

OCTOBER 25, 2005 – REGULAR MEETING/LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting at 4:00 p.m. on Tuesday October 25, 2005 at the South Walton Courthouse Annex.

The following Board members were present: Kenneth Pridgen, Chairman, Scott Brannon, Vice-Chairman, Commissioner Larry Jones, Commissioner Cindy Meadows, and Commissioner Rosier Cuchens. Mr. Ronnie Bell, County Administrator, and Attorney David Hallman, Legal Services Director, were also present.

Chairman Pridgen led with prayer followed by the Pledge of Allegiance to the American Flag. He then called the meeting to order.

Chairman Pridgen read the adopted policy regarding Board meeting procedures into the record.

Motion by Commissioner Cuchens, second by Commissioner Brannon, to approve the consent agenda consisting of the items below. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

1. EAL Approval

General Fund	\$ 1,902,723.25
County Transportation	\$ 1,134,754.67
SHIP	\$ 69,450.65
Fine & Forfeiture	\$ 1,704,923.00
Debt Service Hospital	\$ -
Mosq. Control State	\$ -
Mott Sign Grant	\$ -
Section 8 Housing	\$ 677.22
Tourist Dev. Council	\$ 357,238.63
N.W. Mosquito Control	\$ 18,362.06
W. Co. Library	\$ 4,375.81
Recreation Plat Fee	\$ -
Public Safety- 911	\$ 20,041.94
Solid Waste Enterprise	\$ 145,646.65
Mossy Head VFD	\$ 7,994.48

Glendale VFD	\$	3,077.16
Darlington VFD	\$	3,728.14
Red Bay VFD	\$	706.90
Sidewalk Fund	\$	-
Local Option Gas Tax	\$	-
Special Law Enf. Trust	\$	-
Driftwood Debt Service	\$	-
Criminal Justice Ed Fund	\$	-
Bldg Dept/Enterp. Fund	\$	10,045.34
Capital Projects Fund	\$	133,705.55
Imperial Lakes MSBU	\$	-
Totals	\$	5,517,451.45

2. Approve Minutes of October 11, 2005 — Special Meeting  
     October 11, 2005 — Regular Meeting  
     October 10 & 11, 2005 - Value Adjustment Board
3. Approve Request to Surplus Various Equipment
4. Approve the Certificate of Acceptance of the Sub-Grant Award for the Byrne Formula Grant for the Sheriff's Office
5. Approve the FEMA Public Assistance Contract for Katrina DR 1602
6. Approve FDEP Grant OOWLI Amendment 3
7. Approve Road Improvements Assessment Program Enabling Resolution for the Creekside Subdivision
8. Approve the Florida Counties Foundation Application for Assistance 2005-06 Small County Technical Assistance Services
9. Approve Resolution Proclaiming November 16, 2005 as GIS Day
10. Approve Donation of Surplus Fire Truck to Ponce De Leon Fire Department
11. Drainage Easement Agreement

Mr. Bill Imfeld, Finance Director, reported that a \$50,000.00 grant had been awarded from the Florida Fish and Wildlife Commission for completion of the dock at Bayside.

Mr. Imfeld discussed the audit report for United Fire District (UFD), submitted by Carr, Riggs, & Ingram, L.L.C., and UFD's annual request for county funding which, this year was scheduled to be \$93,000.00. He stated that the requirements for receiving county funds were to have a contract signed with Walton County and a clean audit. Mr. Imfeld requested the Board's direction regarding the release of the funds due to UFD's inactive status as a Florida Corporation and problems with their audit for the fiscal year ending September 30, 2004.

Mr. Eddie Rivers, Emergency Management Coordinator, felt that the county should pay

UFD's invoices and expenses on an as needed basis until the audit issues are resolved, in lieu of releasing the scheduled disbursement. He described expenses as being anything needed to keep UFD operational. Mr. Rivers added that he would work with the Finance Department and representatives from UFD to review the invoices submitted for payment.

Motion by Commissioner Cuchens, second by Commissioner Jones, to approve paying the expenses of United Fire District on an as needed basis as described by Mr. Rivers. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Commissioner Jones clarified that this was an effort to support the operations of United Fire District until the audit issues are resolved, not to force UFD into the Walton County Fire and Rescue. The floor was opened to public comments.

