

BOARD MINUTES FOR 09/29/09

SEPTEMBER 29, 2010

THE BOARD OF COUNTY COMMISSIONERS MET IN A JOINT SESSION WITH THE WASHINGTON COUNTY PLANNING COMMISSION ON THE ABOVE DATE AT 9:00 A.M. AT THE WASHINGTON COUNTY ANNEX, BOARD MEETING ROOM, 1331 SOUTH BOULEVARD, CHIPLEY, FLORIDA WITH COMMISSIONERS PATE, HOLMAN AND HOWELL PRESENT. ADMINISTRATOR HERBERT AND CLERK COOK WERE ALSO IN ATTENDANCE.

THE PURPOSE OF THE MEETING WAS TO CONTINUE GOING OVER THE PROPOSED CHANGES TO THE GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN.

JOE TAYLOR, CHAIRMAN OF THE WASHINGTON COUNTY PLANNING COMMISSION, CALLED THE MEETING TO ORDER AND TURNED IT OVER TO MS. LINDA WALLER, PLANNING DEPARTMENT.

MS. WALLER GAVE AN UPDATE ON THE KNIGHT SECTOR PLAN. THERE IS GOING TO BE A MEETING TOMORROW AT EBRO CITY HALL AT 9:30 A.M. SHE HAS A DRAFT AGREEMENT THAT FL-DCA AGREED TO ALLOW THE DEVELOPER TO PUT TOGETHER. IN REVIEWING IT, IT IS VERY CONSISTENT WITH THE OTHER SECTOR PLAN AGREEMENTS THAT HAVE BEEN ESTABLISHED OVER THE STATE. AS THE COUNTY TAKES A LOOK AT IT OVER THE NEXT FEW WEEKS, THEY MAY WANT TO MAKE SOME OF THE COUNTY'S REQUIREMENTS MORE FORCEFULLY KNOWN.

MS. WALLER ADDRESSED THE BAY COUNTY PLANNER, THE DEVELOPER'S REPRESENTATIVES, EBRO CLERK, LINDA MARLOW AND EBRO MAYOR, SHERRY TAYLOR AND THE ATTORNEY WOULD BE PRESENT AT THE MEETING. SHE FELT THEY WOULD BE DEVELOPING A SCHEDULE FOR WHAT HAS TO BE DONE OVER THE NEXT FEW MONTHS. SHE HAD SUBMITTED A DRAFT SCHEDULE TO THEM; BUT, THEY DON'T KNOW IF FL-DCA IS GOING TO ALLOW THEM TO GO FORWARD WITHOUT ANOTHER SCOPING MEETING.

MS. WALLER THEN BEGAN GOING OVER THE GOALS, OBJECTIVES AND POLICIES FOR HOUSING.

ON POLICY 7-10 PERTAINING TO THE COUNTY RESERVING 10% OF THE SUNNY HILLS LOTS OWNED BY THE COUNTY EXCLUSIVELY FOR AFFORDABLE HOUSING AND WORKFORCE HOUSING, IT WAS QUESTIONED WHAT IF A DEVELOPER BUYS LOTS TO BUILD AFFORDABLE HOUSING. MS. WALLER SAID THE COUNTY WOULD NOT SELL TO A DEVELOPER; THEY WOULD SELL TO AN INDIVIDUAL PROPERTY OWNER.

DISCUSSION WAS HELD ON THE NEED FOR THE COUNTY TO SET ASIDE 10% OF THE LOTS IN SUNNY HILLS FOR AFFORDABLE HOUSING AND WORKFORCE HOUSING FOR INDIVIDUALS.

DISCUSSION WAS THEN HELD ON THE FINANCING BEING TALKED ABOUT THAT SEPARATES THESE INDIVIDUALS FROM SOMEBODY ELSE. STACY WEBB EXPLAINED THERE IS SOME DOWN PAYMENT ASSISTANCE THAT WILL COME INTO PLAY; EVERY ONCE IN A WHILE THERE ARE FINANCIAL INSTITUTIONS THAT WILL OFFER A REDUCED MORTGAGE RATE FOR FIRST TIME HOMEBUYERS ALSO.

MR. JIM TOWN STATED HE THOUGHT WASHINGTON COUNTY HAS AN AGREEMENT WITH OPPORTUNITY FLORIDA AND ENTERPRISE FLORIDA PARTNERSHIP. THERE IS A LANDTRUST THAT OPERATES IN THE EIGHT COUNTIES AND THE MECHANISM TO GET THE MOST FAVORABLE PLAN FOR THE WORKFORCE HOUSING WOULD BE FOR THE COUNTY TO CONVEY THE LOTS INTO A LANDTRUST AND THEN THE FINANCING AND EVERYTHING WOULD BE CONTROLLED THROUGH THE LANDTRUST MECHANISM.

