

WASHINGTON COUNTY PLANNING COMMISSION
1331 South Boulevard, Chipley FL 32428
Phone: (850) 415-5093 ☎ Fax: (850) 415-5094
Website: www.washingtonfl.com

Due to the lack of items for the Agenda, no meeting was held for January 6, 2009.

WASHINGTON COUNTY PLANNING COMMISSION
1331 South Boulevard, Chipley FL 32428
Phone: (850) 415-5093 ☎ Fax: (850) 415-5094
Website: www.washingtonfl.com

Minutes - February 3, 2009

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 - Connie Anderson
County Administrator - Peter Herbert (**Absent**)
County Planner - Lynda Waller
County Engineer - Cliff Knauer (**Absent**)

3. Approval of Meeting Minutes - December 2, 2008
January 6, 2009 (No meeting minutes due to lack of agenda items)

4. Variance to Establish Legal Building Lots - Roger Laney - 3534-A Chain Lakes Drive -
The applicant is seeking a variance to establish legal building lots. The parcels are located on Chain Lakes Drive which is a county-maintained road. However, the parcel does not front a road nor is an easement provided over the other two property owners' land. The current land use is *Agriculture/Silviculture*. The property was originally a one-acre parcel but has been split into two tracts. One was deeded to the applicant, by family, and the other was sold to an individual, other than family. 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 with the property around the edge of the pond being in Flood Zone A, no base flood elevations determined. Joe Miner, Washington County Health Department, stated each resulting lot must be one-half acre in size. When a parcel is less than one-half acre, the septic tank becomes void. The owner then would have to apply for a variance from the State. A variance request should be due to a hardship to the property, not created by the owner. Joe Miner could not say if the State would approve this type of variance. The Planning Commission requested the owner obtain a survey of the property and an ingress/egress easement to the property. Once the owner has these items, he can go back before the Planning Commission for them to consider his request.

5. Workshop - EAR-based Amendments and Revision to the Comprehensive Plan - This workshop is to discuss the commencement and schedule of work on the EAR-based amendments and revision to the Comprehensive Plan. The EAR-based amendments will be accomplished following the approved Evaluation and Appraisal Report and the subsequent instructions from the Department of Community Affairs. The revisions will be limited to correcting typo errors, format and structure of the Plan. An Introduction section will be added to the Plan. Both the EAR and the current Comp Plan are available at www.washingtonfl.com/planning. The Planning Commission reviewed the items brought to the table. There were concerns from the Planning Commission regarding enlarging the setback buffer requirement for wetlands, lakes, ponds and rivers from 25 feet to 100 feet. They also questioned the definition of surface water. Lynda explained these items were brought up by various agencies during the EAR visioning process. Lynda will research the laws regarding setbacks and surface water.

6. Adjourned.

Connie L. Anderson
Planning Commission Secretary

- **The next Board of County Commissioners meeting for public hearings is scheduled for February 26, 2009, at 5:00 p.m., in the Vernon City Hall located at 2808 Yellow Jacket Drive, Vernon, Florida.**

- **The next Planning Commission meeting is scheduled for Tuesday, March 3, 2009, at 5:00 p.m.**

WASHINGTON COUNTY PLANNING COMMISSION
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Minutes - March 3, 2009

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

District 1 - Theodore Simmons (**Absent**)
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 - February 3, 2009
4. Conceptual Approval of Development - Dirk Pierce - Little Rock Circle - The developer is seeking conceptual approval for a 5-lot subdivision on Little Rock Circle. The property is 7.8 acres and is zoned *Agriculture/Silviculture*. Each lot will be over one-acre and have individual wells and septic tanks. The developer will need a variance on the road front footage for four of the lots due to the layout of the road. Little Rock Circle appears on the road's list as a county-maintained dirt road. The Planning Commission did not take any action on this matter as the status of Little Rock Circle is unclear as to whether it is a county-maintained or private road. Ms. Waller stated she would get the Board to clarify the status of the road. The Planning Commission also stated Mr. Pierce may need to reconfigure the lots, especially lot four. Ms. Waller asked Mr. Pierce what the minimum number of lots he would be satisfied with and he stated he would need at least three. Ms. Waller will get back with Mr. Pierce once she receives clarification regarding the road.
5. Grandfathering of Neighborhood Commercial Use and Approve Parking Plan - Phillip and Tonya Pippin - 1556 Brickyard Road - The Pippin's have rented the building on the property to Mr. Shannon Obert to use as a funeral home which is an allowable use under Neighborhood Commercial. The parcel is zoned *Low/Medium Density Residential*. The building was built in 1965 and has always been used as a Neighborhood Commercial use but was not shown as Neighborhood Commercial on the Future Land Use Maps (FLUM) when they were adopted in 1991. The Planning Commission unanimously approved to grandfather the use, with Tonya Pippin abstaining. Morris/Davis. The parking plan consists of 15 onsite spaces and an agreement with Steve Register to use his business located on the east side, for overflow parking. If additional parking is needed, the Pippin's own 6 acres on the east side of Mr. Register's business. The Planning Commission unanimously approved the parking plan as presented to them, with Tonya Pippin abstaining. Keown/Davis.