Ms. Lynn Down, Chairperson for UFD, was present to address questions regarding the audit. She requested clarification regarding the scheduled disbursement and asked if UFD needed to incorporate. Attorney Hallman stated that he, along with Finance, would work with the UFD to resolve that issue.

Ms. Pat Blackshear, Growth Management Director, presented the revised proposed Infill Ordinance for a second reading. The floor was opened for public comments.

Mr. Jack Rhodes, Jack Rhodes Consultants, INC., spoke on behalf of his clients in opposition to the proposed Infill Ordinance. He stated that he represented Equity Resources, L.L.C., SF&B Investments, and Nevada Real Estate Ventures, L.L.C., and discussed their real estate holdings. He briefly reviewed the origins of the Infill category and listed objections to the ordinance proposal. Mr. Rhodes asked where the requirement for a compatibility analysis was in the Comp Plan. He felt that a low density residential land use classification should be developed during the EAR process. Commissioner Meadows stated that Mr. Rhodes was referring to

language that had been removed from the ordinance draft being presented to the Board and attempted to clarify those issues for him.

Chairman Pridgen questioned whether it would be better to address the Infill ordinance through the EAR process.

Mr. Rhodes inquired as to who would determine negative impact levels. He added that the ordinance draft was vague and that the Infill zoning classification was often the only available category for an applicant to apply for. He felt that the proposed ordinance would create more problems than it would solve and volunteered his services as a consultant to work on the ordinance language.

Commissioner Meadows asked if Mr. Rhodes had met with Ms. Blackshear while the proposed ordinance was being drafted. Mr. Rhodes replied that he had not.

Mr. Ken Shannon, Walton County Property Owners Association, requested that the Board consider continuing the discussion until a later meeting to allow the concerned parties time to make a fair assessment of the ordinance proposal. Commissioner Meadows replied that multiple meetings had been held and felt that a decision should be made. Mr. Shannon stated that revised ordinances had been presented for adoption at meetings without proper review. Commissioner Meadows replied that the proposal being considered was the same ordinance that was presented at the last meeting with his previous language objections deleted. Mr. Shannon stated that the Homeowners Association would like to participate in developing an Infill ordinance to be included in the EAR based amendment.

Ms. Anita Page spoke in support of passing the proposed ordinance as presented. She discussed the number of small and large scale amendments recently submitted to DCA for south Walton County, the number of parcels proposed for change to the Infill category, and the

purpose of the ordinance.

Mr. Alan Facerra spoke in support of the proposed ordinance being passed as presented. He felt that the county should not wait until submittal of the EAR to address the Infill category. He stated that he was not completely in agreement with the language, but felt that this proposal was a start and that further adjustments could be made during the EAR.

Mr. David Kramer felt that the ordinance should be addressed as part of the EAR based amendment; however, he added that if the Board chose to adopt the ordinance as presented, he recommended a language change from the word “consistent” to compliment. He felt that the word “consistent” did not facilitate the idea of continual growth and that the change would reduce the litigation risks.

Chairman Pridgen asked Ms. Blackshear if the discussion could be tabled until the November 3, 2005 Regular Meeting in order for the newly revealed issues to be resolved. He recommended that all concerned parties be present at the meeting.

Ms. Blackshear stated that she did not feel the language change suggested by Mr. Kramer would degrade the intent of the ordinance. She added that staff would follow the direction of the Board.

Commissioner Jones stated that the proposed ordinance was not intended to set compatibility standards or a compatibility ordinance, but to establish a method for determining the density for the Infill category. He felt that the ordinance should be passed as presented by staff and that adjustments could be made as needed.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve the ordinance with the language changes suggested by Mr. Kramer and agreed to by Ms. Blackshear.

Commissioner Meadows stated that this ordinance specifically applied to south Walton

and that the standards included in the ordinance were needed.

Commissioner Cuchens stated that he understood that the Board's intentions were to assign flexibility to the Infill category. He felt that the ordinance proposal was vague and could be misconstrued by future staff.

