

WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS

Location: Commission Board Room

1331 South Blvd., Chipley, FL 32428

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT
Alan T Bush	David Pettis, Jr.	Tray Hawkins	Wesley Griffin	David Corbin

1. PROCLAMATION

- 1.1 Call to Order – Chairman Pettis
- 1.2 Invocation – Reverend Shane Martin, Connections Worship Center
- 1.3 Pledge

Present – Commissioners Bush, Pettis, Hawkins, Griffin, and Corbin. Also attending – Deputy Clerk Brantley, Clerk of Court, Lora Bell, County Administrator, Jeff Massey, and Attorneys Fuqua and Milton, Fuqua & Milton, P.A.

2. PUBLIC HEARING

- 2.1 New Hope Dunes Course Major Development Review Application – Dawn McDonald, Senior -The New Hope Dunes course is a major development review application in the southwest portion of the county, consisting of approximately four parcels of property. The project, which is approximately 1400 acres in size, is proposed to include eighty acres for a golf course with ancillary facilities. The land use is agriculture/ silviculture, parks, and recreational uses. The main entrance is off Holmes Valley Road. The development review committee has reviewed the project and has no outstanding comments or concerns. A neighborhood information meeting was held on September 19, with most residents objecting to the project. Concerns include groundwater levels, traffic concerns, road quality, natural resources, and archaeological sites. The planning commission met on October 7 to discuss the case, and staff recommended approval with conditions. However, a dissenting vote was mainly due to road impacts on Holmes Valley Road and the need for improvements. The final determination about the request will be made today. The planning commissioner recommended approval with standard conditions. During construction, we can manage road impacts, encourage traffic on Fanning Branch Road and Holmes Valley Road, and discourage the use of the unpaved portion between Highway 79 and the project site.

Michael Kizer, Managing Partner/Part Owner of Dream Golf (developer of the project) addressed the board. Dream Golf is a family-owned business that has built nine of the top twenty-six greatest public golf courses in America, focusing on accessible golf. They build on sandy sites and import the style of golf from Scotland, ensuring firmness and minimal fertilizer. They often build in rural communities, hiring local people of all

ages, with a focus on young people. Hospitality is an important part of their business, and they hire local stars and let them shine by telling their stories to guests. They have a long-term commitment to communities. They also support philanthropy in education, healthcare, and conservation. The company is committed to building great golf courses and ensuring that its employees live in the county, contributing to the economic impact of the community. With the development, they are asking for beyond 200 feet of setbacks.

Commissioner Hawkins confirmed that before any future development, it must come back before the board for another development order. He went on to express concern about the development having a private driveway to access their property and to contact the City of Vernon for water and sewer.

Michael Kizer addressed the board. Regarding any impact on the road, they intend to leave it better than it was. The equipment that would be brought in is minimal and remains on site for months.

Trey Barbee added that the planner for the development would like to use Fanning Branch as the main access off 79.

Michael Kizer responded that they are willing to explore options that help the community. The number of golfers would fluctuate per day, but 160 people per day is typical. It may be as high as two hundred with off-seasons being fewer. Some of those are repeat rounds.

Mike Harper Buchanon, Project Engineer, addressed the board about the traffic. Five percent is consistent with the DOT methodology that was used to do that study.

Beth Sheffield, a citizen from Holmes Valley Road, addressed the board and discussed her property, which is shared with Moody's pasture, and the traffic they face due to the golf course. She expressed concern about the daily traffic increasing, and how it would affect the safety of the children, who often ride horses on the road. She went on to question why they are attending zoning meetings, as most of the community is not for growth. They do not want the golf course, however, if it continues could the entrance be put at a different location?

Ferrell Brock, a Fanning Branch/Holmes Valley Road resident, expressed opposition to the development.

Brian Brock, a Holmes Valley resident, expressed concern about the development effects on resident's well water as well as the increase in traffic.

Ted Everett informed the board that no applications have been submitted to the

Northwest Water Management District, therefore they cannot say what size wells the development would ask to be permitted for. Applications are thoroughly reviewed.

