

JANUARY 10, 2006 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on Tuesday January 10th 2006, at 4:00 p.m., at the Walton County Courthouse Annex.

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

Commissioner Meadows led with prayer followed by the pledge of Allegiance to the American Flag. Chairman Brannon called the meeting to order.

Attorney Hallman requested that the minutes from the December 13, 2005, BCC Regular Meeting be amended to reflect that Goodwyn, Mills & Cawood was the firm ranked third by the Board during the December 13th Workshop regarding RFQ #05-012.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve the consent agenda consisting of the items below with the change to the minutes as recommended by Attorney Hallman. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

1. EAL Approval	
General Fund	\$ 1,772,093.57
County Transportation	\$ 453,366.29
SHIP	\$ 8,081.45
Fine & Forfeiture	\$ 1,221,826.85
Debt Service Hospital	\$ -
Mosq. Control State	\$ 735.00
Mott Sign Grant	\$ -
Section 8 Housing	\$ 113,824.96
Tourist Dev. Council	\$ 564,426.07
N.W. Mosquito	\$ 1,096.24

Control		
W. Co. Library	\$	17,536.00
Tax Deed Surplus		
Trust	\$	-
Recreation Plat Fee	\$	300.00
Public Safety- 911	\$	33,669.96
Solid Waste Enterprise	\$	420,140.19
Mossy Head VFD	\$	499.99
Glendale VFD	\$	1,411.67
Darlington VFD	\$	-
Red Bay VFD	\$	-
Sidewalk Fund	\$	-
Local Option Gas Tax	\$	-
Special Law Enf. Trust	\$	-
Driftwood Debt		
Service	\$	-
Criminal Justice Ed		
Fund	\$	-
Bldg Dept/Enterp.		
Fund	\$	9,831.02
Capital Projects Fund	\$	58,263.84
Imperial Lakes MSBU	\$	-
Totals		\$4,677,103.10

2. Approve Minutes of November 28, 2005 – Special Meeting
December 13, 2005 – Special Meeting/Workshop
December 13, 2005 – Regular Meeting
 3. Approve a Resolution to amend the budget for unanticipated state grant funds for the Implementation of Growth Management Initiative Direct Grant **(2006-01)**
 4. Approve a Resolution to amend the budget for unanticipated funds from the sale of athletic photographs for the Recreation Board **(2006-02)**
 5. Approve a Resolution declaring January 22-28, 2006 as Hazardous Materials Awareness Week **(2006-03)**
 6. DEP Legislative Project Contract for the Bay Loop Storm Water Restoration
- Mr. Ed Baltzley, Emergency Response Director, recognized and promoted the

following EMS personnel:

Battalion Chiefs – Mr. Billy May and Mr. Bobby Martin (not present)

Lieutenants – Mr. Robert Daniels (Freeport station), Ms. Christie Faulkenberry

(Mossy Head station), and Mr. Jimmy Carter (Paxton station)

The Board congratulated those who were promoted and presented them with their service pins, which were representative of their new rank.

Mr. Baltzey thanked the Board for their support, which he stated had helped enable the 24-hour firefighter staffing at the Mossy Head and Paxton stations. He added that old equipment and engines would soon be replaced.

Mr. Herman Chrishon, Walton County resident, voiced objections to the hiring practices used by Walton County and to the lack of minority hires during the new budget year. He supplied the Board with copies of a table which listed the pay of county employees. Mr. Crishon also felt that employees were being hired in positions for which they were under-qualified. He then referred to a “receptionist” position, which was filled in November by a new hire listed at \$14.92 per hour. He also felt that the county should give priority to applicants who are residents of Walton County.

Ms. Wanda Smith, OMB, stated that the Federal Travel Reimbursement Rate had decreased to 44.5 cents per mile, effective January 3, 2006.

Motion by Commissioner Pridgen, second by Commissioner Cuchens, to adopt the Travel Reimbursement rate as presented by Ms. Smith. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

The discussion regarding a proposed resolution in support for the Career Service Bill was pulled from the agenda.

