of two duplex units on 1-acre. While the County does not allow for density bonuses, the applicant is requesting a variance to allow all four units as opposed to the 3.57 units per acre, for low to moderate income housing. The Planning Commission voted unanimously to deny the request for a land use change due to opposition from adjacent property owners, over crowding of the property, and incompatibility with the Comprehensive Plan. This will be forwarded to the Board of County Commissioners for their consideration of adoption. Davis/Anderson
  7. Preliminary Plat Approval of a Subdivision - Bobby and Karen Johnson - Brickyard Road - This is a 26-lot subdivision that is accessed by continuous paved county-maintained roads or all roads within the subdivision will be paved. The Planning Commission unanimously approved the preliminary plat. The developer may begin work on the infrastructure for the subdivision. Simmons/Davis
  8. Conceptual Review of Development for a Clustered Subdivision off of Highway 20 - David Evans - The Developer wishes to develop a 60.99-acre parcel off of Highway 20 into a 48-lot clustered residential subdivision. Minimum lot sizes will be 1-acre. Developer must pave the roads to county standards. The parcel is currently zoned *Agriculture/Silviculture*. Under the clustering provision in the Land Development Code, a land use change will not be required as long as all lots front paved roads. The Planning Commission reviewed the proposed development and gave permission for the developer to proceed with the platting process.
  9. Final Plat Approval for LakePoint Subdivision - Archie M. Cook, III and James M. Smith - The proposed subdivision on Old Bonifay Road, consists of 30 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 newly constructed paved roads. The final plat was presented to the Planning Commission for review. The Planning Commission approved by unanimous vote to forward to the Board of County Commissioners for final consideration. Pippin/Taylor
  10. Planning Issues - There were no Planning issues to address.
  11. Adjournment.
- The next Planning Commission meeting is scheduled for July10, 2007, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

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## Minutes - July 10, 2007

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons (Acting Chairperson)

District 2 - Todd Anderson

District 3 - Al Keown

District 4 - Aubrey Davis, Jr.

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

School Board - Joe Taylor (Vice-Chairperson) (**Absent**)

Member-at-Large - Tonya Pippin

Planning Commission Secretary - Connie L. Anderson

County Administrator - Peter Herbert

County Planner - Lynda Waller

3. Approval of Meeting Minutes - June 12, 2007 (Approved)

4. Review of Washington County Junked/Dismantled Vehicle Ordinance - By recommendation of the Planning Commission, the Washington County Junked/Dismantled Ordinance has been revised to eliminate confusion as to the limitation and restrictions on junked/dismantled vehicles in the county. The current Washington County Inoperable and Unlicensed Vehicle Ordinance was adopted in 2003. The Planning Commission unanimously approved forwarding to the Board of County Commissioners for their consideration with one change. The Planning Commission instructed the Planning Department to add farm machinery to the ordinance prior to forwarding to the Board of County Commissioners. Davis/Pippin

5. Variance to Allow Additional Units for the Expansion of Assisted Living Facility (Sunshine Acres) - Bruce and Shelia Hall - 2563 River Road - The applicants are seeking a variance to allow five additional mobile homes to be placed on the property to expand the facility by adding forty additional patients to the existing fifty-two patients they are currently licensed for. There are currently six buildings and two mobile homes located on the 11-acre parcel that is zoned *Low Density Residential*. The applicant expressed concern that the County was discriminating against the mentally retarded. Lynda Waller stated the County is unable to continue to allow expansion and provide additional emergency, transportation, healthcare, and law enforcement services to support the requested expansion of the facility that is located in an isolated area of the county. The Planning Commission unanimously recommended forwarding to the Board of County Commissioners, with no recommendation, for their consideration. Davis/Keown

