

MAY 23, 1991

CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS
SPECIAL MEETING
PUBLIC HEARING-COMPREHENSIVE PLAN
MAY 23, 1991

COMMISSIONERS PRESENT:

S. DONNELL WHITFIELD
PACK BOWDEN
ELLIS MELVIN
TRUMAN GRANT
JOHN LINDSEY, GOVERNOR APPOINTEE

PRESENT AND ACTING:

GAIL O'BRYAN, ADMINISTRATIVE ASSISTANT
BROWARD VICKERY, DEPUTY SHERIFF

COMMISSIONER WHITFIELD OPENED THE PUBLIC HEARING AND STATED THAT THE PURPOSE OF THE MEETING IS TO VOTE ON TRANSMITTING THE PROPOSED LOCAL GOVERNMENT COMPREHENSIVE PLAN TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS.

APPROXIMATELY 14 CITIZENS WERE PRESENT AT THE PUBLIC HEARING.

MR. CHARLIE YON QUESTIONED THE ORIGIN OF THE COMP PLAN, WHOSE BRAIN CHILD WAS IT AND WHAT WAS THE PURPOSE OF THE PLAN.

COMMISSIONER WHITFIELD RESPONDED THAT THE PLAN WAS A STATE MANDATE BY THE STATE LEGISLATURE.

MR. ANDY EASTON OF CLARK, ROUMELIS AND ASSOCIATES, EXPLAINED THE COMPREHENSIVE PLAN IS BASICALLY TO REGULATE GROWTH IN CALHOUN COUNTY. HE SAID IT IS PROJECTED OVER A 10 YEAR POPULATION GROWTH RATE. HE STATED THE STATE WANTS THE COUNTIES AND LOCAL GOVERNMENTS TO PROTECT ENVIRONMENTAL IMPACT AND URBAN SPRAWL.

MR. LLOYD TATUM WAS PRESENT AND QUESTIONED WHAT IS HAPPENING TO THE 31 COUNTY COALITION? HE RECOMMENDED POSTPONING SUBMITTING THE PLAN UNTIL SOMETHING COMES OUT OF THE 31 COUNTY COALITION THAT IS TRYING TO OBTAIN EXEMPTIONS FROM THE PLAN FOR THOSE COUNTIES. MR. TATUM RELAYED THAT THE PLAN WILL HAVE A GREAT IMPACT AND WILL BE DEVASTATING TO CALHOUN COUNTY. HE SAID CALHOUN COUNTY NEEDS TO ENCOURAGE DEVELOPMENT, NOT RESTRICT GROWTH.

THE AUDIENCE POSED QUESTIONS AS TO HOW MUCH REVENUE THE COUNTY WILL LOSE IF WE DO NOT ADOPT A PLAN. COMMISSIONER WHITFIELD RESPONDED THAT THE STATE WILL COME IN AND SET IT IF WE DO NOT ADOPT A PLAN.

MR. NEWTON TATUM SAID HE SERIOUSLY RECOMMENDED THAT THE BOARD, EXCEPT FOR LARGER TIMBER AREAS AND MAYBE SOME CONSERVATION AREAS, TO GO WITH 1 DWELLING PER ACRE. HE SAID THIS RECOMMENDATION WAS THE CONSENSUS OF THE MAJORITY OF THE PLANNING COMMISSION BOARD, HOWEVER, THAT IS NOT THE DOCUMENT THAT THE BCC HAS IN ITS HAND.

THE BOARD DISCUSSED AMENDMENTS TO THE PLAN AFTER IT HAS BEEN ADOPTED. ANDY EASTON STATED, AFTER ADOPTING, IT WOULD BE REAL RARE THAT

DEPARTMENT OF COMMUNITY AFFAIRS WOULD NOT APPROVE A PLAN AMENDMENT.

COMMISSIONER MELVIN STATED, WITH THE PRESENT PLAN, WE ARE VERY LIMITED TO HOW MUCH YOU CAN DEVELOP. HE SAID HE LIKES JACKSON COUNTY'S PLAN. HE EXPLAINED THE 5 DIFFERENT LEVELS OF DEVELOPMENT IN THE JACKSON COUNTY COMP PLAN AND STATED JACKSON COUNTY IS NOT LIMITED AS TO HOW MUCH LAND THEY CAN DEVELOP.

COMMISSIONER BOWDEN STATED HE HAD ASKED SENATOR PAT THOMAS IF THE SMALL COUNTY COALITION HAD A CHANCE IN THE LEGISLATURE AND SENATOR THOMAS HAD RESPONDED THAT IT LOOKED BLEAK.

DWIGHT VAN LIEROP QUESTIONED IF THE COMP PLAN IS APPROVED WOULD THE COMP PLAN NOT SUPERSEDE EXISTING SUBDIVISION REGULATIONS AND ORDINANCES. MR. EASTON RESPONDED YES.

