

**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 8, 2008**

1. Meeting - Call to Order
2. Conduct Roll Call.
  - District 1 - Theodore Simmons
  - 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 Anderson
  - County Administrator - Peter Herbert
  - County Planner - Lynda Waller
  - County Engineer - Cliff Knauer
3. Approval of Meeting Minutes - November 6, 2007  
December 4, 2007 (No meeting due to lack of a quorum)
4. Variance to Establish a Legal Building Lot - Gregory Jackson - 3725 Armstrong Mill Road - The applicant is seeking a variance for a legal building lot. The parcel is located on Armstrong Mill Road which is a county-maintained road. However, the parcel does not front a road nor is an easement provided over another property owner's land. The current land use is *Low Density Residential*. The property was originally one-acre in size but has been split into two one-half acre tracts. One-half acre was deeded to the applicant by a family member but is not considered immediate family. The one-half acre does not meet the current county standard of one-acre. Utilities are by individual well and septic. The property is located in Flood Zone X, areas determined to be outside the 500-year flood plain. The Planning Commission denied the applicant's request for a variance based on no legal access. There was one vote for the variance by Al Keown. Anderson/Davis
5. Public Hearing - Washington County, to include Sunny Hills, and the Municipalities of Caryville, Ebro, Vernon, and Wausau - Capital Improvements Element of the Comprehensive Plan - Update Washington County (to include Sunny Hills) and the municipalities of Caryville, Ebro, Vernon, and Wausau's Five-Year Schedule of Capital Improvements. The Planning Commission approved by unanimous vote to forward to the municipalities and the Board of County Commissioners for their consideration. Taylor/Simmons
6. Public Hearing - Special Exception Type V (Borrow Pit) - Blue Springs Acres - The applicant's have applied for a Special Exception Type V to allow a mining operation on a 159-acre parcel of land that is zoned Agriculture/Silviculture. This proposed pit will be located north of SR 20 on Blue Springs Road. The parcel is east of Econfina Creek and to the west and adjacent to the platted/undeveloped Lakeview Acres Subdivision. There have been objections to this proposed mining operation voiced to the Planning

Department over the past weeks. Numerous residents voiced concerns regarding the noise, dust control, water wells, destruction of the aquifer (Econfina), destruction of the environment, contamination of water supply, decrease in property values, the maintenance of Blue Springs Road, protection of endangered plant and animal species (Gopher Tortoise), public safety, low water tables, and using the pit as a landfill when the mining is complete. The Planning Commission instructed the Planning Office to forward to the Board of County Commissioners with the recommendation of disapproval. This will be forwarded to the Board for their consideration on January 24, 2008. Davis/Taylor

7. Public Hearing - Small-Scale Land Use Change - From Agriculture/Silviculture to General Commercial Use to Allow for 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 General Commercial to allow for commercial/office development. The Planning Commission unanimously recommended forwarding this to the Town of Ebro, with a recommendation of approval, for their consideration on February 12, 2008. Anderson/Davis
8. Plat Vacation - Four Lots in Rainbow Heights Subdivision in the City Limits of Vernon - Steven Smith - The applicant wishes to vacate four lots in Rainbow Heights Subdivision in the city limits of Vernon. These four lots adjoin the applicant's 63-acre farm. The applicant wishes to vacate the four lots and return them to agriculture acreage to allow the applicant to continue agricultural use. The Planning Commission unanimously recommended forwarding this to the Town of Vernon with a recommendation of approval, for their consideration on January 14, 2008. Davis/Pippin
9. Preliminary Plat Approval for a 28-Lot Clustered Subdivision - Indian Creek Estates (David Evans) - State Route 20 - This is a 61-acre parcel of land that will be developed in two-phases. Phase I is a 28-lot subdivision that is accessed by continuous paved county/state-maintained roads and all roads within the subdivision will be paved. The lots will be a minimum of one-acre in size and will be serviced by individual wells and septic. Open space requirement will be met. The Planning Commission unanimously approved the preliminary plat. The developer may begin work on the infrastructure for the subdivision. Anderson/Keown
10. Preliminary Plat Approval for a 45-Lot Clustered Subdivision (without continuous paved roads) - As Magnolia Estates I, LLC (Andrew Sherrod) - Rufus Road - The developer is seeking preliminary plat approval for a 45-lot clustered subdivision as allowed for under the Land Development Code. Clustered subdivisions are allowed without land use changes as long as all of the lots are located on continuous paved roads. This subdivision is not located on continuous paved roads and the developer has not presented any proof that the unpaved county-maintained roads will be paved. His choices are to post some type of financial security as allowed by the land development code or work out a proportionate fair share developer's agreement with the county that he will pay his share for paving the roads. He has not presented the proper traffic impact study as required by concurrency rules, nor has he presented some concrete assurance that the unpaved roads that will be utilized to reach this subdivision will be paved. The developer feels that NRPI will pave their roads, in Unit 14, thereby giving him the paved road access that he needs to do this subdivision. NRPI paving plans approved by the County do not include the roads in Unit 14, and are not in the immediate vicinity. There is no commitment on the part of NRPI to do any paving in Unit 14 nor has NRPI filed any financial document with the County that would state they will be responsible for paving Rufus Road, Washington Boulevard, Hartford Boulevard, or Orange Hill Road. Although the Planning Office stated that the developer should follow the code as outlined in the Land Development Code. The Planning Office will refer this to the County attorney for an opinion as to what the developer should do to ensure financial security.

11. Conceptual Approval of Development - LUMA Development and Management, LLC (Luis Valencia) - Brickyard Road - The developer is seeking conceptual approval for a 9-lot subdivision on Brickyard Road. The property is 3.4 acres and is zoned *Low/Medium Density Residential*. The developer will pay to have the water extended from the City of Chipley out to the property and each lot will have individual septic tanks. The proposed lot sizes were not included in the conceptual plan. After discussion regarding road front footage and lot sizes, the Planning Commission reviewed the proposed development and gave permission for the developer to proceed with the platting process. The applicant needs a firm commitment from the City of Chipley regarding city water.

