

BOARD MINUTES FOR 12/07/05

DECEMBER 7, 2005

THE BOARD OF COUNTY COMMISSIONERS, IN AND FOR WASHINGTON COUNTY, MET ON THE ABOVE DATE AT 8:00 A.M. AT THE WASHINGTON COUNTY ANNEX, BOARD MEETING ROOM, 1331 SOUTH BOULEVARD, CHIPLEY, FLORIDA WITH COMMISSIONERS COPE, SAPP, FINCH, STRICKLAND AND CORBIN PRESENT. CLERK LINDA COOK, DEPUTY CLERK CARTER AND ADMINISTRATIVE SECRETARY, SUSAN LAWSON WERE ALSO PRESENT.

DEREK HAYES PROCLAIMED THE MEETING WITH CHAIRMAN SAPP OFFERING PRAYER AND LEADING IN THE PLEDGE OF ALLEGIANCE TO THE FLAG.

CHAIRMAN SAPP STATED THE PURPOSE OF THE SPECIAL CALLED MEETING WAS TO APPROVE OR DISAPPROVE LAND USE CHANGES:

- A. LAND USE CHANGE FROM AGRICULTURE TO LOW/MEDIUM DENSITY RESIDENTIAL-TIMBERLAKES SUBDIVISION:

COMMISSIONER SAPP ABSTAINED FROM VOTING DUE TO PERSONAL OR POSSIBLE GAIN ON THE PROJECT. COMMISSIONER CORBIN ABSTAINED BECAUSE HE IS THE PROPERTY OWNER SELLING THE PROPERTY.

COMMISSIONER CORBIN QUESTIONED COMMISSIONER SAPP NEEDING TO ABSTAIN BECAUSE HE IS NOT DEALING WITH COMMISSIONER CORBIN IN ANY FASHION. COMMISSIONER SAPP EXPLAINED IF THE LAND USE CHANGE WAS APPROVED HE HAD A VERBAL CONTRACT WITH THE INDIVIDUAL PURCHASING THE PROPERTY TO DO THE CLEARING; IF THE LAND USE CHANGE IS APPROVED, HE WOULD STAND TO MAKE A PROFIT ON THE CLEARING OF THE TIMBER ON THE LAND.

COMMISSIONER FINCH OFFERED A MOTION, SECONDED BY COMMISSIONER COPE TO ADOPT THE ORDINANCE APPROVING THE PROPOSED LAND USE CHANGE FROM AGRICULTURE TO LOW/MEDIUM DENSITY RESIDENTIAL-TIMBERLAKES SUBDIVISION.

RANDY PARKER, PLANNING CONSULTANT, UPDATED THE BOARD ON HAVING SUBMITTED FIVE AMENDMENTS TO THE STATE; THEY GOT AN OBJECTION, RECOMMENDATION AND COMMENT REPORT BACK AND AMENDMENT 2005-2E, SYFRETT PROPERTY, HAS BEEN WITHDRAWN BECAUSE THEY RECEIVED NO INFORMATION FROM THEM RESPONDING TO ANY OF THE STATE'S OBJECTIONS.

ROB WILLIAMS, NORTH BAY ENGINEERING, REPRESENTING SYFRETT, ADVISED THEY WERE ATTEMPTING TO CONTRACT WITH SOMEONE TO DO THE ARCHAEOLOGICAL REVIEW THAT WAS REQUESTED; HOWEVER, THE TIME FRAME GIVEN IS A SIX TO EIGHT WEEK TIME FRAME TO DO THE ARCHAEOLOGICAL/ BIOLOGICAL REVIEW. HE ADDRESSED THEM HAVING SENT AN E-MAIL TO LINDA WALLER ADVISING THEY DIDN'T FEEL THEY COULD GET IT DONE WITHIN THE TIME FRAME; THEY HAVEN'T WITHDRAWN IT AND ARE STILL TRYING TO PURSUE IT.

CHAIRMAN SAPP ADVISED IT HAD BEEN WITHDRAWN FROM THE BOARD TAKING ACTION ON THEIR REQUEST TODAY.

PARKER REPORTED THE LARGE SCALE AMENDMENTS CAN ONLY BE SUBMITTED TWICE A YEAR; THERE WILL BE ANOTHER ROUND OF SUBMISSIONS IN THE FIRST QUARTER OF 2006.

