

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

Minutes

Due to the lack of items for the Agenda, no meeting was held for January 11, 2005.

WASHINGTON COUNTY PLANNING COMMISSION
1331 South Boulevard, Chipley FL 32428

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

Website: www.washingtonfl.com

MINUTES
February 8, 2005 Meeting

1. Meeting - Call to order
2. Conduct roll call.
 - District 1 - Theodore Simmons (Vice Chairperson)
 - District 2 - Todd Anderson (Absent)
 - District 3 - Al Keown (Absent)
 - District 4 - Jerry Obert
 - District 5 - David Morris (Chairperson)
 - School Board - Mike Welch
 - Member-At-Large - Tonya Pippin
3. Mr. Simmons was asked to chair the meeting due to a later arrival by Mr. Morris.
4. Approved Meeting Minutes December 7, 2004
January 11, 2005 (No meeting minutes due to lack of agenda items)
5. Public Hearing - Land Use Change - Joanne Tudge and Richard Ingram. Applicants are requesting a land use change for part of the property on Linda Lane in the western part of the county (near State Road 79 and Clayton Road). They are seeking approval to develop an outdoor kennel on the site. Only a small portion of the property is to be dedicated to the establishment of this commercial endeavor and has been legally described in the application for a land use change. The Planning Commission approved this and recommended that it be forward to the Board of County Commissioners for a second public hearing on February 24, 2005. At that time, the applicant will address the question raised regarding noise control. Obert/Pippen
6. Bohoma Acres - New Subdivision Road Construction and Preliminary Plat Review. Developer Ted Tyus is seeking to develop an eleven-lot subdivision off Highway 273. The lots will be located on a new paved road that will be off Highway 273. Private septic tanks and wells will service lots. Only permanent dwellings will be allowed with lots sizes one acre or more. Land use reclassification is not required since lots will be on a newly constructed paved road, but platting is necessary. Questions were raised concerning the involvement of wetlands. While wetlands can be used as open space, the plat must show that 25 percent of the parcel has been reserved as open space. Lot 5 is to be combined with Lot 6, resulting in a total of only 10 lots. Each lot must have at least one acre above the wetland delineation. Preliminary approval granted contingent on the above items and the county engineer's comments of December 9, 2004, being incorporated into the final plat. Welch/Obert

7. Preliminary Review for Road Closing - Greenhead Plat - 5th Street - Gary Lunsford. The applicant is looking to close 5th Street, an undeveloped street that is part of the old Greenhead Plat. This same type of closure has been approved for other property owners within the Greenhead Plat in the past. He can only close that portion that runs through his property. Based upon the recommendation by the Planning Commission, this matter will be scheduled for a public hearing before the Board of County Commissioners at a public hearing on February 24, 2005, after being properly advertised twice. Welch/Obert

8. Request for Variance to Use a Park Model (Recreational Vehicle as a Permanent Residence - Edgardo Rivera. Applicant wishes to use a park model recreational vehicle as a home for his ill mother-in-law. A park model is a recreational vehicle under the Florida Statutes, thus a variance will be required before being used as a permanent residence. Mr. Rivera=s mother is severely ill and not being able to use this unit will present a hardship on his family. Use of this park model was approved contingent on the understanding that the unit will be removed when his mother-in-law no longer needs it and installation will be subject to all building inspections expected of a mobile home. Obert/Welch

9. Adjournment

February 10, 2005

WASHINGTON COUNTY PLANNING COMMISSION

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Minutes

March 8, 2005 Meeting

1. Meeting - Call to order.
2. Conduct roll call.
 - District 1 - Theodore Simmons - Absent
 - District 2 - Todd Anderson
 - District 3 - Al Keown
 - District 4 - Jerry Obert
 - District 5 - David Morris (Chairperson)
 - School Board - Mike Welch
 - Member-At-Large - Tonya Pippin
3. Approval of Meeting-Minutes - February 8,2005 (Obert/Keown)
4. Bohoma Acres -New Subdivision Road Construction Variance. Developer Ted Tyus is seeking to develop an eleven-lot subdivision off Highway 273. The Planning Commission has previously reviewed the preliminary plat. The decision at that meeting was that Lot 5 was to be combined with Lot 6 due to the delineation of wetlands on Lot 5. This would result in a total of ten lots for the subdivision as opposed to eleven. The Washington County Land Development Code requires that each lot must have at least one acre above the wetland delineation. However, Mr. Tyrus wishes to pursue a variance that would allow the state minimum of one-half acre above the wetland acre delineation for the lot in question (Lot 5). He must present a favorable recommendation from the Health Department for consideration for a variance by the Planning Commission. Item pulled at the developer=s request. This is to be rescheduled at a later time.
5. Request for Variance -Mr. Brian Daffin -Minimum Lot Dimension -Less than 100 Feet. Mr.Daffin has subdivided a 2.51-acre parcel of land into two parcels. He is keeping one parcel for himself and deeding one to his father. Both will have about 1.25 acres, but will have a minium lot dimension of 89.2 feet, with required minimum dimension of 100 feet. He is requesting a variance that would allow this to become a legal building block. Variance granted. Obert/Pippin
6. Public Hearing -Bernard and Susan Belanger -Land Use Change From Agriculture/Silviculture to General Commercial to Allow for a Recreational Vehicle Park. This is a seven-acre parcel of land on the northeast corner of Highway 79 and Holmes Valley Road. We will require any resulting RV park to follow all applicable state recreational vehicle park health and building codes. Entrance will be from Holmes Valley Road. Approximately 28 spaces are proposed for this development. No objections were voiced from the audience nor have any been expressed to the Planning Department. Properly advertised and property posted. Applicants must present the engineered drawing before the commencement of any construction. Approved. Keown/Obert