12. Adjournment.

- The next Planning Commission meeting is scheduled for February 5, 2008, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

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**Minutes - February 5, 2008**

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)
  - School Board - Joe Taylor (Vice-Chairperson)
  - Member-at-Large - Tonya Pippin
  - Planning Commission Secretary - Connie Anderson
  - County Administrator - Peter Herbert (**Absent**)
  - County Planner - Lynda Waller
  - County Engineer - Cliff Knauer
3. Approval of Meeting Minutes - January 8, 2008
4. Variance to Sell Less Than 4.5 Acres - Ron Mole - Corner of Ferris and Cook Circles -  
The applicant is seeking a variance to sell approximately one-third of an acre out of a 1.19-acre parcel. The new parcel will be on the corner of existing dirt roadways known as Ferris and Cook Circles and are located within the city limits of Vernon. Utilities are by city water and sewer. Current land use is *Low Density Residential*. Since this variance violates density, the Planning Commission, by unanimous vote, recommended forwarding to the Town Council of Vernon with the recommendation of approval. This will be forwarded to the Vernon Town Council for their consideration on February 11, 2008. Keown/Pippin
5. Public Hearing - Evaluation and Appraisal Report (EAR) - Alan Gray, West Florida Regional Planning Council (WFRPC) - The purpose of this public hearing is to provide information on the EAR. A grant was obtained by the Washington County Planning Office to complete the EAR, the Economic Development Element, and to obtain GIS information for Washington County to create a parcel-based Future Land Use Map. Numerous meetings and workshops will be held in the coming months to complete all deliverables due to DCA. The grant work will be completed by WFRPC. The EAR, if approved, will be transmitted to Department of Community Affairs (DCA) after the April 24, 2008, Board meeting. This will allow sufficient time to adopt the EAR by the June 1, 2008 deadline, or as soon as possible thereafter, without affecting future Comprehensive Plan amendments. A public workshop will be held on February 21, 2008, on the proposed Economic Development Element and a public hearing will be held on February 28, 2008, on a proposed parcel-based GIS Map of the Future Land Use Map and the Economic Development Element.

6. Public Hearing - Small-Scale Land Use Change - Agriculture to High/Medium Density Residential - Cokomo International Corp. (A.C. Moore) - The proposed amendment involves two lots in Riverchase Subdivision for a total of .96 of an acre. The property is located in the city limits of Vernon. The developer wishes to replat the two lots to allow for the development of duplexes and/or townhouses for affordable workforce housing. The change will allow for up to 10 units per acre with a potential of up to 9.6 residential units on State Road 277 (Roche Road). Central water and sewage will be available. Concerns voiced by adjacent property owners were current deed restrictions showing lots within the subdivision as single-family lots. Lots have been sold under the pretense that the lots would remain single-family. There were also concerns regarding the lack of water pressure. The Planning Commission, by unanimous vote, recommended forwarding to the Town Council of Vernon with the recommendation of disapproval. This will be forwarded to the Vernon Town Council for their consideration on February 11, 2008.
7. Public Hearing - Small-Scale Land Use Change - Agriculture/Silviculture and General Commercial to High/Medium Density Residential - Highland Properties, LLC - The proposed amendment involves 19.75 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 10 units per acre with a potential of up to 196 residential units on County Road 279 (Moss Hill Road). Central water and sewage will be available. The Planning Commission, by a vote of 4-3, recommended forwarding to the Board of County Commissioners with the recommendation of approval. This will be forwarded to the Board of County Commissioners for their consideration on February 28, 2008.
8. Right-of-Way Closure - Portion of A Platted Right-of-Way - R.E.L. McCaskill's Addition to the Town of Caryville Plat - Lyle Seigler - Before scheduling for a public hearing, the Planning Commission reviews and makes a recommendation to the Town of Caryville regarding the permanent closing of platted, unconstructed and unnamed right-of-way that appears on the R.E.L. McCaskill's Addition to the Town of Caryville Plat. Current land use of these particular parcels is *Low/Medium Density Residential* and is located in Flood Zone AE (base flood elevations determined.) The platted and unconstructed right-of-way is located within Parcels 5906-0000, 5920-0000, both owned by the petitioner and involves Washington Street, an unconstructed right-of-way in Caryville. The Planning Commission, by unanimous vote, recommended forwarding to the Town Council of Caryville with the recommendation of approval. This will be forwarded to the Caryville Town Council for their consideration on February 12, 2008.
9. Conceptual Approval - Spring Water Lake 18-Lot Clustered Subdivision - Dexter Gortemoller - No land use change is required here as the development will be accessed by continuous paved roads. The 18 lots are all at least one acre. Open space and buffering requirements will be met. Water and wastewater will be furnished by individual owners. The Planning Commission reviewed the proposed development and advised the developer that this appeared to be a feasible project to consider for platting. The developer may now proceed with the platting process.

10. Conceptual Approval - Spring Water Lake - Construction and Development a Section of the Seminole Plat - The developer is proposing to exercise vested rights to develop this subdivision while meeting present day concurrency standards. To do this, he is proposing that the rights-of-way that are platted at only 15 feet be increased to 60 feet by using property easements along the front of the lots, with each property owner individually dedicating a 45-foot easement running along the front of his lot in order to meet the 60-foot requirement of present day standards. After discussion regarding both roads being built to county standards with easements shown along the front of the lots, the Planning Commission reviewed the proposed development and gave permission for the developer to proceed with the construction plans for the roads.
  11. Preliminary Plat - As Magnolia Estates I, LLC (Andrew Sherrod) - Rufus Road - The developer requested to address the Planning Commission. Mr. Sherrod updated the Planning Commission on his request to the county attorney for an opinion regarding the roads outside of his planned subdivision and to thank them for working with him on the matter. As of this date, he has not received a response from the county attorney. Lynda read the opinion she received from the county attorney stating the County needed to require Mr. Sherrod to pave all roads (as required by the Land Development Code) or provide financial security for the existing county, unpaved roads at the time the preliminary plat is considered for approval by the Planning Commission.
  12. Adjournment.
- The next Planning Commission meeting is scheduled for March 4, 2008, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