Commissioner Brannon stated that the intent was to have flexibility in the density and lend specific criteria to the Infill category. He felt that the criterion included in the ordinance was not specific and that the language was subjective. Commissioner Brannon stated that he would like the ordinance to be straightforward enough for the average property owner to determine land use on their own.

Chairman Pridgen asked Ms. Blackshear if staff could draft a more specific ordinance. Ms. Blackshear replied that staff could not prepare an ordinance that all parties would be satisfied with. She added that the language was designed to be interpreted by professional planners.

Commissioner Brannon reiterated that he would like to see a user friendly document that average home owners could understand without legal counsel or a land use consultant. Commissioner Meadows stated that ordinance issues are too complex to be put into simplistic terms and that professionals are needed to interpret the laws. Commissioner Brannon disagreed and stated that the City of Freeport wrote a land development code in 2000 that was specific and user friendly.

Ms. Blackshear stated that the problem resulted from designating properties as Infill when they should not have been. Chairman Pridgen asked if the proposed ordinance would designate low, medium, and high density within the Infill category. Ms. Blackshear replied that it would.

Commissioner Jones agreed that the ordinance should be clear and concise, but felt that it served as a starting point and could be adjusted as needed.

Chairman Pridgen called for a vote on the motion on the floor to adopt the ordinance. Ayes 3, Nays 2. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Nay, and Cuchens Nay.

Ms. Blackshear presented the proposed Planning & Development Fees Resolution and discussed the revisions. The floor was opened to public comment.

Mr. Kramer questioned the amount of staff hours for major and minor developments and felt that a minor development should cost less. He felt that the fee increase for subdivision replats and lot splits was unreasonable.

Mr. Shannon recommended no planning fee increase due to current state of the economy and recent hurricane damage. He felt that the increase would negatively impact developments and consequently the economy of Walton County.

Mr. Bill Muldowney stated that the increases were warranted due to increase in property values throughout the county.

Commissioner Cuchens requested that the fees remain the same until the building permit and D.O. processing times were shortened. Commissioner Brannon concurred with Commissioner Cuchens and added that the fee increases should be phased in. He stated that the increase would undermine the county's affordable housing initiative and would affect more than just wealthy property owners.

Commissioner Meadows questioned the date of Walton County's last planning fee increase. Ms. Blackshear replied that there was an increase within recent years, but that the fees had not been adjusted properly or timely. Commissioner Meadows felt that the Board should support the Planning Department's efforts by adopting the proposed fee resolution.

Commissioner Jones felt that the building fees should be increased because those monies must be used within the Building Department; however he was in support of phasing in the planning fee increases. He added that staff must commit to a higher level to justify an increase in the building fees.

Commissioner Brannon stated that he was supportive of staff's efforts, but felt that the economical impacts should be taken into consideration when determining the increase of these fees.

Ms. Blackshear suggested that, if the Board chose to table the Planning Fee increases, they move to adopt the fee pertaining to Development of Regional Impacts. She explained that this fee would apply to large developments, which currently have no fee.

Commissioner Meadows was in support of adopting the resolution as presented and felt that the increase shifted a portion of the burden from the tax payer to the users of the services.

Chairman Pridgen discussed the possibility of phasing the fees in as a higher level of service was delivered. Ms. Blackshear stated that she would need to re-evaluate the fees and report that information back to the Board.

Commissioner Brannon discussed the effects of the fee increase on the Planning Department budget and the number of staff at the Planning Department.

Commissioner Jones stated that he was in support of increasing the Building Code Ordinance as presented. There were no public comments.

Motion by Commissioner Jones, second by Commissioner Brannon, to adopt the Building Code Ordinance as presented by staff (2005-29). Ayes 4, Nays 1. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Nay.

Chairman Pridgen passed the chair to Vice-Chairman Brannon.

Motion by Commissioner Jones, second by Chairman Pridgen, to adopt the Development and Planning Fees Resolution effective April 1, 2006. Ayes 2, Nays 3. Jones Aye, Meadows Nay, Pridgen Aye, Brannon Nay, and Cuchens Nay. The motion failed.

Motion by Commissioner Meadows to adopt the Development and Planning Fees Resolution effective January 1, 2006. The motion died for lack of a second.