6. Variance to Sell Less Than 4.5 Acres - Gary and Kay Singletary - 5471 Blue Springs Road - The applicants are seeking a variance to sell 1-acre out of a 2-acre parcel. The new parcel will be on an existing county-maintained dirt roadway known as Blue Springs Road. Current land use is *Agriculture/Silviculture*. The Planning Commission unanimously disapproved the variance since this request is not conducive to good Planning practices. Anderson/Pippin
7. Public Hearing - Small-Scale Land Use Change - From Agriculture/Silviculture to Light Industrial Use to Allow for Light Industrial/Warehouse Use - Bert Moore Trustee and Creek Bank Trading Co. (Thomas D. Sims III) - This amendment is for a 3.00-acre parcel accessed by Highway 20 in the city limits of Ebro. Applicants wish to change the land use from Agriculture/Silviculture to Light Industrial to allow for a 39,000 square foot light industrial/warehouse development. The applicant has reduced the amount of proposed floor space for the warehouse to 34,570 square feet to keep the development within the maximum intensity of 0.50 Floor Area Ratio (FAR) requirement. All buffer requirements must be met for the proposed development. The Planning Commission unanimously recommended forwarding this to the Town of Ebro, with a recommendation of approval, for their consideration of adoption. Keown/Davis
8. Preliminary Plat Approval of a Subdivision - Blue Springs Subdivision - Cliff Knauer - South End of Fairhaven Drive - The Developer wishes to develop a 38.53-acre parcel at the south end of Fairhaven Drive into a 48-lot clustered residential subdivision. Access will be from continuous paved roads. A central water system will be installed to service the subdivision. The parcel is currently zoned *Agriculture/Silviculture*. Under the clustering provision in the Land Development Code, a land use change will not be required as long as all lots front paved roads. The Planning Commission unanimously approved the preliminary plat. The Developer may now begin to install the infrastructure. Anderson/Pippin
9. Preliminary Plat Approval of a Minor Subdivision - Hicks Lake Plantation - Robert and Sandra Redmond - South of Hicks Lake Lane - The Developer wishes to develop a 75.21-acre parcel at the south end of Hicks Lake Lane into a 9-lot residential subdivision with lot sizes averaging 8.11 acres. The road within the proposed subdivision will be paved. The parcel is currently zoned *Agriculture/Silviculture*. The Planning Commission unanimously approved the preliminary plat. The Planning Commission requested when the final plat is prepared, the two additional owners of lots within the plat, be added to the final plat as property owners. The Developer may now begin to install the infrastructure. Keown/Anderson
10. Land Use Determination to Correct Panel 17 of the Future Land Use Map - The west side of State Road 77 within Section 27, Township 2 North, Range 14 West is zoned Sunny Hills Mixed Use and Conservation. The land located on the west side of State Road 77 is not a part of the platted Sunny Hills Subdivision. The correct land uses for the portion zoned Sunny Hills Mixed Use should be Agriculture/Silviculture with no change in land use on the Conservation portion. The Planning Commission unanimously approved to correct the current land use from Sunny Hills Mixed Use to Agriculture/Silviculture use. Keown/Anderson

11. Planning Issues - Lynda Waller, Planner, requested the Planning Commission extend the review time allowed in the Land Development Code for plat reviews from 30 days to 45 days. In addition to the Planning Department's review, all plats are also submitted to the County Engineer, County Surveyor, Public Works, and the Health Department for review. Extra time is required to receive comments back from the additional reviewing agencies. The Planning Commission unanimously recommended forwarding to the Board of County Commissioners, with the recommendation of approval, for their consideration.  
Pippin/Davis
12. Adjournment.
  - The next Planning Commission meeting is scheduled for August 7, 2007, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

**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 7, 2007**

Due to the lack of items for the Agenda, no meeting was held.

