

BOARD OF COUNTY COMMISSIONERS
Washington County, Florida
Workshop
1331 South Blvd., Chipley, FL 32428

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

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

I. PROCLAMATION

- Call to Order - Chairman Hawkins
- Invocation – Jeff Massey
- Pledge

- II. PUBLIC WORKSHOP – Comprehensive Plan & Land Development Code Update – Caitlin Cerame addressed the board regarding rewriting the comprehensive plan and updating the land development code. The project website is ecrc.org/vision2035. Text and comp plan amendments will be presented to the board in June. The FLUM will also be updated.

Chairman Hawkins advised that they don't want a broad stroke regarding the environmental/conservation land.

Commissioner Bush advised addressing repetitive issues being brought before the board.

County Attorney Milton referenced areas that have become residential that are no longer agricultural. There are subdivision areas that were recorded but the land-use change process wasn't used.

Chairman Hawkins referenced Orange Crest Sub-division. There are lots in the sub-division that don't have roads.

If the comp plan assists with implementing an MSBU, that should be included.

County Attorney Milton advised that it would have to be an HOA instead of an MSBU.

County Attorney Milton suggested the board decide on density. Does the board want to maintain the agricultural nature of the county or a lot of development for subdivisions and higher density?

Commissioner Bush questioned the conflicting definition of agricultural land.

If it is 5-acres you're taxed as non-agriculture but there are 5-acre parcels that are designated agricultural.

County Attorney Milton informed the board that a constant issue is 5-acres being classified as agricultural that a resident can't build on.

Commissioner Bush questioned why is the agricultural designation kept

on 5-acre parcels.

Why does it show agriculture if it can't be agricultural? He expressed concern about the board's designation of agriculture and the property appraiser's designation of it.

Jane Dellwo, Planning Department advised that the future land use map and the tax base are separate.

Chairman Hawkins suggested that the board should decide the acreage required that a home can be built on agricultural classification.

County Attorney Milton addressed the board. Part of the reason for the density regulation is the county's infrastructure. Can the infrastructure handle future development?

Chairman Hawkins asked how important is it to the county staff that the land development code and the comprehensive plan match?

Jane Dellwo advised that it is a top priority.

Chairman Hawkins suggested that agriculture be changed to 1 per 4 ½.

A new future land use category does not need to be created.

Caitlin Cerame addressed the board. It is important that what is included in the land development code is not arbitrary, discriminatory, or unreasonable because it is a legislative document.

Future land use, district-wide density, buffer discrepancies, setbacks, and wetland issues are addressed in the Washington County Critical Issues Report.

What is the county doing well that the board would like to see continue?

County Attorney Milton commented that the county has put a lot of focus on commercial development at major intersections, and infrastructure.

Chairman Hawkins requested to ensure that the comp plan does not have any restrictions on the ability to work from home, infrastructure is in place for rural broadband, the overlay is done well regarding commercial classification, commercial zones are in those places where the city partners have put utilities, and if there are ingress and egress to a parcel of property that has commercial intentions; fix it now.

Chairman Hawkins advised that Washington County is working toward a regional evacuation center/government/multi-use building.

Caitlin Cerame suggested that a five-year capital plan should be looked at. Residential input is encouraged on the Emerald Coast website.

- III. PUBLIC COMMENT
- IV. ADJOURN

Deputy Clerk Brantley

Date Approved