6. Workshop - EAR-based Amendments and Revision to the Comprehensive Plan - This workshop is to discuss the revisions to the Transportation Element of the Comprehensive Plan. The revisions will consist of correcting typo errors, format, structure and including new data analysis of the Element. Both the EAR and the current Comprehensive Plan are available at www.washingtonfl.com/planning. The Planning Commission reviewed the items brought to the table. There were concerns from the Planning Commission regarding Policy 11-2 where it states only buried utilities will be permitted within new developments and what number of lots would be the threshold for required underground utilities. Ms. Waller will research further to determine the number of lots that would require underground utilities.
7. Adjourned.

Connie L. Anderson
Planning Commission Secretary

- **The next Board of County Commissioners meeting for public hearings is scheduled for March 26, 2009, at 5:00 p.m.**
- **The next Planning Commission meeting is scheduled for Tuesday, April 7, 2009, at 5:00 p.m.**

WASHINGTON COUNTY PLANNING COMMISSION
1331 South Boulevard, Chipley FL 32428
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Minutes - April 7, 2009

1. Meeting - Call to Order
2. Conduct Roll Call.
 - District 1 - Theodore Simmons (**Absent**)
 - District 2 - Todd Anderson (**Late Arrival**)
 - District 3 - Al Keown (**Absent**)
 - 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 - Connie Anderson
 - County Administrator - Peter Herbert (**Absent**)
 - County Planner - Lynda Waller
 - County Engineer - Cliff Knauer
3. Approval of Meeting Minutes - March 3, 2009
4. Preliminary Plat Approval for a 18-Lot Clustered Subdivision - Spring Water Lake Subdivision (Mark Kleimeyer) - South End of Glendale Drive - This is two parcels totaling 38.63 acres of which 28.06 acres are included in the plat. This is a 18-lot subdivision that is accessed by continuous paved county-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. The open space requirement will be met. This issue was moved to the last item on the agenda as there was not a quorum at the start of the meeting. Planning Commission member Todd Anderson, showed up for the meeting prior to this matter being heard. The Planning Commission unanimously approved the preliminary plat. The developer may begin work on the infrastructure for the subdivision. Davis/Pippin
5. Workshop - EAR-based Amendments and Revision to the Comprehensive Plan - This workshop is to discuss the revisions to the Housing Element of the Comprehensive Plan and EAR-based amendments. The revisions will consist of correcting typo errors, format, structure and including new data analysis of the Element. Both the EAR and the current Comprehensive Plan are available at www.washingtonfl.com/planning. Stacy Webb, Washington County Grants Coordinator was present to brief the Planning Commission on the State Housing Initiative Partnership (SHIP) Program and to answer any questions they had. Ms. Webb explained the SHIP Program is to provide down-payment assistance for first-time home buyers and to provide emergency rehabilitation to home owners that need assistance with emergency repairs to their home. The Planning Commission reviewed the items brought to the table regarding the Housing Element. No concerns were voice regarding any of the changes or the policies.