7. Commercial to Allow Storage Buildings. The applicant is requesting a land use change to establish a secured storage facility. This is a 18.8-acre parcel of land with only 9.9 acres to be designated as General Commercial. The parcel of land is on the west side of Highway 77 at Summer Drive. While the plat map shows this as four sections of land, they have never subdivided it, only surveyed, and remains one complete parcel of land. The applicant was not present.
8. Violation of Cease and Desist Order Before Final Plat Approval Woodland Meadows. Lots have been sold without the revised final plat being submitted with signatures and filed with the Clerk of the Court. There are other problems with this subdivision that need to be addressed by the Planning Commission and the Board once again. There are three major issues to be dealt with prior to concluding this matter.
9. The Developer has, in the past failed to submit the final plat. He has now submitted it, but there was an objection expressed by the ex-partners who still own property within the subdivision. The review process stopped short of obtaining the necessary county signatures when these objections were received from the Redmonds.
10. The Ex-Partners, the Redmonds, contend that the alteration of the road=s cul de sac in Phase I essentially tie their hands as far as selling any of their lots. It was pointed out by the county engineer that the road past the cul de sac was not serviceable as it was downhill and would be quickly washed out. The developer altered the plat to show the cul de sac ending at a point at Lot 23.
11. The Property Owners who have purchased property within the subdivision have been denied building permits until the final plat is filed with all signatures included as well as required county signatures. Some of these lots were sold violating the Cease and Desist Order and some were sold before the Cease and Desist Order was issued.

After review of the facts with all of the participants, the Planning Commission made the following recommendations to the Board of County Commissioners:

A. *Approve the Final Plat B Phase I and Phase II B if all signatures of all the property owners appear on the plat. **All current owners** will be required to sign the plat as the lots have been sold.*

B. Have the County Engineer, Cliff Knauer, reevaluate the roads in Phase I and Phase II. Owner must maintain these roads to county standards for one year before maintenance by the county begins.

C. Let Mr. and Ms. Redmond develop their property that is south of the point where the county engineer instructed Mr. Jensen to end the road and place the cul de sac. This would be a Phase III development and would be grandfathered in with the same development standards as used in Phase I and Phase II.

D. The road in Phase III would require a variance to allow rock construction as is used on the road to the point of the cul de sac. It would be grandfathered in with the Board of County Commissioners granting a variance exempting it from paving. This would prove to be compatible with the surrounding area and be consistent with the original development in Phase I and Phase II.

E. Ms. Redmond will share her title search with the other owners, Mr. Jensen, and the Planning Department.

Ms. Waller was directed to prepare this for presentation and consideration to the Board of County Commissioners during their March 24, 2005 meeting.

10. Adjournment

Lynda Waller
March 10, 2005

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Minutes

April 5, 2005 Meeting

1. Meeting - Call to order.

2. Conduct roll call.

District 1 - Theodore Simmons

District 2 - Todd Anderson

District 3 - Al Keown

District 4 - Jerry Obert - Absent

District 5 - David Morris (Chairperson)

School Board - Mike Welch

Member-At-Large - Tonya Pippin

3. Approval of Meeting-Minutes - March 8, 2005 (Obert/Keown)

4. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Steven and Linda Debolt. The applicant wishes to sell a two and one-half acre parcel of land to a family friend. The parent parcel consists of 7.5 acres on Singer Road, a county-maintained road. The designated land use for this area is Low Density Residential. Approved.

5. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Peter and Tracie Herbert. Applicant wishes to sell a three-acre parcel on a paved county-maintained road. Parent parcel consists of 13 acres more or less. The land use for this area is Agriculture/Silviculture. Approved.

6. Variance to Allow Construction of a Residence on a Parcel of Land Less than 4.5 Acres - Ralph Lewis, Current Owner and Lonnie L. Holley, Seller. The parcel of property in question is a 3.65-acre tract of land (Property ID 3110-0009) that was originally part of a larger parcel of 13.7 acres (Parcel ID 3110-0001). The developer cut out the 3.65 tract of the 13.7 tract approximately four years ago and sold to Mr. Lolley. Mr. Lolley, in turn, sold it to Mr. Lewis. Mr. Lewis is now seeking to build a house on the 3.65 acre parcel. Approved.

7. Final Plat Review Sunny Hills - Unit 23. The Board of County Commissioners approved the following items on December 20, 2001.

- The Land Use Change from *Sunny Hills Mixed Use* to *Low Density Residential Use* (Final adoption of the ordinance was on July 25, 2002)
- Replat of Unit 23- Phase I from 247 lots to 93 lots
- Divided road width from 24 feet to 20 feet
- Other roads from 22 feet to 20 feet
- Lot width from minimum 100 feet to 85 feet

The Planning Office received the Preliminary Plat and did a plat review as shown on the attached plat review. We sent copies of the preliminary plat to Planning Commission members, planners, and engineers. All deficiencies as covered by the Preliminary Plat appear to have been corrected on the proposed Final Plat. At this point, if the developers choose to file the final plat, then they must post financial security if all improvements have not been completed and approved by the county engineer. Approved.

