



MINUTES
WASHINGTON COUNTY BOARD OF COMMISSIONERS
**Thursday, March 13, 2025, 9:00 AM, Commission Board
Room**
1331 South Blvd., Chipley, FL 32428

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5
Ashlynn Marquez	David Pettis Jr., Chairman	Joey Brock	Wesley Griffin	David Corbin Vice-Chairman

1. PROCLAMATION

- 1.1 Call to Order – Chairman Pettis
- 1.2 Invocation – Pastor Roger Dale Hagan
- 1.3 Pledge

2. ADOPT THE AGENDA – Commissioner Griffin offered a motion, seconded by Commissioner Brock, and unanimously carried to adopt the agenda.

3. PUBLIC HEARING

- 3.1 Bluesky Towers IV, LLC/Gainer Tower Special Exception (Agriculture/Silviculture Land Use Category), Major Development Review Application with Variance Request- Dawn McDonald, Senior Planner, presented the above application request for approximately 40 acres of property located at 911 Pioneer Road. It is located at the intersection of Ovid Lane and Pioneer Road. Their provider is AT&T; however, the site allows for expansion. Public noticing requirements were met, and the planning commission recommended unanimous approval.

Commissioner Griffin offered a motion, seconded by Commissioner Brock, and unanimously carried to approve the recommendation of planning and zoning.

- 3.2 Caldwell/King/Myers Small Scale Future Land Use Map Amendment- Dawn McDonald, Senior Planner, presented the land use change application request from agriculture/silviculture to general commercial to locate a place of worship. The 6-acre property is located along Highway 79. The public notice requirements were met. There was some opposition expressed at the planning commission meeting. Any future development must go through the development review process, which is separate from the land use process. The planning commission recommended approval.

John Gay, Planning and Zoning Commission Chairman, spoke.

Commissioner Brock offered a motion, seconded by Commissioner Griffin, and unanimously carried to accept the recommendation of planning and zoning.

- 3.3 Blue Heaven RV Park and Resort Major Development Review Application with Variance Request- Dawn McDonald, Senior Planner, presented the above-listed application for approximately 8.10 acres located at 4599 Highway 77. The variance request is related to landscape buffering. The property is general commercial. The applicants are proposing a two-phase development of 26 and 19 RV slips. The access road is located adjacent to Highway 77. The applicant included a permit from the Water Management District with the application regarding stormwater. The planning commission unanimously recommended approval of the development, which is always approved conditions. The next step is for planning to issue a development order, and then the applicants will submit their building permit application, which is followed by additional requirements.

Commissioner Corbin offered a motion, seconded by Commissioner Brock, and unanimously carried to approve the recommendation of planning and zoning.

- 3.4 Seven Summits Capital Partners, LLC, Neighborhood Commercial Small Scale Future Land Use Map Amendment- Dawn McDonald, Senior Planner, presented an application for property located at Crystal Lake Drive. The commercial portion would have access to Panther Trail. 6.05 acres of the 38.75 parent parcel would be proposed for neighborhood commercial land use. The public notice requirements were met. Many neighbors expressed opposition to the development, citing increased trips, water quality, groundwater issues, and uncertainty of what could be put there. Any future development would be required to undergo the development review process. The planning staff recommended approval, and the planning commission unanimously recommended denial.

Mr. Crooks, the developer, spoke.

John Gay, Planning Commission Chairman, informed the Board that the unanimous denial was due to the unknown of what would be put on the property. The application has been before the planning commission three times and has been denied each time.

County Attorney Milton confirmed there is a provision in the code that prevents the same type of proposal or land use change before the board within two years, however, the prior board waived that two-year requirement.

Benita Crittendon spoke.

Larry Zezula, Sr. spoke.

Leslie Mathis spoke.

Commissioner Marquez offered a motion, seconded by Commissioner Brock, which carried four to one to uphold the Washington County Planning and Zoning Board's

recommendation of denial. Commissioner Corbin was opposed.

- 3.5 .Seven Summits Capital Partners, LLC, Residential Medium 1 Small Scale Future Land Use Map Amendment - Dawn McDonald, Senior Planner, presented an application amendment for the same parent parcel as related to item 3.5. The parent parcel is around 38.75 acres. The residential portion would be 32.75 acres. The request is to change the land use of the property from residential-low to residential medium 1. Residential-low allows for one dwelling unit per acre, and residential medium 1 allows for two dwelling units per acre without central water or sewer to the site. The septic tanks and portable water wells would be two to one. There would be direct access to Crystal Lake Drive. Following the land use change, a subdivision review, notification, and the development review process would follow, with the final decision coming before the board. The public notice requirements were met, and the neighborhood information meeting was held, which presented some opposition. Some concerns cited were regarding transportation impacts, stormwater issues, and groundwater and wells being affected. The planning staff recommended approval, however, the planning commission recommended denial five to one at their meeting on March 3. The planning commission expressed concern about the public infrastructure lacking support for the development.