MR. NEWTON TATUM SAID THE BOARD HAD HIRED THE FIRM OF CLARK, ROUMELIS AND ASSOCIATES TO WRITE A PLAN THAT DCA WOULD ACCEPT. HE REQUESTED ASKED THE BOARD TO FORGET THE CONTRACT WITH CLARK, ROUMELIS AND ASSO. AND GO AHEAD AND ADOPT AN EQUITABLE PLAN. HE SAID DCA MIGHT NOT APPROVE THE PLAN, BUT THE PEOPLE OF CALHOUN COUNTY WOULD KNOW THAT THE BOARD OF COUNTY COMMISSIONERS TRIED TO ADOPT AN EQUITABLE PLAN.

MR. LLOYD TATUM REPORTED THAT THE HOME BUILDERS ASSOCIATION OF SEVERAL COUNTIES INTENDS TO FILE A CLASS ACTION LAW SUIT AGAINST COUNTIES AND THE STATE IF LAWS ARE TO STRINGENT ON GROWTH.

DWIGHT VAN LIEROP SAID HE FELT THE PLAN SHOULD BE AS LIBERAL AS POSSIBLE REGARDING DENSITIES SO THAT THE COUNTY WOULD HAVE A NEGATION EDGE.

ANDY EASTON REPORTED THAT THE DEPARTMENT OF COMMUNITY AFFAIRS HAS CERTAIN MINIMUM STANDARDS AND WILL NOT NEGOTIATE LESS THAN THOSE MINIMUM STANDARDS. MR. EASTON SAID DCA WILL REVIEW THE PROPOSED PLAN FOR 105 DAYS. AFTER THAT, DCA WILL WRITE AN ORC (OBJECTIONS, RECOMMENDATIONS AND COMMENTS) REPORT AND WILL ISSUE IT TO THE COUNTY. THE COUNTY WILL THEN HAVE 60 DAYS TO ADOPT COMPREHENSIVE PLAN BY ORDINANCE. AT THIS POINT, DCA WILL EITHER ACCEPT OR DENY THE PLAN.

THE BOARD REQUESTED THAT MR. EASTON BEFORE TRANSMITTING THE PLAN INCLUDE THE FOLLOWING CONCERNS AND VERBIAGE IN THE PLAN.

1. (CONCERN) THE PLAN HAS NO SET BACK ON CREEKS.
WANTS VERBIAGE STATING NO POLLUTION WILL BE EMPTIED INTO ANY OF THESE STREAMS: STAFFORD CREEK, GRAVES CREEK, 4-MILE CREEK, 10 MILE CREEK, JUNIPER CREEK, WHITE WATER CREEK AND CYPRESS CREEK.
2. (RECREATION ELEMENT)
WANTS NOTED IN THE PLAN THAT CALHOUN COUNTY IS THE ONLY COUNTY IN THE STATE OF FLORIDA THAT DOES NOT HAVE A STATE PARK. THIS BOARD DEEMS DCA TO TAKE APPROPRIATE ACTION FOR AN ANNUAL APPROPRIATION TO THIS COUNTY AT A RATIO THAT IS EQUITABLE TO OTHER 66 COUNTIES.
3. (CONCERN) FUTURE LAND USE ELEMENT
"LOTS OF RECORD ARE DEFINED AS ANY LAND PARCEL WITHIN THE COUNTY LIMITS FOR WHICH A DEED EXISTS. SUCH LOTS MAY BE RECORDED OR UNRECORDED, PLATTED OR UNPLATTED. TWO SUCH LOTS WHICH ARE VESTED BY THE PLAN INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:"

a). "AN UNRECORDED PARCEL OWNED BY HOWARD JOHNSON LOCATED IN THE NORTH EAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 8 WEST."

b). "A PARCEL LOCATED ON BAILEY CEMETERY ROAD ADJACENT TO THE CHIPOLA RIVER IN THE NORTHWEST QUARTER OF SECTION 17, RANGE 9, TOWNSHIP 1 NORTH."

4. (TRANSPORTATION ELEMENT)

WANTS VERBIAGE STATING THAT BOARD OF COUNTY COMMISSIONERS REQUESTS THAT DEPARTMENT OF COMMUNITY AFFAIRS AND DEPARTMENT OF TRANSPORTATION NOT APPROVE ANY TRANSPORTATION ACT THAT WILL REQUIRE ANY MONIES FROM CALHOUN COUNTY.

THE BOARD POSED THE FOLLOWING CONCERNS AND MR. EASTON RESPONDED AS FOLLOWS:

COMMISSIONER MELVIN WAS CONCERNED ABOUT THE MANDATORY SOLID WASTE SYSTEM AS WRITTEN IN THE PLAN. MR. EASTON RESPONDED THAT THE COUNTY ALREADY HAS A MANDATORY GARBAGE COLLECTION ORDINANCE.

COMMISSIONER MELVIN WAS CONCERNED ABOUT THE STORM WATER RUN OFF AND ADOPTION OF ORDINANCE. MR. EASTON RESPONDED THAT THE PURPOSE AND INTENT OF THE ADOPTION OF MASTER PLAN DRAINAGE ORDINANCE WAS THAT THE DEVELOPER WOULD PAY FOR STORM WATER RUN OFF COST.

