

January 24, 2006 – Regular Meeting

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting at 4:00 p.m. in Courtroom B of the Walton County Courthouse.

The following Board members were present: Scott Brannon, Chairman, Kenneth Pridgen, 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.

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

Motion by Commissioner Jones, second by Commissioner Pridgen, 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	\$	1,337,849.35
County Transportation	\$	328,476.06
SHIP	\$	4,488.55
Fine & Forfeiture	\$	81,859.85
Debt Service Hospital	\$	26,150.00
Mosq. Control State	\$	-
Mott Sign Grant	\$	-
Section 8 Housing	\$	17,345.41
Tourist Dev. Council	\$	603,955.29
N.W. Mosquito Control	\$	1,984.23
W. Co. Library	\$	8,715.66
Tax Deed Surplus Trust	\$	-
Recreation Plat Fee	\$	2,900.00
Public Safety- 911	\$	9,358.20
Solid Waste Enterprise	\$	4,152.28
Mossy Head VFD	\$	6,872.20
Glendale VFD	\$	1,758.35
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	\$	11,122.42
Capital Projects Fund	\$	54,468.25
Imperial Lakes MSBU	\$	-
Totals		\$2,501,456.10

2. Approve Minutes of January 10, 2006-Special/Regular Meeting
3. Approve a Resolution to amend the budget for the unanticipated extension of the grant contract for the LAP Big Swamp Creek Grant Funding.
4. Approve a Resolution to amend the budget to account for a donation made to the Walton County Fire Rescue Department
5. Approve a Resolution to amend the budget for a replacement building project for the Solid Waste Landfill
6. Approve a Resolution to amend the budget for the Bay Loop Stormwater Restoration Legislative Project
7. Approve a Resolution to amend the budget for the uncompleted Holiday Shores Stormwater Restoration DEP Grant Project
8. Approve the Florida Wildlife Conservation Commission Contract for Wayside Park Boat Dock

The Board presented each of the following students with a \$1,000.00 check to assist with the tuition costs of the People to People Ambassadors program: Collin Myrick, Jason DePauw, Michael Kinkey and Jennifer Ertl.

The following members of the Legal Services staff gave a presentation regarding the division's Visioning Session that was held on December 14, 2005: Ms. Cindy Wilson, Ms. Jamie Graham, Ms. Karen Sheehan, and Ms. Lynn Hoshihara. A slide presentation addressed the division's "current reality", "desired future reality" and "strategic objectives"; as well as, their new mission statement.

Mr. Bill Imfeld, OMB, discussed RFP 06-007 for life guard services. Mr. Imfeld stated that the revised proposals were now more comparable and discussed the differences between the proposals. He submitted a chart which compared the original and revised proposals from both the

SWFD and WCSD. The bids were as follows: SWFD \$427,865.00 and the WCSD \$399,308.00. Mr. Imfeld did not make a formal recommendation for either respondent. There were no public comments.

Commissioner Brannon questioned the length of the proposed contract. Mr. Imfeld stated that the proposed contract would be seasonal with an expiration date of October 1st. He added that extension or renewal of the contract would be at the Board's discretion.

Commissioner Meadows asked if the WCSD's bid included the salary of Mr. Wise. Mr. Imfeld replied that it was included in the proposed training budget.

Commissioner Jones stated that the Board should make a decision based on the information contained in the proposals; not the entity which submitted the proposal. He felt that the Board should not allow bidders to submit new proposals in order to be more competitive with fellow bidders once the original proposals were reviewed. Commissioner Meadows agreed with Commissioner Jones. She added that she had received several emails and calls from constituents in support of the SWFD providing the lifeguard services.

Commissioner Brannon agreed that the proposals should be evaluated separately. He was in support of allowing the WCSD to provide the service based on their proposals of cost, training, and scope of services; as well as, their ability to site individuals and address criminal activity on the beach. There were no public comments.

Motion by Commissioner Cuchens to accept the WCSD's proposal for lifeguard services. Chairman Brannon passed the Chair to Vice-Chairman Pridgen and seconded the motion. Ayes 2, Nays 3. Jones Nay, Meadows Nay, Pridgen Nay, Brannon Aye, and Cuchens Aye.

Motion by Commissioner Jones, second by Commissioner Meadows, motion to accept the proposal from SWFD and begin contract negotiations. Ayes 3, Nays 2. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Nay, and Cuchens Nay.