Motion by Commissioner Brannon, second by Commissioner Cuchens, to table staff's recommendation regarding the Development and Planning Fees Resolution. Ayes 4, Nays 1. Jones Aye, Meadows Nay, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Attorney Hallman entered into discussion to determine if public benefit would result from the use of county resources to maintain cemeteries located on non-public property within Walton County. The floor was opened for public comments.

Mr. Kramer spoke in support of the county maintaining these facilities.

Commissioner Meadows questioned the approximate cost to the county. Mr. Bell stated that it depended upon the Board's intentions regarding the amount of maintenance to be provided. He added that his estimate was \$300,000-\$350,000.00 per year, which derived from a comparison of the Parks Department maintenance costs.

Commissioner Cuchens questioned the ability to use inmate labor. Attorney Hallman stated that inmate labor could not be used to service private entities and added that cemeteries are unique private entities.

Commissioner Brannon asked if the county could maintain roads that were inaccessible to the public. Attorney Hallman replied that if the ingress/egress was on a county maintained road or right-of-way, county resources could be used for maintenance, but added that each incidence should be considered individually.

Ms. Bonnie McQuiston, Walton County Taxpayers Association, questioned why the private cemeteries were not being maintained by their owners. Commissioner Meadows clarified that this discussion originated from public requests for road maintenance of private cemeteries within the county.

Mr. Crim asked if the roads in question were owned by the county. Commissioner Meadows replied that they were not.

Commissioner Meadows felt that the private owners of these cemeteries should be responsible for the maintenance of said establishments.

Commissioner Brannon asked if the county could hold a prescriptive easement for older cemeteries that would allow the county to make repairs to the roads. Attorney Hallman replied that he was unsure.

Commissioner Jones felt that the public hearing had failed to provide evidence that there would be public benefit from county maintenance of private cemetery roads.

Attorney Wes Haber, Hopping Green & Sams, requested approval of a resolution proposal that would allow the Coastal Lake Community Development District to exercise its recreational authority. He briefly discussed the resolution proposal and the recreational facilities.

Commissioner Cuchens questioned the language allowing use of “special powers” and financing. Attorney Haber stated that the language was quoted from within the Florida Statute and that their actions would not exceed the parameters of what the District had already been developmentally granted.

Commissioner Cuchens questioned the liability of this resolution. Attorney Hallman replied that there would be no liability to Walton County.

Motion by Commissioner Brannon to send the resolution proposal to the Coastal Dune

Lake Advisory Board for review prior to taking action.

Motion by Commissioner Brannon, second by Commissioner Cuchens, to amend his motion to specify that the Board would review the findings of the Coastal Dune Lake Advisory Board at the November 22, 2005 Regular Meeting.

Ms. Mary Rose, St. Joe Corporation, clarified that the proposed resolution would not affect the Coastal Dune Lakes.

Commissioner Brannon withdrew his motion and Commissioner Cuchens withdrew his second.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve the proposed resolution as presented (2005-95). Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Attorney Hallman requested that the Board rescind their conditional approval of the proposed Habitat for Humanity expenditure. His findings were that it would be illegal to use Walton County funds for anything that did not produce tangible benefits to Walton County.

Ms. Kim Turner, Seaside Community Foundation, Mr. Buster Woodriff, South Walton Hurricane Helpers, and Mr. Ronnie McGrayer, Habitat for Humanity of Walton County, spoke in opposition to rescinding the motion and felt that Walton County should move forward with the venture.

Commissioner Cuchens felt that the county should purchase the housing units for use in the event of a natural disaster within Walton County, but loan them to Hancock County to assist with their immediate housing needs.