PARKER ADDRESSED ALL THE APPLICANTS ON THE PUBLIC HEARINGS TO BE HELD TODAY HAVE DONE A GOOD JOB IN THE TIME FRAME GIVEN TO PULL THE INFORMATION TOGETHER NEEDED TO ANSWER THE OBJECTIONS OF THE STATE. HE THEN WENT OVER THE LAND USE CHANGE FROM AGRICULTURE TO LOW/MEDIUM DENSITY RESIDENTIAL-TIMBERLAKES SUBDIVISION PETITIONED BY COMMISSIONER CORBIN.

- A. THE TWO MAJOR CONCERNS WERE THE TRAFFIC AND WATER/SEWER CAPACITY. THE APPLICANT SUBMITTED AN ANALYSIS OF TRAFFIC AT THE PREDICTED DEVELOPMENT LEVEL, WHICH IS 420 UNITS; THERE WAS SUFFICIENT CAPACITY ON BRICKYARD ROAD, HWY 90 AND STATE ROAD 77 TO HANDLE THE TRAFFIC.

- B. TRAFFIC CAPACITY IN A MAXIMUM ALLOWABLE DENSITY IN THE REZONING WOULD ALLOW UP TO 1,000 UNITS; THERE WOULD BE A SHORTFALL ON HIGHWAY 77 AND BRICKYARD ROAD IF 1,000 UNITS WERE DEVELOPED.

C. BASED ON WHAT THE APPLICANT AND DEVELOPER HAS PROPOSED, AT 420 UNITS, THEY CAN DO WHAT NEEDS TO BE DONE BASED ON THE TRAFFIC ANALYSIS SUBMITTED; THE TRAFFIC ANALYSIS WAS DONE BY AN ENGINEER AND SIGNED OFF ON, IT WAS TAKEN TO FIVE YEARS OUT AND THERE WAS NO CONSIDERATION GIVEN ON ANYTHING BEING DONE TO HIGHWAY 77. IT IS BEING RECOMMENDED A LEFT TURN LANE BE PUT IN ON BRICKYARD ROAD TURNING INTO THE DEVELOPMENT FOR THE 420 UNITS.

D. ON WATER AND SEWER, THE CITY OF CHIPLEY SUBMITTED DOCUMENTATION ON THEIR CAPACITY NOW AND THEIR CAPACITY IN THE FUTURE WITH THE EXPANSIONS THEY HAVE UNDERWAY FOR WATER AND SEWER; THEY HAVE CAPACITY PREDICTED FOR UP TO 1,000 UNITS FOR WATER AND SEWER. THE ANALYSIS WAS DONE BY BASKERVILLE-DONAVON ENGINEERING.

COMMISSIONER FINCH QUESTIONED IF WATER AND SEWER WOULD BE PROVIDED BEFORE CONSTRUCTION STARTS; PARKER SAID IT WOULD AND IN THE APPLICATION PACKET, IT STATED THE SUBDIVISION WOULD BE PROVIDED WITH CENTRAL WATER AND SEWER.

COMMISSIONER FINCH QUESTIONED IF THERE WERE GOING TO BE HOMES BUILT WITH SEPTIC TANKS AND WELLS IN THE SUBDIVISION; PARKER ADVISED THERE WOULDN'T.

COMMISSIONER SAPP QUESTIONED IF THE CONTRACTOR WOULD BE RESPONSIBLE FOR PUTTING THE LEFT TURN LANE IN OFF OF BRICKYARD ROAD; PARKER ADVISED THE CONTRACTOR WOULD BE RESPONSIBLE.

ON THE SCHOOL ISSUE, WHICH WAS ADDRESSED IN THE ORC REPORT FOR ALL THE LAND USE HEARINGS, PARKER ADVISED BASICALLY THE SCHOOL SYSTEM DOESN'T DO A LOT OF LONG RANGE PROJECTIONS AND ARE DEPENDENT ON WHAT THE DEPARTMENT OF EDUCATION PROVIDES THEM. UNDER STATE LAW, THE SCHOOL SYSTEM IS RESPONSIBLE TO HOUSE ALL STUDENTS IN WASHINGTON COUNTY; IN THEIR RESPONSE TO THE ORC REPORT, THE SCHOOL BOARD HAS COMMITTED TO BE ABLE TO HOUSE WHATEVER CAPACITY IS BROUGHT FORTH AS A RESULT OF THE DEVELOPMENT AS THIS IS STATE LAW. THEY DID AN ANALYSIS ON HOW MANY STUDENTS WOULD BE ADDED BASED ON THE RATIO OF STUDENTS TO POPULATION AND STUDENTS TO HOUSING UNITS IN THE COUNTY NOW; WHETHER OR NOT THE RATIO WILL HOLD EXACTLY FOR ALL THE NEW DEVELOPMENTS IS UNKNOWN. PARKER SAID HE THOUGHT THEY HAD DONE THE BEST THEY CAN ON PROJECTING WHAT THE SCHOOL SYSTEM CAN DO.