Mr. Ken Little, Citizens Services Director, presented a request to rescind Resolution 97-7 and adopt a proposed resolution to make the Section 8 Housing office operate under the Board’s Personnel Policies and Procedures.

Motion by Commissioner Cuchens, second by Commissioner Jones, to rescind Resolution 97-7 and adopt the proposed resolution presented by staff **(2006-04)**. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Chris Brockmeyer, Wilson Miller, discussed the design and structural elements recommended to re-build the beach accesses. He briefly reviewed FEMA and DEP requirements and restrictions, as well as, alternative designs. The final recommendation was to build a retractable dune walkover at the Greenwood Street beach access and to rebuild the other accesses using the existing design, with revisions based on new DEP requirements.

Commissioner Meadows questioned the color choices for retractable walkovers. Mr. Brockmeyer replied that there are a variety of finishes to be selected from; however, deviations would increase long-term maintenance costs. He stated that the material chosen must be salt-tolerant and light-weight enough to be easily removed or retracted.

Commissioner Cuchens thanked Ms. Titus and Mr. Brockmeyer for their time and research. He felt that that the recurrent clean-up of debris necessitated the need for a change in the walkover design.

Ms. Kriss Titus, Tourist Development Council Director, requested that staff be allowed to draft an RFP for the construction of said retractable or removable dune walkover.

Mr. Jim Tison felt that lowering the piling depth would limit walkover loss, which he attributed to wave undercutting. There were no public comments.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to open an RFP for the construction of one retractable or removable walkover at the Greenwood Street beach access. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Titus requested that staff be allowed to develop bid packages for 18 beach accesses. She stated that the accesses will be 4'x6' with a piling depth of 12'. Mr. Miller added that the design will include round pilings, considered to be more aerodynamic, and decks that allow waves to pass through. Ms. Titus estimated that the accesses would be complete by Memorial Day 2006.

Commissioner Cuchens requested an update on Miramar Park. Ms. Titus reported that the Miramar access could not be rebuilt prior to the beach re-nourishment project. She discussed the plan to reconstruct the parking lot at Miramar Park on cement pilings and added that Wilson Miller would be working on the design.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to allow staff to develop bid packages for the construction of 18 beach accesses as presented by Ms. Titus. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Titus requested approval of a change order from \$417,000.00 to \$501,000.00 to cover the construction costs of adding ADA ramps to three beach accesses.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to approve the change order request as presented by Ms. Titus. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Pickel requested that the Board approve a one year extension to the Inlet Beach Forest Groom Project (grant 03WL1) and accept an additional \$15,000.00 in grant funds.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to approve the grant extension and to accept the additional \$15,000.00 in state grant funds. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Pickels gave an update on a recent workshop that focused on the beach re-nourishment. He stated that the beach had suffered an average loss of 50' in width from 1997-2005. Mr. Pickel reported that the majority of the attendees were in support of beach re-nourishment. January 23, 2006, was named as the projected start date.

Commissioner Brannon asked Mr. Pickel if he anticipated the natural replenishment of the sand to continue. He replied yes and briefly described the natural process of sand loss and recovery. He added that many peat deposits had been covered by the natural sand recovery.

Ms. Pat Blackshear, Planning Director, requested approval of the proposed agenda and list of preliminary concerns for the Evaluation and Appraisal Report (EAR) Scoping Meeting. She submitted a copy of both the proposed agenda and list of issues.

Commissioner Meadows questioned the time-line for the EAR submitted by Ms. Blackshear which listed the transmission of the EAR in August 2006 and the adoption in January 2008. Ms. Blackshear gave a brief explanation of the process and time frame.

Commissioner Cuchens clarified that some of the amendments could be adopted earlier than scheduled.