6. Presentation - Air Installation Compatibility Use Zone (AICUZ) - Panama City-Bay County International Airport - David Haight - PBS&J - Mr. David Haight of PBS&J, held a presentation and an informal discussion regarding the AICUZ on behalf of the Panama City-Bay County International Airport and Industrial Authority (the "Airport Authority"). An informal discussion was held, with no action taken by the Planning Commission, regarding a draft interagency coordination agreement between Washington County and the Airport Authority for the adoption and implementation of air installation compatibility development standards which are required by the Federal Aviation Administration (FAA). The agreement would govern land use, height limitations of objects and hazardous wildlife attractants around the airport, which affects the Southeast corner of Washington County. The proposed agreement would also allow the Airport Authority to review all land use amendment applications, development order applications and building permits made within a certain specified overlay district to prevent hazards which could increase the risk to the public's health, safety or well-being. Mr. Haight will make a presentation to the Ebro Town Council at their regularly scheduled meeting on April 14, 2009. The draft agreement was also forwarded to the County Attorney for his review before it is presented to the Board of County Commissioners, for their consideration, at the May 28, 2009, regularly scheduled Board meeting at the Ebro Town Hall located at 6629 Dogtrack Road, Ebro, Florida.
7. Adjourned.

Connie L. Anderson
Planning Commission Secretary

- **The next Board of County Commissioners meeting for public hearings is scheduled for April 30, 2009, at 1:00 p.m.**
- **The next Planning Commission meeting is scheduled for Tuesday, May 5, 2009, at 5:00 p.m.**

WASHINGTON COUNTY PLANNING COMMISSION
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Minutes - May 5, 2009

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 (Chairperson)
 - Member-at-Large - Tonya Pippin (Vice-Chairperson)
 - Planning Commission Secretary - Connie Anderson
 - County Administrator - Peter Herbert
 - County Planner - Lynda Waller
 - County Engineer - Cliff Knauer
3. Approval of Meeting Minutes - April 7, 2009
4. Reorganization of Planning Commission - A motion was made by David Morris and seconded by Al Keown, to keep the current Chairperson and Vice-Chairperson. Both Joe Taylor, Chairperson and Tonya Pippin, Vice-Chairperson, accepted the positions and the motion carried unanimously.
5. Variance to Sell Less Than 4.5 Acres - Jonathan Story and Phyllis Bottomlee - 3889 River Road - The applicants are seeking a variance to sell approximately 1.5 acres with some accessory buildings but no residence, out of a 6.52-acre parcel. The new parcel will be on the existing county-maintained paved roadway known as County Road 284 or River Road with 217-feet of road front footage. Utilities are by individual well and septic tank. Current land use is *Agriculture/Silviculture*. The Planning Commission approved by unanimous vote to approve the variance. Keown/Davis
6. Request for Development Order Extension for a Previously Approved Subdivision - Ridge Lake Estates Subdivision - Pine Ridge Lake Properties, Inc., (Dexter Gortemoller) - Pine Ridge Drive - The Developer requests a one-time, one-year extension on the previously approved development order. The preliminary plat for a 5-lot clustered subdivision, east of State Route 77 was unanimously approved by the Planning Commission on August 5, 2008. To date, all permits have been obtained, but due to current economic conditions along with the credit crisis, the developer is not able to complete the infrastructure by August 2009. The Developer feels he will be able to complete the installation of the infrastructure by August 4, 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 August 4, 2010. Morris/Pippin

7. Workshop - EAR-based Amendments and Revision to the Comprehensive Plan - This workshop is to discuss the revisions to the Infrastructure Element which contains five sub elements for Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge, of the Comprehensive Plan and EAR-based amendments. The revisions will consist of correcting typo errors, format, structure and including new data analysis of the Element. Both the EAR and the current Comprehensive Plan are available at www.washingtonfl.com/planning. Lynda Waller explained that she would like to create a new element for Springs Protection. There are approximately 50-60 springs in Washington County. The question was asked if steep heads were included in the number of springs and a definition of springs will need to be obtained. A motion was made by Todd Anderson and seconded by David Morris with a unanimous vote from the Planning Commission to allow Ms. Waller to move forward with creating a Springs Element for the Comprehensive Plan. Cliff Knauer, County Engineer, explained that the protection criteria are based on the magnitude of the springs. Northwest Florida Water Management District has established the protection guidelines based on the magnitude. In Policy 1-1h - Cliff Knauer stated the following should be added: as built plans must be inspected by the County, annually. When the septic tank portion was discussed, Cliff Knauer stated that Sunny Hills has thousands of lots in which septic tanks would affect the head waters of Econfina and Deer Point Dam. A large number of septic tanks could have a tremendous impact on Bay County's drinking water. Cliff Knauer said he would review the Goals, Objectives, and Policies for the Infrastructure Element and help with the wording.
8. Adjourned.