# WASHINGTON COUNTY PLANNING COMMISSION

1331 South Boulevard, Chipley FL 32428

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## Minutes - September 11, 2007

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons

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

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

District 4 - Aubrey Davis, Jr. (**Absent**)

District 5 - David Morris (Chairperson)

School Board - Joe Taylor (Vice-Chairperson)

Member-at-Large - Tonya Pippin

Planning Commission Secretary - Connie L. Anderson

County Administrator - Peter Herbert

County Planner - Lynda Waller

3. Approval of Meeting Minutes - July 10, 2007 (Approved)

4. Park Presentation - Stacy Webb, Washington County Grants Department - Stacy Webb made a presentation to the Planning Commission regarding a grant for a new park named the Daniels Lake Recreational Facility. The facility will be located near the existing arena facility and will contain a playground, trails, restrooms and other support facilities. The grant being applied for is in the amount of \$ 200,000.00.

5. Variance to Sell Less Than 4.5 Acres - Mark and Amanda Gilmore - Field Bay Road - The applicant's are seeking a variance to sell 2.67 acres out of a 12.67-acre parcel. The new parcel will be on an existing county-maintained roadway known as Field Bay Road. Current land use is *Agriculture/Silviculture* and *Conservation*. A portion of the property is located in Flood Zone A, no base flood elevations determined. The Planning Commission approved by unanimous vote to approve the variance. Taylor/Simmons

6. Variance to Sell Less Than 4.5 Acres - Ralph and Freda Toole - Cheverie Circle - The applicant's are seeking a variance to sell 1.38 acres out of a 10.00-acre parcel. The new parcel will be on an existing county-maintained roadway known as Cheverie Circle. Current land use is *Agriculture/Silviculture*. The property is not located in a flood zone. The Planning Commission approved by unanimous vote to approve the variance. Simmons/Taylor

7. Variance to Sell Less Than 4.5 Acres - Cy Brown - Gables Boulevard - The applicant is seeking a variance to sell 2 acres out of an 80.00-acre parcel. The new parcel will be on an existing roadway known as Gables Boulevard on the portion that is not county-maintained. Current land use is *Sunny Hills Mixed Use and Conservation*. A portion of the property is located in Flood Zone A, no base flood elevations determined. **A land use determination needs to be made at this time to correct the land use.** The property is not part of platted Sunny Hills and should be zoned Agriculture/Silviculture and Conservation. The Planning Commission unanimously disapproved the variance since the property fronts the portion of Gables Boulevard that has not been accepted by the county for maintenance and the property currently is accessed by an easement from a county-maintained road (Wellington Place.) The Multiple Services Benefit Unit (MSBU) rules do not apply to this parcel of land, therefore the road must be either on the one-year time limit for developers to maintain or the road must be accepted as a county-maintained road. The Planning Commission unanimously approved to correct the current land use from Sunny Hills Mixed Use and Conservation to Agriculture/Silviculture and Conservation use. Pippin/Simmons
8. First and Final Plat Approval of a Subdivision - The Meadows at Gilberts Mill Subdivision - Daryl Foor and Mark Odom - Intersection of Kent and Gilberts Mill Roads - The developers wish to develop a 15.53-acre parcel at the intersection of Kent and Gilberts Mill Roads into a 10-lot clustered residential subdivision. All lots will front existing county-maintained, graded roads. Each lot will be serviced by individual well and septic tanks. The parcel is currently zoned *Agriculture/Silviculture*. Under the clustering provision in the Land Development Code, a land use change will not be required as long as all lots front an existing unpaved county-maintained road. Right-of-way's are reserved on the plat. The Public Works and Health Department's have reviewed the plat with no adverse comments returned to the Planning Office. This item was tabled since no representative of the developer was present at the meeting. Tabled.
9. Public Hearing - Land Use Change - Agriculture/Silviculture to Low/Medium Density Residential, a Planned Unit Development – Pine Log Creek, LLC (Arnold Property) - Mickey Whitaker - The applicant wishes to change the parcel from Agriculture/Silviculture Use to Low/Density Residential Use (3.57 units per acre), a Planned Unit Development. There will be five phases of development with a total of 600 residential units within 459.4 acres of the 632.08-acre parcel. The amount of open space set aside for this development will be 141.08 acres. 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. The Planning Commission heard many objections from the audience regarding the development. The Planning Commission felt that there were many problems with the development of this land which still has not been adequately addressed and unanimously recommended that this large-scale Amendment not be approved. Simmons/Taylor