Mr. David Kramer felt that the EAR scoping meeting and proposed agenda were not properly advertised. He made suggestions for the list of concerns to be discussed. Mr. Kramer asked if the county had plans to waive large scale amendments in 2006 to allow staff time to work on the EAR. He expressed objection to such action.

Ms. Blackshear clarified that DCA had "discouraged" staff from submitting additional large scale amendment packages until the EAR was complete. She stated that staff hoped to address many of the requested amendments through the EAR.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to approve the proposed agenda and initial list of concerns as submitted by Ms. Blackshear. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear announced that the EAR scoping meeting would be held January 13th 2006 at the Bayside Room of the Linkside Conference Center in Destin from 1-4 p.m., with a public meeting to follow from 6-9 p.m.

Ms. Blackshear requested that a joint meeting be scheduled with the Board, City Council and the school board at the school board office in DeFuniak Springs on February 7th 2006 to discuss school concurrency. The meeting will be held at the time of the school board meeting.

Motion by Commissioner Meadows, second by Commissioner Cuchens, to approve the joint meeting and advertisement requests as presented by Ms. Blackshear. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Attorney Hallman requested approval of the proposed Interlocal Agreement between Walton County and United Fire District. He reviewed the details of the contract and submitted a revised draft

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to approve the revised interlocal agreement as presented by Attorney Hallman. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Attorney Hallman presented two versions of the Bark Park, Inc., agreement, a lease and a joint venture. He stated that the language changes previously recommended by the Board were incorporated into each draft. Attorney Hallman stated that he preferred the joint venture agreement over the lease. A copy of each draft was submitted.

Commissioner Meadows submitted approximately 30 emails from residents regarding the Bark Park.

Attorney Hallman explained that use of the joint venture agreement would eliminate the need to use the bid process. Attorney Hallman briefly discussed the county's role in the agreement.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the joint venture agreement as presented by Attorney Hallman. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Jim Tyson questioned how the agreement choice would affect the time frame of the park's construction. He expressed support of the park and felt that the Board should work to ensure its construction.

Mr. Bell stated that the selection of an agreement would expedite the process. Attorney Hallman added that the permit process would negate the time frame for construction.

Attorney Hallman presented a proposed emergency ordinance regarding the Ad Valorem Tax Discount Legislation. He added that the Florida Department of Revenue had advised that an ordinance must be adopted in order to implement the discounts. The discount schedule is as follows: 4% if paid in January 2006, 3% if paid in February 2006, and 2% if paid in March 2006. Attorney Hallman explained that, should the Board approve the ordinance, there could be no deviation from the discount percentages; however, the Board could choose which discounts to implement.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve the ordinance as presented by Attorney Hallman, with all allowable discounts (**2006-01**). Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Commissioner Meadows asked if taxes paid in November would be eligible for the additional discounts. Attorney Hallman responded that taxes paid in November received the maximum 4% discount. He deferred further questions to Ms. Rhonda Skipper, Tax Collector.

Mr. Bell presented a request for financial support from the People to People Student Ambassadors. In addition to the request in the board packet from Mr. Colin Myrick, he stated that he had received three additional requests, one each from the following students: Mr. Jason DePauw, Mr. Michael Kinkey, and Ms. Jennifer Ertl. Copies of the additional requests were submitted and the students were recognized by the Board. Mr. Bell added that there may have been a fifth student selected to participate in the program.

Mr. Myrick gave a brief overview of the People to People program and the role played by the students as ambassadors to Europe. The tuition for each student was \$4,538.00. Mr. Myrick requested financial assistance from the Board and thanked the Commissioners for their time and consideration.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to award each student \$1000.00 toward their tuition costs for the People to People Student Ambassadors program. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

The students were invited to share their experiences with the Board upon their return.

Mr. Ronnie E. Bell, County Administrator, presented a request from the American Red Cross of Northwest Florida for assistance in locating suitable office space in Walton County. He stated that the current location was at risk of being closed due to its state of disrepair and recommended that the Board allow staff to draft an agreement to allow the Red Cross use of the office which formerly housed EMS Management.