Connie L. Anderson
Planning Commission Secretary

- **The next Board of County Commissioners meeting for public hearings is scheduled for May 28, 2009, at 5:00 p.m., at the Ebro Town Hall located at 6629 Dog Track Road, Ebro, Florida.**
- **The next Planning Commission meeting is scheduled for Tuesday, June 2, 2009, at 5:00 p.m.**

WASHINGTON COUNTY PLANNING COMMISSION
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Minutes - June 2, 2009

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

District 1 - Theodore Simmons (**Absent**)
District 2 - Todd Anderson (**Late Arrival**)
District 3 - Al Keown (**Absent**)
District 4 - Jim Ackerman
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
Growth Management Director – Emory Pitts
County Engineer - Cliff Knauer (**Absent**)

3. Approval of Meeting Minutes - May 5, 2009
4. Workshop - EAR-based Amendments and Revision to the Comprehensive Plan - This workshop is to discuss the revisions to the Conservation and Recreation Elements, of the Comprehensive Plan and EAR-based amendments. The revisions will consist of correcting typo errors, format, structure and including new data analysis of the Elements. Both the EAR and the current Comprehensive Plan are available at www.washingtonfl.com/planning. The Planning Commission requested some definitions for environmentally sensitive lands or areas, major managed areas, Silviculture, and publically managed areas. The Planning Commission had questions regarding the Policies, Goals, and Objectives from the Conservation Element and is outlined as follows:
 - **Policy 1-6** - instead of this policy applying to all land areas, can this only apply to a set amount of land area?
 - **Policy 1-8** - can this policy regarding installation of odor/smoke control equipment for restaurants be removed?
 - **Policy 2-1a** - requested that policy 2-6 be added to allow for the consideration of a variance on the setback.

- **Policy 2-1e** - requested Lynda check with Cliff regarding stormwater plans for permanent single-family dwellings.
- **Policy 2-1h** - requested Lynda talk with Cliff regarding the wetland areas.
- **Policy 3-1** - verify that “5 times the width of the stream at the top of the bank width” is correct.
- **Policy 5-8** - requested Lynda check on reuse of gray water.

For the Recreation Element: the Planning Commission requested a new policy be added to address the Florida Accessible Code. The new policy will be Policy 6-10 stating all newly constructed parks will comply with the Florida Accessible Code.

5. Adjourned.

Connie L. Anderson
Planning Commission Secretary

- **The next Board of County Commissioners meeting for public hearings is scheduled for June 16, 2009, at 1:00 p.m.**
- **The next Planning Commission meeting is scheduled for Tuesday, July 7, 2009, at 5:00 p.m.**

WASHINGTON COUNTY PLANNING COMMISSION
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Minutes - July 7, 2009

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

District 1 - Theodore Simmons (**Absent**)
District 2 - Todd Anderson (**Absent**)
District 3 - Al Keown
District 4 - Jim Ackerman
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
Growth Management Director – Emory Pitts (**Absent**)
County Engineer - Cliff Knauer

3. Approval of Meeting Minutes - June 2, 2009
4. Variance on Capacity for Oak Valley Assisted Living Facility (ALF) - Frank Easterling - 4488 Highway 79 - This item was added to the agenda at the time of the meeting. The applicant is seeking a variance on the capacity for Oak Valley ALF. The parcel has always been shown as one-acre. It was recently discovered that this parcel is only .64 of an acre. Without an approved variance, the capacity would only be for 8 residents. The Washington County Health Department has advised that the current water system and the wastewater treatment, located on the parcel, are adequate to handle 13 residents. The Planning Commission approved by unanimous vote to approve the variance. Keown/Morris
5. Workshop - EAR-based Amendments and Revision to the Comprehensive Plan - This workshop is to discuss the revisions to the Capital Improvements Element and the Introduction section, of the Comprehensive Plan and EAR-based amendments. The revisions will consist of correcting typo errors, format, structure and including new data analysis of the Elements. Both the EAR and the current Comprehensive Plan are available at www.washingtonfl.com/planning. There were no issues with the Introduction section. The Planning Commission questioned how the Capital Improvements Element Policy 3-2 could limit the county's and municipalities debt to revenue ratio's. The Planning Commission requested Ms. Waller check with Department of Community Affairs regarding Policy 7-8(3) to see if this policy is required.