Attorney Hallman presented a proposed resolution to show the Board's support for the provision of lifeguards at specific locations on the beaches of Walton County. The proposed resolution reflects the Board's legislative determination that the lifeguard program would benefit tourism; therefore, justifying the use of funds from the Tourist Development Tax for the funding of the program.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the resolution as presented by Attorney Hallman (2005-10). Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Kathy Ahlen, West Florida Regional Planning Council (WFRPC), briefly discussed the Rural Work Program and FDOT's tentative Five Year Work Program for 2007-2011. She stated that the WFRPC would serve as a liaison to rural areas which do not receive representation from a TPO. Ms. Ahlen briefly reviewed the schedule for suggesting and reviewing fiscal year improvement plans. She submitted a flier with a brief program overview, a map that detailed the rural areas to be represented by the Rural Work Partnership Program, and the FDOT tentative five year transportation plan for fiscal year 2007-2011.

Commissioner Cuchens requested that Ms. Ahlen add US Highway 331 North, from the Alabama state line, to the list of suggestions for road improvements. He stated that his primary request would be for four-lanes and the secondary would be for passing lanes.

Commissioner Brannon questioned if there would be new funding available for the projects. Ms. Ahlen replied no and explained that the program was to prioritize the rural road

improvement requests and to give input to FDOT. Ms. Ahlen stated that she will approach the Board in January 2007 and to take requests for the 2008-2012 fiscal year.

Mr. Nick Nickeloff, WFRPC, discussed the importance of US Highway 331 to the strategic inter-modal system. He added that 75% of FDOT funds are deemed to go toward inter-mogul roadways by 2015. There were no public comments.

Mr. Bill Steadley-Campbell requested that the Board approve purchasing a historical marker for the Old Eucheeanna Community to be placed at the Eucheeanna Community Center. He explained that the Board had agreed to match up to \$3000.00 for the purchase of a historical marker in a Regular Meeting in 2003. Mr. Steadley-Campbell stated that the request for one marker had been approved, but that the state grant had not been received. He requested that the Board appropriate the entire amount of \$1750.00. He stated that other markers had been requested, but had not been approved. He requested permission to place future markers in the county right-of-way if a location on private property could not be secured. The floor was opened to public comments.

Mr. Aaron Warren, Assistant County Engineer, requested that a plan be submitted to the engineering department if a marker is to be placed in the right-of-way. There were no further public comments.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to appropriate \$1750.00 for the purchase of one historical marker for Eucheeanna. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Ed Baltzley, Emergency Response Director, presented a request to hire three full time employees (FTE's) to support the volunteers at the United Fire Station. The cost for the remainder of the budget year will be \$122,000.00. Mr. Imfeld stated that the funding should be

available due to the monies that were budgeted for UFD before the consolidation and their MSBU fees. He stated that he would request direction from the Board in September if additional funds are needed. There were no public comments.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to approve Mr. Baltzley's request to hire three FTE's for the United Fire Station. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Gary Mattison, Human Resources Director, announced that the annual Florida Association of Counties Trust (FACT) training session for exempt BCC employees would be conducted in the near future. He stated that he, along with the RFP Review Committee and the Employee Insurance Committee, recommended that the RFP for the employee group dental insurance program be awarded to United Concordia effective March 1, 2006. There were no public comments.

Motion by Commissioner Cuchens, second by Commissioner Meadows, to approve the recommendation of United Concordia as presented by Mr. Mattison. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Kriss Titus, Executive Director, Tourist Development Council, requested that the Board approve to renew the contact for website services with US Destination Marketing, Inc. (USDMA). The contract, in the amount of \$438,500.00, would be effective October 1, 2005 through September 30, 2006, with the option of two one-year extensions.

Commissioner Brannon stated that he was impressed by the level of service being provided by US Destination Marketing, Inc. Ms. Titus briefly discussed the methods used by USDMA.

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

Ms. Titus discussed the Cessna Park Landing Stormwater Improvement Plan and Design to be completed by the Choctawhatchee Basin Alliance. She stated that the engineering plans had been submitted to the county and that the cost will be \$198,000.00, which CBA will fund through a grant program.

Mr. Bell reminded the Board that funds would be taken from the District Five recreational plat fees to add playground equipment to the Cessna Park Landing. Commissioner Meadows added that the basketball courts have been installed and re-paved.