Motion by Commissioner Jones, second by Commissioner Meadows, to rescind the motion for conditional approval of the Habitat for Humanity expenditure. Ayes 5, Nays 0. Jones

Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

(Commissioner Cuchens left)

Attorney Hallman reported on the beach restoration project and discussed the bidding procedure. He stated that the City of Destin adopted an inter-local agreement to use the same contractor as Walton County and to arrange payment based on each entities percentage of beaches to be restored. He stated that 69% of the beach is in Walton County and 31% in the City of Destin. Attorney Hallman recommended that the Board adopt the same inter-local agreement. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve the inter-local agreement with the City of Destin. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Kriss Titus, TDC Executive Director, recommended appointment of the following to the TDC Board for a four year period: Ms. Mary Brown, Beach Rentals of South Walton, Mr. Randy Baird, Watercolor Owner/Operator, and Mr. Maurice Gilbert, South Walton Fire Department.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the recommendations for the TDC Board. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Mr. Gary Mattison, Human Resources, discussed the Community Planner position and job description. He gave a brief overview of the recruitment process and requested approval to begin recruiting.

Commissioner Jones discussed his recommendations for the duties and credentials of the Community Planner.

Commissioner Meadows discussed what aspects of planning the Community Planner would concentrate on.

Mr. Mattison presented the proposed revision to Sick Leave Policy 16.14 for a second reading. He requested approval of the revised policy which would include a 90-day waiting period before a new employee would be eligible to receive donated sick leave hours.

Commissioner Jones felt that individual employees should make the determination to donate hours individually instead of having to revise the county policy.

Motion by Commissioner Brannon, second by Commissioner Meadows, to approve Mr. Mattison's suggested revision to Sick Leave Policy 16.14. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Mr. Mattison discussed the county physician proposal. He reviewed the projected budget and the costs to remodel the Warren Building on College Avenue, which was presented as a possible location for the physician's office.

Chairman Pridgen directed Mr. Mattison to work with Mr. Jim Johnson to determine the feasibility of implementing a county wellness program through the Walton County Health Department since the Health Department receives county appropriations. He requested that Mr. Bell work to start a pilot program for senior citizens at the Warren Building once Human Resources relocates to the Administration Building. Chairman Pridgen also suggested that the county work with the City of DeFuniak to construct a Senior Park on the adjoining lot. He recommended the appointment of an advisory committee and requested that Mr. Ken Little and Ms. Sara Comander serve on that board. The floor was opened to public comments.

Mr. J.B. Hillard, Walton County Tax Payers Association, spoke in opposition to proceeding with the physician proposal as presented. He spoke in support of the county using the

Walton County Health Department for their employee wellness program and of using the Warren Building as a senior center. He felt that the information presented by staff did not provide adequate information to make the determination that hiring a county physician would save the tax payers money.

The Board recessed briefly at 6:36 p.m.

Ms. Blackshear presented a request for a one year extension of a Development Order for AmSouth Bank.

Motion by Commissioner Brannon, second by Commissioner Meadows, to approve the one year extension of the D.O. for AmSouth Bank. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Mr. Bell discussed the county's request to lease land at Basin Bayou from Eglin Air Force Base to be used as a recreational site. He referred to a letter from Mr. Robert J. Arnold, Eglin AFB Mission Enhancement Committee, denying the county's request. He stated that the first Basin Bayou Committee meeting would be held November 9, 2005 at 2:00 p.m. at the Freeport Community Center to devise a method for moving forward with this project. He added that a representative from Congressman Miller's office had been invited to attend and that the Committee would report those findings back to the Board.

Attorney Dana Matthews gave an update regarding the proposed location for the Boys and Girls Club. He stated that two parcels behind the Coastal Annex Library had been acquired and felt that they would serve as a better location than was originally proposed. He added that the site plan and amenities remain the same as those originally presented and approved by the Board. A conceptual plan was submitted for review.

Mr. Tom Patten discussed the site plan analysis. He stated that the parcel was 30 acres,

most of which was wetlands, and that wetland permits would be needed. Mr. Patten discussed the development of an alternate ingress/egress and the relocation of holding ponds on the parcels. He stated that, due to the wetland issues, the project was approximately one year from obtaining a Development Order.

Attorney Matthews requested that the Board allow staff and Legal Services to assist with the project. The Board gave their approval to move forward with the efforts.

Mr. John Johnson, Public Works Director, requested approval of a proposed resolution to revise the policy language regarding permit compliance. He stated that the measure was to ensure that Public Works was in compliance with regulatory agencies.