4. Public Hearing - Land Use Change from Low Density Residential to General Commercial - to Allow a Heating and Cooling Shop - Hobbs Heating and Air Conditioning. The Applicant is requesting a land use change from *Low Density Residential* to *General Commercial* for a 2.19-acre parcel on the east side of Highway 77, and north of Rolling Pines Road. Mr. Hobbs is planning to establish a heating and cooling business consisting of a building of more than 2,500 square feet, which exceeds square footage area for *Neighborhood Commercial* as allowed in *Low Density Residential* districts. Approved. Forward to BOCC for 4-28-05 Public Hearing.

5. Public Hearing - Land Use Change from Agriculture/Silviculture to General Commercial - Robert and Janet Webb. The applicants, Robert and Janet Webb are requesting a land use change to establish a secured storage facility, consisting of approximately 300 plus units, to be constructed in phases. This is a 18.8-acre parcel of land with only 9.9 acres to be designated as General Commercial, and the balance remaining Agriculture/Silviculture. The parcel of land is on the west side of Highway 77 at Summer Drive. While the plat map shows this as four sections of land, the parcel has not been subdivided it, only surveyed, and remains one parcel of land. Approved. Forward to BOCC for 4-28-05 Public Hearing.

6. Land Use Change from Low Medium Density to General Commercial to Allow a Medical Clinic and Doctors= Office Building - Samuel Ward, M. D. The applicant, Dr. Samuel Ward d/b/a Ward Medical, LLC, is requesting a land use change to establish a 5,000 square foot medical office and clinic complex. This is an approximate 5-acre parcel of land. Central water and sewage will be made available from the City of Chipley. Approved. Forward to BOCC for 4-28-05 Public Hearing.

7. Request for Conceptual Review for Subdivision Consisting of Six Lots - Ronald Cobb. A property owner is seeking a conceptual review of a proposed subdivision. The property owner will be required to plat the subdivision and follow all subdivision rules as outlined in the *Land Development Code*. This property is located on Singer Road, a graded county-maintained road. Tabled as the applicant did not appear at the meeting.

8. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Roger Clements. This property is found off the Dorch Circle extension accepted a county road in September 2004, by the Board of County Commissioners. The property owner sold a three-acre lot to the buyer who applied for a Land Use Certificate. We denied a certificate and building permit as this was less than 4.5 acres. Part of this property appears to be in a flood. The Planning Commission denied the variance and instructed the seller to reconfigure the land into a 4.5-acre parcel. Denied.

9. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Terry Bush. The property owner=s homestead on one acre existed before 1991 and is a legal building block. She has purchased another one acre tract from an adjacent property owner to her existing home to build another home. Had she added this to the existing lot, it would have been a legal building block. However, as it is a freestanding parcel and is less than 4.5 acres, a variance is necessary. There is also a third lot next to this that is less than one-acre. The Property owner was instructed to combine all three lots into one lot for a total of approximately 3.59 acres. A more sensible subdivision could result from this later if she chooses to deed to a family member.

10. Adjournment.

11. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Terry Bush. The property owner=s homestead on one acre existed before 1991 and is a legal building block. She has purchased another one acre tract from an adjacent property owner to her existing home to build another home. Had she added this to the existing lot, it would have been a legal building block. However, as it is a freestanding parcel and is less than 4.5 acres, a variance is necessary. There is also a third lot next to this that is less than one-acre. The Property owner was instructed to combine all three lots into one lot for a total of approximately 3.59 acres. A more sensible subdivision could result from this later if she chooses to deed to a family member.

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MINUTES May 3, 2005 Meeting

1. Meeting - Call to order

2. Conduct roll call.

District 1 - Theodore Simmons (Vice Chairperson)

District 2 - Todd Anderson

District 3 - Al Keown (Absent)

District 4 - Jerry Obert

District 5 - David Morris (Chairperson)

School Board - Mike Welch (Absent)

Member-At-Large - Tonya Pippin

4. Approved Meeting Minutes April 5, 2005

5. Density Variance - Trudell Bishop - Bishop Lane, Ebro. The applicant's granddaughter wishes to place a mobile home on this parcel of land. This is a 1.1-acre parcel and is zoned Agriculture/Silviculture with density limited to one residential structure to one acre. There is no central water or sewage available. The parcel of land is located on a county-maintained road. A variance may be granted as a granddaughter is considered immediate family. There is no variance granted for any setbacks. Approved. Obert/Simmons

6. Public Hearing - Land Use Change - David Barron - Highway 77. The Applicant is requesting a land use change for a parcel of property consisting of one acre on the east side of Highway 77 and south of Highway 277. It is presently Low Density Residential with a change to General Commercial proposed. Applicant plans on a sales lot for lawn care machinery/lawnmowers sales and service. It currently has a commercial-type structure that has served as a service station, convenience store, and flea market at different times. The widening of Highway 77 will have little or no impact on the property or building. Approved with recommendation that it be forwarded to the Board of County Commissioners for their consideration. Simmons/Obert

7. Plat Vacation of Open Space Requirement - Sunny Ridge Subdivision - Rose Barfield. The applicant has filed a petition to set aside the open space requirement reserved on Lot 4. All of the applicants owning property in the subdivision have signed a petition stating that they have their own wells and there is no longer a need for the open space on Lot 4. The developer, Mr. Steadman Carroll, sold this lot to the previous owner and she subsequently sold it to the current owner. The lot appears concurrently with Lot 3 on the applicant's deed. The current owner now has a need to place a mobile home on the lot, but

cannot legally do so until the open space requirement is vacated. The Planning Commission recommended the Planning Office send letters to the owners of the lots for verification they do not need the well located on the lot. The Planning Commission further recommended that this be advertised two times for the required public hearing before the BOCC.