Ms. Pat Blackshear, Growth Management Director, presented a copy of the notice of intent letter from the DCA regarding the Comprehensive Plan amendments. She briefly discussed the letter and read a portion regarding the DCA's suggestion that the county not transmit or propose future land use map amendments until the EAR is "found sufficient". A graph used to track existing requests for land use change amendments was submitted by staff.

Ms. Blackshear stated that in addition to the plan by the St. Joe Company, other developers had expressed interests in establishing Sadowski Act affordable housing in Walton County. She stated that the projects would require future land use map amendments.

Ms. Mary Rosenheim, Vice-President of Development, St. Joe Company, stated that St. Joe officials had agreed to begin construction on 150 affordable housing units in June 2007, but could not proceed without the necessary land use amendment.

Mr. Jim Dean, USDA Rural Development, gave a brief overview of the agencies duties. He discussed the efforts of the non-profit group, Three Rivers Housing Foundation, Inc., to

construct and provide financing for low income housing in rural Florida counties. He explained that financing was achieved through a combination of grants and loans.

Commissioner Brannon questioned the number of proposed units. Ms. Janet Bryan spoke on behalf of the Chat Holly Affordable Housing Project. She stated that 30% of the density is proposed to be affordable/work force housing.

Staff submitted proposed criteria for obtaining a land use amendment for affordable housing projects, information regarding median incomes for Walton County families, and supplemental information regarding the Chat Holly Affordable Housing Project.

Ms. Blackshear discussed requests for future land use amendments for neighborhood planning areas. She stated that homeowners from Beach Highland Subdivision and Blue Mountain Beach Subdivision had requested neighborhood plan amendments. Maps of both subdivisions were submitted.

Ms. Blackshear stated that Diamond Sand Company would like to expand their facilities, but would need a large scale amendment to do so. She submitted documentation of their request for a public purpose amendment with an attached aerial photograph of the area.

Commissioner Cuchens asked if institutional or governmental facilities would be included in the criteria for land use map amendments obtained for affordable housing. Ms. Blackshear replied that the language did address structures for county infrastructure. She stated that the language could be revised to specifically include public improvements.

Commissioner Meadows was in support of the neighborhood plan amendments submitted by Ms. Blackshear. She agreed that the changes would not generate additional traffic trips. Ms. Blackshear added that these neighborhoods should be an overlay in the LDC not an amendment.

Commissioner Jones asked what assurance staff would have that the proposed affordable housing projects would be constructed as such after the amendments were made. Ms. Blackshear stated that Legal Services could draft a developer's agreement to address that issue. Commissioner Meadows stated that developers should be made aware of the criteria up-front. Ms. Blackshear stated that there was also a need for low income housing in Walton County.

Motion by Commissioner Cuchens, second by Commissioner Meadows, to accept Ms. Blackshear's recommendations. The floor was opened to public comments.

Mr. David Kramer supported the county's decision to address the affordable housing initiative; however, he felt that Ms. Blackshear put too much emphasis on the letter from the DCA. He asked that the Commissioners enforce the ability of landowners to make decisions regarding their land. Mr. Kramer expressed appreciation of the current planning staff.

Mr. Greg Talbert agreed with the DCA in that the county should address current concerns such as roads, schools, and flooding before allowing further development.

Mr. Louise Serna, Land Planning Consultant, Varnum & Associates, stated that he had worked with Blue Mountain Beach & Beach Highlands Subdivisions to develop their neighborhood plans. He spoke on behalf of the residents who were in support of the neighborhood plan and asked that it be approved.

Mr. Robert Williams, resident of Beach Highlands, stated that he, as well as others, were in opposition to the neighborhood plan. He felt that his rights under the original covenants were not being recognized.

Chairman Brannon called for a vote for the motion on the floor. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Commissioner Brannon explained that it is in the best interest of the county to work and maintain communication with the DCA.

Ms. Blackshear presented an amendment to the current Genesis contract in the amount of \$84,720.00. The amendment would amend the current scope of services to include revising the concurrency management system. She stated that the funds are available in Planning Department's engineering budget. Mr. Imfeld verified that the funding was available in the professional services line item.

Motion by Commissioner Meadows, second by Commissioner Cuchens, to approve the amended contract to include the additional \$84,720.00 and the additional scope of services as presented by Ms. Blackshear. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear discussed the DCA's mention of small scale amendments in their letter to Walton County. She felt that the DCA did not have authority to restrict small scale amendments and added that staff would get clarity regarding the intent of the language. Ms. Blackshear felt that regardless of how the Board chooses to divide the small scale amendments, a portion of the allotted acreage should be reserved for use at the county's discretion.