COMMISSIONER PATE SAID IT WOULD APPEAR IF THE COUNTY IS GOING TO SET 10% OF THE HOUSING ASIDE IN SUNNY HILLS, THEY NEED TO LOOK AT GETTING INVOLVED WITH THIS. HE FELT THIS NEEDED TO BE RESEARCHED FURTHER.

MS. WALLER EXPLAINED THIS WOULDN'T BE EFFECTIVE UNTIL THE DATE THE NEW PLAN IS ADOPTED. SHE ADDRESSED THIS DIDN'T MEAN THE BOARD WOULD HAVE TO SET ASIDE 10% OF THE LOTS IN SUNNY HILLS FOR AFFORDABLE HOUSING AND WORKFORCE HOUSING THAT MINUTE; IT MEANS THEY WILL HAVE TO LOOK AT DOING IT SOMETIME DURING THE PLANNING PERIOD.

MS. WALLER BEGAN GOING OVER THE POLICIES FOR INFRASTRUCTURE. UNDER POLICY 1-1E, WHICH WILL ENSURE THE BEST MANAGEMENT PRACTICES ARE FOLLOWED, THE COUNTY ROAD AND BRIDGE DEPARTMENT SHALL BE RESPONSIBLE FOR INSPECTING ONCE EVERY TWO (2) YEARS ALL EXISTING DIRT ROADS CONSTRUCTED IN THE COUNTY, MS. WALLER ADVISED CONSTRUCTED IN THE COUNTY WOULD BE DELETED.

UNDER POLICY 1-1H PERTAINING TO STORMWATER MANAGEMENT FACILITIES, MS. WALLER STATED IT SHOULD READ THE PERMITTING PROCESS FOR NEW SUBDIVISION PLATS OR COMMERCIAL DEVELOPMENT AND CONSTRUCTION WILL ALSO INVOLVE REVIEW OF STORMWATER MANAGEMENT FACILITIES BY THE BUILDING INSPECTOR AS WELL AS BY THE PUBLIC WORKS INSPECTOR AND COUNTY ENGINEER IF NEED IS DETERMINED BY THE BUILDING INSPECTOR. CLIFF KNAUER UPDATED THE BOARD ON NFWFMD REQUIRES ONCE A STORM WATER PERMIT IS ISSUED ON A PROJECT AND IT HAS BEEN CERTIFIED BY THE ENGI- NEER OF RECORD, THERE HAS TO BE AN ANNUAL INSPECTION OF THE FACILITY AND IT HAS TO BE SIGNED OFF ON AND SUBMITTED TO NFWFMD ANNUALLY. HE DOESN'T KNOW IF THIS NEEDS TO BE IN THE COMP PLAN IF IT IS SOMETHING THAT IS GOING TO BE REQUIRED BY NFWFMD; THIS MIGHT BE DUPLICATING EFFORTS. IN A SENSE THE COUNTY WILL HAVE TO DO THAT ANYWAY IF THEY HAVE ACTIVE CERTIFIED STORM WATER PERMITS SO IT MAY BE BETTER TO LEAVE THIS OUT OF THE COMP PLAN SINCE THIS IS A REQUIREMENT OF THE NFWFMD UNDER THE NEW REGULATIONS.

COMMISSIONER PATE GAVE AN EXAMPLE, IF HE LIVED A HALF MILE OR CLOSER TO A CREEK AND HE DECIDED TO TURN HIS FARM INTO A SUBDIVISION, WHENEVER THE WATER COMES THERE IT WILL BE SPILLING RIGHT INTO THE CREEK. HE SHOULD HAVE TO TREAT THAT WATER. CLIFF EXPLAINED WHEN HE WENT THROUGH THE PERMITTING, HE WOULD BE REQUIRED TO TREAT THAT WATER. HE ADDRESSED NFWFMD JUST RECENTLY REALIGNED THEIR RULES TO BE MUCH MORE IN LINE WITH THE COUNTY RULES, WHICH IS THE 25 YEAR PREPOST CRITERIA. HE SAID IF THAT FARM HAD FIVE CUBIC FEET PER SECOND OF WATER LEAVING DURING A CERTAIN STORM, AFTER IT IS DEVELOPED THAT IS THE MAXIMUM AMOUNT THEY WILL STILL BE ALLOWED TO DISCHARGE. IT IS A PRETTY GOOD MANAGEMENT TOOL TO MAKE SURE THAT NOBODY DOESN'T DUMP MORE WATER INTO THE CREEK AFTER THE DEVELOPMENT THAN BEFORE.

