

BOARD MINUTES FOR 10/27/09

OCTOBER 27, 2009

THE BOARD OF COUNTY COMMISSIONERS, IN AND FOR WASHINGTON COUNTY, MET IN JOINT SESSION WITH THE WASHINGTON COUNTY PLANNING COMMISSION AT 9:00 A.M. AT THE WASHINGTON COUNTY ANNEX, BOARD MEETING ROOM, 1331 SOUTH BOULEVARD, CHIPLEY, FLORIDA WITH COMMISSIONERS STRICKLAND, PATE AND HOLMAN PRESENT. CLERK COOK WAS ALSO IN ATTENDANCE.

THE PURPOSE OF THE JOINT WORKSHOP WAS TO REVIEW THE PROPOSED CHANGES TO THE GOALS, OBJECTIVES AND POLICIES TO THE COMPREHENSIVE PLAN.

JOE TAYLOR, PLANNING COMMISSIONER CHAIRMAN, TURNED THE MEETING OVER TO LYNDA WALLER, PLANNING OFFICER.

MS. WALLER PROVIDED THE BOARD WITH THE SAME MATERIAL THEY HAD ALREADY RECEIVED EXCEPT IT HAD ALL THE CORRECTIONS IN IT THAT WERE DONE IN ALL THE JOINT SESSIONS THAT WERE PREVIOUSLY HELD. SHE HAD GONE AHEAD AND FORMATTED IT IN A FORM THAT COULD BE SUBMITTED TO FL-DCA.

THE FIRST HEARING ON THE PROPOSED CHANGES IS TO BE HELD BEFORE THE PLANNING COMMISSION THE FIRST TUESDAY IN NOVEMBER; AT THAT TIME THE PLANNING COMMISSION WILL HAVE THE FINAL DRAFT OF THE COMP PLAN.

MS. WALLER EXPLAINED THERE WERE TWO PARTS TO THE COMP PLAN; THE GOALS, OBJECTIVES AND POLICIES AND THE SUPPORT DOCUMENTATION AS TO WHY THE PROPOSED POLICY CHANGES WERE MADE.

MS. WALLER THEN CONTINUED GOING OVER THE ECONOMIC DEVELOPMENT ELEMENT BEGINNING WITH OBJECTIVE 7. THE ONLY CHANGE MADE WAS ON POLICY 7-4, BALLOON FESTIVAL WAS TAKEN OUT.

MS. WALLER REQUESTED THEY GO BACK OVER BUFFERS AND SETBACKS; PAGE 21 AND 22 BEGINNING WITH POLICY 3-2J. SHE ADDRESSED IN THE EAR, THEY HAD RECOMMENDED CHANGES BE MADE TO THE BUFFERS. THE EAR WAS APPROVED; BUT, THEY RECEIVED COMMENTS BACK FROM FISH AND WILDLIFE. THE COMMENTS WERE THEY CONCURRED WITH THE RECOMMENDATIONS PROVIDED IN SECTION 1 OF THE REPORT. THEY WERE PLEASED THAT THE COUNTY INCORPORATED MANY OF THE RECOMMENDATIONS THEY OFFERED FOR INCORPORATION INTO THE EAR RECOMMENDATIONS. THE COUNTY AND REGIONAL PLANNING STAFF PROVIDED A THOROUGH ASSESSMENT OF THE COUNTY'S COMPREHENSIVE PLAN. WE SUPPORT THE DETERMINATION OF 100' BUFFER DISTANCES AROUND WETLANDS, WATER BODIES AND OTHER NATURAL FEATURES, (ISSUE 6, PROTECTION OF OPEN SPACES AND NATURAL RESOURCES). THIS IS CONSISTENT WITH OUR PREVIOUS RECOMMENDATIONS. MS. WALLER ADDRESSED HER HAVING BEEN ASKED WHERE THE 100' BUFFER CAME FROM AND STATED IT WAS FROM THE FISH AND WILDLIFE. SHE THEN CONTINUED READING THE LETTER FROM THEM: WE ALSO SUPPORT THE RECOMMENDATIONS REQUIRING THE USE OF BEST MANAGEMENT PRACTICES FOR ALL PLANNED UNIT DEVELOPMENTS; THAT ALL PLANS FOR DEVELOPMENT OF TEN LOTS OR MORE BE SUBJECT TO THE GUIDELINES AND STANDARDS PROVIDED IN WILDFIRE MITIGATION IN FLORIDA; AND AN INCREASE IN THE WIDTH OF BUFFERS SEPARATING LAND USES TO AT LEAST 75', WHILE MAINTAINING NATURAL BUFFERS. WE FURTHER SUPPORT THE COUNTY'S INTENT TO DEVELOP POLICIES THAT FOCUS DEVELOPMENT AWAY FROM WETLANDS AND CONSERVATION AREAS.

MS. WALLER REQUESTED CLARIFICATION ON WHAT BUFFERS THE COUNTY WANTS TO GO WITH. SHE SAID SHE HAD CHANGED POLICY 3-2J BACK FROM 50' TO 30'; SHE THOUGHT THAT WOULD SHOW THE STATE THE COUNTY WAS CONCERNED ABOUT PRESERVING THESE WETLANDS.

