

**BOARD OF COUNTY COMMISSIONERS**  
**Washington County, Florida**  
**Board Meeting**  
**1331 South Blvd., Chipley, FL 32428**

DISTRICT 1 Alan Bush	DISTRICT 2 Charles Kent	DISTRICT 3 Tray Hawkins Chairman	DISTRICT 4 Todd Abbott Vice-Chairman	DISTRICT 5 Steve Joyner
-------------------------	----------------------------	--	--	----------------------------

I. PROCLAMATION

- A. Call to Order – Chairman Hawkins
- B. Invocation – Johnny Evans
- C. Pledge

The following persons were present: Chairman Hawkins, Vice-Chairman Abbott, Commissioners Joyner, Bush and Kent (via telecom) along with County Administrator Jeff Massey, County Attorney Fuqua, Fuqua & Milton, P.A., Clerk of Court, Lora C. Bell and Deputy Clerk Risha Brantley.

II. PUBLIC HEARING

- Request to amend FLUM designation on a parcel of property located at 3785 Foxhunt Road, Chipley from Agriculture/Silviculture to Low Density Residential to allow for one future single family dwelling unit on a 4.97 – acre parcel – Dawn McDonald, Senior Planner presented an application request submitted by Edwin Lilly. Public noticing requirements were met and a neighborhood meeting was held. Staff finds that the request is consistent with the land development code and does not expect any adverse effects. Staff and the Planning Commission recommend approval.
- Request to amend the FLUM designation of a parcel of property

located at Ostrich Lane, Chipley from Agriculture/Silviculture to Low Density Residential to allow for one future single-family residential dwelling on a 7.4 – acre parcel – Dawn McDonald, Senior Planner presented an application request submitted by Mr. Stringfellow for a land use request prior to selling the property. Public noticing requirements were met and a neighborhood information meeting was held in March. Staff finds that the request is consistent with the allowable uses and densities of the land development code. Staff and the Planning Commission recommend approval.

- Request to amend the FLUM designation of a parcel of property located at Woodymarion Drive, Chipley, from Agriculture/Silviculture to Low Density Residential to allow for one future single family dwelling unit on a 4.60 – acre parcel – Dawn McDonald, Senior Planner presented an application request submitted by Mr. Thomas for a land use change prior to selling the property. Public noticing requirements were met and a neighborhood meeting was held. The request is consistent with the allowable uses and density requirements and is not expected to result in any adverse impacts. It is consistent with the planning and land development code. Staff and the Planning Commission recommend approval.
- Request for a Type “X” Special Exception, Major Development Review Application and Variance Request from Shutts and Bowen, PA on behalf of Verizon Wireless, for the construction, maintenance and operations of a 260-foot-tall, self-supported

wireless communications tower. The applicant proposes the telecommunications tower on .23 acres of a 12.23 – acre parent parcel located on Highway 77 and Blocker Church Road – Dawn McDonald, Senior Planner presented the application request by property owners Jeffrey Holden and Richard Holden.

The leased area is 10,000 square feet on the parent parcel and within that is a compound area that has a fenced area where the equipment is located. The access point will be from Walker Church Road. The public noticing requirements have been met, and a neighborhood meeting was held. There have been no comments regarding the project from the public.

The application is a special exception. The applicant is requesting conditional use/special use to locate the tower on the low density land use.

The project is not expected to result in any adverse effects to any public facilities, resources or public interest.

The applicant has been advised that a 30' buffer would be required around the cell tower. The existing vegetation will be maintained on the site.

The process was submitted to the development review and the only outstanding issues identified are environmental issues, and possible impacts to Walker Church Road.

The applicant sent information from the environmental consultants which indicated there would not be any significant

impacts on the property.

Development conditions will be included in the event there is any damage to Walker Road. Cell Towers require a bond.

A portion of the antennae and the cabinet have been reserved for Washington County emergency location.

If the county would like to collocate an agreement with Verizon Wireless needs to be developed.

Staff and the Planning Commission recommend approval of the special exception, major development review and the variance request.

