

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 Chairman	Todd Abbott Vice-Chairman	Steve Joyner

The following persons were present:

Chairman Tray Hawkins

Vice-Chairman Todd Abbott

Commissioner Charles Kent

Commissioner Steve Joyner

Also present were County Administrator Jeff Massey, County Attorney Fuqua, Fuqua & Milton, P.A., Finance Director Johnnie Pettis, and Deputy Clerk Risha Brantley.

I. PROCLAMATION

- Call to Order - Chairman Hawkins
- Invocation – Done at the Tentative Budget Hearing at 5:05 p.m.
- Pledge – Done at the Tentative Budget Hearing at 5:05 p.m.

County Administrator Massey informed the board that Commissioner Bush requested that agenda item 8, Request to amend the FLUM category assigned one parcel of 40.00 acres from Low-Density Residential to Agriculture/Silviculture for property located at 1776 Sorrells Road be tabled.

County Administrator Massey requested to add a Local Mitigation Strategy resolution.

Dawn McDonald, Senior Planner requested to pull the approval for the strategic economic development plan.

Dawn McDonald, Senior Planner requested the addition of the comprehensive infrastructure study.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to move the strategic economic development plan to the meeting on October 21.

Commissioner Joyner offered a motion, seconded by Commissioner Kent, and carried to move the request to amend the FLUM category assigned one parcel of 40.00 acres from Low-Density Residential to Agriculture/Silviculture for property located at 1776 Sorrells Road to the meeting on October 21.

II. ADOPT THE AGENDA – Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the agenda as amended.

III. TRANSMITTAL HEARING

- County Planning Department Staff recommends approval to transmit the proposed Washington County Comprehensive Plan, Comprehensive Infrastructure Plan, and Strategic Economic Development Plan to the Florida Department of Economic Opportunity (FDEO) – Angela Bradley, Emerald Coast Regional

Council presented the Vision 2035 Comprehensive Plan. The proposed plan looks at and serves as a guide for future growth and redevelopment for Washington County. The plan is located on ecrc.org/vision2035. Surveys were used to obtain information for the plan. The plan is not an update but a rewrite. The plan consists of future land use, transportation, housing, infrastructure, conservation, parks and recreation, intergovernmental coordination, capital improvement, and economic development. The Washington County Future Land Use Map is being updated as well through 2035. This will also be included in the transmittal and the adoption. The map will include changes that the board has previously made over the years.

A big change is the broader range of density for agriculture and silviculture. The proposal is to allow up to one unit per acre for primary uses. These are properties that are mainly residential but want a larger lot. Over 63% of the parcels of agriculture/silviculture lots are under 10-acres.

There is a change in residential from 3.57 to 4.00 units per acre.

Neighborhood commercials 1 and 2 were combined.

The intent and purpose of Highways 79 and 77 were amended for a commercial overlay. This will allow the plan to be implemented.

Chairman Hawkins informed that the large initiative for that was

the City of Chipley has put water south of I-10 in Chipley and there were some parcels along the way that had water and sewer but were not zoned commercial.

The level of service was decreased on the freeways from B to C, with C being the average.

The support of mixed-use activity centers and commercial nodes is for the support of future growth.

Affordable housing is defined by the standard definition in the code. The focus is on diverse housing types.

The private sector was emphasized.

Some of the techniques and policies from the infrastructure plan were incorporated.

The density threshold for connecting to water and sewer was changed from 3.57 to 2.00 units per acre to reflect the septic system lot area limits. The clause where available was added.

Broadband was included.

Updates were made in the conservation section to make them more understandable.

Old references were removed, such as the citizen's advisory board.

A section was added that is required for wellheads and springs. Major policies were removed dealing with mining regulations that are already in the land development code.

The comp plan was left as a visionary document and the details are in the land development code, which is what the board has the most control over.

Capital improvement elements have been added. Also, new state and federal priorities have been added. A table for ranking has also been included.