Commissioner Bush confirmed with Ted Everett that the board has never had anything to come before them about wells.

2.2 Washington County CDBG Application – Second Public Hearing – Melissa Fox, Fred Fox Enterprises told the board the purpose of the second hearing is to go over the proposed project and allow public comment. Washington County plans to apply for a \$750,000.00 Community Development Block Grant from Florida Commerce for the federal fiscal year 2023 for neighborhood revitalization. At least 70% of the funds must benefit low- and moderate-income people. The county is proposing to resurface Brown Street from South Boulevard to East Jackson Avenue with two inches of asphalt. Updated signage and striping to FDOT standards, as well as sod, seed, and mulch, will also be included. The county is requesting 434,000.00 from CDBG, with no county match. The second service area would be the Campbell Park Improvements to make it more inviting with added amenities, as well as more handicap accessible. \$196,000.00 will be requested with no local match. For engineering \$60,000.00 will be requested from CDBG with a \$50,000.00 county match. For administration, \$60,000.00 will be requested from CDBG with no county match.

Priscilla Brown addressed the board about being unaware of the Campbell Park submission.

Chairman Pettis responded that he would ensure she is in contact with Candace Thames and more involved in the process.

Commissioner Bush questioned the \$50,000.00 county match.

County Administrator Massey said they have not pursued the money because they have not decided on it, however, the funding is there.

3. ADOPT THE AGENDA

Agenda Additions –

- 7.5 Resolution for Community Development Plan
 - Resolution to Submit Application
 - Resolution for the County Match
- 7.6 Request for Approval of Resolution and Agreement for Hartford Boulevard from Washington County Boulevard to Orange Hill Road
- 7.7 Request for Tracy Andrews to be Reappointed to the Career Source Chipola Board of Directors
- 7.8 Request for replacement member to represent Washington County Board of County Commissioners for the Career Source Chipola Board of Directors

Clerk – Excess Budget Monies from the Property Appraiser

Commissioner Hawkins offered a motion, seconded by Commissioner Griffin, and unanimously carried for approval of the agenda.

4. ADOPT PREVIOUS MINUTES –
 - 4.1 Final Budget Hearing for September 23, 2024
 - 4.2 Workshop for September 23, 2024
 - 4.3 Regular Board Meeting for August 15, 2024
 - 4.4 Budget Workshop and Special Meetings for August 29, 2024

Commissioner Hawkins offered a motion, seconded by Commissioner Griffin, and unanimously carried for approval of the minutes listed above.

5. NON-AGENDA AUDIENCE/PUBLIC PARTICIPATION - 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.”
 - The Washington County Board of County Commissioners has expanded this provision to allow members of the community to speak on a topic which is not currently before the Board/Agenda. To do so the community members should, prior to the start of the meeting, sign the public participation form provided at the door of the commission room, and shall state their name and the topic on which they wish to speak. During the Non-Agenda Audience portion of the meeting, the individual shall be given up to three (3) minutes to speak.
 - Each individual shall have three (3) minutes to speak about a proposition before the Board. Prior to 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 may 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 wishes to speak on an item and has not signed up in advance, those who have signed shall be given priority.
 - Any public comment before the board shall be directed to the Chairperson of the Board. It is not a question-and-answer period. Public comments concerning individual employees (other than those hired directly by the Board (County Administrator/County Attorney) shall not be entertained. Any comment, pros, or cons, regarding a county employee who does not report directly to the Board shall be addressed to the Human Relations Department or the County Administrator.
 - Evelyn Zezula addressed the board regarding bullying that she spoke about at a prior meeting. She went on to suggest that the county should implement a resolution from the

Oceola County Board of Commissioners regarding the conduct of a board meeting. A vote for decorum is requested of the board.