8. Pine Ridge Lake Development. Based on the recommendation of the Planning Consultant, Randy Parker, this matter was presented to the Commission for resolution of some questions before going forward with the Special Exception for a mining operation. The questions posed are:

- Is the borrow pit (mining) and the related development activities a permitted use in the proposed location. This question will need to be resolved before processing the Special Exception for a mining operation.
- Are mining activities allowed in Wetland Areas?
- Does the proposed development sit in the contained Wetlands.

Once the determination is made as to whether this is an allowable, then the Planning Office will proceed with the Special Exception process.

8. Adjournment.

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MINUTES

June 7, 2005 Meeting

1. Meeting - Call to order
2. Conduct roll call.
 - District 1 - Theodore Simmons (Vice Chairperson)
 - District 2 - Todd Anderson
 - District 3 - Al Keown
 - District 4 - Jerry Obert
 - District 5 - David Morris (Chairperson)(Absent)
 - School Board - Mike Welch (Absent)
 - Member-At-Large - Tonya Pippin
3. The Chairperson, David Morris, was absent due to a business commitment. Theodore Simmons, Vice Chairperson, called the meeting to order.
4. Meeting minutes from May 3, 2005 meeting - Approved
5. Variance - Stan Porter - Less than 4.5 of Remaining Balance of a Larger Tract. This was left over from a larger portion of land and consists of 3.9 acres. The applicant is requesting an applicant to make this a legal building block. Mr. Porter was not present. This matter was tabled.
6. Variance - Nancy G Roberts and Gabriel Roberts (Nancy LyBrand) - To Make Less than 4.5 Acres a Legal Building Block. The original owner sold less than 4.5 acres to a relative that is not classified as immediate family. The Planning Commission agreed to make this a legal building block. Welch/Obert.
7. Conceptual Site Plan - RRP Enterprises, Inc., Proposed Subdivision - Highway 277. The applicant wishes to develop this property into one-acre home sites. The applicant was advised to get a letter from the City of Vernon stating that the necessary water and sewage hookup was available. If sewage is not available, the developer must clarify if septic tanks are going to be allowed to serve this subdivision. No action taken as this is a conceptual review.

8. Public Hearing - Vacate Recorded Subdivision Plat - Briarwood Subdivision - Ola Mae Culpepper. Although this is a platted subdivision, she has sold no lots and ownership remains with Ms. Culpepper. Vacation of plat will not deny access to any property owned by others as they have constructed no road in the subdivision. The applicant wishes to return these lots to agriculture acreage. This is a review by the Planning Commission only. The property owner was not present but the Commission allowed Ms. Waller to present the issue for Ms. Culpepper. The Commission recommended that the Planning Department advertise and present this to the Board of County Commissioners for consideration of a plat vacation at the June 16, 2005 meeting. Obert/Keown

9. Public Hearing - Land Use Change - Rodney and Myra Sewell. The County previously approved a Special Exception to allow four mobile homes on part of this general commercial lot. The applicants would like to change a surveyed portion of their property (to include the Special Exception portion) from *General Commercial* to *High/Medium Density Residential* to allow for the placement of four additional mobile homes. Central water from the City of Chipley is available. The parcel to be set aside consists of 1.51 acres. High/Medium Density affords a gross density of ten units per acre. Approved. Obert/Welch

10. Pine Ridge Lake Construction/Borrow Pit - Pine Ridge Lake Development (Cox Development). The developer, during the process of expanding a lake on a parcel of land, has filed for a Special Exception. The action to pursue a Special Exception Type V is the result of a Stop Work Order issued by the Board of County Commissioners due to reports of dirt being removed from the parcel and sold. The Planning Commission reviewed the information submitted by all parties to determine whether a mining operation or borrow pit is an allowed use at the proposed location. The issue is whether this mining operation will be allowed in the wetlands. The developer must decide if they wish to develop as a Special exception Type V with mining in a non-jurisdictional wetland or file a master development plan for future development around the resulting lake.

The conclusion of the Planning Commission was that the County should process the Special Exception Type V Application for the Borrow Pit/Mining Use following the provision of the LDC, unless otherwise notified by the Applicant/Landowner. It was the consensus of the Commission that this would allow for input from all concerned and interested parties, including adjacent landowners or potentially affected land owners.

11. Review of Ordinance for Citation Method of Code Enforcement. The Washington County Board of County Commissioners has agreed to advertise this ordinance that, if approved, will revise the Washington County Land Development Code to include the citation method for code enforcement. The provisions for the citation method are included in F.S. 162. This matter was presented to the Planning Commission for information purposes.

12. The School Board representative, Mike Welch, announced that this will be his last meeting with the Planning Commission. His replacement will be Joe Taylor. The Commission requested that Ms. Waller take care of the changeover.

13. Meeting adjourned

Lynda Waller.

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MINUTES

July 12, 2005 Meeting

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons

District 2 - Todd Anderson

District 3 - Al Keown (Absent)

District 4 - Jerry Obert

District 5 - David Morris (Chairperson)

School Board - Joe Taylor

Member-At-Large - Tonya Pippin

3. Joe Taylor, Washington County School Board, was introduced. He replaces Mike Welch who previously served as the school board representative on the Planning Commission..

4. Approval of minutes of June 7, 2005 meeting were approved as presented.

5. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Velda Thomasson. The applicant wishes to sell a 1.5- acre parcel to enlarge an existing one-acre parcel that the owner divided out in August 2, 2002. The one-acre lot was divided out to pay for services rendered to Ms. Thomasson. This lot has been purchased and the buyer is looking to add to the size. It was determined that there is enough land there to make this a 4.5 acre building block. Both the buyer and seller agreed to negotiate this sale to enable the buyer to have a 4.5 acre parcel of land. Commission approved sale of a 3.5-acre parcel to the buyer to be combined with the 1-acre parcel for a legal building block. Approved.

6. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - Auburn D. Ard. The applicant wishes to separate two parcels that was originally combined into one parcel and shown on one deed. The purpose of this is to sell one parcel. Approved.

7. Variance to Use a Recreational Vehicle as a Supplemental Bedroom on a Separate Lot from Residential - Thomas W. Holman. The applicant is requesting a power pole in a flood zone to place a recreational vehicle on a permanent basis to serve as a supplemental bedroom for his permanent residence that is located on another lot. Applicant was not present. Ms. Waller reports that RV has

already been placed there without benefit of any approval or permits. She will pursue through code enforcement procedures. Tabled.

8. Town of Vernon - Wastewater Treatment Plant Review. Final review for the Town of Vernon=s Wastewater Treatment Facility. The facility contains over 10,000 square feet and is a major development. Upon review by the Planning Commission, no other review will be needed at the county level. Cliff Knauer reports that he had reviewed the master plan and found some deficiencies, but that these had been corrected. This has already been reviewed before the Vernon Town Council. There is no further action required at the county level. Plan was accepted by the Planning Commission.

9. Public Hearing - Land Use Change- Timberlakes Subdivision - Lenzy Corbin. This request is for a land use change from *Low Density Residential* (one unit per acre) to *Low/Medium Density* (3.57 units per acre) on a 280-acre parcel of land. This change will allow for a buyer of the applicant=s property to install and construct a subdivision with the first phase consisting of approximately 125 lots. This change is contingent on the contractor constructing the water and sewage lines that connect with the City of Chipley=s system. Approved with contingency that water sewage and water are furnished to resulting lots of any subdivision. To be referred to the Board of County Commissioners for consideration. Approved.

10. Public Hearing - Land Use Change - Lloyd Powell. This is a request by the Applicant to change the current *Agriculture/Silviculture* land use designation to *General Commercial*. The deed restrictions limit the use of this lot to rental aircraft hangars with no service facilities. The change to *General Commercial* will be consistent with deed restrictions that limit the use of the facility for private use only. This parcel is located on the westside of Highway 77, between Spring Pond Road and Crystal Lake Drive. The use will be limited. One property owner, Terry Thomas, objected to the use and change to *General Commercial* based on the potential for the airport being used for commercial airplanes. This matter was tabled until there is clarification from the FAA regarding how this will affect licensing. Ms. Waller was instructed to forward this to the county attorney for interpretation as to the deed restrictions. Tabled.

11. Public Hearing - Special Exception Type V/Mining -Pine Ridge Lake Development - Cox Development, Inc. The Applicant is requesting that they be allowed to continue the excavation of a 18-acre pond and be allowed to remove the dirt from the site for resale and use by the developer in his business. This action taken by the developer is the result of a Stop Work Order issued by the Board of County Commissioners. The removal of the dirt can only be done under the Special Exception Type V process. The Planning Commission recommended declining this proposed Special Exception Type V until such time as Pine Ridge Lake Properties, Inc., can:

- provide satisfaction to the residents that there will be no problems
- alleviate their fears and concerning lake levels and quality of water from surrounding private wells

- submit a development plan that is in accordance with the Comprehensive Plan and the Land Development Code

This matter is to be referred to the Board of County Commissioners for their consideration.

12. Public Hearing - Land Use Change - Andrew Agnello. The Applicant wishes to change current use from *Sunny Hills Mixed Use* to *General Commercial*. Applicant now operates a trading post/flea market business as a neighborhood commercial business. This does not allow outside storage. Applicant wants to have outside storage that is currently not allowed. Applicant has conducted auctions which present a parking problem on Victory Road and Highway 77. The Commission recommended that this be forwarded to the Board of County Commissioners for final consideration. Approved.

13. Public Hearing - Land Use Change - Spanish Lakes Estates - Tony Arnone. This is a land use change request from the developer/property owner to change a 45.8-acre portion of an overall development involving 394.67 acres from *Agriculture/Silviculture* to *Low Density Residential* (one unit per acre). Phase I will allow 36 one-acre lots with paved roads and will be serviced by private septic systems and private wells. Approved.

14. Public Hearing - Land Use Change - Wages Pond Subdivision - Troy Syfrett. The applicant is requesting a land use change on property on Wages Pond. The project will consist of 17 lots clustered between Wages Pond and Hamlin Pond. Each lot will measure approximately 2.5 acres. Developer is requesting permission to move and rebuild the current private road to unpaved standards. This will require a variance from the Board of County Commissioners to construct a road to dirt standards. Approved for a land use change only. Approval does not include a request for variance on paved road standards. Approved.

15. Public Hearing - Land Use Change-Falling Waters Golf Course - Jim Morris. This is a land use change to provide for residential use . The applicant will expand the current golf course to a 18-hole course. Water will be furnished by the City of Chipley. The property is presently *Agriculture/Silviculture* and the developer is requesting a change to *Low/Medium Density* that will allow 3.57 units per acre. A golf course is an allowable use under the proposed land use. Approved contingent to city water being furnished and applicant present proof of adjacent property owners being notified.

16. Public Hearing -Falling Waters Golf Course - City of Chipley. The applicant is requesting a land use change from *Recreational* to *Low /Medium Density Residential*. This density is 3.57 units per acre. Overall density for this 84.5 acre parcel has the potential to be approximately 300 units. Out of this density, will be a residential subdivision of 40 - 50 one-half acre lots and two mid-rises with approximately 40 - 50 units in each structure. Approved contingent to city water being furnished and applicant present proof of adjacent property owners being notified.