- Request to amend the FLUM designation of the property located at Highway 90, Chipley from Agriculture/Silviculture to General Commercial to allow for commercial uses on 5.89 - acres – Dawn McDonald, Senior Planner presented an application request from Mark Odom. The case has been heard on March 19 and April 15. Staff finds that it is consistent with the allowable uses and density as proposed. Any development on the site must undergo a development review application. Staff and the Planning Commission recommended approval. The board tabled the application in order to allow the public to meet with the board.

Bryan Crosby, 951 Highway 90 advised the board that he does not want the property rezoned without a plan for development. The purpose for the land use change request is to enhance the sale

value.

Mr. Crosby requested that the board not get involved with Mr. Odom's real estate deal and not to rezone for the sole purpose of helping him raise the property value or making it more appealing to a potential buyer.

It is inappropriate for Mr. Odom to use his position on the Planning Board and his ties to the commissioners to assist him with rezoning his property for resale. Government officials should be careful not to use their position for personal gain, even absent any ill intent.

Chairman Hawkins expressed his support for the land use change, suggesting that the location fits the mold for a commercial use.

Mr. Crosby commented that a general commercial zone allows for a very broad spectrum of what is allowable on the property. Rezoning should be done at the appropriate time for the appropriate use. The economic demographics of Chipley does not support development there at this time.

If the land use changes it will change the property value of 951 Highway 90.

Commissioner Bush commented that the reason for the public hearing is to hear the public. The public is not satisfied with changing the land use for the property until a plan is presented. This is not any different from the property on Tharp Road and

Falling Waters, which at one time was commercial. The public was in opposition of the land use change and terms were worked through that pleased everyone. That is the same thing that should be done in this case.

III. ADOPT THE AGENDA – **Commissioner Abbott, Commissioner Joyner (Motion Carried Unanimously)**

IV. ADOPT THE PREVIOUS MINUTES

- Board Meeting for April 15, 2020 – **Commissioner Kent, Commissioner Abbott (Motion Carried Unanimously)**

V. NON-AGENDA AUDIENCE - Effective October 1, 2013, Florida Statute 286.0114 mandates that “members of the public shall be given a reasonable opportunity to be heard on a proposition before a Board or Commission.” The public can attend this virtual meeting by listening to the meeting live by calling 1-850-260-0118 using participation pin 35719. – None

VI. AGENDA ITEMS

- Request to amend FLUM designation on a parcel of property located at 3785 Foxhunt Road, Chipley from Agriculture/Silviculture to Low Density Residential to allow for one future single family dwelling unit on a 4.97 – acre parcel – Commissioner Abbott, Commissioner Joyner **(Motion Carried Unanimously)**
- Request to amend the FLUM designation of a parcel of property located at Ostrich Lane, Chipley from Agriculture/Silviculture to Low Density Residential to allow for one future single-family residential dwelling on a 7.4 – acre parcel – Commissioner Abbott, Commissioner Bush **(Motion**

**Carried Unanimously)**

- Request to amend the FLUM designation of a parcel of property located at Woodymarion Drive, Chipley, from Agriculture/Silviculture to Low Density Residential to allow for one future single family dwelling unit on a 4.60 – acre parcel – Commissioner Joyner, Commissioner Abbott

**(Motion Carried Unanimously)**

- Request for a Type “X” Special Exception, Major Development Review Application and Variance Request from Shutts and Bowen, PA on behalf of Verizon Wireless, for the construction, maintenance and operations of a 260-foot-tall, self-supported wireless communications tower. The applicant proposes the telecommunications tower on .23 acres of a 12.23 – acre parent parcel located on Highway 77 and Blocker Church Road – Commissioner Joyner, Commissioner Bush **(Motion Carried Unanimously)**

- Request to amend the FLUM designation of the property located at Highway 90, Chipley from Agriculture/Silviculture to General Commercial to all for commercial uses on 5.89 – acres – Commissioner Abbott offered a motion, seconded by Commissioner Joyner.

Commissioner Bush requested that the board consider this property as the board considered the property on Tharpe Road and Falling Waters Road.