.Mr. Crook, developer, spoke.

.John Gay, Planning Commission Chairman, spoke.

.Leslie Mathis, a landowner, spoke.

.Casey Henderson, landowner and project partner, spoke.

.Commissioner Corbin offered a motion, seconded by Commissioner Griffin, to table the recommendation.

In response to the commissioners, Casey Henderson agreed to be willing to have discussions with them related to a development agreement.

The motion carried unanimously to table the request.

4. ADOPT PREVIOUS MINUTES

4.1 Workshop for February 13, 2025

4.2 Regular Board Meeting for February 20, 2025

4.3 Special Workshop for February 27, 2025

Commissioner Griffin offered a motion, seconded by Commissioner Marquez, and unanimously carried to approve the minutes listed as items 4.1, 4.2, and 4.3.

5. NON-AGENDA AUDIENCE/PUBLIC PARTICIPATION

-Duwash Zaninsky, Bryant Bay Road, a citizen spoke.

-Leonard Blount, TJ Rouhlac Enrichment Center Board Member, a citizen spoke.

-Josephine R. Robinson, Orange Hill Road, a citizen, spoke.

-Priscilla Brown, Spring Run Road, a citizen, spoke.

-Bruce Youngs, a citizen, spoke.

-Benita Crittendon, a citizen, spoke.

-James Brooks, Washington County Citizens for Government Transparency, a citizen spoke.

-Larry Zezulla, Sr., a citizen, spoke.

- Matt Costin, Kent Mill Pond Road, a citizen, spoke.

-Dwight Bell, Kent Mill Pond Road, a citizen, spoke.

6. AGENDA ITEMS

6.1 Request to have Section of Mayhaw Lane, Chipley, Removed from County Maintenance - Glen Seay, Citizen requested the portion of the road be abandoned.

In response to the request, abandoning a road is a procedure that begins at the Washington County Planning Department.

- 6.2 2025 Amnesty Day Announcement- Candace Thames, Grants/Procurement Specialist, informed the board that Amnesty Day will be held on March 15 from 8:00 a.m. to 12:00 p.m. at the Washington County Recycling Center.
- 6.3 Grant Extension for Installation of Generators at Five Critical Facilities- Candace Thames, Grants/Procurement Specialist- Commissioner Corbin offered a motion, seconded by Commissioner Griffin, and unanimously carried to approve to extend the contract with TCS as presented.
- 6.4 Resolution Approving Application for SCRAP- Clayton Road from Hard Labor Creek to Highway 77- Candace Thames, Grants/Procurement Specialist – Commissioner Brock offered a motion, seconded by Commissioner Griffin, and unanimously carried to approve the resolution approving the application to apply for Clayton Road to Hard Labor Creek to Highway 77 for the SCRAP Program.
- 6.5 Melvin Engineering Contract for Chipley Library Expansion Grant #BB201-Renae Rountree, Library Director – Commissioner Griffin offered a motion, seconded by Commissioner Corbin, and unanimously carried to approve the contract with Melvin Engineering for the Chipley Library Expansion Grant.
- 6.6 Letters for Environmental Review for Chipley Library Expansion Grant #BB201- Renae Rountree, Library Director – Commissioner Corbin offered a motion, seconded by Commissioner Brock, and unanimously carried to approve the following letters related to the Chipley Library Expansion Grant as presented by Renae Rountree.
 - Florida State Clearinghouse
 - FEMA – Review for H2585

6.7 Tax Deed Discussion - Ashlynn Marquez, Commissioner, informed the board that after research of the parcels, she would like to offer a motion to rescind their vote from February 20, 2025, meeting regarding the tax deed process for properties with tax certificates exceeding \$3,000.00, excluding the one above \$5,000.00. Commissioner Corbin seconded the motion for discussion.

The motion was carried three to two with Commissioners Griffin and Brock opposed.

Commissioner Marquez offered a motion, seconded by Commissioner Corbin, to proceed with tax certificates for parcels 00-0757-001, 00-0459-000, and 00-0997-0030. The motion carried three to two, with Commissioners Griffin and Brock opposed.