Motion by Commissioner Jones, second by Commissioner Cuchens, to allow staff to draft an agreement with the American Red Cross of Northwest Florida as presented by Mr. Bell. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Bell presented proposals for Impact Fee Programs for fire and emergency medical services. He recommended that the county enter into a contract with GSG for a Phase I study to determine the need for fire impact fees. He stated that the total cost would be \$10,075.00; \$5000.00 of which would be funded by the Small County Technical Assistance Program and the balance from the Walton County Fire Rescue budget.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve the contract with GSG for the Phase I study as recommended by Mr. Bell. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Bell discussed the Gene Hurley Park Interlocal Agreement for Governmental Services. He submitted a revised copy of the draft and discussed the changes made by the City of DeFuniak.

Commissioner Meadows asked if the staffing and funding for the project were included in the current budget. Mr. Bell replied that the necessary cost could be incorporated into the existing Parks and Recreation Budget. He added that he would request additional direction from the Board if the funds were not available as discussed.

Motion by Commissioner Pridgen, second by Commissioner Cuchens, to approve the revised agreement as presented by Mr. Bell. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye. 5/0

Mr. Bell presented a change order reduction in the amount of \$12,433.30 for the Walton County Court House security system.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to approve the change order as presented by Mr. Bell. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Bell presented a change order increase in the amount of \$38,356.50 for twelve changes to the Walton County Court House addition.

Motion by Commissioner Jones, second by Commissioner Cuchens, to approve the change order as presented by Mr. Bell. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye. Documentation was submitted for all of the change orders presented by Mr. Bell.

Mr. Bell requested approval to schedule a strategic planning session regarding the budget on February 14th 2006, at 2:00 p.m., prior to the regular BCC meeting. He recommended that the meeting be facilitated by Dr. Beamen.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to schedule the meeting as recommended by Mr. Bell. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Bell discussed the recent vandalism to the Portland Community Center. He stated that there was a question of ownership because the Walton County School Board had never deeded the property to the Board of Trustees. Mr. Bell felt that the Board of Trustees was not prepared to maintain the center; therefore, he recommended that the Board request that the property be deeded to Walton County.

Motion by Commissioner Cuchens, second by Commissioner Meadows, to request that the WCSB deed the Portland Community Center to Walton County. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Chris Webb, presented a recommendation from the Beach Safety Committee (BSC) to award the RFP for lifeguards to the South Walton Fire District. He stated that SWFD, Walton County Sheriff's Department, and Nordic Distributors had submitted responses to the RFP. Mr. Webb explained that the respondents were rated on a 100 point scale; each scored as follows: SWFD 79, WCSD 65, Nordic Distributors 30.

Motion by Commissioner Jones, second by Commissioner Meadows, to support the Beach Safety Committee moving forth in negotiations with SWFD for lifeguard services.

Commissioner Cuchens stated that he would like the record to reflect how the county planned to fund the project. Attorney Hallman replied that the Board had not yet made that decision.

Commissioner Brannon questioned the methods used to compare the respondents. Attorney Hallman stated that Legal Services would review the proposals before entering into negotiation to ensure that proper methods were used.

Commissioner Cuchens reiterated his concern over the funding. Attorney Hallman explained that TDC funds could be used to fund the program if the Board were to make the determination that providing lifeguards would promote Walton County tourism.

Mr. Webb stated that the bids were as follows: SWFD \$427,000.00 and WCSD \$280,000.00. He stated that the bid from Nordic Distributors was inconclusive, but that the BSC had estimated \$316,000.00 based on the information submitted. He explained that the recommendation was based on a comparison of staff, directors, and experience proposed by each applicant.

Attorney Hallman asked if the RFP included minimum training standards. Mr. Webb replied that it did and briefly reviewed the criteria.