10. Public Hearing - Land Use Change - Agriculture/Silviculture and Low Density Residential to Planned Unit Mixed Use - Blueberry Plantation - Shoreline Washington LLC - Lamar Faison - 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. The maximum number of residential units allowed by the proposed change would be 342, with lot sizes averaging .38-acres with central water and sewer systems installed. The acreage to be designated as Commercial is 7.65 acres to allow for 50,000 square feet of commercial development with the remaining 145.35 acres designated as residential and open space. The Planning Commission heard many objections from the audience regarding the development. The Planning Commission received no motion either for or against the project. This matter will be forwarded to the Board without an opinion.
  
11. Public Hearing - Land Use Change and Text Amendment to the Comprehensive Plan - Agriculture/Silviculture to Mixed Use Planned Unit Development (PUD)/Skywatch - Jon Flaig - The applicant submitted a Land Use Change in 2006, and was found “not in compliance” by Department of Community Affairs (DCA). The applicants have entered into a settlement agreement with the adjacent property owners and are proposing a text amendment to the Comprehensive Plan to create a new land use category called *Mixed Use Planned Unit Development (PUD)/Skywatch*. The applicant has resubmitted this land use change that would allow a 624-lot low/medium density affordable single-family residential subdivision off of Highway 79 and Clemmons Road, south of Vernon. This will be a new amendment process. The Planning Commission voted unanimously to forward this item to the board with no recommendation as they had a question as to the legality of processing the amendment, as proposed. This item will not be forwarded to DCA without a revised agreement between the property owners and the White’s, adjacent property owners. Simmons/Taylor
  
12. Adjournment.
  - The next Planning Commission meeting is scheduled for October 2, 2007, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

# WASHINGTON COUNTY PLANNING COMMISSION

1331 South Boulevard, Chipley FL 32428

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## Minutes - October 2, 2007

1. Meeting - Call to Order
2. Conduct Roll Call.

District 1 - Theodore Simmons (**Absent**)

District 2 - Todd Anderson

District 3 - Al Keown

District 4 - Aubrey Davis, Jr.

District 5 - David Morris (Chairperson)

School Board - Joe Taylor (Vice-Chairperson)

Member-at-Large - Tonya Pippin

Planning Commission Secretary - Connie L. Anderson

County Administrator - Peter Herbert

County Planner - Lynda Waller

3. Approval of Meeting Minutes - September 11, 2007 (Approved)
4. Variance to Sell Less Than 4.5 Acres - Jacqueline Desautels - Amethyst Lane - The applicant is seeking a variance to split lots 579 and 580 of the Seminole Plantation Company's Crystal Lake Tract in half and sell the south half of the lots. The new parcel will be on an existing county-maintained roadway known as Amethyst Lane. Current land use is *Agriculture/Silviculture*. The property is located in Flood Zone X, areas determined to be outside the 500-year flood plain. Applicant states the buyer is aware of the existing borrow pit adjacent to the property. The resulting lot will have its own well and septic tank. The Planning Commission approved by unanimous vote to approve the variance. Keown/Davis
5. Variance For a Legal Building Lot - Christina Tharpe and Paul Cooley - 4982 Travis Trail - The applicants' are seeking a variance for a legal building lot. In 2005, Christina Tharpe purchased .88 of an acre with a mobile home from Paul Cooley. The .88 of an acre was cut out of a larger parcel of 5.88 acres. The septic tank was not included on the property sold to Ms. Tharpe. Mr. Cooley applied for a permit for a septic tank to go on the .88 of an acre and that is when the problem was discovered. There are issues regarding no road front footage and an error in the deeded access. The Planning Commission explained to Mr. Cooley that he would need to reconfigure the cut out parcel so it would have a minimum of 100 feet of road front footage and he would need to leave himself access to the back portion of his property with a 30-foot easement. The applicant left the meeting and the Planning Commission did not make a final decision on the request. The Planning Commission requested that the Planning Office place a cease and desist order on Mr. Cooley's property against any further subdivision and record it at the Courthouse.