6. Adjourned.

Connie L. Anderson
Planning Commission Secretary

- **The next Board of County Commissioners meeting for public hearings is scheduled for July 23, 2009, at 1:00 p.m.**
- **The next Planning Commission meeting is scheduled for Tuesday, August 4, 2009, at 5:00 p.m.**

WASHINGTON COUNTY PLANNING COMMISSION
1331 South Boulevard, Chipley FL 32428
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Minutes - August 4, 2009

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 - Jim Ackerman
 - District 5 - David Morris (**Absent**)
 - 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
 - Growth Management Director – Emory Pitts (**Absent**)
 - County Engineer - Cliff Knauer
3. Approval of Meeting Minutes - July 7, 2009
4. Request for Development Order Extension for a Previously Approved Subdivision - Cypress Bay at New Hope Subdivision - Ron Starling - Millers Ferry Road at Skipper Road - The Developer requests a one-time, one-year extension on the previously approved development order. The preliminary plat for the 41-lot clustered subdivision was unanimously approved by the Planning Commission on September 9, 2008. 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 September 8, 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 September 8, 2010. Ackerman/Keown
5. Workshop - EAR-based Amendments and Revision to the Comprehensive Plan - This workshop is to discuss the revisions to the Recreation and Concurrency Management Elements, and discuss the second revision of the Conservation Element of the Comprehensive Plan and EAR-based amendments. The revisions will consist of correcting typo errors, format, structure and including new data analysis of the Elements. Both the EAR and the current Comprehensive Plan are available at www.washingtonfl.com/planning. The Planning Commission reviewed the Conservation Element for a second time and requested that Ms. Waller remove Policy 12-5 under

Springs Protection and checked on the buffers. The Planning Commission also requested that spring run, sink hole, karst, and sensitive karst areas be added to the list of definitions. A copy of the new definitions is attached at the end of these minutes. Cliff Knauer suggested that Ms. Waller add “by a licenced Engineer or Geologist” to Policy 12-10. Under the mining portion of the Conservation Element, the Planning Commission requested that Ms. Waller remove the added information under Policy 6-5. There were also questions regarding policies 6-9 and 6-10. Ms. Waller stated she would do some more checking on these policies. Mr. Knauer suggested that the following be added as a policy: “The developer must request a copy of the authorization of closure from Florida Department of Environmental Protection.” The Planning Commission reviewed the Recreation and Open Space Element. They requested that Policy 3-10 be split and made into separate policies. Ms. Waller also needs to renumber the policies and remove the doubles. There were no comments on the Concurrency Management System Element.

6. Adjourned.

Connie L. Anderson
Planning Commission Secretary

- **The next Board of County Commissioners meeting for public hearings is scheduled for August 27, 2009, at 1:00 p.m.**
- **The next Planning Commission meeting is scheduled for Tuesday, September 1, 2009, at 5:00 p.m.**

WASHINGTON COUNTY PLANNING COMMISSION

1331 South Boulevard, Chipley FL 32428

Phone: (850) 415-5093 ☎ Fax: (850) 415-5094

Website: www.washingtonfl.com

Minutes - September 1, 2009

1. Meeting - Call to Order

2. Conduct Roll Call.

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

District 2 - Todd Anderson

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

District 4 - Jim Ackerman

District 5 - David Morris

School Board - Joe Taylor (Chairperson)

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

Planning Commission Secretary - Connie Anderson

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

County Planner - Lynda Waller

Growth Management Director - Emory Pitts (**Absent**)

County Engineer - Cliff Knauer (**Absent - sent Chris Brunson**)

3. Approval of Meeting Minutes - August 4, 2009

4. Variance to Establish Legal Building Lots - Maxine Johnson Radford - 3093-A Pate Pond Road - The applicant is seeking a variance to establish legal building lots. The parcels are located on Pate Pond Road and along the driveway going down to the public boat ramp at Pate Pond. Pate Pond Road is a county-maintained road. The current land use is *Agriculture/Silviculture*. The original two lots were considered lots of record. The property was originally a 0.17 acre parcel and a .045 acre parcel. In 2002, the applicant split 0.17 of an acre off of the 0.45 acres and sold it to an individual, other than family. 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 with the 0.17 acre, unimproved parcel closest to the pond being in Flood Zone A, no base flood elevations determined. Joe Miner, Washington County Health Department, stated the applicants would need to apply for a variance through the State, if the Planning Commission approves the variance locally. The main concern of the Planning Commission was access to the back parcels. The applicant's representative stated that his sister accessed her property from his driveway. Jim Ackerman made a motion to approve. The motion died for lack of a second. After more discussion, it was agreed to forward this matter to the Board of County Commissioners for their consideration at their recessed meeting on September 8, 2009.