THE BOARD EXPRESSED CONCERN ABOUT A POLICY UNDER PUBLIC WORKS THAT STATED THE COUNTY WOULD STORE WATER FOR FUTURE USE.

ANDY EASTON RESPONDED THAT THE INTENT OF THE PLAN WAS THAT CALHOUN COUNTY WOULD COMPLY WITH N. W. FLORIDA MANAGEMENT'S POLICIES WITH REGARD TO WATER CONSERVATION. MR. EASTON ALSO STATED THAT A POLICY WILL BE ADDED THAT THE COUNTY WILL NOT IMPLEMENT WATER USE POLICIES WHICH ARE DETERMINED TO BE DETRIMENTAL TO EXISTING WATER SUPPLIES.

5. THE BOARD STATED THEY WANTED ADDRESSED IN THE PLAN THAT THEY DID NOT WANT ANY WATER PUMPED IN VOLUME FROM THE CHIPOLA OR APALACHICOLA RIVERS THAT WOULD ADVERSELY AFFECT GROUND WATER SUPPLIES WITHIN THE COUNTY.

6. HAZARDOUS WASTE--PLAN STATES BY 1992, COUNTY WILL DEVELOP A HAZARDOUS WASTE PROGRAM FOR STORAGE.

MR. EASTON RESPONDED THAT ALL HAZARDOUS WASTE PROGRAMS WILL BE GRANT FUNDED.

THE BOARD WAS CONCERNED THAT PLAN STATES BY 1992, COUNTY WILL EVALUATE NEED FOR CAPITAL IMPROVEMENTS AND WILL ADOPT A BUDGET FOR SAME.

MR. EASTON RESPONDED THAT THE 5 YEAR CAPITAL IMPROVEMENT SCHEDULE AS WRITTEN IN THE PLAN DOES NOT OBLIGATE CALHOUN COUNTY TO ANY CAPITAL FACILITIES SPENDING.

7. FIRE PROTECTION: THE BOARD REQUESTED THAT VERBIAGE BE ADDED TO SAY "THOSE VOLUNTARY FIRE DEPARTMENTS, ALONG WITH THE CITY OF ALTHA WILL COVER ALL FIRES IN CALHOUN COUNTY AND THAT THE 2 NEW VOLUNTEER FIRE DEPARTMENTS, WEST SIDE VOLUNTEER DEPARTMENT AND NETTLE RIDGE VOLUNTEER FIRE DEPARTMENT BE ADDED.

8. AGRICULTURE 2-A: THE BOARD WANTED VERBIAGE IN COMP PLAN MAKING AG-2 LAND MULTI USE.

COMMISSIONER BOWDEN STATED HE WAS AFRAID IT IS SET UP AS JUST AG LAND,
THE LAND WILL DEVALUE.

CHAIRMAN WHITFIELD STATED THAT THE PLAN (AND APPROVED CORRECTIONS)
VOTED ON AT THIS MEETING WILL BE MAILED TO ANDY EASTON WHO WILL
DELIVER IT TO DCA. IN ADDITION, SINCE DCA REQUIRED 10 COPIES OF THE
PLAN, A CHECK FOR \$275.00 WILL BE MAILED TO MR. EASTON WHO WILL USE
THE MONEY TO MAKE THE REQUIRED 10 COPIES. HE SAID DCA MUST RECEIVE
THE PROPOSED PLAN WITHIN 5 DAYS OF THE TRANSMITTAL HEARING.

CHAIRMAN WHITFIELD ASKED FOR A MOTION AND VOTE TO TRANSMIT THE
PROPOSED COMPREHENSIVE PLAN TO THE FLORIDA DEPARTMENT OF COMMUNITY
AFFAIRS.

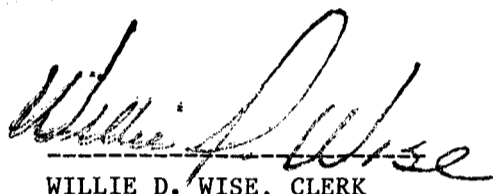
THE BOARD WAS POLLED AND BY CONSENSUS AGREED TO TRANSMIT THE PROPOSED
COMPREHENSIVE PLAN WITH ATTACHED REVISIONS APPROVED AT THE
TRANSMITTAL HEARING TO FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS.

CHAIRMAN WHITFIELD SIGNED THE PLAN TRANSMITTAL COVER LETTER TO
DEPARTMENT OF COMMUNITY AFFAIRS.

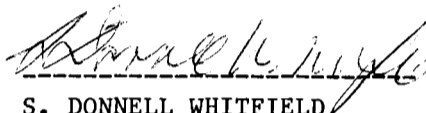
THERE BEING NO FURTHER BUSINESS, THE BOARD DID ADJOURN.

ATTEST:

BOARD OF COUNTY COMMISSIONERS



WILLIE D. WISE, CLERK



S. DONNELL WHITFIELD
CHAIRMAN