6. First and Final Plat Approval of a Subdivision - The Meadows at Gilberts Mill Subdivision - Daryl Foor and Mark Odom - Intersection of Kent and Gilberts Mill Roads - This item was tabled at the September 11, 2007, Planning Commission meeting due to the developers not being present at the meeting. The developers wish to develop a 15.53-acre parcel at the intersection of Kent and Gilberts Mill Roads into a 10-lot clustered residential subdivision. All lots will front existing county-maintained, graded roads. Each lot will be serviced by individual well and septic tanks. The parcel is currently zoned *Agriculture/Silviculture*. Under the clustering provision in the Land Development Code, a land use change will not be required as long as all lots front an existing unpaved county-maintained road. Right-of-way's are reserved on the plat. The Public Works and Health Department's have reviewed the plat with no adverse comments returned to the Planning Office. There was opposition regarding the subdivision from a member of the audience that was present to represent the members of the community. Concerns were storm water run off, wells, septic tanks and the area being agricultural use. Joe Miner of the Health Department responded that there would not be a drainage problem due to types of soils. The Planning Commission approved by unanimous vote to approve the plat and forward onto the Board of County Commissioners for their consideration. Pippin/Taylor
  
7. Public Hearing - Public Schools Facilities Element - Lynda Waller - In meeting the requirements of School Concurrency as required by the State of Florida, under SB 360 Washington County has completed the draft Public School Facilities Element. Work on this project was contracted to West Florida Regional Planning Council with the County Planning Office performing a share of in-kind services from a planning grant from DCA. Planning Office is seeking approval to proceed with public hearings required before the municipalities (except Chipley) and the Board of County Commissions, to transmit the draft element to DCA for review. Upon the response from DCA, appropriate action will be taken to ensure that the approval process for the element itself be initiated and the matter successfully concluded by the March 2008 deadline as set by the state. The Planning Commission approved by unanimous vote to approve the Public Schools Facilities Element and forward onto the municipalities and the Board of County Commissioners for their consideration. Taylor/Keown
  
8. Public Hearing - Land Use Change - General Commercial Use to Agriculture/Silviculture Use - Judith Stanley - CR 77A (Falling Waters Road) - This amendment is to change 8.10 acres of a 14.38-acre parcel accessed by CR 77A (Falling Waters Road) which is a county-maintained road. Applicant wishes to change the land use of 8.10 acres from General Commercial to Agriculture/Silviculture to eliminate the commercial use and allow for residential use. The Planning Commission approved by unanimous vote to approve the land use change and forward onto the Board of County Commissioners for their consideration of adoption. Anderson/Keown
  
9. Public Hearing - Land Use Change - Agriculture/Silviculture Use to Low/Medium Density Residential Use - Preston Haddock - CR 278 (Pioneer Road) - This amendment is to change a 2.5 acre parcel accessed by CR 278 (Pioneer Road) which is a county-maintained road. Applicant wishes to change the land use from Agriculture/Silviculture to Low/Medium Density Residential to allow the placement of four additional units. The applicant stated restrictions will be included in the lease agreement and the additional units will add to the affordable housing inventory of Washington County. The applicant will be required to obtain an elevation certificate prior to the issuance of building permits. The Planning Commission approved by unanimous vote to approve the land use change and forward onto the Board of County Commissioners for their consideration of adoption. Keown/Davis