17. Adjournment.

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MINUTES

August 2, 2005 Meeting

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons

District 2 - Todd Anderson

District 3 - Al Keown

District 4 - Jerry Obert (Absent)

District 5 - David Morris (Chairperson)

School Board - Joe Taylor

Member-At-Large - Tonya Pippin

3. Approved Meeting Minutes of July 12, 2005

4. Variances to Subdivide Less Than 4.5 acres from Larger Parcel - Fred A. Buchanan (Buchanan Properties of NW FL). The applicant wishes to subdivide a lot in an Aunrecorded@ subdivision, with both lots resulting in less than 4.5 acres. Applicant was not present. Tabled.

5. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - James L. Ruschmeier. The applicant wishes to divide a five-acre parcel into two separate parcels. A 20-foot wide driveway accesses the current five-acre parcel. Any second parcel resulting from this division will be forced to use the applicant=s current driveway. The Planning Commission denied the request as there does not appear to be sufficient ingress/egress. Disapproved. Keown/Anderson

6. Variance to Subdivide Less Than 4.5 acres from Larger Parcel - TLS and Steve Joiner. The applicant wishes to divide a two-acre parcel out of a 58-acre parcel for providing an employee a home to monitor a business equipment storage facility. Lot is triangular in shape with about 275 feet located on Highway 77 for ingress/egress. This property is currently zoned *Agriculture/Silviculture* with some *Conservation* use. Part of this parcel might be in the *Conservation* area and may require a delineation of the conservation area. Approved. Simmons/Anderson

7. Variance to Use a Recreational Vehicle as a Permanent Residence - Tommy Joe Justice. Due to medical reasons, the applicant is looking for permission to use a recreational vehicle as a permanent residence. This will enable him to live closer to his daughter. Applicant was not

present. Tabled.

8. Review/Approval of Roads to be Constructed - Crooked Lake Subdivision - This is an approved platted subdivision that is on file with the Clerk's office. No lots have been sold/developed except those fronting the existing county-maintained road. New developer/owner is now wishing to pave the two platted roads, Angelena Court and Stephen Court. The Planning Commission stated collectively, that there was no reason for the developer not to proceed with his paving of the roads, but that he is to consult with the county engineer on county standards and required inspection. He has filed construction plans that have been forward to the County Engineer for review. No formal action required by the Planning Commission.

9. Public Hearing - Land Use Change - Billy Gene Casey. This request is for a land use change from *Agriculture/Silviculture* to *General Commercial*. to allow for three acres out of a 20-acre parcel to be utilized an a recreational vehicle park. Approved.

10. Review of Fee Structure for Planning Services. Tabled as presentation was not complete.

11. Randy Parker - Planning Issues. None

12. Adjournment

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

MINUTES

September 13, 2005 Meeting

1. Meeting - Call to Order
2. Conduct Roll Call.
 - District 1 - Theodore Simmons (Absent)
 - District 2 - Todd Anderson (Served as Chairperson)
 - District 3 - Al Keown (Absent)
 - District 4 - Jerry Obert
 - District 5 - David Morris (Chairperson) (Absent)
 - School Board - Joe Taylor
 - Member-At-Large - Tonya Pippin
3. Approved Meeting Minutes - August 2, 2005
4. Variances to Subdivide Less Than 4.5 acres from Larger Parcel - Fred A. Buchanan (Buchanan Properties of NW FL.). The applicant wishes to subdivide a lot in an Aunrecorded@ subdivision, with both lots resulting in less than 4.5 acres. Each resulting lot will be more than an acre above the waterline. Approved.
5. Variances to Subdivide Less Than 4.5 acres from Larger Parcel Accessed by a Private Road and Easement - Powerline Drive - Anna Brassfield. The applicant wishes to subdivide a lot in an Aunrecorded@ subdivision giving a one-acre lot to her husband to build a house to be financed by the VA. There is a question of this lot having adequate ingress/egress. The original developer, George Fleming, maintains that property owner does not have the right to subdivide any further to anyone, and can only build a house if one of the two existing mobile homes is removed. Most of this property is in the water. During the meeting, the applicants stated that they did not exactly know what they want to accomplish. Therefore, the issue was tabled with no action taken by the Planning Commission. Tabled.
6. Variances to Subdivide Less Than 4.5 Acres from Larger Parcel Accessed by a Private Road and Private Easement - Casper Drive - Jessie Stephens. The original parcel consisted of 10 acres. The property owner built a house and sold it off with three acres of land. Casper Drive is a private road and the owner is now wishing to access her five-acre and 1.9 acre lots off Casper Drive without the benefit of a legal easement. The applicant stated that she had been unable to get an easement from Mr. Thurman. It was suggested by the Planning Commission that she contact the developer again to

get this easement. as Casper Road is a private road and she should have a legal recorded easement to reach the property that she has subdivided out. Tabled.

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7. Variance to Subdivide Less an Existing Subdivision Lot into Two Parcels - Leo and Cecilia Interdonato. Applicant wishes to divide a 2.04 acre lot in the Pine Tree Acres (not a platted subdivision) into two lots for resale. This item was pulled from the Agenda as the result of a phone call from the applicant received in the late afternoon prior of the meeting. Tabled.