Commissioner Brannon questioned why SWFD was chosen over the WCSD. Mr. Webb replied that SWFD proposed a 12 person per day staff, routine training, and a well qualified director. He stated that the WCSD proposed a 6 person per day staff. He added that the WCSD has the “infrastructure” in place, the necessary vehicles, and the legal right to close the beach in the event of an emergency. Mr. Webb stated that the major difference between the proposals was the amount of staffing. He added that the BSC estimated that the bid amounts of SWFD and WCSD would be more comparable if the amount of staff proposed by the WCSD was adjusted to equal that proposed by SWFD. Mr. Webb also stated that the Committee felt that SWFD was “better suited for rescue in emergencies”.

Commissioner Meadows requested to review each proposal and the comparisons done by the Beach Safety Committee. She felt that the information gathered should be used to compose a more specific RFP.

Commissioner Pridgen recommended that the Board continue the discussion pending review of the RFP submissions.

Commissioner Meadows withdrew her second to the motion. Commissioner Jones withdrew his motion.

Commissioner Jones suggested that the RFP be based on a “specific scope of services”.

Mr. Bell asked that Ms. Titus work with the Finance Department regarding the RFP and report back to the Board.

Deputy Chief Sean Hughes, SWFD, felt that the RFP was specific and briefly reviewed the criteria specified in the RFP. He discussed the proposal submitted by SWFD and criteria mandated by the USLA.

Captain Danny Glidewell, WCSD, clarified that the proposal submitted by the WCSD consisted of 8 lifeguards. He stated that increasing that number to twelve would not double the cost as estimated by the Beach Safety Committee. No action was taken.

The floor was opened to public comments.

Mr. Bob Hudson, resident of Santa Rosa Ridge, thanked the Board and staff for paving the roads in his neighborhood.

The Board recessed at 5:55p.m.

The Board reconvened at 6:13 p.m. into a Public Hearing to discuss final plats and major developments. Attorney Hallman administered the oath to all who intended to present testimony on the quasi judicial items.

Ms. Blackshear requested that the Board approve a continuance for the following developments until the January 24th BCC meeting: Magnolia Cottages, Phase II, South Haven, and major development Oaks at Eden.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to continue the agenda items as presented by Ms. Blackshear. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Harstvedt Plantations for final plat approval. The project consists of a 61-lot single-family subdivision located on the western side of North Eden Park Drive, approximately 350 feet north of Chat Holley Road. Staff recommended approval pending final review by Legal Services. There were no public comments.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve the final plat of Harstvedt Plantations for recording with the conditions indicated by staff. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Le Soliel for final plat approval. The project consists of a 10-lot single family subdivision located along the north side of Surf Song Lane, approximately 250' northeast of the intersection of Surf Song Lane and Ellis Road. She stated that the project met all technical requirements and recommended approval. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the final plat of Le Soliel for recording as presented by staff. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Frangista Beach, Third Addition for final plat approval. The project consists of a 72-lot single-family subdivision with pool amenities and is located adjacent to Frangista Beach, Second Addition, north of Scenic Gulf Drive and east of Holiday Road. She stated that traffic concurrency had not been achieved; therefore, the applicant would be required to make contributions for improvements to US Highway 98. She recommended approval contingent upon the applicant's agreement to make those contributions and final review of the LOC and plat.

Mr. Dean Burges, Emerald Coast Associates, was present to represent the applicant, Novento Ocho, LLC. He verified that the applicant had agreed to make the necessary contributions as discussed by Ms. Blackshear. There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the final plat of Frangista Beach, Third Addition, for recording with the conditions indicated by staff. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Coastal Dunes for final plat approval. The project consists of a 17-unit townhome with amenities located on the south side of Penny Lane. She stated that all technical requirements were met and recommended approval. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the final plat of Coastal Dunes for recording as presented by Ms. Blackshear. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Santa Rosa Golf Villas for final plat approval. The project consists of a 38-lot single-family subdivision located on the east side of Thompson Road, between US Highway 98 and CR 30-A, west of CR 393. She recommended approval contingent upon Legal Services' final review of the LOC and engineering cost estimate, to be completed prior to the platting. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the final plat of Santa Rosa Golf Villas for recording with the contingencies stated by Ms. Blackshear. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Summer Place for final plat approval. The project consists of fourteen multi-family townhouse units located on the north side of CR 30-A, east of Leisure Lane. She stated that the project met all technical requirements and recommended approval. There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve the final plat of Summer Place for recording as presented by Ms. Blackshear. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Sacred Oaks Subdivision for final plat approval. The project consists of an 87-lot single-family subdivision located two miles north of US Highway 98, on Mack Bayou Road, adjacent to Moore's Landing. She stated that the project met all technical requirements and recommended approval. There were no public comments.