Motion by Commissioner Jones, second by Commissioner Brannon, to approve the resolution presented by Mr. Johnson (2005-96). Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

On behalf of Commissioner Cuchens, Mr. Bell discussed the Scenic Corridor Holiday Decorations Waiver and a request to conduct holiday activities and place decorations on U.S. Highway 98. He stated that he had approved the request as it fell within the Board's approved guidelines. Mr. Bell added that he would discuss the request with Commissioner Cuchens and report back.

The Board recessed briefly at 6:56 p.m.

The Board reconvened into the Public Hearing/quasi judicial portion of the meeting. Ms. Blackshear presented a revised agenda.

Attorney Hallman administered the oath to those who would present testimony regarding the quasi judicial items.

Ms. Blackshear requested that the Board approve continuing the following agenda items

until the November 8, 2005 Regular Meeting: Beach Ridge Petition for Abandonment, Gulfside Village Petition for Abandonment, Beach Ridge Subdivision, and Gulfside Village. She stated that these property owners needed additional time to work through issues regarding roadway design.

Motion by Commissioner Jones, second by Commissioner Brannon, to continue the above listed items until the November 8, 2005 Regular Meeting. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Blackshear reported that the following projects did not meet the requirement of posting the public notice on the property days prior to the public hearing date: Grande Pointe West, Grand Pointe Estates, Bay View Estates, Oaks at Eden Subdivision, and Preserve at Inlet Beach. She asked that the Board give direction to either hear or continue these items.

Attorney Hallman discussed the statute of limitations, which would allow anyone to voice an objection regarding the lack of compliancy with the advertising requirements at any time within the next 30 years. He stated that the county would not be liable, but felt that the developers of these projects were creating possible litigation scenarios for the landowners.

Commissioner Meadows stated that the items should be pulled from the agenda and continued as had been done in previous instances. She stated that she was not in support of moving forth when applicants are non-compliant. Commissioner Jones concurred and added that hearing the items would set precedence.

Motion by Commissioner Meadows, second by Commissioner Jones, to continue the five afore mentioned developments until the November 8, 2005 Regular Meeting. Ayes 3, Nays 1. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Nay.

Commissioner Brannon clarified that he voted nay because any liability resulting from

the lack of timely advertisement would be the burden of the property owners, not the county.

Ms. Blackshear recommended final plat approval of Gulf Reflections, a 15-lot single-family subdivision located on the north side of Louva Lane, east of CR 393. She stated the project met all technical requirements. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve the final plat of Gulf Reflections for recordation. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Blackshear presented Baywalk Landings, a 26-lot single-family subdivision of a 44-lot subdivision located on the west side of Geronimo Street, north of U.S. Highway 98. She stated that all outstanding issues had been resolved and recommended final plat approval pending Legal Services' endorsement of the letter of credit. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve Baywalk Landings final plat for recordation with the conditions set forth by staff. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Blackshear presented Bay Grove Village, a 9-lot single-family subdivision located approximately 6 miles south of U.S. Highway 98, at the intersection of Highway 331 and Bay Grove Road. She stated that the project met all technical requirements and that staff recommended final plat approval pending a corrected letter of credit and revised engineering estimate to be approved by staff and Legal Services. There were no public comments.

Motion Commissioner Brannon, second by Commissioner Jones, to approve the final plat of Bay Grove Village for recordation with the conditions set forth by staff. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Blackshear recommended the final plat approval of Plantation at Santa Rosa, a 72-lot

single-family subdivision located on the eastern side of Don Bishop Road, north of U.S. Highway 98. She stated that staff recommended approval contingent upon a corrected letter of credit and engineering estimate approved by staff and Legal Services. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the final plat of Plantation at Santa Rosa for recordation with the conditions set forth by staff. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Blackshear recommended final plat approval for Heron at Inlet Beach, which is a 9-lot single-family subdivision located at the northeastern intersection of South Wall Street and Walton Rose Lane. She stated that staff recommended approval contingent upon a corrected letter of credit and engineering certification approved by staff and Legal Services. There were no public comments.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve the final plat of Heron at Inlet Beach for recordation with the conditions set forth by staff. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Blackshear recommended final plat approval of Creekview Subdivision, a re-plat of a 5-lot single-family subdivision located on the south side of CR 30-A and east of Sunrise Beach Subdivision. She stated that the project met all technical requirements. There were no public comments.