Commissioner Cuchens felt that the small scale amendments should be divided among districts. Commissioner Meadows disagreed. She felt that the amendments should be allocated to areas of the county based on the amounts of new development. Commissioner Jones felt that the amendments could be divided regionally and not by Commissioner's districts.

Commissioner Pridgen asked if there would be criteria for allotting the small scale amendments. Ms. Blackshear stated that staff would develop criteria similar to that adopted for

the large scale amendments. Ms. Blackshear stated that she would request further direction from the Board pending discussion with the DCA.

Commissioner Brannon requested that staff draft a map to reflect which areas have requests for small scale amendments. The floor was opened to public comments.

Mr. Kramer recommended that the Board postpone making a decision regarding the small scale amendment on the agenda until a decision was made as to the method of dividing the remainder of the allotted small scale amendments.

Attorney David Hallman, Legal Services Director, gave an update on two issues being addressed by Legal Services. In the *Hindy v. Walton County* case, he stated that Judge LaPorte had lifted the stay imposed by Judge Stone regarding the drainage issues at the Oyster Lake Community. Attorney Hallman stated that he will meet with the community and Commissioners to work through those issues. He reported that the District Court of Appeals (DCA) had reversed the summary judgment given by the trial court in the Sunseekers litigation. He stated that the DCA had directed the trial court to enter summary judgment against the county regarding the county's ability to use the access, which is located on Seagrove Beach and mainly used by the Cassine Gardens residents. Attorney Hallman stated that he would report further information to the Board.

Mr. Ronnie Bell, County Administrator, presented a cost analysis for the construction of a baseball field, concession stand, and the press box at Helen McCall Park. The total is \$185,145.00, with \$92,975.00 to be taken from the recreational plat fees of both District One and Five.

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

Mr. Bell stated that the FDOT had agreed to conduct the study in response to the request from Ms. Sherri Jarvis, Beach Bums, for a traffic signal at the corner of US Highway 98 and Miramar Beach Drive.

Mr. Bell presented a request to amend the inter-local agreement with the City of Paxton to include assistance in the construction of a concession stand at their ball park. He stated that there would be no additional cost to the County.

Commissioner Cuchens requested that staff send a copy of Ms. Jarvis's letter, along with a letter of support from the Board, to the TPO.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the amendment to the inter-local agreement with Paxton as presented by Mr. Bell. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

The Board recessed briefly at 5:50 p.m.

The Board reconvened at 6:06 p.m.

Mr. John Johnson, Public Works Director, discussed the drainage issues of Driftwood Estates. He stated that Tetra Tech had submitted permit applications for Phase I. He presented a proposed contract amendment in the amount of \$53,400.00 to amend the original scope of services.

(Commissioner Jones stepped out.)

Motion by Commissioner Cuchens, second by Commissioner Meadows, to approve the Tetra Tech contract amendment as presented by Mr. Johnson. Ayes 4, Nays 0. Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

(Commissioner Jones returned.)

Mr. Bell requested approval of a Special Meeting to address the drainage issues within Driftwood Estates to be held at the South Walton Courthouse Annex on February 6th at 6:00 p.m.

Mr. Michael Bomar, Tetra Tech, stated that he would have preliminary drawings available at that meeting. He stated that the following Phase I permits have been applied for: DEP Storm Water, DEP Wetland Dredge and Fill, and a Corp of Engineer Wetland Dredge and Fill. Mr. Bomar stated that Tetra Tech had begun collecting data regarding Phase II.

Mr. Johnson briefly discussed what Phases I and II would address. He stated that Buck Road was a legal issue which would not be addressed through the aforementioned projects.

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

Mr. Johnson requested that Penn Williams Road be included on the current Capital Projects List. He asked that \$60,000.00 be appropriated from the Road Materials Account to fund the project.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the request regarding Penn Williams Road as presented by Mr. Johnson. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Ryan Douglass, Staff Engineer, presented a request to use standard warning signs at the intersections of US Highway 98 and CR 283/CR 395 in lieu of the flashing advance warning

signs approved by the Board. He added that FDOT does not require the flashing signs and will remove them if the Board directs them to do so. He stated that the cost to relocate the warning signs would be \$2,100.00. Mr. Douglass explained that the signs must be relocated in order to close out a JPA project with the FDOT.

