

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

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

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I. PROCLAMATION

- A. Call to Order – Chairman Hawkins
- B. Invocation/Pledge – Johnny Evans offered the invocation, which was followed by the pledge.

The Washington County Board of County Commissioners met for a regularly scheduled board meeting at 9:00 a.m.

Present were Chairman Hawkins, Vice-Chairman Abbott, and Commissioners Bush, Kent, and Joyner. Also present were Jeff Massey, County Administrator, H. Matthew Fuqua, Fuqua, & Milton, PA, County Attorney, Lora C. Bell, Clerk, and Risha Brantley, Deputy Clerk.

II. PUBLIC HEARINGS

- Special Exception Application for a Cemetery on St. Mary’s Road, Caryville – Steve Cramer, Planner spoke on the hearing for the special exception for a proposed cemetery in the Town of Caryville. The applicant is Pastor Tony Howard, Spirit Field Church of God in Christ. The proposed location for the cemetery is on the northwest corner of St. Mary’s Road and Phillips Street, property size 3/10 of an acre.

The cemetery is for 84 burial plots. The plot size is 3 1/2’ x 8’, which meets the state requirements for burial plots.

There is a 35' setback along St. Mary's Road, which is proposed for parking.

The required means of notification were followed, which included letters mailed to adjacent property owners, signage on the property, and ads published in the newspaper.

A neighborhood meeting was held May 22, which citizens attending raised concern in regards to the proposed cemetery's location to residential property, parking, draining, and health issues.

Four letters have been received from the public, reflecting two supporting and two objecting. The basis for the objections is property value may be reduced.

Code standards have been met and staff supports the proposed grass parking for the cemetery.

Staff recommends approval with the following conditions 1) driveway permits are required and 2) any signs in the future require a permit.

On June 5, the planning commission recommended approval with the same conditions.

On June 12, The Town Council of Caryville met in reference to the proposed cemetery voting denial 4 to 0, with the reason being it was not compatible with the residential area. Mr. Chambers abstained from voting due to owning property in the neighborhood, which was recommended by the city's attorney. Points made: The location is outside of the floodplain/flood zone, parking is

sufficient, and other cemeteries throughout Washington County are located next to residential areas.

Chairman Hawkins commented that he believes in home rule, but feels as though they have an obligation to follow the comprehensive plan.

Pastor Howard provided the board a copy of the meeting that was posted in the newspaper.

Pastor Howard advised the board that they have complied fully with the requirements.

He read the article that was posted in the newspaper, commenting that he did not feel as if they were treated fairly.

Some in opposition suggested the water system may be affected by drainage.

He measured the distance from the proposed cemetery location to the water tower, which is .9 miles. Across from it, .2 miles another cemetery is located. The water tower was built after the cemetery.

Commissioner Kent questioned if vaults would be required.

Pastor Howard commented they would follow the law.

Commissioner Kent advised that determination would be made by the applicant.

Commissioner Kent asked if a care and maintenance plan had been established.

Pastor Howard advised yes.

Arthur Chambers advised the board that he was never in support of a cemetery being put by his rental property. A cemetery requires a lot of maintenance.

The public hearing was closed at 9:20 a.m.

- Wireless Communications Tower for C-4 Towers, LLC, 4173 Douglas Ferry Road, Steve Cramer, planner addressed the board. The applicant is C-4 Towers LLC, agent Cynthia Dennis. The property owners are Donald and Mary Ann Leavins. The location is west of SR 79. The parcel being leased by the applicant is .2 acres. The request is for a 30' tower with an 80' x 80' compound. The equipment space and antennae is for five carriers, and includes space for Washington County Emergency services. There will be an access utility easement for Douglas Ferry Road. The setbacks are over 300' from all property lines.

The required notification was followed, which included notification by mail, signage on the property, newspaper ads, and a neighborhood meeting, in which nobody from the public attended.

Staff finds that standards for the special exception have been met. The tower is compatible with the surrounding area.

Staff recommends approval with the condition that a copy of the recorded

easement is submitted before the building permit is issued.

On June 5, the planning commission recommended approval with the same condition.

Chairman Hawkins asked if the easement would be a platted easement through the property.

Steve Cramer advised that it would a recorded easement as a legal document on the Leavins property.

Chairman Hawkins closed the public hearing at 9:23 a.m.

III. ADOPT THE AGENDA

**Commissioner Bush offered a motion, seconded by Commissioner Abbott and carried to adopt the agenda.**

IV. ADOPT PREVIOUS MINUTES

- June 7, 2018 Special Board Meeting
- June 21, 2018 Special/Regular Board Meeting

**Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to adopt the minutes dated June 7, and 21, 2018.**

- 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.” Each individual shall have three (3) minutes to speak on the proposition before the Board.

VI. CONSENT AGENDA

- A. Section 8 Housing Choice Voucher Program – Approval to permanently transfer the Section 8 Housing Choice Voucher Program to the Northwest Florida Regional Housing Authority effective October 1, 2018.
- B. Firefighter Assistance Grant – Approval to assist the Caryville Fire Department in applying for the Firefighter Assistance Grant.
- C. Resolution for SR 77 Widening Project – South of Ben Road to South of Can Mill Road
- D. EMS Land Swap - Approval for the BOCC to deed parcel #1, 0.21 acres (corner line of the EMS property that is south of the entrance where there is ingress and egress of their driveway to the City of Vernon, which would allow them to conduct the land swap with Jim Harris. In turn, Jim Harris would deed the parcel, which is known as the parking lot for the Sportsplex to The City of Vernon.
- E. Bat Wing Bush Hog – Approval for Public Works to purchase a bat wing bush hog from Modern Agriculture in the amount of \$17,500.00. The department secured three bids.
- F. Big Bend Building – Approval to sell the Big Bend Building to Washington Human Services, LLC in the amount of \$200,000.00 subject to the commercial contract/purchase agreement.
- G. Code Enforcement – Requesting approval to release liens and administrative fees for parcels that were brought into compliance during the amnesty period.
- H. 2018-2019 Proposed Millage Rate – Approval to set the tentative millage rate at 8.9735.