- Larry Zezula suggested the board needs to do something about decorum.
- Marie Cunningham informed the board of a Turkey Shoot that Country Oaks is hosting on 11/2, 11/10, and 11/16.
- Ted Everett spoke in support of the development group that spoke on the New Hope Dunes Course and went on to say that they followed the policies and procedures set by Washington County. He requested the board vote yes.
- Benita Crittendon thanked Commissioner Griffin and Commissioner Pettis for staying true to a vote they made at the last meeting. In September 2023, the board said the next storm would be awarded to the next contractor, which is not Wheeler Emergency Management.
- John Gay, Chairman of Planning and Zoning addressed the board regarding the golf course. The thoughts on the golf course that have been heard by the board today, were also heard at the planning commission meeting. Growth is coming and the project that has been presented today is a good one. The developers have been thorough in their application process and have been willing to listen to concerns. The board is urged to look at this from a county-wide standpoint and pass it requested to be shown by roll-call vote.
- Brian Brock spoke in opposition to the golf course, citing water as the biggest issue. It is not understood how a vote can be made on something that has not been applied for.
- Beth Sheffield told the board that a round of golf at Sunny Hills, Dogwood Lakes, and Freeport Golf courses ranges from \$65.00 to \$100.00. Why is another golf course needed when those three are struggling?

6. CONSENT AGENDA –

6.1 Approval of 2025 Holiday Schedule

6.2 Approval of Agreement for Professional Staff Services: Washington County SQG FY 2024-2025

6.3 Approval of Updated Resolution for Sam Mitchell Public Library Construction Grant

6.4 Approval of Job Description for Administrative Secretary for Emergency Management and Animal Control

6.5 Approval of Job Description for Administrative Specialist for Fire Services

6.6 Approval to Proceed with Requests for Proposals (RFP) for Sunny Hills Repaving Plan

Commissioner Hawkins offered a motion, seconded by Commissioner Bush, and unanimously carried to approve the consent agenda.

Chairman Pettis called a recess.

7. AGENDA ITEMS

7.1 New Hope Dunes Course Major Development Review Application – Dawn McDonald, Senior Planner – Commissioner Hawkins offered a motion, seconded by Commissioner Corbin for discussion to approve the development review application.

Discussion was held among the board regarding water and sewer and the location of the driveway for the development.

Also speaking on this item, included Michael Kizer, Attorney Fuqua, Mike Harper, Trey Barbee, Raymond Sheffield, Nan Thompson, Benita Crittendon, James Brooks, John Gay, Dawn McDonald, and Ted Everett.

By roll call vote, the motion carried four to one, with Commissioner Griffin opposed to the approval of the major development review application for New Hope Dunes.

7.2 Florida Forest Service Annual Report – Clint Bruner, Senior Ranger provided highlights from the Annual Florida Forest Report.

7.3 FY 24/25 Emergency Management Performance Grant (EMPG) – Connie Welch, Emergency Management Coordinator informed the board the annual grant is used for salaries and benefits and has an increase of \$4,909.00. Per the recommendation of Connie Welch, Commissioner Corbin offered a motion, seconded by Commissioner Griffin, and unanimously carried to approve the annual EMPG agreement.

7.4 Statement of Assurance for Property Acquisition Projects Hurricane Ian - Candace Thames, Grants/Procurement Specialist – Commissioner Hawkins offered a motion, seconded by Commissioner Corbin, and unanimously carried to authorize signature of the statement of assurance presented as item 7.4.

7.5(a) Resolution Authorizing the Submission of an Application for the Small Cities Community Development Block Grant to Florida Commerce for Federal FY 2023 Community Development Plan – Melissa Fox

(b) Resolution Authorizing the use of \$50,000.00 of Washington County Funding as leverage for the Small Cities Neighborhood Revitalization Community Development Block Grant Application to Florida Commerce for Federal FY 2023

(c) Resolution Authorizing the implementation of the long-term and short-term objectives of Washington County Community Development Plan – Commissioner Bush offered a motion, seconded by Commissioner Hawkins, and unanimously carried to approve the three resolutions listed as item 7.5.