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**Minutes - March 11, 2008**

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons

District 2 - Todd Anderson

District 3 - Al Keown

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

District 5 - David Morris (Chairperson)

School Board - Joe Taylor (Vice-Chairperson) (**Late Arrival**)

Member-at-Large - Tonya Pippin

Planning Commission Secretary - Connie Anderson

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

County Planner - Lynda Waller (**Attending Ebro Town Meeting**)

County Engineer - Cliff Knauer (**Absent**)

3. Approval of Meeting Minutes - February 5, 2008

4. Public Hearing - Evaluation and Appraisal Report (EAR) - West Florida Regional Planning Council (WFRPC) - The remaining work on this project was contracted to West Florida Regional Planning Council with a planning grant from DCA. The 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 EAR to DCA for review. Upon the response from DCA, appropriate action will be taken to ensure that the approval process for the EAR is initiated and the matter successfully concluded by the July 2008 deadline as set by the state. Alan Gray explained that Lynda Waller completed approximately 95 percent of the EAR and WFRPC is working closely on the Housing and Capital Improvements portion of the EAR. There were concerns voiced by Todd Anderson and Ted Everett regarding the preservation of open space and concerns that it will prohibit growth. The State of Florida and state agencies set requirements for open space and counties must incorporate established requirements in their Comprehensive Plan. The Planning Commission approved by unanimous vote to forward to the municipalities and the Board of County Commissioners for their consideration to transmit the EAR to DCA. Simmons/Keown

5. Right-of-Way Closure - Portion of Right-of-Way - Ellen Road - William Lark -  
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 right-of-way that runs through the petitioner's property. Current land use of this particular parcel is *Agriculture/Silviculture and Conservation* and is located in Flood Zones X (areas determined to be outside 500-year flood plain) and A (no base flood elevations determined.) The right-of-way is located within Parcel 0585-0000 and is owned by the petitioner and involves Ellen Road. Closure of this portion of the right-of-way will not deny anyone access to their property. 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 March 27, 2008 and will be advertised prior to the public hearing. Pippin/Simmons
  
6. Adjournment.
  - The next Planning Commission meeting is scheduled for April 1, 2008, at 5:00 p.m.

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Planning Commission Secretary

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**Minutes - April 1, 2008**

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

District 1 - Theodore Simmons  
District 2 - Todd Anderson (**Absent**)  
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 (**Absent**)  
Planning Commission Secretary - Connie Anderson  
County Administrator - Peter Herbert (**Absent**)  
County Planner - Lynda Waller  
County Engineer - Cliff Knauer (**Absent**)

3. Approval of Meeting Minutes - March 11, 2008
4. Variance to Sell Less Than 4.5 Acres - Robert Sowell - Pine Log Road - The applicant is seeking a variance to sell approximately one-acre out of a 5.16-acre parcel. The new parcel will be on the existing county-maintained dirt roadway known as Pine Log Road with a minimum 100-feet of road front footage. Utilities will be by individual well and septic tank. Current land use is *Agriculture/Silviculture*. The Planning Commission approved by unanimous vote to approve the variance. Taylor/Keown
5. Variance to Sell Less Than 4.5 Acres - Shannon and Tamera Harris - 3331 Pipkin Road - The applicants are seeking a variance to sell approximately 2.96 acres with the house, out of a 10-acre parcel. The new parcel will be on the existing county-maintained dirt roadway known as Pipkin Road with 215-feet of road front footage. Utilities are by individual well and septic tank. Current land use is *Agriculture/Silviculture* with the south portion of the parcel being *Conservation*. The Planning Commission approved by unanimous vote to approve the variance. Keown/Davis
6. Planning Issues (Lynda Waller) - The Evaluation and Appraisal Report (EAR) was approved for transmittal to Department of Community Affairs (DCA) by the Board on March 27, 2008. A request was made by Lynda for the Planning Commission to return for a special meeting on April 15, 2008, at 5:00 p.m., for two public hearings to transmit the GIS parcel based Future Land Use Maps and the Economic Development Element for the Comprehensive Plan to DCA for a grant sufficiency review. The Planning Commission agreed to meet again on that date.

7. Adjournment.

- The return session of the Planning Commission meeting is scheduled for April 15, 2008, at 5:00 p.m.
- The next regular scheduled Planning Commission meeting is scheduled for May 6, 2008, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

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**Minutes - April 15, 2008**

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 - Sandra Dulin  
County Administrator - Peter Herbert (**Absent**)  
County Planner - Lynda Waller (**Attending Ebro Town Meeting**)  
County Engineer - Cliff Knauer (**Absent**)

3. Public Hearing - Geographic Information System (GIS) Parcel-Based Land Use Maps - Alan Gray, West Florida Regional Planning Council - Washington County has completed the draft GIS parcel-based Future land Use maps for the county and the municipalities of Caryville, Ebro, Vernon, and Wausau. 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 GIS FLUM to DCA for review. Upon the response from DCA, appropriate action will be taken to ensure that the approval process for the GIS FLUM be initiated and the matter successfully concluded by the July 2008 deadline as set by the state. The Planning Commission approved by unanimous vote to proceed with the public hearings. Taylor/Simons
4. Workshop - Economic Development Element - Alan gray, West Florida Regional Planning Council - 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. A workshop will be held to give an update on the progress and to receive public input on the Economic Development Element. This deliverable is due to DCA June 2008. Tabled until the May 6, 2008 meeting.
5. Adjournment.