THE BOARD DISCUSSED DELETING THE STORMWATER "AS BUILT" PLANS WILL BE INSPECTED BY THE COUNTY ANNUALLY. MS. WALLER SAID SHE HAD TAKEN THE WHOLE STATEMENT OUT.

ON POLICY 1-1K, MR. PITTS DIDN'T FEEL LIKE THE COUNTY SHOULD BE PUTTING ANYTHING IN BLACK BEAR BECAUSE IT IS OUTDATED AND YOU CAN'T EVEN GET UPDATES ON IT. HE DIDN'T RECOMMEND MENTIONING BLACK BEAR IN THE COMP PLAN IF THEY ARE GOING TO END UP DOING AWAY WITH IT.

COMMISSIONER HOWELL QUESTIONED WHY WOULDN'T YOU JUST PUT IN THE COMP PLAN THE COUNTY'S PERMIT TRACKING PROGRAM AND NOT REFER TO BLACK BEAR.

MR. PITTS SAID HE WASN'T SURE IF THE COUNTY WAS GOING TO BE ABLE TO TRACK IT AT ALL IF THEY DON'T HAVE THE LEVEL OF SERVICES.

MS. WALLER SAID THEY COULD TAKE OUT THE POLICY ENTIRELY IF THAT WAS THE BOARD'S DESIRE; HOWEVER, THE STATE REQUIRES YOU TO TRACK TO MAKE SURE THE LEVEL OF SERVICES ARE BEING MET FOR THE PERMITS ISSUED.

THE BOARD THOUGHT IT MIGHT BE BETTER IF THEY JUST PUT TO USE THE COUNTY'S CURRENT TRACKING SYSTEM.

MS. WALLER AGREED TO WORK ON THE WORDING OF POLICY 1-1K.

CLIFF INFORMED THE BOARD, AS FAR AS THE LEVEL OF STANDARDS FOR THE WATER AND SEWER AVAILABILITY, THIS NORMALLY IS HANDLED WITH A WATER AND SEWER AVAILABILITY LETTER FROM EITHER THE UTILITY OR THE MUNICIPALITY THAT WOULD BE SUBMITTED WITH THE BUILDING PERMIT FOR IT TO BE PUT IN THE FILE. IF THIS IS IN THE FILE, THE COUNTY WOULDN'T HAVE TO WORRY ABOUT WHETHER THE LEVEL OF SERVICE WAS AN ISSUE.

MR. PITTS ADVISED THAT IS WHAT THE COUNTY IS CURRENTLY DOING.

ON POLICY 1-10, COMMISSIONER HOWELL SAID HE WANTED TO MAKE SURE AQUA UTILITIES IS GOING TO DO WHAT THEY SAY THEY ARE GOING TO DO AND THE COUNTY IS NOT GOING TO HAVE TO STEP IN AND DO SOMETHING FOR THEM. HE ASKED MS. WALLER TO DEFINE THE STATEMENT THE COUNTY WILL GIVE AQUA UTILITIES TECHNICAL ASSISTANCE.

MS. WALLER SAID TECHNICAL ASSISTANCE WOULD BE WHERE THE COUNTY WOULD EXHIBIT IF THEY ARE NOT MEETING THEIR INFRASTRUCTURE REQUIREMENTS WITH REGARDS TO NEW DEVELOPMENT. THE COUNTY MAY POSSIBLY HAVE TO LAY OUT A ROUTE FOR THEM TO FOLLOW; SHE IS NOT SURE WHAT ALL IS INVOLVED.

COMMISSIONER HOWELL DIDN'T FEEL THAT WAS THE COUNTY'S RESPONSIBILITY; IT IS AQUA UTILITIES RESPONSIBILITY TO PROVIDE THE SERVICE AND THERE IS A LOT OF DEBATE AS TO WHETHER THEY ARE PROVIDING GOOD SERVICE NOW. IF THE COUNTY IS GOING TO BE PROVIDING TECHNICAL ASSISTANCE TO THEM, HE JUST NEEDS TO KNOW WHAT THAT TECHNICAL ASSISTANCE WOULD BE AND WHAT COST TO THE COUNTY IS THAT GOING TO BE AND WILL THEY BE ABLE TO PASS THAT COST ALONG.