5. Variance to Waive Paving Requirements for a Proposed Development - Middle Landing Subdivision - Wages Pond Road - Troy Syfrett - A large-scale amendment to change the land use from Agriculture/Silviculture to Low Density Residential, for the proposed development, was adopted on September 27, 2007. This will allow for a 17-lot vacation/seasonal home residential subdivision on 43 acres. The developer is required to pave Wages Pond Road within the proposed development. Wages Pond Road is currently an unpaved, county-maintained road with a width of only 20 feet. During the preliminary plat review process, the county engineer and public works supervisor concurred that the entire length of Wages Pond Road should be paved to safely accommodate the traffic generated by the development and to meet the developer's responsibility of Proportionate Fair Share to offset the impact from the development. The developer is requesting a variance to waive the paving requirements from Deadening Road up to the proposed development. Dallas Carter, Public Works East Side Supervisor and Chris Brunson, representing Preble-Rish, were in attendance. Donald Rogers, North Bay Engineering, the applicant's engineer stated the problem with the county requiring paving of approximately 2,000 additional liner feet, is the cost. There was discussion regarding the width and safety of Wages Pond Road due to the increased traffic. Mr. Rogers inquired as to whether the county would allow the developer to obtain the additional 40 feet easements and build the road to county dirt road standards. Ms. Waller stated that would be up to the Board of County Commissioners as to whether they would allow that. David Morris offered a motion to deny the variance request with Jim Ackerman offering the second. The Planning Commission approved by unanimous vote to disapprove the variance. Morris/Ackerman
6. Workshop - EAR-based Amendments and Revision to the Comprehensive Plan - This workshop is to discuss the revisions to the Housing Policies and Future Land Use and Economic Development Elements of the Comprehensive Plan and EAR-based amendments. The revisions will consist of correcting typo errors, format, structure and including new data analysis of the Elements. Both the EAR and the current Comprehensive Plan are available at www.washingtonfl.com/planning. The Planning Commission had questions regarding the Policies, Goals, and Objectives from the Future Land Use Element and is outlined as follows:
- **Policy 3-7** - The Planning Commission felt a 100-foot buffer between agricultural and non-agricultural land uses on parcels of 20 acres or more was too much of a buffer.
 - **Policy 6-17** - This policy will be removed and better clarified.
 - **Policy 6-15** - Lynda will recheck the rules regarding this policy.

There were no comments or problems with the Housing Element through Policy 9-3. The Planning Commission did not get to review the Economic Development as it was getting late.

7. Another workshop was scheduled for September 17, 2009, at 5:00 p.m. to finish any remaining policies prior the workshop with the Board of County Commissioners, Planning Commission, and the municipalities of Caryville, Ebro, Vernon, and Wausau. This workshop has been scheduled for **Tuesday, September 22, 2009, at 9:00 a.m.,** in the Commissioners meeting room located at 1331 South Boulevard, Chipley.
8. Adjourned.

Connie L. Anderson
Planning Commission Secretary

- **The next Board of County Commissioners meeting for public hearings is scheduled for September 24, 2009, at 1:00 p.m.**
- **The next Planning Commission meeting is scheduled for Tuesday, October 6, 2009, at 5:00 p.m.**

WASHINGTON COUNTY PLANNING COMMISSION

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Minutes - September 17, 2009

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 - Jim Ackerman

District 5 - David Morris

School Board - Joe Taylor (Chairperson)

Member-at-Large - Tonya Pippin (Vice-Chairperson) (**Late Arrival**)

Planning Commission Secretary - Connie Anderson

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

County Planner - Lynda Waller

Growth Management Director - Emory Pitts (**Absent**)