- **The next regular scheduled Planning Commission meeting is scheduled for May 6, 2008, at 5:00 p.m.**

Sandra L. Dulin  
Planning Commission Secretary

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**Minutes - May 6, 2008**

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  
School Board - Joe Taylor (Newly Elected Chairperson)  
Member-at-Large - Tonya Pippin (Newly Elected Vice-Chairperson)  
Planning Commission Secretary - Connie Anderson  
County Administrator - Peter Herbert (**Absent**)  
County Planner - Lynda Waller  
County Engineer - Cliff Knauer

3. Approval of Meeting Minutes - April 1, 2008 and April 15, 2008
4. Reorganization of Planning Commission - Joe Taylor was elected the new Chairperson with a motion made by David Morris and seconded by Aubrey Davis. Joe Taylor accepted the position and the motion carried unanimously. Tonya Pippin was elected the new Vice-Chairperson with a motion made by Aubrey Davis and seconded by Al Keown. Tonya Pippin accepted the position and the motion carried unanimously.
5. Public Hearing - Economic Development Element - Alan Gray, West Florida Regional Planning Council - Washington County has completed the draft Economic Development Element for the Comprehensive Plan. 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 June 2008 deadline as set by the state. The Planning Commission approved by unanimous vote to approve the Economic Development Element and forward onto the municipalities and the Board of County Commissioners for their consideration.  
Pippin/Davis

6. Preliminary Plat Approval of a Subdivision - Sunny Hills Unit 25 - Cliff Knauer - North of Sunny Hills Boulevard - The Developer wishes to develop a 253-acre parcel north of Sunny Hills Boulevard into a Planned Unit Development. Residential use will consist of 311 single-family lots. Commercial use will consist of approximately 15 acres, and approximately 98 acres will be left to recreation/open space. All roads within the subdivision will be paved. A central water and sewer system will be installed to service the subdivision and will be managed by Aqua Utilities. The parcel is currently zoned *Planned Unit Development*. Cliff Knauer stated the wetland areas will be laid out on the final plat with line and curve data. The development will also have underground electric. The Planning Commission unanimously approved the preliminary plat. The developer may begin work on the infrastructure for the subdivision. Keown/Davis
- **The next Board of County Commissioners meeting for public hearings is scheduled for May 22, 2008, at 5:00 p.m.**
  - **The next Planning Commission meeting is scheduled for June 3, 2008, at 5:00 p.m.**

Connie L. Anderson  
Planning Commission Secretary

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**Minutes - January 8, 2008**

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

District 1 - Theodore Simmons  
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 Anderson  
County Administrator - Peter Herbert  
County Planner - Lynda Waller  
County Engineer - Cliff Knauer

3. Approval of Meeting Minutes - November 6, 2007  
December 4, 2007 (No meeting due to lack of a quorum)
4. Variance to Establish a Legal Building Lot - Gregory Jackson - 3725 Armstrong Mill Road - The applicant is seeking a variance for a legal building lot. The parcel is located on Armstrong Mill Road which is a county-maintained road. However, the parcel does not front a road nor is an easement provided over another property owner's land. The current land use is *Low Density Residential*. The property was originally one-acre in size but has been split into two one-half acre tracts. One-half acre was deeded to the applicant by a family member but is not considered immediate family. The one-half acre does not meet the current county standard of one-acre. Utilities are by individual well and septic. The property is located in Flood Zone X, areas determined to be outside the 500-year flood plain. The Planning Commission denied the applicant's request for a variance based on no legal access. There was one vote for the variance by Al Keown. Anderson/Davis
5. Public Hearing - Washington County, to include Sunny Hills, and the Municipalities of Caryville, Ebro, Vernon, and Wausau - Capital Improvements Element of the Comprehensive Plan - Update Washington County (to include Sunny Hills) and the municipalities of Caryville, Ebro, Vernon, and Wausau's Five-Year Schedule of Capital Improvements. The Planning Commission approved by unanimous vote to forward to the municipalities and the Board of County Commissioners for their consideration. Taylor/Simmons
6. Public Hearing - Special Exception Type V (Borrow Pit) - Blue Springs Acres - The applicant's have

applied for a Special Exception Type V to allow a mining operation on a 159-acre parcel of land that is zoned Agriculture/Silviculture. This proposed pit will be located north of SR 20 on Blue Springs Road. The parcel is east of Econfina Creek and to the west and adjacent to the platted/undeveloped Lakeview Acres Subdivision. There have been objections to this proposed mining operation voiced to the Planning Department over the past weeks. Numerous residents voiced concerns regarding the noise, dust control, water wells, destruction of the aquifer (Econfina), destruction of the environment, contamination of water supply, decrease in property values, the maintenance of Blue Springs Road, protection of endangered plant and animal species (Gopher Tortoise), public safety, low water tables, and using the pit as a landfill when the mining is complete. The Planning Commission instructed the Planning Office to forward to the Board of County Commissioners with the recommendation of disapproval. This will be forwarded to the Board for their consideration on January 24, 2008. Davis/Taylor