CLIFF EXPLAINED RIGHT NOW AQUA UTILITIES SERVICE AREA THEY ARE ALLOWED TO OPERATE IN IS PRETTY LIMITED. HE GAVE AN EXAMPLE IF A DEVELOPMENT COMES IN THAT REQUIRES THEIR SERVICES WITHIN THEIR SERVICE AREA, NORMALLY THAT DEVELOPER WOULD BE REQUIRED TO WORK OUT SOME SORT OF AGREEMENT WITH AQUA ON COSTS, TIME FRAMES, ETC. AND THE COUNTY WOULDN'T REALLY BE INVOLVED WITH THAT PORTION OF IT. THE ONLY TECHNICAL SUPPORT FROM THE COUNTY WOULD BE IDENTIFYING RIGHT-OF-WAYS, ETC. AS FAR AS THE SERVICE ITSELF, AQUA UTILITIES IS RESPONSIBLE FOR THEIR OWN SYSTEM.

COMMISSIONER PATE ADDRESSED THERE BEING A QUESTION WHETHER AQUA WOULD SPEND THE MONEY TO MOVE THEIR FACILITIES TO THE SPRING RIDGE DEVELOPMENT. MR. TOWN EXPLAINED IT WAS A LARGE QUESTION AND TOOK ALMOST TWO YEARS TO RESOLVE. AQUA HAS COMPLETED THE SURVEYS AND ARE GETTING READY TO RUN THE WATER TO UNIT 12; BUT, IT WAS A COMMERCIAL NEGOTIATION AND SPRING RIDGE AT ONE POINT OFFERED TO PUT IN THEIR OWN WATER SYSTEM AND GO TO THE PUBLIC SERVICE COMMISSION AND CREATE ANOTHER UTILITY. AQUA HAS ALL THE WATER RIGHTS IN SUNNY HILLS; BUT, THE SEWER IS JUST IN FOUR UNITS. HOWEVER, THE PUBLIC SERVICE COMMISSION DOESN'T REQUIRE AQUA PROVIDE WATER INTO THESE OUTLYING AREAS UNTIL THERE IS SOME DEVELOPMENT.

THE BOARD'S CONSENSUS WAS FOR MS. WALLER TO TAKE OUT THE COUNTY WILL GIVE TECHNICAL ASSISTANCE ON POLICY 1-10.

MR. PITTS QUESTIONED BEFORE THE BUILDING DEPARTMENT CAN ISSUE PERMITS, ARE THEY GOING TO HAVE TO HAVE SEWER ON EACH LOT. MR. TOWN EXPLAINED SPRING RIDGE DIDN'T NEGOTIATE FOR SEWER. THE HEALTH DEPARTMENT RULES WOULD APPLY JUST LIKE THEY DO ANYWHERE ELSE IN SUNNY HILLS; WHEN YOU HAVE CENTRAL WATER AVAILABLE ON A 1/4 ACRE LOT, YOU CAN THEN HAVE A SEPTIC SYSTEM.

MR. PITTS ADDRESSED HIS CONCERN WITH THE WAY THIS POLICY IS WRITTEN SOMEBODY COULD QUESTION IF THEY COULD ISSUE A BUILDING PERMIT WITHOUT SEWER BEING THERE.

DISCUSSION CONTINUED ON POLICY 1-10. COMMISSIONER HOWELL FELT THE COUNTY OUGHT TO CONSIDER REQUIRING FUTURE DEVELOPMENTS IN THOSE RECHARGE AREAS FOR NORTHERN BAY COUNTY TO HAVE SEWER SYSTEMS. THEY ARE TALKING ABOUT THOUSANDS OF LOTS IN SUNNY HILLS, THOUSANDS OF LOTS WITH THE KNIGHT PROPERTY AND THOUSANDS OF LOTS IN THE BAY COUNTY SECTOR.

MR. TAYLOR EXPLAINED SUNNY HILLS IS A MASTER PLAN UNIT DEVELOPMENT. HE ADDRESSED ON THE SCHOOL CONCURRENCY ON SENATE BILL 360, SUNNY HILLS IS EXEMPTED FROM ALL OF THAT. THE SCHOOLS CAN'T FORCE SPRING RIDGE OR DELTONA, ETC. TO DO ANYTHING. PRETTY MUCH FL-DCA HAS SAID THEY HAVE VESTED RIGHTS INCLUDING ON THOSE SEPTIC TANKS.