UNDER POLICY 3-2J, MS. WALLER ADDRESSED SEPTIC TANKS ON LAKES; RIGHT NOW IT IS 75' MANDATORY BY THE STATE OF FLORIDA. THE COUNTY HAS THE OPTION TO INCREASE THIS TO 100'. SHE ASKED FOR CLARIFICATION IF THEY WOULD LIKE THIS TO BE CHANGED. DISCUSSION WAS HELD WITH THERE BEING A SPLIT DECISION ON WHETHER TO LEAVE IT 75' OR CHANGE IT TO 100'. MS. WALLER RECOMMENDED MAKING THE SETBACK 100'; THE PLANNING COMMISSION CAN MAKE A CHANGE WHEN THEY HAVE THEIR FIRST PUBLIC HEARING THE FIRST TUESDAY IN NOVEMBER IF THEY WANT TO CHANGE TO 75'. THE BOARD OF COUNTY COMMISSIONERS CAN THEN CHANGE IT BACK TO 100' IF THEY SO DESIRE AS THE FINAL DECISION WILL REST WITH THE BOARD OF COUNTY COMMISSIONERS.

COMMISSIONER HOLMAN SAID WHATEVER THE RECOMMENDATION OF THE PLANNING COMMISSION IS ON THE SETBACK, THAT IS WHAT THE COUNTY COMMISSIONERS NEED TO GO BY. HE FELT THE PLANNING COMMISSION SHOULD SET IT AND LET THAT BE IT.

MR. TAYLOR WOULD LIKE TO SEE THE LANGUAGE IN THE POLICY FOR AN AUTOMATIC WAIVER IF SOMEONE'S LOT WANT ALLOW THE 100' SETBACK. THE CONSENSUS WAS FOR THIS TO BE A DECISION BY THE PLANNING COMMISSION.

MS. WALLER THEN READ UNDER POLICY 3-2J, PROPOSED MINE OUTERMOST PERIMETER MUST BE SETBACK AT LEAST 500' FROM ANY EXISTING PUBLIC WATER SUPPLY WELLHEADS, OR POTABLE WATER SYSTEM. DISCUSSION WAS HELD ON THE SETBACKS ON MINING AND THE NEED FOR EVERYTHING TO BE CONSISTENT.

MS. WALLER LOOKED AT WHAT THE POLICY CURRENTLY READS AND WHAT THE PROPOSED CHANGES ARE:

THE 100 FEET-MAJOR MANAGED AREAS IS NOT GOING TO CHANGE; THE 50' NATURAL BUFFER OF NOT LESS THAN 50 FEET BETWEEN ADJACENT LAND USES TO MINIMIZE LAND USE CONFLICTS. SHE STATED THIS HAD STARTED OUT AT 100' AND THEY ARE DOWN TO 50'. THE 25 FEET HISTORIC NOR THE 25 FEET ARCHAEOLOGICAL SITES BUFFER CHANGED. SHE SAID THE 75 FEET FROM ADJACENT PROPERTY LINE AND 500 FEET FROM ANY EXISTING PRIVATE POTABLE WELL MINING DOESN'T NEED TO BE INCLUDED HERE AND NEEDS TO BE DELETED FROM THIS SECTION.

DISCUSSION WAS HELD ON THE AGRICULTURAL SETBACK BEING 100' UNDER AGRICULTURE; BUT, UNDER THIS SECTION IT SAYS 50' NATURAL BUFFER OR NOT LESS THAN 50 FEET BETWEEN ADJACENT LAND USES TO MINIMIZE LAND USE CONFLICTS. AFTER CONTINUOUS DISCUSSION, THE AGRICULTURAL BUFFER ON PAGE 3 WAS TO BE CHANGED TO 50' AND THE WORDING "NEW DEVELOPMENT OF 20 ACRES OR MORE" WAS TO BE ADDED.

DISCUSSION WAS HELD ON NATURAL VEGETATIVE BUFFER AND SINCE LAND SCAPING DESIGNS OR REGULATIONS ARE IN THE LAND DEVELOPMENT CODE, WHY NOT TAKE OUT THE NATURAL VEGETATIVE BUFFER AND PUT IN SOMETHING THAT MEETS THE CODE. THE NATURAL VEGETATIVE BUFFER COULD BE REPLACED WITH NATIVE VEGETATION BUFFER. MS. WALLER SAID THIS CHANGE COULD BE MADE IN THE LAND DEVELOPMENT CODE.

DISCUSSION WAS HELD ON POLICY 4-1 ON SETBACK REQUIREMENTS FOR BUILDING STRUCTURES FROM ROADWAYS. MS. WALLER SAID THESE SETBACKS HAD BEEN CHANGED.

THE WORKSHOP SESSION WAS ADJOURNED.

ATTEST: _____
CLERK

CHAIRMAN

END OF MINUTES FOR 10/27/09