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

3. Approval of Meeting Minutes - September 1, 2009

4. Workshop - EAR-based Amendments and Revision to the Comprehensive Plan - This workshop is to discuss the revisions to the Housing and Capital Improvements policies only and Economic Development and Intergovernmental Coordination Elements, as well as Public Participation and Monitoring and Evaluation Procedures of the Comprehensive Plan and EAR-based amendments. The revisions will consist of correcting typo errors, format, structure and including new data analysis of the Elements. Both the EAR and the current Comprehensive Plan are available at www.washingtonfl.com/planning. The Planning Commission reviewed the Capital Improvements Policies. Ms. Waller will add horse trails to the Washington County Recreations Facilities Level of Service Standards chart. The Planning Commission had an issue with Policy 7-8 (3), regarding impact fees to help fund school improvements. Ms. Waller stated Department of Community Affairs (DCA) directed the county to add this when the county adopted the Public School Facilities Element (PSFE). Ms. Waller will check on this item again. There were no issues with the Economic Development Element. During review of the Intergovernmental Coordination Element, Ms. Waller stated she needed to add the statement regarding the Building Department conducting on-site inspections prior to issuing a building permit for stick-built homes. The Planning Commission had issues with this as well. Ms. Waller explained this was approved by the Board. The Board of County Commissioners adopted this policy at their August 14, 2006, meeting. The Planning Commission also reviewed Public Participation Procedures and Monitoring and

Evaluation Procedures and had no issues with these items. The Housing policies were not reviewed as this was contracted out and was not complete at this time.

5. Adjourned.

Connie L. Anderson
Planning Commission Secretary

- **The Workshop for the EAR-Based Amendments to the Comprehensive Plan is scheduled for Tuesday, September 22, 2009, at 9:00 a.m. This includes the Board of County Commissioners, Planning Commission, and the municipalities of Caryville, Ebro, Vernon, and Wausau.**
- **The next Board of County Commissioners meeting for public hearings is scheduled for September 24, 2009, at 1:00 p.m.**
- **The next Planning Commission meeting is scheduled for Tuesday, October 6, 2009, at 5:00 p.m.**

WASHINGTON COUNTY PLANNING COMMISSION
1331 South Boulevard, Chipley FL 32428
Phone: (850) 415-5093 ☎ Fax: (850) 415-5094
Website: www.washingtonfl.com

Minutes - October 6, 2009

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons (**Absent**)
District 2 - Todd Anderson (**Late Arrival**)
District 3 - Al Keown (**Absent**)
District 4 - Jim Ackerman
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
County Planner - Lynda Waller
Growth Management Director - Emory Pitts (**Absent**)
County Engineer - Cliff Knauer (**Absent**)

3. Approval of Meeting Minutes - September 17, 2009

4. Variance to Sell Less Than 4.5 Acres - Charles and Bertha Kriser - 1893 Highway 90 -
The applicants are seeking a variance to sell approximately 1.5 acres with the house, out of a 4.9-acre parcel. The applicant will retain the remaining 3.4 acres with the shop and will have 306 feet of road front footage. The new parcel will be on the existing state-maintained paved roadway known as Highway 90 with 210-feet of road front footage. Utilities are by individual well and septic tank. Current land use is *Agriculture/Silviculture*. The Planning Commission approved by unanimous vote to approve the variance. Morris/Pippin

5. Variance for a Legal Building Lot - Luis and MaryAnn Valencia - Orange Hill Road -
The applicants are seeking a variance to make a legal building lot for the remaining acreage after selling approximately 16 acres of a 20-acre parcel. The applicants wish to sell approximately 16 acres and retain approximately 2.82 acres with 250 feet of road front footage. A portion of the 20 acres is located on the other side of the road and south of this parcel. The newly created parcel will be on the existing, county-maintained Orange Hill Road. Utilities are by individual well and septic tank. Current land use is *Agriculture/Silviculture*. The Planning Commission approved by unanimous vote to approve the variance. Morris/Pippin