Commissioner Kent commented that when business’ do their due diligence they want property that is ready.

Commissioner Bush commented that Mr. Crosby has a viable concern

regarding his investment possibly being affected.

Commissioner Abbott suggested that the board does not have rights, within limits to tell someone what they can do with their property.

Mr. Crosby suggested that Mr. Odom should not enlist the county's assistance.

**The motion carried 4 to 1, with Commissioner Bush opposed.**

- CEI for Alford Road – Karen Shaw, Grants Coordinator informed the board that 5 CEI proposals were received on Friday. The selection committee suggested approval of Dewberry Engineers because they ranked 10 points higher. This will be contingent on DOT approval and contingent negotiations with Dewberry. – **Commissioner Bush offered a motion, seconded by Commissioner Abbott and unanimously carried to approve of Dewberry for the CEI on Alford Road contingent upon DOT approval and contingent upon negotiations with Dewberry.**

Karen Shaw advised the board that the contract ends June 30, 2021.

- Grandparents Alienation Awareness Day by request of Ann Haigh – **Commissioner Bush offered a motion, seconded by Commissioner Abbott and unanimously carried to approve of observing June 14, 2020 as Grandparents Alienation Awareness Day.**
- Interlocal Agreement for Emergency Shelters – Lynne Abel, Public Safety Director – **Commissioner Abbott offered a motion, seconded by Commissioner Bush and unanimously carried to approve of the**



**Interlocal Agreement for Emergency Shelters with the Washington County School Board.**

Mrs. Abel provided updates. There have been no new cases since April 24. The hospital is offering testing to the public Monday – Friday and DOH will begin testing this coming Monday for a couple of weeks. At this point, EOC has reverted to a level II, which is monitoring. The daily conference calls with FDEM should slow down to 2 – 3 times per week. Under Executive Order 20-52 and 21-14, which is scheduled to expire on July 7. When the current LSE extension expires on next Tuesday an extension request will not be done. This impacts overtime payments.

Chairman Hawkins informed the board that Karen Johnson has scheduled her retirement and the board should address this at the next board meeting.

Chairman Hawkins advised the board that it has been requested of him to serve on the interview committee for Karen Johnson's position.

**Commissioner Bush offered a motion, seconded by Commissioner Abbott and unanimously carried to approve of Chairman Hawkins serving on the interview committee for the position at the Washington County Health Department.**

- 2001 Ford F-550 Brush Truck – Rick Kerr, Fire Coordinator informed the board that the chief opted out of the purchase of the 2014 brush truck that the board gave previous approval for. He requested board approval of a brush truck from Bowers Equipment Sales. The difference in the cost from the previous approval to this one is \$5,995.00. The truck has

35,000 miles on it.

**Commissioner Bush offered a motion, seconded by Commissioner Abbott and unanimously carried to approve of the purchase of the 2001 Ford F-550 brush truck for \$26,995.00.**

- Nomination of David Corbin, Chipley Gun & Pawn, to Chipola Workforce Board – Tray Hawkins, Chairman – **Commissioner Abbott, Commissioner Joyner (Motion Carried Unanimously)**

The meeting was recessed from 10:10 a.m. – 10:21 a.m.

Chairman Hawkins added the courthouse cleaning contract to the agenda. There were some items in the existing contract that have been addressed with the company and are currently not resolved. The money is in the budget to cover a different option. The money used to cover the contract will be moved to cover the cost of an employee that will cover the needs at the courthouse as a whole.

**Commissioner Abbott offered a motion, seconded by Commissioner Bush and unanimously carried to exit the contract with Executive Cleaning for the Washington County Courthouse with a 30-day out.**

- VII. FEMA COORDINATOR – Kevan Parker updated the board regarding Hurricane Michael, COVID and the Legacy Projects.

County Administrator Massey informed the board that the work at the ag center will begin on Monday.

- VIII. MSBU COORDINATOR – Steve Healis informed the board that the updates have been made on the MSBU Board. Gary Hartman is the new chairman.