COMMISSIONER FINCH CALLED FOR THE QUESTION ON THE MOTION. IT CARRIED WITH COMMISSIONER CORBIN AND SAPP ABSTAINING.

PUBLIC HEARING ON LAND USE CHANGE FROM AGRICULTURE TO LOW DENSITY RESIDENTIAL-VILLAGE OF SPANISH LAKES PETITIONED BY ANTHONY ARNONE:

PARKER UPDATED THE BOARD ON THE STATE HAVING TWO OBJECTIONS TO THE APPLICATION: THE APPLICANT WAS TO SHOW THE ANALYSIS ON HOW THE SCHOOL SYSTEM WAS GOING TO HANDLE THE GROWTH IN POPULATION; THIS IS ALL REQUIRED AS A RESULT OF SENATE BILL 360 AND WAS ADDRESSED IN THE FIRST PUBLIC HEARING ON TIMBERLAKES SUBDIVISION.

THE STATE WANTED THE APPLICANT TO PROVIDE MORE ENVIRONMENTAL AND SITE ANALYSIS ON THE SITE FOR POTENTIAL ENVIRONMENTAL AND ACQUIFER RECHARGE ISSUES: AN ENVIRONMENTAL STUDY WAS DONE WHICH SHOWED THE ENVIRONMENTAL SENSITIVE LAND ON THE SITE; THERE WERE NO WETLANDS ON THE SITE ACCORDING TO THE CORP OF ENGINEER OR FL-DEP RECORDS. THROUGH THE LAND DEVELOPMENT CODE AND THE RESTRICTIONS ON AMOUNT OF IMPERVIOUS SURFACE IN FL-DEP PERMITTING PROCESS AS FAR AS HOLDING PONDS, STORM WATER RETENTION AND TREATMENT, THEY SHOULDN'T AFFECT THE ACQUIFER IN ANY NEGATIVE WAY. HE FELT THEY ANSWERED THE STATE'S OBJECTIONS.

COMMISSIONER CORBIN OFFERED A MOTION, SECONDED BY COMMISSIONER FINCH AND CARRIED TO ADOPT THE ORDINANCE APPROVING THE LAND USE CHANGE PETITIONED BY ANTHONY ARNONE.

PUBLIC HEARING ON LAND USE CHANGE FROM AGRICULTURE TO LOW MEDIUM DENSITY RESIDENTIAL-FALLING WATERS GOLF COURSE-ITEM D-JIM MORRIS AND LAND USE CHANGE FROM RECREATION TO LOW/MEDIUM DENSITY RESIDENTIAL FALLING WATERS GOLF COURSE-ITEM E-CITY OF CHIPLEY:

PARKER REPORTED THE OBJECTIONS ADDRESSED BY THE STATE ON BOTH ITEM D AND ITEM E ARE BASICALLY THE SAME; THEY WERE ADDRESSED JOINTLY AND SEPARATELY AND

ARE VERY SIMILAR TO THE ONE ON BRICKYARD ROAD FOR TIMBERLAKES SUBDIVISION EXCEPT THESE ARE FURTHER SOUTH.

A. ON EDUCATION, IT WAS ADDRESSED LIKE THE PREVIOUS LAND USE CHANGES; THE SCHOOL DISTRICT CAN PROVIDE THE CAPACITY TO DEAL WITH ANY INCREASES TO THE POPULATION.