10. Public Hearing - Land Use Change - Low Density Residential Use to General Commercial Use - Jerry and Betty Hinson - SR 77 - This amendment is to change 2.6 acres of a 3.9-acre parcel accessed by State Road 77. Applicant wishes to change the land use of 2.6 acres from Low Density Residential to General Commercial to allow for the sale of portable storage buildings. No permanent structures will be built to accommodate this proposed use. The Planning Commission approved by unanimous vote to approve the land use change and forward onto the Board of County Commissioners for their consideration of adoption. Anderson/Davis
  11. Land Use Determination to Correct Panel 23 of the Future Land Use Map - The east side of State Road 77 within Section 4, Township 1 North, Range 14 West (north half of the section) is zoned Sunny Hills Mixed Use and Conservation. The land located on the east side of State Road 77 is not a part of the platted Sunny Hills Subdivision. The correct land use determination needs to be made for the portion zoned Sunny Hills Mixed Use with no change in land use on the Conservation portion. The Planning Commission unanimously approved correcting the land uses for the portion zoned Sunny Hills Mixed Use as follows. Parcel 3018-0000 should be corrected to Low Density Residential and Conservation with no change in land use on the Conservation portion, parcel 3017-0003 is owned by Northwest Florida Water Management District and should be corrected to Conservation, parcel 3021-0000, should be corrected to Agriculture/Silviculture and Conservation with no change in land use on the Conservation portion, 3019-0001 should be corrected to Agriculture/Silviculture, and parcel 3026-0000 should be corrected to Agriculture/Silviculture and Conservation with no change in land use on the Conservation portion. Taylor/Keown
  12. Correction to Chipley City Limits on Panel 6 of the Future Land Use Map - The city limits of Chipley are incorrectly annotated on the county's Future Land Use Map east of the Chipley Industrial Park and south of CR 280 (Brickyard Road). The portion shown within the city limits is located in Section 11, Township 4 North, Range 13 West. The City of Chipley does not have this area shown on their Future Land Use Map. This area should be shown on the county's Future Land Use Map with the land use determination made by the Planning Commission. The Planning Commission unanimously approved correcting the erroneous city limits and extending the land use of Low Density Residential, the same as the surrounding parcels. Keown/Taylor
  13. Adjournment.
- The next Planning Commission meeting is scheduled for November 6, 2007, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

# WASHINGTON COUNTY PLANNING COMMISSION

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## Minutes - November 6, 2007

1. Meeting - Call to Order
2. Conduct Roll Call.

District 1 - Theodore Simmons

District 2 - Todd Anderson (**Late Arrival**)

District 3 - Al Keown

District 4 - Aubrey Davis, Jr.

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

School Board - Joe Taylor (Vice-Chairperson) (**Acting Chairperson**)

Member-at-Large - Tonya Pippin

Planning Commission Secretary - Connie L. Anderson

County Administrator - Peter Herbert (**Absent**)

County Planner - Lynda Waller

County Engineer - Cliff Knauer

3. Approval of Meeting Minutes - October 2, 2007 (Approved)
4. Variance to Establish a Legal Building Lot - Christina Tharpe/Paul Cooley - 4982 Travis Trail Road - This item was tabled at the October 2, 2007, Planning Commission meeting. The seller has submitted a conceptual drawing which now gives the buyer 100-feet of road front footage and increases the parcel size to approximately 1.62 acres. The seller will retain an easement to the back portion of his property. The parcel is located on Travis Trail. Travis Trail is a private road and is not maintained by the county. The current land use is *Agriculture/Silviculture*. The property is located in Flood Zone X, areas determined to be outside the 500-year flood plain. The Planning Commission approved by unanimous vote to approve the variance with the proposed corrections to the .88 of an acre parcel. Pippin/Keown
5. Variance to Sell Less Than 4.5 Acres - Patricia Gray - 5364 Casey Road - The applicant is seeking a variance to split her 1.06-acre parcel to deed one-half an acre to her daughter and son-in-law. The parcel is located on an existing county-maintained roadway known as Casey Road and is located within the city limits of Ebro. Current land use is *Low/Medium Density Residential*. Low/Medium Density Residential allows for 3.57 units per acre when central water or sewer service is available. In this case, individual well and septic will be used. The property is located in Flood Zone X, areas determined to be outside the 500-year flood plain. Joe Miner, Washington County Health Department stated there was a problem with the .40 of an acre parcel that was previously deeded to another daughter. According to the State of Florida regulations, a minimum of one-half an acre is required for placement of a well and septic. Mr. Miner stated Ms. Gray needs to deed .10 of an acre to the .40 of an acre parcel to make it legal. Once that is complete, Ms. Gray would not have enough property left to split into two separate parcels. The Planning Commission asked Mr. Miner to work with Ms. Gray to get the situation corrected.