County Administrator Massey addressed the board. The MSBU Board agreed for the Washington County Board to pursue raising the assessment via ordinance. The ordinance states: enactment of the particular ordinance the initial annual assessment for financing the operation of the benefit unit shall not exceed \$35.00. The developed residential lot cannot increase more than 5% from the previous year commencing in the sixth year.

The ordinance was done in 2013, which trumps other ordinances. Currently \$31.91 is being charged. MSBU can increase to \$36.75 via the ordinance.

Chairman Hawkins advised to include the item on the workshop agenda.

County Administrator Massey informed the board that it needs to be done now because there is a specific timeline that has to be met in order to process the increase.

Commissioner Abbott requested a plan be provided to him prior to the workshop.

- IX. PUBLIC WORKS SUPERVISOR – None

- X. COUNTY ENGINEER – Cliff Knauer addressed the board.

- Highway 79 Corridor Authority – The DEP permits are being submitted and the plans are complete.
- Buckhorn Boulevard – Construction funding has been award, which means the clock is ticking. Trying to obtain additional right-of-ways will be addressed. The plans and specs are complete. However, the plans

may have to be adjusted based upon what right-of-ways are obtained.

- Sunny Hills Roads – Roberts and Roberts bid \$928,060.00 and C.W. Roberts bid \$1,048,040.00. The budget at that time was \$650,000.00, which meant both bids were substantially over budget.

The intent is to award the project to Roberts and Roberts for \$928,060.00. As part of that award change order 1 would be included deducting \$143,674.13, which would mean the construction budget would be \$784,385.87.

**Commissioner Bush offered a motion, seconded by Commissioner Abbott and unanimously carried to award the Sunny Hills Roads Project to Roberts and Roberts for \$928,060.00, which will include change order 1, deducting \$143,674.13.**

County Administrator Massey advised the board that this would deplete the MSBU budget.

- Church Street and Court Avenue – DOT has issued approval to proceed. The low bid was Roberts and Roberts for \$194,430.80. \$255,000.00 was allocated for everything. A breakdown of the design, construction and CEI cost has been requested by Dustin.

**Commissioner Bush offered a motion, seconded by Commissioner Abbott and unanimously carried to approve the CEI cost for Church Street and Court Avenue contingent that it is under \$25,000.00.**

- Old Bonifay and Cope – The road work is progressing well. A change order will be presented in the future for both. There is around

\$85,000.00 in contingency for Old Bonifay.

XI. COUNTY ADMINISTRATOR – Jeff Massey addressed the board.

- RFP 2020 – 03 Culvert Replacement – Due to time restraints regarding FEMA work an RFP has been issued for culvert work. Therman Construction bid \$115.00 per linear foot.

**Commissioner Bush offered a motion, seconded by Commissioner Abbott and unanimously carried to first select Panhandle Excavating, Inc. for \$74.50 per linear foot, and second select RBM Contracting Services for \$85.00 per linear square foot in the event public works is unable to complete the FEMA work.**

- RFP for 2020-001 Emergency Management Contractual Services – Wheeler Emergency Management and BrenCo, LLC. Provided bids. The responses were graded by a committee and the recommendation is to retain Wheeler Emergency for Emergency Management Contractual Services.

**Commissioner Bush offered a motion, seconded by Commissioner Abbott and unanimously carried to approve of retaining Wheeler Emergency Management for Emergency Management Contractual Services.**

- RFP 2020-002 Concrete Drainage Features – Jeff Massey requested that this item be tabled in order to allow additional time for review.
- Renewal Contract with Magistrate John McDaniel – **Commissioner Abbott offered a motion, seconded by Commissioner Bush and**

**unanimously carried to renew the contract with John McDaniel for code enforcement.**

XII. CLERK – Lora C. Bell addressed the board.

- April Vouchers Totaling \$2,400,732.82 – **Commissioner Abbott, Commissioner Bush (Motion Carried Unanimously)**

XIII. COUNTY ATTORNEY – None

XIV. ADJOURN – Commissioner Abbott, Commissioner Bush (Motion Carried)

---

Deputy Clerk Brantley

---

Date Board Approved