7. Public Hearing - Small-Scale Land Use Change - From Agriculture/Silviculture to General Commercial Use to Allow for 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 General Commercial to allow for commercial/office development. The Planning Commission unanimously recommended forwarding this to the Town of Ebro, with a recommendation of approval, for their consideration on February 12, 2008. Anderson/Davis
8. Plat Vacation - Four Lots in Rainbow Heights Subdivision in the City Limits of Vernon - Steven Smith - The applicant wishes to vacate four lots in Rainbow Heights Subdivision in the city limits of Vernon. These four lots adjoin the applicant's 63-acre farm. The applicant wishes to vacate the four lots and return them to agriculture acreage to allow the applicant to continue agricultural use. The Planning Commission unanimously recommended forwarding this to the Town of Vernon with a recommendation of approval, for their consideration on January 14, 2008. Davis/Pippin
9. Preliminary Plat Approval for a 28-Lot Clustered Subdivision - Indian Creek Estates (David Evans) - State Route 20 - This is a 61-acre parcel of land that will be developed in two-phases. Phase I is a 28-lot subdivision that is accessed by continuous paved county/state-maintained roads and all roads within the subdivision will be paved. The lots will be a minimum of one-acre in size and will be serviced by individual wells and septic. Open space requirement will be met. The Planning Commission unanimously approved the preliminary plat. The developer may begin work on the infrastructure for the subdivision. Anderson/Keown
10. Preliminary Plat Approval for a 45-Lot Clustered Subdivision (without continuous paved roads) - As Magnolia Estates I, LLC (Andrew Sherrod) - Rufus Road - The developer is seeking preliminary plat approval for a 45-lot clustered subdivision as allowed for under the Land Development Code. Clustered subdivisions are allowed without land use changes as long as all of the lots are located on continuous paved roads. This subdivision is not located on continuous paved roads and the developer has not presented any proof that the unpaved county-maintained roads will be paved. His choices are to post some type of financial security as allowed by the land development code or work out a proportionate fair share developer's agreement with the county that he will pay his share for paving the roads. He has not presented the proper traffic impact study as required by concurrency rules, nor has he presented some concrete assurance that the unpaved roads that will be utilized to reach this subdivision will be paved. The developer feels that NRPI will pave their roads, in Unit 14, thereby giving him the paved road access that he needs to do this subdivision. NRPI paving plans approved by the County do not include the roads in Unit 14, and are not in the immediate vicinity. There is no commitment on the part of NRPI to do any paving in Unit 14 nor has NRPI filed any financial document with the County that would state they will be responsible for paving Rufus Road,

Washington Boulevard, Hartford Boulevard, or Orange Hill Road. Although the Planning Office stated that the developer should follow the code as outlined in the Land Development Code. The Planning Office will refer this to the County attorney for an opinion as to what the developer should do to ensure financial security.

11. Conceptual Approval of Development - LUMA Development and Management, LLC (Luis Valencia) - Brickyard Road - The developer is seeking conceptual approval for a 9-lot subdivision on Brickyard Road. The property is 3.4 acres and is zoned *Low/Medium Density Residential*. The developer will pay to have the water extended from the City of Chipley out to the property and each lot will have individual septic tanks. The proposed lot sizes were not included in the conceptual plan. After discussion regarding road front footage and lot sizes, the Planning Commission reviewed the proposed development and gave permission for the developer to proceed with the platting process. The applicant needs a firm commitment from the City of Chipley regarding city water.
12. Adjournment.
  - The next Planning Commission meeting is scheduled for February 5, 2008, at 5:00 p.m.

Connie L. Anderson  
Planning Commission Secretary

**1331 South Boulevard, Chipley FL 32428**  
**Phone: (850) 415-5093 ☎ Fax: (850) 415-5094**  
**Website: [www.washingtonfl.com](http://www.washingtonfl.com)**

**Minutes - August 5, 2008**

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

District 1 - Theodore Simmons  
District 2 - Todd Anderson  
District 3 - Al Keown  
District 4 - Aubrey Davis, Jr.  
District 5 - David Morris (**Absent**)  
School Board - Joe Taylor (Chairperson)  
Member-at-Large - Tonya Pippin (Vice-Chairperson)  
Planning Commission Secretary - Sandra Dulin  
County Administrator - Peter Herbert  
County Planner - Lynda Waller  
County Engineer - Cliff Knauer

3. Approval of Meeting Minutes - July 8, 2008
4. West Florida Regional Planning Council provided an update on what the Visioning Committee has been doing. Summaries were given by Bruce Stitt, Jim Town, Holly Langston and Alan Gray. The next Visioning meeting is scheduled for Wednesday 9/3/08 from 1:00 - 3:00 p.m.
5. Public Hearing - Special Exception Type IV - To Allow for the Temporary Storage of Florida Gas Transmission Construction Equipment on Property Zoned Low Agriculture/Silviculture - James Griffin - This is a 11.1-acre parcel of land located on the west side of Highway 77 north of Rogers Road. The applicant is requesting to allow for the temporary storage of Florida Gas Transmission construction equipment on property zoned Agriculture/Silviculture. If the Special Exception is approved, upon completion of the expansion, the equipment will be removed from the premises both by the petitioner and Florida Gas Transmission, and the Special Exception process will be discontinued. The Planning Commission tabled this item because Mr. Griffin or a representative on his behalf was not there.
6. Preliminary Plat Approval of a Subdivision - Ridge Lake Estates Subdivision - Pine

Ridge Lake Properties - Pine Ridge Road - This is a 5-lot subdivision that is accessed by continuous paved county-maintained roads. Lot sizes consist of two measuring 2.68 acres; two measuring 2.67 acres; and one that is 2.66 acres. This is a minor clustered subdivision of less than ten lots and as such, does not require any change to the Future Land Use Maps. The county engineer, Cliff Knauer came forward to explain to the Planning Commission that the developer had to re-apply for approval because a stop work order was issued because they were not following the original plans that were approved. The Planning Commission approved by unanimous vote to approve the Preliminary Plat. Simmons / Anderson

7. Land Use Determination to Correct the Future Land Use Map for the Town of Wausau - Parcel ID 3607-0000 (Lots 7 - 10 of Block 19), located with the city limits of Wausau, on the northeast corner of State Road 77 and Pioneer Road (County Road 278) is currently shown as being General Commercial. This parcel has existed as residential since 1937. The correct land use determination needs to be made for this parcel. The Planning Commission denied by unanimous vote any changes, since the property owners are conducting a cycle business from this location the Land Use Determination would stay as General Commercial. Keown/Davis
  8. Planning Issues - Lynda Waller - Tonya Pippin discussed the possibility of adding corridor development standards to the Comprehensive Plan and Land Development Code.
- **The next Board of County Commissioners meeting for public hearings is scheduled for August 28, 2008, at 5:00 p.m.**
  - **The next Planning Commission meeting is scheduled for September 9, 2008, at 5:00 p.m.**