Discussions need to be held with the surrounding counties to let them know of any updates.

A new section was created, based on the current one for school planning.

The Highway 79 Corridor Authority was recognized.

There is passive and active recreation on the parks and trails.

The amendments meet the statutory requirements for FS 163.3177. The development plan is not intended to cause adverse effects to public facilities, natural resources, or the public interest. The amendments are consistent with the general intent of the comprehensive plan and the general intent of the new land development code once it is adopted.

The recommendation is to transmit the major comprehensive plan amendment to the Florida Department of Economic Opportunity and the state agencies for review.

The department has 30-days from the time they receive it to comment on it. Other state agencies could comment on it as well and then it will come back before the Washington County Board of County Commissioners. The final comprehensive plan adoption hearing is scheduled for November 1.

Commissioner Abbott expressed concern about outside organizations having adequate time to review the documents and voice any concerns.

Jane Dellwo, Planning advised that the grant needs to close by the end of January.

Public Comment - None

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the transmittal hearing.

IV. PUBLIC HEARING

- County Planning Department Staff recommends approval of the Final Comprehensive Infrastructure Plan – Dawn McDonald, Senior Planner addressed the board. The study began in March

2021. The board hired David Melvin Engineering to update an infrastructure study from 2019. At that time certain areas in the county were being looked at for suitability for wastewater disposal, including rapid infiltration basins for spray fields. David H. Melvin Engineering used the list from 2019 and revisited some of those sites and renewed relationships with the current property owners because some of the large properties had since changed ownership. Part of the process was identifying the properties and looking at a variety of issues. The commercial overlay was not included in the study because Chipley is moving forward with expanding its lines and the Pike Pond Road Spray Field is moving forward. It seems that will accommodate future growth in that area. Areas that were being looked at in the study were mainly in the vicinity of the City of Vernon and the southern portion or around the area of Highway 79 Overlay. In their analysis, they were looking for large parcels that could accommodate these areas (300-acres), suitable soils, well-draining sand and soils, and proximity to existing plans. The study is looking at locations for public water and wastewater facilities. The study couldn't provide an exhaustive Geotechnical study but there were tests completed in sections of these large parcels.

An updated soils map shows three areas that were identified. From the list from 2019, they looked and found the best sites. Site AA and BB have been identified and CC is a potential backup.

Public workshops were held for the study. Public input was received on May 19, July 15, and at the planning commission

meeting on the 2nd.

The planning commission recommended approval to transmit the study as well as approval of the final plan. There haven't been any changes to the study since the planning commission heard the matter on the 2nd.

Staff also recommended approval.

Public Comment – None

Chairman Hawkins closed the public hearing.

Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve of sending the Washington County Comprehensive Plan, Comprehensive Infrastructure Plan, and Strategic Development Plan to DEO.

- Request to amend the Future Land Use Map (FLUM) designation of the property from Agriculture/Silviculture to Low-Density Residential to allow one new, single-family dwelling unit to be located on 5.00 acres – Dawn McDonald, Senior Planner
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- Request to amend the Future Land Use Map (FLUM) designation of the property from Agriculture/Silviculture to Low-Density Residential to allow one new single-family residential dwelling unit to be located on 1.00 acre – Dawn McDonald, Senior Planner presented the applications listed above.

Elier Pais, 750 Peacock Circle (the southeastern portion of the county) – 5.00-acres – Agriculture/Silviculture – The public noticing requirements were met. The main concern at the neighborhood meeting was if additional units would be added. There were also concerns about the roads and traffic. A petition to stop rezoning was completed.

Staff and the planning commission recommended approval.

Earnest and Victoria Andrews, Sylvania Road – 5.00-acres - Land-Use request to change the property from agriculture/silviculture to low-density residential to build a new home. There was no opposition to the land-use change. The planning commission and staff recommended approval.