6.8 Determination Memorandum Discussion - David Pettis, Jr., Chairman, spoke on the discussion that was held at the workshop on February 27 regarding the Determination Memorandum from FEMA, noting that they were deobligating approximately \$55 million. If an appeal is not made by the deadline, the project is finished. If there is an appeal, there are still negotiations continuing parallel to it. The appeal can be stopped at any time. Today, the decision is before the board regarding the appeal, discussion about the attorney's fees and what that would cover, as well as what Wheeler Emergency Management has put together for the appeal.

Along with the board, speakers discussing this item included the following:

Wendy Ellerd, Baker Donelson, spoke via phone regarding the firm's role, which would be determined by the board and the appeals process. Costs to prepare a successful appeal that results in additional eligible work are included as management costs, which may be reimbursed by FEMA. The rules do not allow for arbitration costs to be reimbursed.

Attorney Milton added that the engagement letter includes a not-to-exceed \$30,000.00 on the first appeal. Arbitration is not to exceed \$150,000.00. The fees are in line with similar appeals. The recommendation to the board is to retain Baker Donelson. The arguments should be uniform between both appeals.

Mason Garrett, Wheeler Emergency Management, spoke. The deadline for the initial appeal is April 14. \$7/8/ million has been spent on the roads that were not finished. It is written that the roads have to be paved to recoup the sod and fabric cost. By not appealing, there is a risk that will have to be dealt with if FEMA does not come up with a solution.

Commissioner Corbin offered a motion, seconded by Commissioner Marquez, to proceed with the first appeal.

Benita Crittendon, Greenhead Road, a citizen, spoke.

Jackie Snowden, Finch Circle, a citizen, spoke.

A discussion was held on paving the roads differently.

The motion carried unanimously.

Commissioner Marquez offered, seconded by Commissioner Corbin, and carried unanimously to retain Baker Donelson to assist with the appeals process.

7. FEMA COORDINATOR

Mason Garrett updated the board on Hurricane Sally funding and projects.

8. MSBU ADVISORY COMMITTEE UPDATE

Scott Parrish, MSBU Committee Chairman, requested approval of an addendum to Sweet Bay's contract, which would increase it by \$2,500.00.

This item will be brought back before the board next month.

County Attorney Milton informed the board they should be expecting the annual rate resolution for MSBU in the next couple of months.

Gary Hartman, MSBU Committee Member, informed the board that the MSBU committee will have a workshop on April 9 to discuss Deltona's request for them to take over the cost of four dumpsters in Sunny Hills.

9. PUBLIC WORKS DIRECTOR – None

10. PARKS UPDATE – None

11. ENGINEERING PROJECTS UPDATE – None

12. COUNTY ADMINISTRATOR – Jeff Massey addressed the board.

- 12.1 Building Department Update – A building official has been identified, and an offer has been extended. A confirmation of a department head position is before the board. The identity is not being released to allow the individual the respect to notify his current employer. Additional assistance will continue to be needed at the south end of the county.

After discussion, Commissioner Corbin offered a motion, seconded by Commissioner Marquez, to confirm the building official as presented by County Administrator Massey.

Benita Crittendon, a citizen, spoke on this item.

Priscilla Brown, a citizen, spoke on this item.

Nan Thompson, a citizen, spoke on this item.

James Brooks, Vernon, a citizen, spoke on this item.

The motion carried three to two with Commissioners Brock and Griffin opposed.

-E911 Vehicle Purchase – Request to purchase a vehicle for E911 using the department's funds. It has been vetted. The surplus vehicle would be transferred to the fire services department.

Commissioner Griffin offered a motion, seconded by Commissioner Brock, and unanimously carried to approve the purchase of the E911 vehicle.

-Computer Aided Dispatch System – Clint Erickson, E911 informed the board that the cost to address cyber security issues is \$96,000.00 annually. This can be submitted under the Rural State Grant.

Commissioner Corbin offered a motion, seconded by Commissioner Griffin, and unanimously carried to authorize Chairman Pettis to sign the grant application.

13. CLERK

13.1 Florida Department of Revenue Renewal – Deputy Clerk Brantley addressed the board. The child support renewal agreement is for every five years. The agreement is for reimbursements related to when individuals are served related to child support issues.

Commissioner Corbin offered a motion, seconded by Commissioner Griffin, and unanimously carried to approve the child support renewal agreement.

14. COUNTY ATTORNEY

-The current building officials' contract will need to be addressed at the next meeting.

15. OTHER BUSINESS

-May Day – It is scheduled for May 9 and 10 at Campbell Park.

16. ADJOURN