Sandra L. Dulin  
Planning Commission Secretary

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**Minutes - September 9, 2008**

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

District 1 - Theodore Simmons (**Absent**)  
District 2 - Todd Anderson (**Late Arrival**)  
District 3 - Al Keown  
District 4 - Aubrey Davis, Jr.  
District 5 - David Morris  
School Board - Joe Taylor (Chairperson)  
Member-at-Large - Tonya Pippin (Vice-Chairperson)  
Planning Commission Secretary - Connie Anderson  
County Administrator - Peter Herbert (**Absent**)  
County Planner - Lynda Waller  
County Engineer - Cliff Knauer

3. Approval of Meeting Minutes - August 5, 2008

4. Public Hearing - Large-Scale Land Use Change and Text Amendment to the Comprehensive Plan - Florida Landings Planned Unit Development - Agriculture/Silviculture to Florida Landings Mixed Use - Florida Landings, LLC - The Florida Landings Planned Unit Development consists of an approximate 1,883-acre tract located on the east and west sides of Buckhorn Boulevard, approximately three miles west of U.S. 231 in the southeastern corner of Washington County. More specifically it is located within Sections 9, 16, and 17 of Township 2 North, Range 12 West. This has been determined to be a Development of Regional Impact (DRI), and as such, is required to undergo two review processes. The purpose of this public hearing is to transmit the proposed land use change amendment process and the text amendment to the Comprehensive Plan to add the new land use category of Florida Landings Mixed Use to the Department of Community Affairs (DCA) for review only by the appropriate state agencies and DCA. The DRI portion of this proposed development remains in the review process, awaiting sufficiency responses from the Developer.

During the public hearing conducted on September 9, 2008, Connie Anderson, the County planning assistant verified that all adjacent property owners had been properly notified by the developer who presented proof in the form of thirty-four green receipt cards and/or sixteen certified mail receipts (serving as proof the developer's attempt to notify) from the post office. These were mailed by the developer on August 22, 2008. Ms. Waller, the County planner, further verified that all other required notices, postings, and advertisements had occurred within the required time periods as set forth in the Washington County Land Development Code.

Ms. Waller provided the Planning Commission and public with a brief summary describing the process that was to be considered during the public hearing. The developer intent is to seek a recommendation for approval to forward the application to the Board of County Commissioners for approval to transmit Washington County Amendment 2008-2A relating to the map amendment/land use change Florida Landings Mixed Use and to consider the transmittal of Washington County Amendment 2008-2B relating to a text amendment to the Comprehensive Plan to add a new land use category entitled Florida Landings Mixed Use. These amendments

are driven by a proposed DRI referred to as Florida Landings. These two amendments are only a consideration of the map amendment/land use change and the text amendment to the Comprehensive Plan alone. Conditions or requirements regarding this process discussed are generally in synchronization with the Application for Development Approval and Sufficiency Responses of the DRI. These conditions and requirements are subject to change as agencies, the County, and the developer continue the review process.

Ms. Linda Shelley represented the developer and spoke on their behalf. She verified that the process would run like Ms. Waller had stated and that West Florida Regional Planning Council (WFRPC) would evaluate the entire process being discussed during the public hearing as well as the DRI application. Responding to the subsequent Objections, Recommendations and Comment Report (ORC) from DCA, all of the development conditions are still being worked on and will be agreed upon between the County, WFRPC, other state agencies, and the developer prior to the public hearing wherein the amendments being heard during this public hearing and the DRI application will be considered for approval. Both processes must be heard during the same public hearing. That public hearing is not expected to occur before February 2009. Should there be questions regarding mitigation, this date could be extended. Approval of this transmittal process does not give the developer any vested development rights.

Ms. Shelley stated that this project qualifies as a Conservation subdivision with 53 percent of the land being designated as open space and conservation. This will be more land than what would be protected if it was cut up into smaller parcels during some other development process. During the application process, emphasis has been placed on environmental protection and conservation values. Wetland crossings will be limited. Work will stop immediately should any archeological sites be identified with the County and the State being immediately notified.

Following Ms. Shelley's comments, the public was given the opportunity to speak and ask questions.

Brian Bearwood of Marianna Florida, a certified planner and senior biologist is familiar with the DRI process and supports the density for being progressive toward saving the land. He is concerned about the preservation of the amphibians, reptiles, and especially the indigo snakes that are located there. Washington County Comprehensive Plan does not offer the buffer that he feels is needed to protect these species and feels it should be increased from 50 feet to 100 feet to offer a more protective barrier from the resulting development that will occur. This is like creating a new town in one of the County's most environmentally sensitive areas.

Buddy Kent, a resident, feels that everyone should be aware that the headwaters of the Econfina, and subsequently Deerpoint Dam is located in this area. This is an important source of Bay County's water.

Alan Gray of WFRPC, explained that we do not know where the process is going right now, but it is an appropriate time to get the amendment process into the system. The County and public will find that the DRI process is tidier and most of what comes out of it will be of benefit. For example, the process will put a large amount of lands into conservation that might not otherwise make it into that particular designation. The DRI process gives flexibility and a chance to create what is not found in the usual process. The visioning process that is currently ongoing gives the public and agencies the opportunity to make their wishes known as far as development standards for the County.

Cliff Knauer, the County engineer, stated that the feasibility study for the Elkcam Boulevard extension has been completed and submitted to the State Department of Transportation. Funding

for the PD&E has been applied for.