B. ON ROADWAYS, THE TRAFFIC ENGINEERING ANALYSIS SUBMITTED ON THE PROJECT SHOWED SUFFICIENT TRAFFIC CAPACITY TO HANDLE THE PROPOSED DEVELOPMENT PLAN OF 350 RESIDENTIAL UNITS/ 18 HOLE GOLF COURSE AND THE MAXIMUM DEVELOPMENT PLAN ON FALLING WATERS ROAD AND STATE ROAD 77. PARKER ADDRESSED THE ONLY ROAD IMPACTED WHEN THEY ANALYZED THE TRAFFIC JOINTLY WITH THESE TWO LAND USE CHANGES AND THE LAND USE CHANGE ON BRICKYARD ROAD WOULD BE HIGHWAY 77 TO THE NORTH END; IT IS BASICALLY RIGHT ABOUT CAPACITY NOW FOR THE DEVELOPMENT LEVEL BEING PROPOSED.

COMMISSIONER FINCH QUESTIONED IF THERE WERE ANY COMMENTS ABOUT THE SAFETY ASPECT ON ADDING ADDITIONAL TRAFFIC ON FALLING WATERS ROAD; PARKER ADVISED THIS WASN'T ADDRESSED. HOWEVER, PARKER SAID WHEN THEY GET INTO ACTUAL PERMITTING THE DEVELOPMENT AS SOON AS THE LAND USE CHANGE IS APPROVED BY THE STATE, THIS IS SOMETHING THEY NEED TO GET THE COUNTY ENGINEER INVOLVED TO DETERMINE WHAT IS ACTUALLY NEEDED TO BE DONE TO ADDRESS THE SAFETY ISSUE.

COMMISSIONER FINCH ADDRESSED THE NEED TO WORK WITH THE DEVELOPER AND THE CITY OF CHIPLEY, ETC. ON GETTING RIGHT OF WAY ALONG FALLING WATERS ROAD TO PUT FUTURE DEVELOPMENT AND TAKE CARE OF SOME OF THE SAFETY ISSUES OUT THERE NOW.

JIM MORRIS ADVISED MIKE HALL, DEVELOPER ON PROJECTS FOR ITEM D AND E, HAS SAID HE DIDN'T HAVE A PROBLEM WORKING WITH THE COUNTY ON THE RIGHT OF WAY PROPERTY.

COMMISSIONER FINCH OFFERED A MOTION, SECONDED BY COMMISSIONER STRICKLAND AND CARRIED TO ADOPT THE ORDINANCE APPROVING THE LAND USE CHANGE FROM AGRICULTURE TO LOW MEDIUM DENSITY RESIDENTIAL REQUESTED BY JIM MORRIS.

LAND USE CHANGE FROM RECREATIONAL TO LOW/MEDIUM DENSITY RESIDENTIAL-FALLING WATERS GOLF COURSE-CITY OF CHIPLEY:

COMMISSIONER CORBIN OFFERED A MOTION, SECONDED BY COMMISSIONER FINCH TO ADOPT THE ORDINANCE APPROVING THE LAND USE CHANGE.

COMMISSIONER FINCH ADDRESSED THE NEED FOR THE COUNTY ENGINEER TO BE WORKING WITH THE DEVELOPER ON THE COUNTY'S CONCERN OF THE SAFETY ASPECT WITH THE DEVELOPMENT. HE WANTED THE COUNTY TO BE CAREFUL ON WHAT THEY ARE ADDING TO THE ROAD; SOMETHING NEEDS TO BE DONE WITH THIS MUCH TRAFFIC BEING ADDED TO MAKE IT SAFER.

COMMISSIONER SAPP ADDRESSED THE RED LIGHT SITUATION AT WALMARTS AND THE PROBLEM NOW WITH PEOPLE GOING AND COMING FROM APPLEFIELDS TO WALMARTS WITHOUT A RED LIGHT AT THAT INTERSECTION; HE QUESTIONED HOW MUCH MORE DIFFICULT WAS THE ADDED TRAFFIC GOING TO MAKE IT TO ACCESS HIGHWAY 77. PARKER ADVISED THIS WAS A STATE ROAD AND A STATE ISSUE; THEY WOULD DETERMINE WHAT LEVEL THEY WOULD NEED TO PUT A TRAFFIC LIGHT.

PARKER ADDRESSED THE COUNTY COULD REQUEST THE STATE DO A TRAFFIC STUDY AT THE APPLEFIELD/WALMART INTERSECTION TO SEE IF IT WARRANTS A TRAFFIC LIGHT.