Alan Hodge, 2212 Orange Hill Road – 1.00-acre – Land-Use request is to change from agriculture/silviculture to low-density residential. There was no opposition to the land-use change. The planning commission and staff recommended approval.

Chairman Hawkins called for public participation comments and there were none. The public hearing was closed.

Commissioner Joyner offered a motion, seconded by Commissioner Kent, and carried to approve the land-use changes addressed in the public hearing for 750 Peacock Circle, Sylvania Road, and 2212 Orange Hill Road.

- Request for the redevelopment of an existing 2.57-acre commercial site located at 1447 Main Street, Chipley, the applicants propose one 10,137 building, consisting of a 7,933 square foot operations center and 2.203 square foot retail branch – Dawn McDonald, Senior Planner presented the proposal on behalf of Community South Credit Union. It is a redevelopment of their site on 1447 Main Street. This would include an operations center and a walk-in customer service. The planning commission and the staff recommended approval.

There were no public comments, which was followed by the closure of the public hearing.

Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the request for development at 1447 Main Street.

- Request for a proposed 833.5 – acre alternative energy generation facility (solar facility for the generation of electrical power on Hammack Road, Vernon – Dawn McDonald, Senior Planner presented the application before the board. The application was submitted on behalf of Florida Power & Light Company. The area

is made up of several properties and is approximately 833.50 – acres. Much of the property is agriculture/silviculture. There is an area on the western edge of the property, which is designated as conservation, which is adjacent to Holmes Creek. These areas will be avoided. A community meeting usually isn't required for these major development review applications; however, the applicant's representative held a community meeting.

The planning commission and staff recommended approval with development conditions.

Commissioner Kent offered a motion, seconded by Commissioner Joyner, and carried to approve the proposed solar facility for the generation of electrical power on Hammack Road.

- 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.” Everyone shall have three (3) minutes to speak on the proposition before the Board. Before the time a meeting has been called to order, should an individual or group wish to address an item which is on the agenda for consideration, the individual or group shall obtain, from the Commission Secretary or Clerk, a public comment form and shall write on the form their name and the agenda matter which they wish to address. The completed form(s) shall be returned to the Commission Secretary/Clerk who shall provide the form(s) to the

Chairperson. Should a particular group wish to address an item, they shall nominate a spokesperson to voice their ideas, comments, and concerns. In the event, an individual would like to speak on an item and has not signed up in advance, those who have signed shall be given priority and those who have not signed up may speak at the sole discretion of the Board Chair. – None

V. AGENDA

- Member of MICTA Request – Clint Erickson, E-911 Coordinator addressed the board. – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the member request for MICTA subject to the attorney’s review.**
- Request to Appoint Frank Acuff to Tri-County Airport Board – The position was recently vacated by the passing of Mr. James Town for a 3-year term effective October 1, 2021, through September 30, 2024 – Tray Hawkins, Chairman - **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the appointment of Frank Acuff to the Tri-County Airport Board.**
- Request for Purchase of Monitor/Defibrillator and Power Stretcher in the Amount of \$56,301.81 – Tray Hawkins, Chairman addressed the board. This is part of the ambulance package for the 3rd shift for EMS. The ambulance was purchased last month. The American Rescue Act funds will be used to cover the purchase.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the purchase of the monitor/defibrillator and power stretcher from the American Rescue Act funds for \$56,301.81.

- Local Mitigation Strategy Plan Resolution – Jeff Massey, County Administrator informed the board that the county’s local mitigation strategy plan has been approved. A resolution is required authorizing the adoption of the updated Local Mitigation Strategy Plan, which is a requirement for the county’s Hazard Mitigation Grant Program projects.

Chairman Hawkins advised the board that he received notification from the Vernon City Clerk that they removed almost all their projects.

Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to approve the Local Mitigation Strategy Resolution 2021-17.

Chairman Hawkins recessed the meeting from 6:30 p.m. – 6:36.