**Commissioner Joyner offered a motion, seconded by Commissioner Kent and carried to approve the consent agenda.**

VII. AGENDA ITEMS

- Special Exception Application for a cemetery on St. Mary's Road, Caryville – Steve Cramer

**Commissioner Bush offered a motion, seconded by Commissioner Kent and carried to approve the special exception application for the cemetery on St. Mary's Road, Caryville.**

- Wireless Communications Tower for C-4 Towers LLC, 4173 Douglas Ferry Road  
– Steve Cramer

**Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to approve the wireless communications tower for C-4 Towers LLC, 4173 Douglas Ferry Road with the special conditions set by the planning commission.**

Commissioner Abbott requested it be on record that the board stood by their word to lower taxes.

VIII. COUNTY ENGINEER – Cliff Knauer, Dewberry Engineers

IX. PUBLIC WORKS SUPERVISOR – Johnny Evans

- Old Bonifay Road Project – Johnny Evans, Public Works Supervisor addressed the board per a meeting that was held with the Department of Transportation 7/25/18, attending by Jeff Massey, Commissioner Abbott, and himself.

The repairs can be made without using pony crutches. Crews are currently on site measuring, and compiling a list of material.

The bridge was inspected August 16. Per April Williams, a request will be submitted for the bridge to be inspected at the end of August.

The work should be done the week of August 6.

Jeff Massey updated the board. The bridge is currently around tenth or eleventh on the list to be repaired in this district. If the same repairs that were done at Orange Hill were done at this location the bridge would likely be removed from the list for replacement.

Johnny Evans advised that the recommendation to repair the bridge is to splice the poles, put rebar in them, and install a plastic 30" culvert (pour that full of concrete).

County Engineer Knauer updated the board on Orange Hill. The LBR samples were picked up Monday and the results should be available by Monday.

After this is received, density will need to be obtained on the existing material, and be tested.

Johnny Evans updated the board on Orange Hill. The remaining work on the county side is putting the headwalls and miters on the pipes.

The design for the bridge located at Gilbert Mill and Orange Hill should be approaching because the geo-tech has been done by the Department of Transportation.

Mr. Gainer has requested the bridge at Pioneer be inspected again. There is sand in the joints causing a shift.

The next step is awaiting the proposal to clean and reseal.

Commissioner Joyner addressed Johnny Evans in reference to the mowing in



Sunny Hills.

Johnny Evans advised that the mowing in Sunny Hills was skipped this time but will be done the next round.

Commissioner Joyner advised that he has received complaints.

X. COUNTY ADMINISTRATOR – Jeff Massey

- Tentative Budget Hearing Date – The tentative hearing date is September 5, 2018 at 5:05 p.m.

Open enrollment has been scheduled for August 8, and 9 at the county annex.

XI. CLERK – None

XII. COUNTY ATTORNEY – H. Matthew Fuqua

- Florida Local Government Health Insurance Consortium Resolution – The resolution is required for the county to participate in the health insurance plan the board adopted.

**Commissioner Abbott offered a motion, seconded by Commissioner Bush and carried to adopt the Florida Local Government Health Insurance Consortium resolution.**

- Watson Case Resolution – Attorney Fuqua advised the board the insurance company is going to pay \$50,000.00 to pay Mr. Watson’s attorney and engineering cost.

In order to permanently resolve the issue Mr. Watson’s attorney proposed that

he give the county a utility easement for the area where the alleged sediment interfered on his property.

After obtaining the easement the maintenance should be solely left up to the county.

**Commissioner Abbott offered a motion, seconded by Commission Bush to make the offer and if it is accepted, have the insurance company accept the settlement proposal.**

Commissioner Bush expressed concern about the proposed easement not following the elevation contours.

County Engineer Knauer recommended that the board include a drainage easement for the cross drain, which is located east of the driveway of the easement. The county does not have any drainage easement for the cross drain that has been discharging for years at the location.

There is a survey that show the driveway and the cross drain.

It would be an advantage to have the drainage discharge going across the property included in the easement.

It may be beneficial to have a survey done of the area that the board would like for the easement in order to prevent any disputes on the actual location.

Another benefit would be to have Southeastern Survey compose a legal of the sketch for the limits of the easement in the event there is a dispute in reference

to the boundaries.

Commissioner Abbott rescinded his previous motion.

**Commissioner Abbott offered a motion, seconded by Commissioner Bush and carried to make the offer and if it is accepted, have the insurance company accept the settlement proposal, and include a survey to be done as suggested by County Engineer Knauer.**

Attorney Fuqua updated the board on upcoming items, which included the purchase the project pipe property and the sale of the old health center.

**Commissioner Bush offered a motion, seconded by Commissioner Abbott and carried to authorize Chairman Hawkins to execute the closing documents.**

XIII. ADJOURN – **Commissioner Abbott offered a motion, seconded by Commissioner Kent and carried to adjourn.**

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Deputy Clerk Brantley

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Date Board Approved