8. Public Hearing - Land Use Change - Lloyd Powell. This continues the consideration of a request by the applicant to change the current Agriculture/Silviculture land use designation to General Commercial. This matter was originally heard during the July 2005 Planning Commission meeting. The deed restrictions limit the use of this lot to rental aircraft hangars with no service facilities. The change to General Commercial will be consistent with deed restrictions. This parcel is on the westside of Highway 77, between Spring Pond Road and Crystal Lake Drive. During this meeting, it was determined that the covenants allow this type of development. Approved with recommendation that the Planning Commission advertise and forward this to the Board of County Commissioners for final approval. Approved.

9. Public Hearing - Special Exception Type VIII to Allow a Cemetery on Church Property - Vernon Evangelistic Church. The applicant wishes to establish a cemetery with approximately 220 burial plots. There was some question as to the correctness in notification to the adjacent property owner and the small size of the sign erected on the church property. The Planning Office was instructed to reschedule the public hearing with the applicant renotifying the adjacent property owner in a more timely manner and by certified mail. Tabled.

10. Public Hearing - Land Use Change - Agriculture/Silviculture - Timothy Joyner. This request is for a land use change from *Agriculture/Silviculture* to *Industrial* to allow a concrete rock and stone business. This is a 3.53 acre parcel of land. This area is predominantly residential in use. Commission was ready to proceed on hearing this, but the applicant notified them that the wrong piece of property had been advertised. The Planning Commission tabled this until the applicant could better clarify what piece of property was involved. (Later, it was determined, that this was the correct property.) Tabled.

11. Public Hearing - Land Use Change - Agriculture/Silviculture to General Commercial - Highway 79- Garnett and Van Williams. Applicant wishes to change the use of land to General Commercial for general commercial use for placement of an unknown development there. Property information shows that this has a structure on it for residential use. There were some objectors present at the meeting. The applicant did not present a plan for the property, other than a desire to change the land use designation. Some concerns were expressed regarding the danger of having increased traffic leaving and entering the property on this section of Highway 79. The Planning Commission recommended that the applicant discuss this matter with D. O. T. before appearing before the

BOCC. The land use was not approved, but will be forwarded to the Board of County Commissions for final public hearing and consideration.

12. Randy Parker, Planning Consultant discussed the new Growth Management laws and the effects that they will have on new schools in Washington County.

13. Adjournment

WASHINGTON COUNTY PLANNING COMMISSION
1331 South Boulevard, Chipley FL 32428
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MINUTES

October 4, 2005 Meeting

1. Meeting - Call to Order
2. Conduct Roll Call.
 - District 1 - Theodore Simmons
 - District 2 - Todd Anderson
 - District 3 - Al Keown
 - District 4 - Jerry Obert
 - District 5 - David Morris (Chairperson)
 - School Board - Joe Taylor
 - Member-At-Large - Tonya Pippin
3. Approval of Meeting Minutes September 13, 2005
4. Variances to Subdivide Less Than 4.5 acres from Larger Parcel - Raymond L. Taft.. The applicant wishes to establish a legal building block of two acres that have been split out of a larger parcel of four acres. Applicant states that he bought this as a two-acre lot and wishes to have it approved as a legal building lot. Approved.
5. Variances to Subdivide Less Than 4.5 acres from Larger Parcel - Jeremy and Shanta Sapp. The applicant wants a variance to sell 2.88 acres out of a larger parcel of 7.38 acres. Highway 277. Approved with the notation that the applicant needs to ensure that the property will perk correctly prior to selling. Approved.
6. Variances to Subdivide Less Than 4.5 acres from Larger Parcel - Tim Adkison.. The applicant wishes to subdivide one one-acre lot out of a 40-acre parcel. He also wants to further subdivide, but will need to go through the platting process to accomplish this. The applicant has been instructed that he must plat to divide this more than one time.
7. Variance - To Place a Second Dwelling on a Lot - Modesto and Margie Pate - Crystal Village. A land use application was made by the applicants for a new residence. They want to place the residence on the same lot as the existing dwelling is on and call it an addition. The two dwelling would be connected by a porch. A variance is required to violate this density. Since the applicant wants to connect the two residences, he will be required to put the second residence partially on the adjacent empty lot and will not be able to sell the lot in the future. It was emphasized that the second lot cannot be sold in the future. It was also recommended that the applicant have his property resurveyed.

8. Public Hearing - Special Exception to Allow a Cemetery - Vernon Evangelistic Church. The applicant wishes to establish a cemetery with approximately 220 burial plots. This is the third action by the church to have this approved as a cemetery. Mitch Dever, the attorney for the church, stated that the Vernon Town Council had set certain conditions and this was the reason for coming back before the Planning Commission again. The church agreed to do whatever they could to keep the graves from being in the water to include elevated grave sites. The Planning Commission stated that he thought the church was doing all that it could to make this an appropriate cemetery. The PC voted to forward this to the City of Vernon for their consideration. Approved.

9. Public Hearing - Land Use Change - Agriculture/Silviculture - Timothy Joyner. This request is for a land use change from *Agriculture/Silviculture* to *Industrial* to allow a concrete rock and stone business. This is a 3.53 acre parcel of land. This area is predominantly residential in use. The applicants stated that the impact of their business would be minimal. All will be done inside the building. The Planning Commission made the determination that the impact would fit within the confines of a General Commercial Land Use and approved this of being referred to the Board of County Commissioners for a second public hearing. The original request was for a change to Industrial. Randy Parker, the planning consultant stated that the change could be approved as General Commercial as the impact from that use would be lower than the Industrial use.