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

Mr. Douglass stated that a bid for \$150,000.00 had been received from Gum Creek Farms, Inc., for the repair of the paths on CR 30-A, connector roads, and Allen Loop. He submitted a copy of the proposal and recommended the Board's approval. Mr. Bell stated that \$75,000.00 would be taken from the recreational plat fees of Districts One and Five for the funding of this project.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the \$150,000.00 bid from Gum Creek Farms, Inc., as presented by Mr. Douglass, with the division in funding discussed by Mr. Bell. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Douglass gave an update on the JPA with FDOT at the intersection of CR 3280 and US Highway 331. He stated that the project consists of a south-bound left-hand turn-lane and a north-bound right-hand turn-lane. He stated that Prebble Rish had submitted the final design to FDOT for permit approval and that contracting would begin upon that approval.

Commissioner Brannon stated that the agenda items regarding Driftwood Estates would be continued until the Special Meeting on February 6th. He stated that the Board was not prepared to address those concerns at present.

Commissioner Meadows stated that the parents of the late Mr. Joseph Eddy would be submitting a right-of-way agreement for the purpose of erecting a roadside memorial to their son, who was killed in an automobile accident on CR 30-A.

Chairman Brannon gave brief updates on the plans for Morrison Springs and the 50 foot height restriction for north of the Bay. He stated that both issues would be addressed further in the near future.

Chairman Brannon advised that the request from Ms. Zera Denson, Treasurer of the Muscogee Nation of Florida, to have the Council House added to the list of voting precincts that receive reimbursement for electric bills had been resolved prior to the meeting.

Chairman Brannon stated that he would like to continue the scheduled discussion regarding extension of the TDC's existing building permits until the next Board meeting.

The floor was opened to public comments.

Mr. Kramer requested that Chairman Brannon elaborate on the public infrastructure proposed for Morrison Springs. Commissioner Brannon stated that many facilities had been proposed including: diving facilities, swimming facilities, an outdoor pavilion, restoration of the restrooms, the possible addition of a second boat ramp and two observation decks.

Attorney Hallman stated that he had erroneously linked the Sugar Cliffs access near Cassine with the Sunseekers litigation. He added that he would report the exact location to the Board once he clarified the information.

The Board moved into a Public Hearing at 6:27 p.m. to discuss final plats and major developments. Attorney Hallman administered the oath to all who intended to present testimony regarding the quasi-judicial items.

Ms. Lois La-Seur, Planner, presented a request for the vacation of a platted easement via final plat approval of Grand Boulevard. Grand Boulevard consists of a re-plat of a two lot subdivision located north of US Highway 98, between Hockleaf Road and Sandestin Lane in the Sandestin DRI. Ms. La-Seur stated that a 66' government easement is being vacated by the plat. Staff recommended approval contingent upon Legal Services final review of the plat. A staff report was submitted into the record (**Exhibit #1**).

Mr. Darrell Burgess, Emerald Coast Associates, was present to represent the applicant Baytowne Commercial (Joint Venture Partners II). The floor was opened to public comments.

Mr. David Kramer asked if the easement presented was publicly or privately owned and if it was "synonymous with an abandonment". Ms. La-Seur replied that it is a standard 66' government easement for public use within the Sandestin DRI which staff feels serves no public purpose. There were no further public comments.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the final plat of Grand Boulevard for recording with the vacation of the 66' easement as presented by staff contingent upon Legal Services review. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. La-Seur presented Parcel 433 at Burnt Pines for final plat approval including a request to vacate a 66 foot platted government easement. No development has been proposed at this time. Staff recommended approval contingent upon Legal Services review. A staff report was submitted into the record (**Exhibit #1**).

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

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the final plat of Parcel 433 at Burnt Pines for recording with the vacation of the 66' easement as presented by staff contingent upon Legal Services review. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented the first reading of a proposed ordinance amending the LDC, Section 3. The amendment would provide for clear guidelines for traffic concurrency contributions on roadways within the County's Concurrency Management System. Ms. Blackshear stated that she has received positive response thus far. A staff report was submitted into the record (**Exhibit #1**).

Mr. Greg Graham, Staff Engineer, briefly addressed the concurrency management and added that he felt the amendment was needed. The floor was opened to public comments.