COMMISSIONER HOWELL ADDRESSED THERE BEING 55,000 LOTS ON THE KNIGHT PROPERTY AND THERE IS GOING TO BE 27,000 LOTS IN THE BAY COUNTY SIDE. THE COUNTY COULD REQUIRE THEM TO DO WHATEVER THEY WANT THEM TO DO.

MR. TAYLOR AGREED AND SAID THOSE WERE ALL NEW RULES AND WOULD COME THROUGH EVERYTHING IN THE COMP PLAN.

MR. PITTS AGREED BY THE COUNTY CODES, THEY WILL HAVE TO PUT IN A CENTRAL SEWAGE SYSTEM.

MR. TOWN THOUGHT THE ONLY THING THE COUNTY COULD DO WITH THE VESTED AREA IS REQUIRE A MORE MODERN LEVEL OF SEPTIC TECHNOLOGY.

MS. WALLER QUESTIONED IF THE COUNTY WANTED TO TAKE POLICY 1-10 OUT ALTOGETHER. COMMISSIONER HOWELL, IN GETTING BACK WITH THE UTILITY SITUATION WITH AQUA, DIDN'T WANT THE COUNTY TO HAVE TO BE CHARGED WITH PROVIDING THEM SOME TYPE OF ASSISTANCE THEY SHOULD BE DOING THEMSELVES, FOR ANY UTILITY FOR THAT MATTER. IF THE COUNTY COULD PROVIDE SOME TYPE OF WORDING THAT WOULD MAKE OTHER SEPTIC TANKS BE MORE UP TO DATE AND MORE HIGHER TECHNOLOGY, THEY OUGHT TO DO SO.

MS. WALLER ADDRESSED THE COUNTY NEEDING AN OPINION FROM THE COUNTY ATTORNEY OR A LAND USE ATTORNEY AS TO EXACTLY WHAT THE COUNTY CAN DO IN SUNNY HILLS WITH REGARDS FOR REQUIRING A GREATER EXTENT FOR THE DEVELOPMENT OF INFRASTRUCTURE OUT THERE. SHE AGREED TO WORK ON THE WORDING FOR POLICY 1-10.

POLICY 1-1p-CHANGES TO THIS POLICY WERE NOTED ON THE PAGE OF CHANGES PROVIDED BY MS. WALLER. THE WORDING IS NOW "IT IS THE INTENT OF THE COUNTY TO PROMOTE AN INTERLOCAL AGREEMENT TO ENCOURAGE THE EXTENSION OF THE URBAN INFRASTRUCTURE OF CENTRAL WASTEWATER TREATMENT AND CENTRAL WATER SYSTEMS BY THE CITY OF CHIPLEY TO THE SR77 CORRIDOR SOUTH OF I-10 IN ORDER TO ENCOURAGE MAJOR COMMERCIAL DEVELOPMENT.

POLICY 1-1r-THE BOARD AGREED TO CHANGE THIS POLICY TO INCLUDE ALL MUNICIPALITIES AND NOT JUST THE CITY OF VERNON.

POLICY 3-1f-MR. PITTS NOTED YOU CAN'T GET AN ELEVATION CERTIFICATE UNTIL THE SLAB IS Poured; YOU CAN'T DO IT BEFORE THE PERMIT IS ISSUED. THE WORDING WAS CHANGED TO "IF DURING THE DEVELOPMENT REVIEW PROCESS, THE POSSIBILITY OF A FLOOD ZONE IS IDENTIFIED, A FLOOD ELEVATION CERTIFICATE IS REQUIRED. THE BUILDING INSPECTION DEPARTMENT WILL ENSURE THAT THE CERTIFICATE IS OBTAINED BY THE DEVELOPER AND WILL BE KEPT ON FILE IN THE BUILDING DEPARTMENT.

POLICY 3-1g-MR. PITTS NOTED THE BOARD REQUIRES HE GO OUT AND LOOK AT RESIDENTIAL SITES; THIS POLICY IS SAYING ANY SITE. MS. WALLER NOTED THIS POLICY WAS REWORDED FROM THE LAST MEETING; IT NOW READS "THE BUILDING INSPECTOR WILL MAKE A SITE VISIT AS WILL THE DEPARTMENT OF HEALTH INSPECTOR TO DETERMINE THE SUITABILITY OF THE SITE FOR PLACEMENT OF ANY STRUCTURE OR SEPTIC SYSTEM. IN LIEU OF A SITE VISIT, THE DEVELOPER MAY SUBMIT A CERTIFIED TOPOGRAPHY THAT PLACES THE HOME IN A DRAINAGE FREE AREA.