10. Public Hearing - Land Use Change - Low/Medium Residential - Dr. Anderson and Dr. George. This is a land use change from *Low Medium Density* to *General Commercial* to allow a veterinary clinic on Falling Waters Road, south of the intersection of Brickyard Road and Falling Waters Road. Approved.

11. Conceptual Review - Subdivision - Parrish Steel Road - Itera Timberland and Development Strategies, LLC. Conceptual review of a subdivision that will have approximately 49 lots. As it is located on continuously paved roads, no land use change is required. Present land use designation is *Agriculture/Silviculture* and *Conservation*. Generally, it was agreed that this is a doable project. There are just a lot of Conservation lands involved and all of the lots need to have at least one acre upland.

12. Conceptual Review - Subdivision - Roche Avenue (Highway 77) - Vernon - Peter C. Ray Trust. Located across from the Vernon Fire Department, this subdivision will have approximately 49 lots. All streets will be paved to county standards. City water and sewage is available. Lots will be approximately 1/3 acre. Mr. Harper, representing the developer, would like to start development right away. No land use is necessary and the preliminary plat will have to be approved before he can start construction on his streets.

13. Randy Parker - Planning Issues

14. Adjournment

WASHINGTON COUNTY PLANNING COMMISSION

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MINUTES

November 1, 2005 Meeting

1. Meeting - Call to Order

2. Conduct Roll Call.

District 1 - Theodore Simmons (Vice Chairperson)

District 2 - Todd Anderson

District 3 - Al Keown (Absent)

District 4 - Jerry Obert

District 5 - David Morris (Chairperson) (Absent)

School Board - Joe Taylor

Member-At-Large - Tonya Pippin

3. Theodore Simmons served as chairperson in the absence of David Morris.

3. Approval of Meeting Minutes , October 4, 2005 - Approved.

4. Variances to Subdivide Less Than 4.5 acres from Larger Parcel - James and Vida Grant. The applicant is seeking a variance to sell 2 acres out of a larger parcel of 4.5 acres. The new parcel will be located on an existing county maintained roadway, Douglas Ferry Road (Highway 280). Approved.

5. Variance to Use a Lot Designated as a Park for a Private Residence - Fred Alpin. The applicant purchased a lot in an unrecorded subdivision that has been designated as a park by the developer via survey, covenants, and title insurance. There is no existing homeowners organization. The owner is now making application to build a home but wants clarification as to the status of this park. Approved.

6. Public Hearing - Land Use Change - Low/Medium Density to General Commercial - Ralph and Pamela Dorsey. This request is for a land use change from *Low/Medium Density* to *General Commercial* to allow additional storage buildings. This is a two-acre parcel of land with a sale pending contingent on this land use change being approved. Property is located at the intersection of Orange Hill Highway and Brickyard Road. A privacy fence is to be installed between the applicant=s property and Ms. Shuler=s property. Approved.

7. Variance - To Accept Parcel as a Legal Building Block - Steve L. Juhase . The applicants

submitted a land use application for a new residence on a five-acre parcel of land that has been divided out of a 10-acre parcel on the Seminole Plat. A variance is required to make this a legal building block as no further subdivision of Seminole Plat is to occur until the problems regarding road maintenance and responsibility is resolved. This property is on Fawnridge Road and is not a county-owned or maintained road. Fawnridge Road runs from one private road to another private road and has no direct access to any county-maintained roadway. While the county does on occasion use the grader on the road, it has not considered county-maintained for the purpose of further development. Mr. Enfinger from the bank and Mr. Gardner, the real estate agent was present. Mr. Enfinger stated that his bank had paid the county \$50,000 and given them over \$250,000 in real estate and that the county had agreed to accept all of the roads in the Seminole Plat. Clarification was requested from the Planning Office. Ms. Waller stated that she was only aware of the roads accepted including from Highway 77 to Spring Pond to Woodmarion and a portion of Panther Trail and that this mainly affected development in the section adjacent to the Seminole Plat and did not include the roads in the Seminole Plat. This was verified by Peter Herbert, the county administrator. The Planning Commission instructed the Planning Office to prepare this matter for the Board of County Commissioner=s next meeting. The Planning Commission recommends that two issues be solved: (1) Does this road provide adequate ingress/egress and is it county-maintained; and (2) Is further subdivision going to be allowed on the Seminole Plantation Plat without replatting. Refer to BOCC for consideration.

8. Conceptual Approval - Choctawhatchee River Estates Subdivision. This site is approximately 232 acres and is located on the south side of Choctaw Road and west of Old Shell Landing Road. The current use of the land is Agriculture and Conservation. A land use change is being considered from *Agricultural* to *Low Density Residential* to accommodate approximately 130 lots. Choctaw Road, a graded road, provides access and is county-maintained. The new growth management requires assurance that infrastructure in place prior to approval for development. Developer needs to coordinate the Board of County Commissioners regarding upgrade of the current road that provides access to the proposed development. It was pointed out there might be some flood issues the developer will need to address. Applicant=s representative, Dexter Gortemoller, was encouraged to work with the Planning Department as development plans progress. No action taken by the Planning Commission.

9. School Interlocal Agreement Grant Contract - School Interlocal Agreement Grant Contract - Randy Parker. The objective of this grant is to provide financial assistance to local governments, school districts to facilitate the development and execution of an interlocal agreement for the public school facility=s element, school concurrency and local intergovernmental coordination that meets the requirements of the Florida Statutes. The deadline for the interlocal agreement to be submitted to DCA is by September 1, 2006. The PC recommended that this be forwarded to the BOCC for consideration and approval.

10. Adjournment

Due to the lack of agenda items, there was no meeting for December 2005