Motion by Commissioner Brannon, second by Commissioner Meadows, to approve the final plat of Creekview Subdivision for recordation contingent upon the conditions set forth by staff. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Blackshear recommended final plat approval for Grayton Cove, a 14-lot single-

family subdivision located on the north side of CR 30-A, on the west side of CR 283, just north of Grayton Beach Village Square. She stated that staff's recommendation was contingent upon Legal Services' approval of the letter of credit. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the final plat of Grayton Cove for recordation with the conditions set forth by staff. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Blackshear presented Sandhill Pines, a major development consisting of 65 multi-unit town homes located on the west side of Mack Bayou Road, approximately 1.25 miles north of U.S. Highway 98. She stated that the proposed development met the technical requirements for the issuance of the D.O. A staff report was submitted into the record (**Exhibit #1**).

Mr. David Smith was present to represent the applicant, Moore Bass Consulting. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve the major development proposal, Sandhill Pines, as presented by staff. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Blackshear recommended approval of The Neighborhoods of Peach Creek, a major development consisting of 96 single-family residential lots located on the north side of U.S. Highway 98, approximately 4.3 miles east of U.S. Highway 331. She stated that issues regarding a revised site plan with the environmental studies had been resolved and that the applicant, Peach Creek, L.L.C., must submit appropriate documentation to staff. A staff report was submitted into the record (**Exhibit #1**).

Mr. Anderson, Anderson Engineers, P.A., was present to represent the applicant. He stated that no variances were being requested. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the proposed major development, The Neighborhoods of Peach Creek, with the conditions set forth by staff. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Blackshear presented Nature Walk at Seagrove PUD Amendment, which would change the land uses for the PUD. She stated that the issues regarding inhabitation of endangered species on the property had been resolved. She added that Mr. Shannon Howell, Olsen & Associates, representation for the applicant, Nature Walk Development Company, had submitted a letter from Mr. Hildreth Cooper, U.S. Fish and Wildlife, documenting that information. Ms. Blackshear stated that staff recommended approval and that the project met all technical requirements. A staff report and the letter from Mr. Cooper were submitted into the record **(Exhibit #1 & #2)**.

Commissioner Meadows asked if the developer would be making any improvements to CR 395. Mr. Greg Graham stated that the developer was constructing a left turn lane on CR 395 as specified in the original submittal. Ms. Blackshear added that staff had asked the developer to consider an additional ingress/egress in accordance with the Forestry Department.

Mr. Howell addressed the possible addition of two emergency ingress/egresses. He added that the St. Joe Company had requested a 20 foot setback on the multi-family units and stated for the record that the applicant was in agreement. There were no public comments.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve the major development proposal Nature Walk at Seagrove PUD with the conditions set forth by staff. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

Ms. Blackshear presented a major development proposal for Boardwalk at 30A PUD, which consists of 164 single-family residential lots located on the west side of CR 30-A, about .6

of a mile south of the western intersection of U.S. Highway 98 and CR 30-A. She referred to email correspondence that stated the issues regarding various buffers and vegetation had been resolved. Ms. Blackshear stated that staff recommended approval and submitted a copy of the correspondence, along with a staff report, into the record (**Exhibit #1 & #2**).

Commissioner Meadows asked if the development met the 1500 feet maximum block length requirement and if a variance of that requirement had been applied for. Mr. Don Brock, Regional Engineering, representative for the applicant, Boardwalk at 30A L.L.C., stated that he was not familiar with the code referenced by Commissioner Meadows. He clarified that the west side would be the only side that would not meet the 1500 feet requirement and added that they would request that as a deviation from the LDC. There were no public comments.

Motion by Commissioner Jones, second by Commissioner Brannon, to approve the proposed major development, Boardwalk at 30-A, PUD, with the conditions set forth by staff and the additional language requesting a deviation from the LDC. Ayes 4, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, and Brannon Aye.

There being no further business to discuss, the meeting adjourned at 7:33 p.m.

APPROVED: \_\_\_\_\_  
Kenneth Pridgen, Chair

ATTEST: \_\_\_\_\_  
Martha Ingle, Clerk of Court