Commissioner Meadows questioned the connection to Mack Bayou Road. Ms. Blackshear stated that the ingress/egress was through Beacon Pt. Drive, but was admittedly hard to distinguish on the plan.

Mr. Greg Graham, Staff Engineer, discussed the placement of the ingress/egress. He added that he would have the surveyor review the plan again, but that the plan met the requirements as submitted.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the final plat of Sacred Oaks Subdivision for recording as presented by staff. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Attorney George Ralph Miller, spoke on behalf of the applicant, Mr. Bryan Kilbey, regarding Draper Lake Resort, Phase I vesting. He requested the acknowledgement of the applicant's good faith efforts, since 1995, to maintain traffic concurrency as vested trips along CR 30-A for the development previously known as Draper Lake Resort, Phase I. Attorney Miller briefly discussed the efforts to remain compliant by the succession of owners.

Commissioner Meadows questioned the parcel location. Attorney Miller replied that the location is south of 98, north of Drapier Lake.

Commissioner Meadows stated that she did not want to set precedence by making determinations based on good faith efforts. There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Cuchens, to approve the request as presented by Attorney Miller. Ayes 4, Nays 1. Jones Aye, Meadows Nay, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Laurel Woods, a major development proposal consisting of 32 single-family residential lots. The proposed site, which had erroneously been listed as

NPA/Infill, is located on 9.94 acres on the west side of Harstvedt Road, north of Chat Holley Road. She recommended approval pending adoption of a small scale amendment to be heard at the January 24th BCC meeting. A staff report and memo from Sammy Sanchez of the SWFD was submitted into the record (**Exhibits #1 & #2**).

Attorney Hallman stated that many counties reserve a portion of their allotted small scale amendments to be used at the county's discretion, such as in this case. Ms. Blackshear concurred that such practices were common among local governments. The floor was opened to public comments.

Mr. John Andrew Collins, Trustee for Collins-Wiggins Trust, requested that Laurel Woods be tabled to allow neighboring property owners time to review information regarding the landuse determination and development intent.

Mr. David Kramer was opposed to approval of Laurel Woods as recommended by staff. He felt that approving this major development with a small scale amendment would set a bad precedence. He stated that the county had no process by which the public could apply for a small scale amendment; therefore, approving a development in this manner would be unjust. Mr. Kramer felt that this particular amendment should be included in a yearly lottery or that the applicant should seek legal action.

Commissioner Meadows stated that Mr. Kramer had been previously afforded such remedies through the "administrative landuse process". Mr. Kramer stated that his projects were addressed through large scale amendments and felt that this development should not take "precedence" over public requests.

Attorney Dana Matthews was present to represent the applicant, Mr. Charlie Ryan. He gave a brief history of the written landuse determinations in question and the steps taken to

develop the property. Attorney Matthews stated that Walton County had no formal policy for the dissimilation of small scale amendments; although, the county had chosen to use a lottery system.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve Laurel Woods as presented by staff contingent upon approval of the small scale amendment to be heard at the January 24th meeting. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Spirit and the Bride Ministries, a major development proposal by applicant, Spirit and the Bride Ministries. The proposal consists of a 9,000 sq. ft. worship center to be located on 3.01 acres of land on US Highway 90 north, in Argyle. The parcel has a future land use determination of RV. She stated that the project met all technical requirements and recommended approval. A staff report was submitted into the record (**Exhibit #1**). There were no public comments.