6. Public Hearing - Small-Scale Land Use Change - Low Density Residential Use to General Commercial Use - Sheran Whitaker and Penny Pettis - SR 77 - This amendment is to change two adjoining parcels consisting of a 9.94-acre parcel and .54 of an acre parcel for a total of 10.48 acres accessed by State Road 77. The properties are adjacent to Washington Correctional Institute. Applicants' wish to change the land use from Low Density Residential to General Commercial to allow for development of a secure storage facility (min-warehouses) and a 10,000 square foot office building. No objections to the proposed development were presented. The Planning Commission approved by unanimous vote to approve the land use change and forward onto the Board of County Commissioners for their consideration of adoption. Pippin/Keown
  
  7. Conceptual Approval for a Replat of a Portion of Seminole Plantation Plat - Spring Water Lake, LLC (Mark Kleimeyer) - SR 20 - The developer is seeking conceptual approval to move the existing platted rights-of-way from where they are shown on the recorded plat for Seminole Plantation. The lots are currently platted at approximately 10 acres each. The proposed plan will divide those lots in half by moving the roads. Since the plat will be changed, the developer will be required to replat the portion that is changed. Access to the subdivision will be by State Route 20. The current land use is *Agriculture/Silviculture*. Vested rights are not extended to allow variations to the plat. The Planning Commission stated if the existing platted rights-of-way were moved, it would change the plat and the developer would be required to replat the portion that is changed. The developer stated the existing platted rights-of-way is only 30 feet in width. The county standards are now 60 feet. The developer inquired if a 30-foot easement is taken from the lots to add to the platted rights-of way to bring them up to standards if it would be considered changing the plat. The Planning Commission asked the Planning Department to get a legal opinion from the county attorney as to whether or not it would be considered a change to the existing plat.
  
  8. Conceptual Approval for a 45-Lot Clustered Subdivision (without continuous paved roads) - As Magnolia Estates I, LLC (Andrew Sherrod) - Rufus Road - The developer is seeking conceptual approval for a 45-lot clustered subdivision without continuous paved roads. Rufus Road is a county-maintained unpaved road. The developer will pave the newly constructed roads within the proposed subdivision and all lots will be a minimum of one-acre. Access to the subdivision will be by Rufus Road. The current land use is *Agriculture/Silviculture*. The Planning Commission stated the developer may proceed with the preliminary plat but must submit a letter of commitment from National Recreational Properties, Incorporated (NRPI) stating they would be responsible for paving the roads leading to Magnolia Estates. The final plat cannot be recorded at the courthouse until the letter is submitted or the roads are paved.
  
  9. Adjournment.
- The next Planning Commission meeting is scheduled for December 4, 2007, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

# WASHINGTON COUNTY PLANNING COMMISSION

1331 South Boulevard, Chipley FL 32428

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## Minutes - December 4, 2007

### 1. Conduct Roll Call.

District 1 - Theodore Simmons (**Absent**)

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

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

District 4 - Aubrey Davis, Jr.

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

School Board - Joe Taylor (Vice-Chairperson)

Member-at-Large - Tonya Pippin

Planning Commission Secretary - Connie L. Anderson

County Administrator - Peter Herbert

County Planner - Lynda Waller

**.Due to lack of a quorum, the meeting could not be conducted.** This meeting has been rescheduled for January 8, 2008, at 5:00 p.m.