MR. TAYLOR ADDRESSED THIS IS THE COMPREHENSIVE PLAN AND THE BOARD HAS A POLICY. THE BOARD CAN CHANGE THE POLICY ON THEIR OWN IF THEY WANT TO CHANGE THAT "ANY STRUCTURE;" HOWEVER, IF YOU PUT IT IN THE COMP PLAN, IT ALMOST HAS TO GO BACK BEFORE FL-DCA BEFORE IT GETS APPROVED. HE ASKED COULD THIS POLICY BE LEFT OUT AND THE COUNTY MAINTAIN THEIR OWN POLICY.

MS. WALLER SAID IF YOU TAKE THE POLICIES THE COUNTY HAS MADE AND PUT IT IN THE COMP PLAN, IT IS ALWAYS THERE FOR THE DEVELOPER, BUILDER OR POTENTIAL BUYER TO SEE.

MR. PITTS ADDRESSED THIS POLICY REQUIRES THE HEALTH DEPARTMENT TO DO A SITE VISIT TO MAKE SURE THE SITE IS ACCEPTABLE TO BUILD ON. HE DOESN'T FEEL THAT IS NECESSARY. HE DOESN'T SEE A PURPOSE FOR THIS BEING IN THE COMP PLAN. POLICY 3-1g WAS TAKEN OUT.

POLICY 3-2i-DISCUSSION WAS HELD ON THIS POLICY. MR. PITTS ADDRESSED HIS CONCERN IF SOMEONE READS THIS AND HOW MUCH DO THEY WANT TO MAKE A MAN SPEND TO EVALUATE HIS SEPTIC TANK ON HIS 20 ACRES WHERE HE IS GOING TO PUT HIS SINGLE HOME. HE AGREES ANY MAJOR DEVELOPMENT SUBDIVISION, AN EVALUATION SHOULD BE DONE; BUT, NOT ON RESIDENTIAL.

COMMISSIONER PATE QUESTIONED IF MS. WALLER HAD TALKED TO JOE MINER OF THE HEALTH DEPARTMENT ON THESE POLICIES. MS. WALLER ADVISED SOMEWHAT AND MR. MINER HAS A COPY OF THEM; BUT, SHE AGREED TO RESEARCH. SHE ADDRESSED THEY COULD TAKE IT OUT; BUT, SHE THINKS IT WILL BE SOMETHING FL-DCA WILL REQUIRE BE IN THE COMP PLAN.

JERRY BROCK ADDRESSED HIM HEARING AQUA UTILITIES IS NOT GOING TO EXTEND THEIR SERVICES IN SPRING RIDGE UNTIL THERE ARE SO MANY ROOF TOPS BUILT OUT THERE. HE QUESTIONED IF SOMEONE PUT A SEPTIC TANK DOWN AND THEN MORE HOUSES ARE PUT DOWN THAT ROAD AND THEN ALL OF A SUDDEN AQUA UTILITIES WANTS TO MAKE IT MANDATORY FOR HIM TO HAVE A SEPTIC TANK OR SEWAGE SYSTEM WHICH WILL COST HIM MORE MONEY, HE THINKS THERE SHOULD BE A PERIOD AS HE SHOULDN'T HAVE TO HOOK UP TO SOMETHING AFTER HE HAS ALREADY PUT DOWN A SEPTIC TANK.

MR. JIM TOWN REPORTED AQUA UTILITIES HIRED AN ENGINEERING FIRM ABOUT TWO AND A HALF YEARS AGO TO DO A STUDY TO TRY TO DETERMINE IF THEY WERE TO EXPAND IN SUNNY HILLS, WHERE THEY SHOULD EXPAND AND WHETHER THEY SHOULD PURSUE SEWER PERMITS THROUGH THE PUBLIC SERVICE COMMISSION FOR OTHER UNITS. THE END RESULT OF THE SURVEY WAS THE PROBABILITY OF HAVING THE ABILITY TO PROJECT WHERE PEOPLE ARE GOING TO BUILD HOUSES IS NOT AS GREAT AS WINNING THE LOTTERY; IT WAS NEARLY IMPOSSIBLE TO WRITE A PLAN TO SAY RUN THE WATER AND SEWER OUT TO UNIT 19. THE MANAGER OF AQUA BASICALLY SHELVED THEIR PLAN; THE FOUR UNITS WHERE SEWER IS ALREADY ALLOWED THROUGH THE PUBLIC SERVICE COMMISSION, THERE IS A REQUIREMENT YOU HAVE TO HOOK ON IF YOU BUILD A HOUSE IN THOSE AREAS IF LINES ARE AVAILABLE. BUT, THEY DON'T HAVE LINES IN ALL STREETS WHERE SEWER IS PERMITTED IN THOSE UNITS; THEY ONLY PUT IN THE FORCE MAIN IN THE MAIN STREETS. YOU CAN STILL BUILD IN UNIT FOUR AND THERE IS NO SEWER AVAILABLE ALTHOUGH THERE MAY BE SEWER OUT IN THE MAIN STREET. THEY HAVE NEVER FORCED PEOPLE TO HOOK ON OR HAS AQUA EVER RUN THE SEWER OVER TO SOMEBODY'S HOUSE. IF IT IS NOT ALREADY IN THE STREET, THEY ARE NOT ENFORCING YOU HOOK ON AND THEY GIVE THE PEOPLE A LETTER SAYING SEWER IS NOT AVAILABLE.