Ms. Rosenheim, St. Joe Company, spoke in support of the proposed amendment.

Mr. Kramer spoke in support of the ordinance. He requested clarification of the term "deminimis" in regards to impact and developments.

Mr. Graham explained that "deminimis" refers to developments that generate less than five trips and the level of impact to the roadway. No Board action was required.

Ms. Blackshear presented the first reading of a proposed ordinance to amend the LDC, Section 5.05.01 (H); providing an exception for the requirement of underground utilities. She briefly discussed the types of parcels to be affected by the amendment and stated that the intent was to address rural properties. A staff report was submitted into the record (**Exhibit #1**).

Commissioner Jones felt that the language should be revised to state the minimum lot size. Commissioner Meadows also felt that the language was not concise. She stated that the language should be revised to indicate that the ordinance is intended for rural properties such as

those found in north Walton County. Ms. Blackshear stated that she felt that a map could be attached to provide clarity. There were no public comments. No Board action was required.

Commissioner Jones asked that the Board direct Ms. Blackshear to research the sidewalk requirements for large rural parcels.

Ms. Blackshear presented a request for a small scale future land use map amendment for Laurel Woods. The amendment would change the parcel from Conservation Residential to NPA/Infill. Ms. Blackshear reminded the Board that Laurel Woods had been approved at the January 10th Regular BCC meeting, contingent upon adoption of this amendment. She explained that the amendment was proposed in order to correct an erroneous land use determination provided by previous staff. A staff report was submitted into the record (**Exhibit #1**).

Commissioner Jones was in favor of reserving 20 of the 80 acres eligible for small scale amendments for use at the county's discretion. He also approved of the amendment presented by Ms. Blackshear.

Commissioner Brannon asked if the Planning Commission had made a recommendation. Ms. Blackshear replied that the Planning Commission was in favor of the amendment as a correction to the error made by staff.

Attorney Matthews was present to represent the applicant, MTC Holdings, LLC. He felt that the small scale amendment was an appropriate solution. The floor was opened to public comments.

Mr. Kramer spoke in support of the project and the small scale amendment; however, he felt that the Ms. Blackshear should confront the DCA regarding their position on the remainder of the county's allowed small scale amendments.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the small scale amendment for Laurel Woods as presented by Ms. Blackshear. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Oaks at Eden Subdivision, a major development proposal consisting of a 25-lot single family residential subdivision on 4.55 acres. The proposed site has a future land use determination of NPA/Infill and is located in the Point Washington area, on the east side of CR 395. A staff report and site plan were submitted into the record (**Exhibit #1 & #2**). Ms. Blackshear gave a brief history of the issues generated by this development and discussed the compromises reached by the developer and residents. She stated that the changes are preliminary and may need revisions. She then asked that staff be allowed to work through changes which are not substantial. Ms. Blackshear requested approval pending final review by Legal Services.

Attorney Matthews was present to represent the applicant, The Oaks at Eden, LLC. Attorney Matthews submitted a memo that detailed the proposed revisions and asked that it be approved as a condition of the DO (**Exhibit #2**).

Commissioner Jones asked if the new requirements would be addressed in the covenant and restrictions or the plat. Attorney Matthews replied that the requirements will be a condition of the DO; as well as, included in the site data table on the site plan and the CCR. The floor was opened to public comments.

Mr. Ken Goldberg felt that the residents were satisfied with the revisions and thanked staff for their help.

Mr. Ty Nunn also thanked staff and concurred that the residents were satisfied with the revisions. He felt that this should not be the density standard for future development in Point Washington.

The Board thanked the developers and residents for working together.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve Oaks at Eden as presented by staff with the proposed revisions and conditions indicated by Ms. Blackshear. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear requested that major development proposal, FDOT DeFuniak Springs Operating Center, be continued until the February 28th meeting. She stated that there were outstanding issues regarding traffic concurrency on US Highway 331.

Commissioner Cuchens questioned the improvement plans for US Highway 331. Ms. Blackshear stated the issues are capacity related. She stated that she should have ideas for capacity enhancing projects after staff meets with the District Secretary or the Board could wait until the Proportionate Fair Share Ordinance is adopted.