The Planning Commission unanimously approved forwarding this to the Board of County Commissioners with a recommendation to transmit the proposed amendment application package to DCA to be concurrently reviewed with the DRI application. Pippin/Keown

5. Public Hearing - Amendment of the Adopted Washington County Interlocal Agreement for Public School Facility Planning - Washington County Planning Office -The Public School Facilities Element (PSFE) is currently under review by Department of Community Affairs (DCA.) The deficiencies involve the School Interlocal Agreement (ILA.) Section 12 of the ILA, *Amendment and Termination of Agreement* provides for the amendment of the ILA so the agreement is consistent with the PSFE amendment during the final review process and prior to final approval by DCA. The Planning Commission approved by unanimous vote to forward to the municipalities and the Board of County Commissioners for their consideration. The Planning Commission approved by unanimous vote to forward to the municipalities, the School Board, and the Board of County Commissioners for their consideration. Keown/Davis
6. Public Hearing - Large-Scale Land Use Change - To Correct Public/Semi-Public to Recreation and Agriculture/Silviculture - Washington County Planning Office - Panel 10 of the Future Land Use Map (FLUM) is showing approximately 79.88 acres of land in Section 32 and Section 5 as Public/Semi-Public. This designation was erroneously assigned when the FLUM was first created due to an observation tower located on a one-acre parcel. The tower has since been removed from the parcel and all but one parcel is used for residential/agricultural uses. This proposed amendment will correct the use to Agriculture/Silviculture. There is a 6.12-acre parcel owned by the county and is used as a community center and county park. The proposed amendment will correct this parcel to Recreation land use. The Planning Commission approved by unanimous vote to forward to the Board of County Commissioners for their consideration to transmit the amendment to DCA. Morris/Anderson
7. Variance to Sell Less Than 4.5 Acres - Mark and Hannah Brock - Locke Lane - The applicant is seeking a variance to sell approximately 2.175 acres out of a 4.35-acre parcel. The existing parcel is located at the end of Locke Lane, an existing county-maintained dirt road. The only road front footage to the parcel is the width of Locke Lane, which has not been determined. If the property is split, the east parcel would require a 30-foot private easement across the west property for ingress/egress which should appear in the deed of the owner of the eastern parcel. The county will not assume any maintenance on this easement and this will constitute only a private easement. Utilities would be by individual well and septic tank. Current land use is *Agriculture/Silviculture*. The Planning Commission approved by unanimous vote to approve the one-time variance with a 30-foot easement to the east parcel. Keown/Morris
8. Preliminary Plat Approval of a Subdivision - Cypress Bay at New Hope - (R & S Investments of Destin) GPI Southeast, Inc. - The Developer wishes to develop a 90.98-acre parcel on the south side of Millers Ferry Road (County Road 284.) The Developer has proposed to construct the subdivision in three phases. Each phase will require a separate final plat. Residential use will consist of 41 single-family lots. Open Space will consist of approximately 17.67 acres. Some lots will be accessed by Miller's Ferry Road and some will be accessed by Skipper Road, a county-maintained unpaved road. The remaining lots will be accessed by newly constructed, paved roads. Utilities will be by individual well and septic tanks. The parcel is currently zoned *Agriculture/Silviculture and Conservation*. The Planning Commission unanimously approved the preliminary plat contingent upon the fire suppression system being added to the Phase III plat. The developer may begin work on the infrastructure for the subdivision. Pippin/Anderson
9. Request for Development Order Extension for a Previously Approved Subdivision - Blue Springs

Subdivision - Cliff Knauer - South End of Fairhaven Drive - The Developer requests a one-time, one-year extension on the previously approved development order. The preliminary plat for the 48-lot clustered residential subdivision at the south end of Fairhaven Drive was unanimously approved by the Planning Commission on July 10, 2007. To date, all permits have been obtained, the 60-foot right-of-way has been cleared for construction, and sheds have been removed from the property. Due to a very low appraisal value of the land when the construction financing was applied for, the Developer was unable to move forward with the development. The land is currently in the process of being reappraised in order to obtain the funds to proceed with the development but requires approval of an extension of the development order from the Planning Commission. The Planning Commission unanimously approved a one-year extension of the preliminary approval until September 10, 2009. Keown/Davis

10. Planning Issues:

- Lynda Waller inquired as to whether the Planning Commission would consider a second application of the proposed Swearington pit located off of Highway 20 north of Woodridge Subdivision. The developers have submitted the second application with no changes from the original submittal in April 2007. The Planning Commission agreed there was nothing in the Land Development Code prohibiting them from reconsidering the application. Lynda stated the Planning Office would proceed with processing the application.
- The Planning Commission meetings have usually been scheduled on the second Tuesday of the month. This has caused conflicts with Caryville and Ebro's Town Hall meetings being held the second Tuesday of the month at 6:00 p.m.. Lynda requested the Planning Commission change the Planning Commission meeting dates to the first Tuesday of the month at 5:00 p.m., beginning in January 2009 regardless of any three-day, holiday weekend that might precede that meeting. The Planning Commission agreed to change the meeting dates beginning in January 2009.
- **The next Board of County Commissioners meeting for public hearings is scheduled for September 25, 2008, at 5:00 p.m.**
- **The next Planning Commission meeting is scheduled for October 7, 2008, at 5:00 p.m.**

Connie L. Anderson  
Planning Commission Secretary

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### **Minutes - October 7, 2008**

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

District 1 - Theodore Simmons  
District 2 - Todd Anderson (**Absent**)  
District 3 - Al Keown  
District 4 - Aubrey Davis, Jr.  
District 5 - David Morris  
School Board - Joe Taylor (Chairperson)  
Member-at-Large - Tonya Pippin (Vice-Chairperson)  
Planning Commission Secretary - Connie Anderson  
County Administrator - Peter Herbert (**Absent**)  
County Planner - Lynda Waller  
County Engineer - Cliff Knauer (**Absent**)

3. Approval of Meeting Minutes - September 9, 2008
4. Public Hearing - Special Exception Type V (Borrow Pit) - Mike and Tammi Swearington - The applicant's have reapplied for a Special Exception Type V to allow a mining operation on a 52.6-acre parcel of land that is zoned Agriculture/Silviculture. There have been no deviations from the original proposed plan. This proposed pit will be located east of SR 77, approximately 800 feet north of SR 20 and to the north and adjacent to the Woodridge Subdivision. Mr. Willard Moseley was present at the meeting and stated he had no objections to the pit. A 50-foot buffer with a 6-foot berm will surround the pit. A sign instructing dump trucks not to bang the gates on the trucks will be placed at the entrance to the pit. The Planning Commission approved forwarding to the Board of County Commissioners for their consideration with the recommendation of approval, by a four-to-two vote. Morris/Simmons