COMMISSIONER COPE ADDRESSED THE COMMUNITY TRAFFIC SAFETY TEAM HAD A STUDY DONE ON THAT INTERSECTION. JOHN FOSTER, CTST MEMBER, ADVISED THEY WERE TOLD FL-DOT DIDN'T WANT TO PUT TWO TRAFFIC LIGHTS WITHIN ONE BLOCK. FOSTER AGREED IT WAS A VERY DANGEROUS INTERSECTION.

COMMISSIONER FINCH ADDRESSED THE FALLING WATERS/BRICKYARD ROAD INTERSECTION AND HIM BEING ASKED WHY IT WASN'T MADE A FOUR WAY STOP; HE ADVISED GORDON WARREN HAD RECOMMENDED THE BOARD NOT MAKE IT A FOUR WAY STOP. HOWEVER, WITH THE INCREASE IN TRAFFIC, HE FELT THE BOARD NEEDED TO LOOK AT THIS INTERSECTION AGAIN.

COMMISSIONER SAPP AGREED THE BOARD WOULD NEED TO REVISIT THE INTERSECTION IN NEAR MONTHS AND LOOK AT MAKING NECESSARY ADJUSTMENTS; POSSIBLY A FOUR WAY STOP AND STOP CROSS BARS BEFORE EACH ROAD.

THE MOTION CARRIED UNANIMOUSLY TO ADOPT THE ORDINANCE APPROVING THE LAND USE CHANGE FROM RECREATIONAL TO LOW/MEDIUM DENSITY RESIDENTIAL PETITIONED BY THE CITY OF CHIPLEY.

PARKER UPDATED THE BOARD ON THE ORDINANCES AND THE RESPONSES TO THE STATES ORC REPORT PERTAINING TO THE LAND USE CHANGES ADDRESSED TODAY WOULD BE SUBMITTED TO THE STATE; THE STATE WILL HAVE 45 DAYS FROM THE DATE THEY RECEIVE THE INFORMATION TO RENDER AN OPINION WHETHER IT IS IN COMPLIANCE OR NOT.

PAUL ROBERTS, IN THE PROCESS OF PURCHASING PROPERTY FROM COM- MISSIONER CORBIN, ADVISED HE WOULD MOVE FORWARD WITH CONSTRUCTION AS SOON AS POSSIBLE AFTER APPROVAL IS RECEIVED FROM THE STATE.

WHEN QUESTIONED BY COMMISSIONER CORBIN HOW MANY UNITS HE THOUGHT HE WOULD BUILD THE FIRST YEAR, ROBERTS RESPONDED IT WOULD DEPEND ON CONSTRUCTION ON HOW FAST THEY CAN MOVE WITH PHASE I OF THE DEVELOPMENT.

SUSAN LAWSON ADDRESSED THE RENEWAL AGREEMENT FOR DR. SAMUEL WARD HAVING GONE UP FROM \$500 TO \$750; RANDAL TRUETTE, EMS DIRECTOR, CHECKED WITH SURROUNDING COUNTIES AND IT IS STILL CHEAPER THAN THEY ARE PAYING. SHE REQUESTED BOARD APPROVAL FOR ADMINISTRATOR HERBERT TO SIGN THE RENEWAL AGREEMENT. COMMISSIONER COPE OFFERED A MOTION, SECONDED BY COMMISSIONER STRICKLAND AND CARRIED TO APPROVE OF THE RENEWAL AGREEMENT WITH DR. SAMUEL WARD. COMMISSIONER CORBIN OPPOSED.

COMMISSIONER SAPP ADDRESSED, DUE TO THE CONFLICT WITH THE TRI-COUNTY COMMUNITY COUNCIL MEETING AND THE BOARD MEMBER SERVING AS LIASON TO THE COUNCIL NEEDING TO ATTEND THE MEETINGS, THE BOARD NEEDED TO REVERSE THE TIME FOR THEIR SECOND AND FOURTH THURSDAY MEETINGS.

COMMISSIONER COPE OFFERED A MOTION, SECONDED BY COMMISSIONER STRICKLAND AND CARRIED FOR THE SECOND THURSDAY MEETING TO BEGIN AT 8:00 A.M. AND THE FOURTH THURSDAY MEETING TO BEGIN AT 5:00 P.M.

COMMISSIONER FINCH OFFERED A MOTION, SECONDED BY COMMISSIONER STRICKLAND AND CARRIED TO ADJOURN. _____

DEPUTY CLERK

CHAIRMAN

END OF MINUTES FOR 12/07/05