6. The regular Planning Commission meeting was adjourned and the Planning Commission and the Board of County Commissioners resumed their joint session workshop on the EAR-Based amendments to the Comprehensive Plan.
7. Continued Public Workshop - Proposed EAR-Based Amendments to the Washington County Comprehensive Plan - This is a continued public workshop and is a joint session with the Washington County Board of County Commissioners and the Washington County Planning Commission to include the municipalities of Caryville, Ebro, Vernon, and Wausau. The intention of this public workshop is to describe the requirements of the EAR-based amendments to the Comprehensive Plan to the general public, provide documents for review, and to receive public input to be considered as part of the EAR-based amendments for the Washington County Comprehensive Plan, to include the municipalities of Caryville, Ebro, Vernon, and Wausau. The review of the EAR-Based amendments to the Comprehensive Plan continued. The review stopped half-way through the Economic Development Element. Another workshop is scheduled for October 27, 2009, at 9:00 a.m., in the Commissioners' meeting room, located at 1331 South Boulevard, Chipley.
8. Adjourned.

Connie L. Anderson
Planning Commission Secretary

- **The next Board of County Commissioners meeting for public hearings is scheduled for October 22, 2009, at 1:00 p.m.**
- **The next Planning Commission meeting is scheduled for Tuesday, November 3, 2009, at 5:00 p.m.**

WASHINGTON COUNTY PLANNING COMMISSION

1331 South Boulevard, Chipley FL 32428

Phone: (850) 415-5093 ☎ Fax: (850) 415-5094

Website: www.washingtonfl.com

Minutes - November 3, 2009

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

District 1 - Theodore Simmons (**Absent**)
District 2 - Todd Anderson (**Absent**)
District 3 - Al Keown
District 4 - Jim Ackerman
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
County Planner - Lynda Waller
Growth Management Director - Emory Pitts
County Engineer - Cliff Knauer

3. Approval of Meeting Minutes - October 6, 2009
4. Public Hearing - Special Exception Type VII - To Allow for a Turkey Shoot on a Parcel Designated as General Commercial Within a Residential Neighborhood - Bonnie and Mark Vatter- 5725 Highway 77, Greenhead - This is a 5.68-acre parcel of land located on the east side of Highway 77 south of the Prison and Moss Hill Road (CR 279). The applicants are requesting to allow for a Turkey Shoot on property zoned General Commercial (1-acre) and Low Density Residential (4.68 acres). The adjacent land uses are designated as Low Density Residential. This is within a residential neighborhood. Ms. Vatter stated this operation would be seasonal such as the summer months. David Morris researched the state and federal laws and stated there was nothing in the laws to prohibit this operation and felt if this was denied, the county would be up against a law suit. There are currently no county laws governing noise. One neighbor was present at the meeting, Mr. Moses Hernandez. Mr. Hernandez opposed the turkey shoot due to the close proximity of residences, the noise, concerns of alcohol use, and there being a church in the area. After much discussion, David Morris made a motion and was seconded by Joe Taylor to refer this to the county attorney, Gerald Holley, for his opinion regarding whether this issue was required to be approved by the Planning Commission or the Board of County Commissioners. The motion carried unanimously. Morris/Taylor

5. Public Hearing - EAR-Based Amendments to the Comprehensive Plan for Planning Horizon 2010-2020 - Lynda Waller - Over the past year, there has been numerous workshops with the Planning Commission, the municipalities (except Chipley), and the Board of County Commissioners, in order to prepare the EAR-based amendments to the Comprehensive Plan for transmittal to Department of Community Affairs (DCA) and other applicable agencies, for review. Public hearings are required before the Planning Commission, the municipalities (except Chipley), and the Board of County Commissions, to transmit the EAR-based amendments for review. Upon the response from DCA, appropriate action will be taken to ensure that the approval process for the EAR-based amendments is initiated and the matter successfully concluded by the April 2010 deadline as set by the state. The updated five-year Capital Improvements Schedule for Washington County and the municipalities of Caryville, Ebro, Vernon, Wausau, and Sunny Hills MSBU was also presented to the Planning Commission, for review, to approve transmitting to DCA for their review and comments. The Planning Commission approved by unanimous vote to forward the EAR-based amendments to the Comprehensive Plan and to the municipalities and the Board of County Commissioners for their consideration. Ackerman/Pippin

6. Adjourned.

Connie L. Anderson
Planning Commission Secretary

- **The next Board of County Commissioners meeting for public hearings is scheduled for November 19, 2009, at 1:00 p.m.**

- **The next Planning Commission meeting is scheduled for Tuesday, December 1, 2009, at 5:00 p.m.**