Commissioner Jones noted that the WCHD had not guaranteed that the parcel was eligible for septic service. Ms. Blackshear clarified that a DO would not be issued without that assurance.

Motion by Commissioner Pridgen, second by Commissioner Cuchens, to approve Spirit and the Bride Ministries as presented by staff. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Inlet Beach, Lot 54, a major development proposal consisting of four residential lots. The proposed site, which has a future land use designation of NPA/Infill, is located on .75 acre along the east side of North Winston Lane, approximately 112' from the North Winston Lane and CR 30-A intersection. She stated that the project had met all technical

requirements and recommended approval. A staff report was submitted into the record (**Exhibit #1**).

Mr. Tim Bowden, Seaside Engineering and Surveying, Inc., was present to represent the applicants, Ann Mosely and Ross Turrentine. There were no public comments.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to approve Inlet Beach, Lot 54 as presented by staff. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Caspian Estates, a major development proposal by applicant, Consolidated Builders, LLC. The proposal consists of nine residential lots with pool amenities. The proposed site, which has a future land use designation of NPA/Infill, is located on 1.27 acres, at the intersection of South Spooky Lane and CR 30-A. She stated that the project met all technical requirements and recommended approval. Ms. Blackshear noted that Ms. Anita Page of the South Walton Community Council had expressed concern regarding the two acre preservation requirement. A staff report was submitted into the record (**Exhibit #1**).

Commissioner Meadows stated that the Comp Plan required all parcels on CR 30-A to observe the preservation requirements, regardless of size.

Attorney Hallman stated that Judge Stone had ruled that the ordinance regarding the preservation requirements for parcels less than two acres in size had not been properly adopted and therefore should not be applied by the county.

Ms. Barbara Stokes, owner of Caspian Estates, stated that in light of the concerns expressed by Ms. Page, the covenants of Caspian Estates will include a requirement for the preservation of natural vegetation and protected species. A revised site plan will be submitted to staff.

Ms. Page expressed gratitude to the applicant for addressing the preservation issues voluntarily. She stated that most of the parcels on CR 30-A were under two acres and at risk of being clear cut due to lack of protective language.

Commissioner Jones stated that staff had been previously directed to draft a document that would address the preservation of vegetation on CR 30-A. Staff was directed to investigate the action previously taken by the Board.

Ms. Blackshear recommended that incentives be given to applicants who voluntarily provide preservation. Commissioner Cuchens asked if the permits could be revised to restrict clear cutting on CR 30-A. Ms. Blackshear replied yes and added that staff will work to encourage developers to preserve voluntarily. Commissioner Pridgen added that violators should be penalized.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve Caspian Estates as presented by staff. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Alligator Point, a major development proposal consisting of twelve residential lots on 6.64 acres. The proposed site, which has a future land use designation of NPA/Infill, is located at the end of CR 393, on the north east side, adjacent to the Choctawhatchee Bay. She stated that staff supported the applicant's request to pave a specified area of road in lieu of making contributions for improvements. Ms. Blackshear recommended approval. A staff report was submitted into the record (**Exhibit #1**).

Commissioner Meadows asked if the CLOMA was pending. Ms. Blackshear stated that approval of the CLOMA was a condition of final approval.

Mr. Cliff Knauer, Prebble-Rish, Inc., was present to represent the applicant Consolidated Builders, LLC. There were no public comments.

Motion by Commissioner Cuchens, second by Commissioner Jones, to approve Alligator Point with the conditions set forth by staff. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

There was no further discussion.

Motion by Commissioner Cuchens, second by Commissioner Jones, to adjourn at 7:30 p.m. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

APPROVED: _____
Scott Brannon, Chair

ATTEST: _____
Martha Ingle, Clerk of Court