ON THE WATER SIDE, AQUA HAD A POLICY IF A NEW HOUSE IS WITHIN 2600' OF AN EXISTING WATER MAIN, THEY WOULD RUN THE WATER OUT TO THE NEW HOUSE WITHIN SIXTY DAYS, WHICH WORKED FINE FOR A NUMBER OF YEARS. LAST YEAR, AQUA CHANGED THEIR POLICY AND EXTENDED THEIR PERIOD OUT TO WITHIN NINE MONTHS TO A YEAR, WHICH DOESN'T DO MUCH FOR SOMEBODY THAT WANTS TO BUILD

A HOUSE THAT HAPPENS TO BUILD A HOUSE THAT IS MORE THAN 2600' FROM THE WATER LINE. AQUA'S POSITION HAS BEEN IT IS NOT ECONOMICALLY FEASIBLE FOR THEM TO RUN WATER LINES OUT.

MR. TOWN ADDRESSED IF THEY EVER DO A SPECIAL SEWER AND WATER DISTRICT THAT IS HOPEFULLY REGIONALLY MULTI-COUNTY TO PROTECT THE WATER SHED, THERE IS A PHASE IN PERIOD. IF YOU LOOK AT OTHER AREAS OF THE COUNTRY WHERE THEY PUT SEWER IN THE SYSTEM, WHERE PEOPLE THAT ARE ALREADY ON SEPTIC SYSTEMS ARE GRANDFATHERED IN AT AN INITIAL TAP FEE AND THEN THEY HAVE A PERIOD OF YEARS UNTIL THEY HAVE TO MAKE REPAIRS TO THEIR SEPTIC. AT SOME POINT, EVERYBODY WHO HAS A SEWER AVAILABLE WILL GET HOOKED ONTO IT; BUT, THEY ARE GRANDFATHERED.

MR. TAYLOR ASKED TO KEEP THE QUESTIONS TO THE POLICIES BEING LOOKED AT NOW, THEY CAN GET THROUGH THE COMP PLAN UPDATES QUICKER. HOWEVER, HE APPRECIATED MR. TOWN'S COMMENTS.

POLICY 3-2j-DISCUSSION WAS HELD ON THE "NO CLEARING OF NATURAL VEGETATION" POSSIBLY BEING A PROBLEM. MS. WALLER AGREED TO CHECK WITH THE FL-DEP RULES OR NFWFMD RULES.

DISCUSSION WAS ALSO HELD ON THIS POLICY PERTAINING TO THE 100' SETBACKS FOR MAJOR MANAGED AREAS. MS. WALLER STATED THIS IS SET BY STATE LAW. SHE WAS REQUESTED TO QUOTE THE LAW IN THIS POLICY.

DISCUSSION WAS ALSO HELD ON THE 500' SETBACK-PROPOSED MINE OUTERMOST PERIMETER MUST BE SETBACK AT LEAST 500' FROM ANY EXISTING PUBLIC WATER SUPPLY WELLHEADS, OR POTABLE WATER SYSTEM. THIS POLICY WAS NOT TAKEN OUT.

MS. WALLER STATED SHE MAY HAVE TO GET DEEPER INTO THE POLICIES PERTAINING TO WATER ISSUES; HOWEVER, THE BOARD WILL BE PROVIDED COPIES OF ANY CHANGES.

MR. TAYLOR CALLED FOR A RECESS.

PURSUANT TO A RECESS, MS. WALLER BEGAN WITH THE CONSERVATION ELEMENT.