VI. FEMA COORDINATOR – Kevan Parker addressed the board.

- ITB 202110 Concrete Improvement Project at EMS – Two bids were received, and the recommendation is to award to the low bidder A & W Excavations, Inc. for \$34,384.24. The project will begin on a Thursday evening and the road will reopen on a Tuesday morning. – **Commissioner Abbott offered a motion,**

seconded by Commissioner Kent, and carried to accept the bid from A & W Excavations, Inc.

- Pine Ridge Drive Change Order Approval – The bid from American Sand and Asphalt Paving was accepted at the last meeting for the Pine Ridge Road intersection improvement subject to negotiation, which was successful. The contract amount is \$217,882.00. This was reduced with a change order for \$32,882.00, totaling \$185,000.00. – **Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to accept the bid from American Sand and Asphalt Paving.**

VII. HMGP – The buyout program was revised due to a change in cost for certain projects. The DEO application has been worked through. The demolition, asbestos, hazardous waste, and other materials, lead testing, and the abatement of those two items are out for bid. They will be received on October 12 and presented before the board on October 21.

- RFA's – Both have been approved and received for category A, debris removal and ditches, and road zone 2.4.
- RFR's – For August, the RFR's have been processed and validated. Once the cleared checks are submitted, the payment process will begin.

VIII. PUBLIC WORKS SUPERVISOR – Jeff Massey updated the board.

- Culverts on Clayton Road near Orange Hill Highway – There are two 36" concrete pipes; 4' section pipes under the road that are separating. Pipes that are currently in the inventory at the public works yard can be used.

Kevan Parker informed the board that a scope of work has been prepared. The road is close to needing to be closed.

Commissioner Abbott offered a motion, seconded by Commissioner Joyner, and carried to approve the emergency procurement for Clayton Road near Orange Hill Highway Culvert Project.

- IX. COUNTY ENGINEER – Aaron Harrison, Dewberry addressed the board.
- Sunny Hills Paving Contract – C.W. Roberts was the low bidder at \$510,838.00. The bid was negotiated to \$485,838.00. Dewberry agreed to cut their construction, engineering, and inspection budget from \$30,000.00 to \$25,000.00. The MSBU budget is \$470,000.00.

Gary Hartman advised the board that he will work with the clerk's office regarding funding.

Commissioner Abbott offered a motion, seconded by Commissioner Kent, and carried to proceed with the contract securing \$5,000.00 additional funds working with the clerk's office.

Chairman Hawkins commented that the total MSBU paving project, including construction, engineering, and inspection is \$505,000.00.

Note – The county coffers will cover \$25,000.00 for construction, engineering, and inspection and \$5,000.00 on the C.W. Roberts contract, with MSBU funds covering the remaining balance.

Chairman Hawkins informed the board that a crew composed of the local inmates at the county jail to assist with the fencing on the Buckhorn project.

- X. COUNTY ADMINISTRATOR – Jeff Massey addressed the board.
- Organizational Chart – The Planning Department has been separated from the building department and code enforcement will be stand-alone as well. Department of Public Services and the Department of Planning and Growth Development will report directly to County Administrator Massey. - **Commissioner Kent offered a motion, seconded by Commissioner Joyner, and carried to approve the updated organizational chart.**
 - Building Fee for Private Providers – This would allow for a builder to use a professional or private building official to approve their work. The statute states that the price must be reduced to reflect the savings to the county by not having to perform the inspections. When a private provider is involved all associated fees for the building permit will be a minimum of \$250.00 or 40% from the original amount of the permit fee cost. Plumbing and electrical will be at normal cost. The building official will receive the inspection reports from the private provider and the results will be updated in the county’s system. Once all structure inspections are completed, the certificate of occupancy can be

issued. - **Commissioner Kent offered a motion, seconded by Commissioner Abbott, and carried to approve the use of a private building official if a permit holder chooses.**

XI. ADJOURN