Mr. Graham stated that the FDOT consultant indicated that US Highway 331 would need to be four laned. He stated that the Proportionate Fair Share was an option and that the FDOT could make the improvements in lieu of contributing funds for the improvements.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to continue the major development, FDOT DeFuniak Springs Operating Center, until the February 28th BCC meeting. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Good News Methodist Church, a major development proposal consisting of a two-story, 32,230 sq. ft. worship center and fellowship hall on 6.85 acres. The proposed location has a future land use determination of VMU and is located at 4747 US Highway 98, Santa Rosa Beach. Ms. Blackshear stated that the plan met all technical requirements and recommended approval. A staff report was submitted into the record (**Exhibit #1**).

Mr. Darrell Barnhill, Barnhill, Barnhill, and Barnhill, was present to represent the applicant Good News Methodist Church. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Cuchens, to approve Good News Methodist Church as presented by staff. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Miramar Fountains PUD, a major development proposal consisting of ten single-family residential lots on 1.25 acres. The proposed site has a future land use designation of NPA/Infill and is located along the north side of the intersection of Bradley Street and Ellis Street in Miramar Beach. She stated that the project met all technical requirements and recommended approval. A staff report was submitted into the record (**Exhibit #1**).

Commissioner Meadows questioned the inclusion of Ellis Road on the master plan and the possible dedication of right-of way for road improvements. Mr. Graham stated that a 22' public right-of way was included on the applicant's plan.

Mr. Darrell Barnhill was present to represent the applicant, Mr. Ronald Cappelletti. He stated that no right of way was found on Ellis Street; however, he proposed that the 15' setback

be dedicated as an easement. Mr. Graham felt that his proposal would be helpful. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve Miramar Fountains PUD as presented by staff, with the easement dedication suggested by Mr. Barnhill. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye. 5/0

Ms. Blackshear presented Slattery Industrial Site, a major development proposal consisting of 116,301 sq. ft. phase 40-unit warehouse and office space industrial complex on 5.75 acres. The proposed location has a land use determination of Light Industrial and is located on the west side of CR 393, south of Edgewood Terrace and north of Cypress Pond Road. She stated that the project met all technical requirements and recommended approval. A staff report was submitted into the record (**Exhibit #1**).

Mr. David Smith, Moore Bass Consulting, was present to represent the applicant, 30A North, LLC. There were no public comments.

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

Ms. Blackshear presented Prestwick Park Subdivision, a major development proposal consisting of 41 single-family residential lots on 20.97 acres. The proposed site has a future land use determination of Rural Village and is located on the west side of CR 83-A, south of Hatcher Cemetery Road and north of Shortcut Road. She stated that the project met all technical requirements and recommended approval. A staff report was submitted into the record (**Exhibit #1**).

Mr. Ed Stanford, Jenkins, Stanford, and Associates, Inc., was present to represent the applicant Za Ha Development, LLC.

Commissioner Cuchens recommended that solid fencing be placed where the property line abuts the cemetery boundary. Ms. Blackshear stated that a buffer was required, but recommended that the fence be added as a condition of the DO. Mr. Stanford requested that the Board include a height requirement of 6-8 foot for the fence. There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Cuchens, to approve Prestwick Park Subdivision with the provision of the fence. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Ms. Blackshear presented Tindle Industrial Park, a major development proposal consisting of 34 industrial buildings on 41 acres. The proposed site has a future land use determination of Light Industrial and is located south of Goodwin Road (just south of US Highway 90, over the railroad tracks), approximately one mile east of County Highway 183 North. A staff report and a petition with request from residents were submitted into the record (**Exhibit #1 & #2**). She requested approval pending minor changes to the site plan and completion of the Phase 11 environmental assessment.

Commissioner Meadows read a portion of the requests from the petition into the record. Ms. Blackshear stated that the requests on the petition had previously been addressed.

Mr. Darrell Barnhill was present to represent the applicant, T and T Enterprises. He stated that through a successful meeting with the parties who participated in the petition, the issues had been resolved. There were no public comments.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to approve Tindle Industrial Park with the contingencies indicated by staff. Ayes 5, Nays 0. Jones Aye, Meadows Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Attorney Hallman clarified that the access associated with the Sunseekers litigation is located adjacent to the Villas at Blue Mountain Beach neighborhood.

Commissioner Brannon presented a letter requesting the Board's support of the drug prevention program at the Cope Center.

Motion by Commissioner Jones, second by Commissioner Cuchens, to approve the letter drafted by Chairman Brannon showing the Board's support for the Cope Center's drug prevention program. 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 Meadows, 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