DISCUSSION WAS HELD ON POLICY 1-6 PERTAINING TO DEVELOPMENT PERIODS DURING PERIODS OF DROUGHT. MS. WALLER STATED THIS POLICY COULD BE TAKEN OUT DUE TO FL-DEP ENFORCING THIS ANYWAY. SHE REITERATED WHEN THIS IS BROUGHT FORWARD IN THE COMP PLAN, IT CLARIFIES IT FOR THE DEVELOPER AND ELIMINATES A LOT OF CONFUSION.

COMMISSIONER HOWELL SUGGESTED WORDING IT LIKE IN POLICY 1-5, COMPLY WITH DEP STANDARDS OR JUST REFER THEM TO DEP STANDARDS.

DISCUSSION WAS HELD ON POLICY 3-1 PERTAINING TO SETBACKS IN FLOODPLAIN AREAS WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN ESTABLISHED. THE REQUIREMENT OF DEVELOPMENT SETBACKS FROM STREAM BANKS OF 50' OR FIVE TIMES THE WIDTH OF THE STREAM TO THE TOP OF THE BANK WIDTH, WHICHEVER IS GREATER WAS FELT BY THE BOARD TO BE A LOT OF SETBACK. MS. WALLER STATED THAT HAS BEEN IN THE COMP PLAN FOR A WHILE; SHE TOOK THIS OUT OF THE STATE STATUTES. SHE WAS REQUESTED WHEN A POLICY IS PER STATE STATUTE TO LIST THE STATE STATUTE BY THE POLICY.

DISCUSSION WAS HELD ON POLICY 3-4 AS TO THE DEFINITION OF ENVIRONMENTALLY SENSITIVE LANDS. MS. WALLER STATED THEY HAD THE DEFINITION AS DEFINED BY STATE STATUTE. ALSO DISCUSSION WAS HELD ON THE WETLANDS MAP COMING OFF THE NATIONAL WETLANDS MAP. MR. PITTS ADDRESSED HIS CONCERNS WITH THE NATIONAL WETLANDS MAP BEING TOTALLY INACCURATE; BUT, YET THEY ARE GOING TO USE IT TO IDENTIFY ENVIRONMENTALLY SENSITIVE LANDS USING THAT MAP.

MS. WALLER STATED THEY WERE ONLY IDENTIFIED AS BEING ENVIRONMENTALLY SENSITIVE ONCE THE DEVELOPER IDENTIFIES THEM WHEN HE SUBMITS HIS LAND USE CHANGE, PLAT, ETC.

ON POLICY 6-5, MS. WALLER IS TO CHECK IF SOME OF THE WORDING IN THIS POLICY IS DUPLICATION OF POLICY 6-2.

ON POLICY 6-8 PERTAINING TO MINING PERMITS, THE WORDING COMPREHENSIVE PLAN WILL BE CHANGED TO SPECIAL EXCEPTION PROCESS.

MR. ACKERMAN RECOMMENDED HAVING SOMETHING IN THE COMP PLAN UNDER MINING FOR PERMITTING OF BLASTING. MS. WALLER AGREED TO PUT BLASTING UNDER 6-8 WITH ALL THE OTHER PERMITS.

ON POLICY 6-15, APALACHICOLA RIVER WAS CHANGED TO CHOCTOWHATCHEE RIVER.

ON POLICY 7-2 PERTAINING TO THE COUNTY PROHIBITING THE USE OF OFF-ROAD VEHICLES IN AREAS THAT ARE SUSCEPTIBLE TO ENVIRONMENTALLY DAMAGES AND EROSION AND ENCOURAGE USE ONLY WHERE NO HARM WILL OCCUR TO ENVIRONMENTALLY SENSITIVE AREAS INCLUDING MARSHES, CYPRESS SWAMPS, AND EROSION-PRONE AREAS, DISCUSSION WAS HELD IF THE COUNTY COULD PROHIBIT THE USE OF OFF-ROAD VEHICLES ON PRIVATE PROPERTY.

MS. WALLER AGREED TO RE-EVALUATE THIS AND REWORD IT AS NECESSARY BECAUSE THERE ARE SOME CONDITIONS THAT DEP HAS FOR THE OPERATIONS OF OFF-ROAD VEHICLES.

POLICY 9-5 WAS DELETED FROM THE COMP PLAN.

POLICY 6-15 WAS RE-ADDRESSED AND ECONFINA CREEK WAS ADDED.

THE MEETING WAS THEN ADJOURNED AND THE NEXT MEETING WAS SCHEDULED FOR OCTOBER 6TH AT 5 P.M. AFTER THE PLANNING COMMISSION MEETING.

ATTEST:

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CLERK

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CHAIRMAN

\*END OF MINUTES\* FOR 09/29/09