7.6 Hartford Resolution and Agreement – Candace Thames, Grants/Procurement – The resolution supports the approval of the application for the TRIP Program for Hartford Boulevard from Washington Boulevard to Orange Hill Boulevard. The agreement for the TRIP Program covers the improvement of Hartford Boulevard from Washington Boulevard to Orange Hill Road using state funds. The agreement is for the design of the project.

Commissioner Corbin offered a motion, seconded by Commissioner Griffin, and unanimously carried to approve the resolution and agreement presented as item 7.6.

7.7 Tracy Andrews Appointment to Career Source Chipola – David Pettis, Chairman – The term expired June 2024. The reappointment period is for 3 years, expiring 6/30/2027.

Commissioner Hawkins offered a motion, seconded by Commissioner Bush, and unanimously carried to approve the reappointment of Tracy Andrews to Career Source Chipola Board listed as item 7.7.

7.8 Career Source Chipola Source Board Member Vinita Yon Resigned - David Pettis, Chairman - Career Source Chipola is requesting the WCBOCC fill the position. This item will be addressed at the November meeting.

8. FEMA COORDINATOR – None

9. MSBU ADVISORY COMMITTEE UPDATE – None

10. PUBLIC WORKS DIRECTOR – None

11. PARKS UPDATE – George Swauger updated the board on the following.

a. Culpepper – Dewberry’s original drawings included a 15-foot timber-fixed pier. Gator Dock's quote to fabricate a 6 x 15 aluminum one would be \$5,028.00, which would increase the bid from \$27,077.00 to \$32,010.00.

Commissioner Hawkins offered a motion, seconded by Commissioner Bush, and unanimously carried to approve Gator Dock's quote for \$32,010.00.

b. Gap Pier – The system has been approved and the drawings have been submitted.

c. Wilder Park – The system is almost complete. The installation invoice totaled \$24,700.00.

Commissioner Corbin agreed to cover the cost from District 5 maintenance funds. There was an earlier commitment to assist with the bathrooms, however, the funds should be able to cover both.

Commissioner Hawkins added if it falls short and funds are available in District 3 funds can be used.

Commissioner Hawkins offered a motion, seconded by Commissioner Griffin, and unanimously carried to cover the Gap Pier installation invoice for \$24,700.00 from District 5 Funds.

12. ENGINEERING PROJECTS UPDATE – None

Commissioner Griffin – Has there been an update regarding American Sand resurfacing the strip at Blue Lake Road to the church?

Trey Barbee responded that the estimate is \$30,000.00. Public works will haul some of the mill from the Highway 90 resurfacing project. There is no line item for milled asphalt.

Commissioner Griffin added that he would check the balance of District 3 Maintenance Funds.

Commissioner Pettis added that some of District 2 Maintenance Funds can be used toward the resurfacing.

13. COUNTY ADMINISTRATOR – Jeff Massey

13.1 Code Enforcement Report – Janet Riedel, Code Enforcement has generated \$31,350.00, which goes into the general fund.

14. CLERK – Lora C. Bell

14.1 September Vouchers Totaling \$2,947,781.52

14.2 Property Appraiser Excess Fund Request – The property appraiser will be returning excess funds for FY 2023 – 2024 of approximately \$60,000.00. The property appraiser has requested around \$39,000.00 of those funds to be earmarked to buy a vehicle for their office.

Commissioner Hawkins offered a motion, seconded by Commissioner Corbin, and unanimously carried to earmark the funds as requested in item 14.2.

15. COUNTY ATTORNEY – Matt Fuqua

15.1 Agenda Procedure – Per discussions with Chairman Pettis two drafts have been prepared regarding the control of items on the agenda as opposed to the public comment section.

15.2 November 14, 2024, Workshop – Commissioner Bush offered a motion, seconded by Commissioner Hawkins, and unanimously carried to cancel the workshop for November 14, 2024. This decision was made based on two new commissioners being appointed to office on November 19, 2024.

16. ADJOURN