- **The next Board of County Commissioners meeting for public hearings is scheduled for October 23, 2008, at 5:00 p.m.**
- **The next Planning Commission meeting is scheduled for MONDAY, November 3, 2008, at 5:00 p.m. due to Election Day**

Connie L. Anderson  
Planning Commission Secretary

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### **Minutes - November 3, 2008**

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

District 1 - Theodore Simmons  
District 2 - Todd Anderson (**Absent**)  
District 3 - Al Keown  
District 4 - Aubrey Davis, Jr.  
District 5 - David Morris  
School Board - Joe Taylor (Chairperson)  
Member-at-Large - Tonya Pippin (Vice-Chairperson)  
Planning Commission Secretary - Connie Anderson  
County Administrator - Peter Herbert (**Absent**)  
County Planner - Lynda Waller  
County Engineer - Cliff Knauer

2. Approval of Meeting Minutes - October 7, 2008
  3. Public Hearing - Washington County and the Municipalities of Caryville, Ebro, Vernon, and Wausau - Capital Improvements Element of the Comprehensive Plan - Update Washington County and the municipalities of Caryville, Ebro, Vernon, and Wausau's Five-Year Schedule of Capital Improvements. The Planning Commission approved by unanimous vote to forward to the municipalities and the Board of County Commissioners for their consideration. Pippin/Keown
  4. Request for Development Order Extension for a Previously Approved Subdivision - Sunny Hills Unit 25 - Deltona Corporation - North of Sunny Hills Boulevard - The Developer requests a one-time, one-year extension on the previously approved development order. The preliminary plat for the 253-acre Planned Unit Development (PUD) north of Sunny Hills Boulevard was unanimously approved by the Planning Commission on May 6, 2008. To date, all permits have been obtained, the 60-foot right-of-way has been cleared for construction, and debris are currently being removed. An evaluation of the time required to complete construction of all infrastructure exceeds the one-year time limit. The Developer feels they will be able to complete the installation of the infrastructure by May 5, 2010, but requires approval of an extension of the development order from the Planning Commission. The Planning Commission unanimously approved a one-year extension of the preliminary approval until May 5, 2010. Morris/Pippin
- **The next Board of County Commissioners meeting for public hearings is scheduled for November 20, 2008, at 5:00 p.m.**
  - **The next Planning Commission meeting is scheduled for Tuesday, December 2, 2008, at 5:00 p.m.**

Connie L. Anderson  
Planning Commission Secretary

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### Minutes - December 2, 2008

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.

District 5 - David Morris

School Board - Joe Taylor (Chairperson)

Member-at-Large - Tonya Pippin (Vice-Chairperson)

Planning Commission Secretary - Connie Anderson

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

County Planner - Lynda Waller (**Attended Ebro Town Hall Meeting**)

County Engineer - Cliff Knauer (**Absent**)

3. Approval of Meeting Minutes - November 3, 2008

4. Variance to Sell Less Than 4.5 Acres - M.L. Gibbens - 2412 Victory Road - The applicant is seeking a variance to sell approximately 1.49 acres with a house, out of a 46.96-acre parcel. The new parcel will not front a county or state-maintained road. The applicant will provide a 30-foot ingress/egress easement from State Route 77 to the newly created parcel. Utilities are by individual well and septic tank. Current land use is *Agriculture/Silviculture* and *Conservation* (around the pond only.) The Planning Commission approved by unanimous vote to approve the one-time variance with a 30-foot easement to the newly-created parcel from Victory Road instead of State Route 77. Simmons/Davis

5. Right-of-Way Closure of a Right-of-Way - Sycamore Road - Town of Caryville Plat - Gulf Power (Allen Barton) - Before scheduling for a public hearing, the Planning Commission reviews and makes a recommendation to the Town of Caryville regarding the permanent closing of a right-of-way named Sycamore Road located in Caryville town limits. Current land use of these particular parcels is *Agriculture/Silviculture and Recreation* and is located in Flood Zone AE (base flood elevations determined.) Sycamore Road is located within Parcels 5798-0000 and 5818-0000, both owned by the petitioner and Parcels 5800-0001, 5818-0001, 5818-0002, and 5818-0003 owned by David and Olga Groover. The Groover's have also signed the petition for the road closure. The Planning Commission, by unanimous vote, recommended forwarding to the Town Council of Caryville with the recommendation of approval. This will be forwarded to the Caryville Town Council for their consideration on December 9, 2008. Davis/Simmons

6. Request for Development Order Extension for a Previously Approved Subdivision - Indian Creek Estates Subdivision (Phase I) - David Evans (Dexter Gortemoller) -

State Route 20 - The Developer requests a one-time, one-year extension on the previously approved development order. The preliminary plat for Phase I, a 28-lot clustered subdivision, north of State Route 20 was unanimously approved by the Planning Commission on January 8, 2008. To date, all permits have been obtained, but due to current economic conditions, the developer is not able to complete the infrastructure by January 2009. An evaluation of the time required to complete construction of all infrastructure exceeds the one-year time limit. The Developer feels he will be able to complete the installation of the infrastructure by January 7, 2010, but requires approval of an extension of the development order from the Planning Commission. The Planning Commission unanimously approved a one-year extension of the preliminary approval until January 7, 2010. Morris/Simmons

- **The next Board of County Commissioners meeting for public hearings is scheduled for December 18, 2008, at 5:00 p.m.**
- **The next Planning Commission meeting is scheduled for Tuesday, January 6, 2009, at 5:00 p.m.**

Connie L. Anderson  
Planning Commission Secretary