

NOVEMBER 28, 2006 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, reconvened into a Regular Meeting on Tuesday, November 28, 2006, at 4:00 PM in Courtroom A of the Walton County Courthouse in DeFuniak Springs.

The following Board members were present: Scott Brannon, Chair, Kenneth Pridgen, Vice-Chair, Commissioner Larry Jones, Commissioner Cindy Meadows, and Commissioner Sara Comander. Ms. Shirl Williams, Assistant County Administrator, and Mr. David Hallman, County Attorney, were also present.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the consent agenda consisting of the items below. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye. The record should reflect that the minutes labeled “November 12, 2006” on the agenda were dated incorrectly; the correct date is November 14, 2006.

1. EAL Approval	
General Fund	\$ 992,580.35
County Transportation	\$ 112,262.82
SHIP	\$ 30,565.00
Fine & Forfeiture	\$ 951,179.00
Debt Service Hospital	\$ -
Mosq. Control State	\$ -
Mott Sign Grant	\$ -
Section 8 Housing	\$ 72,289.69
Tourist Dev. Council	\$ 324,419.50
N.W. Mosquito Control	\$ 458.70
W. Co. Library	\$ 6,905.68
Tax Deed Surplus Trust	\$ -
Recreation Plat Fee	\$ 35,770.64
Public Safety- 911	\$ 2,893.08
Solid Waste Enterprise	\$ 133,064.99
Mossy Head VFD	\$ -
Glendale VFD	\$ 4,976.95
Darlington VFD	\$ -
Red Bay VFD	\$ -

Preservation	\$	-
Sidewalk Fund	\$	-
Local Option Gas Tax	\$	-
Special Law Enf. Trust	\$	-
Driftwood Debt Service	\$	-
Criminal Justice Ed Fund	\$	-
Bldg Dept/Enterp. Fund	\$	1,694.32
Capital Projects Fund	\$	58,446.71
Imperial Lakes MSBU	\$	2,765.91
Totals		\$2,730,273.34

2. Approve Minutes of November 8, 2006 – BCC Special Meeting
November 14, 2006 – BCC Regular Meeting
November 16, 2006 – BCC Special Meeting
3. Approve Investment Report
4. Approve Board of County Commissioner Meeting dates for 2007
5. Request for the Board of County Commissioners to approve the disposal of a computer from the Clerk’s Office
6. Request for the Board of County Commissioners to approve surplussing a fax machine from the Public Defender’s Office
7. Approve a letter of agreement for the Health Department to participate in the Low Income Pool
8. Approve Anderson-Fiske Settlement Agreement
9. Approve Resolution to amend the FY 2006-2007 budget to account for the Assistance to Firefighters Grant from the US Department of Homeland Security (2006-108)

Chairman Brannon announced that Mr. Don Crim passed away on Saturday, November 25, 2006, and the funeral service was scheduled for Saturday at 10:00 AM at Pleasant Ridge Church.

Commissioner Meadows acknowledged Mr. J.B. Hilliard in the audience and publicly apologized to him for her response to his comments at the last meeting. Mr. Hilliard accepted Commissioner Meadows’s apology.

Attorney Hallman announced that the agenda item listed under Attorney George Miller – Lot 260 at Blue Mountain – was pulled from the agenda.

Chairman Brannon recognized Mr. Bill Imfeld, Finance Director, and Mr. Alex Alford, MIS Director, who were present to request approval of certain items associated with the transition of the jail operations. Mr. Imfeld requested approval to open a canteen account in the

Board's name. He also requested that the Board authorize the signatures of Corrections Director Danny Glidewell and Assistant County Administrator Shirl Williams on checks that are issued to inmates at discharge.

Motion by Commissioner Pridgen, second by Commissioner Jones, to grant approval to open the account and authorize the signatures. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Imfeld presented a request to waive the RFP process for specific software needs necessary for the transition of the jail operations. Mr. Alford presented the results submitted in response to the bid. He recommended awarding the bid to the low bidder, Executive Information Services, Inc., in the amount of \$165,000. The competing bid that was submitted, in the amount of \$256,000, could not be completed until March 2007. EIS will be able to complete the transfer by the transition scheduled to take place in January 2007. Mr. Imfeld pointed out that no additional funding is needed.

Motion by Commissioner Jones, second by Commissioner Pridgen, to approve awarding the bid to Executive Information Services, Inc., in the amount of \$165,000. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Lloyd Blue, Chairman for the Walton County Workforce Housing Corporation, addressed the Board and reported on the efforts of the Corporation. He requested approval of the property transfer and use agreement between the Corporation and Florida Community Services Corporation of Walton County. At a recent meeting, the Board executed an interlocal agreement with Regional Utilities to establish a Workforce Housing Corporation. Now that the Corporation was formed, they needed to execute and enter into the Agreement. Mr. Blue will deliver a full report on December 12 when the project is presented for final conceptual approval.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the execution of the property transfer and use agreement. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Before addressing the agenda item under Casey Clark, the Board turned the floor over to Attorney Hallman to make a statement. Mr. Hallman informed the Board that he had not received any information regarding the underlying project; therefore, this issue had not received legal review. He added that some discussion had been held about continuing this item to the next meeting.

After brief discussion was held, the Board decided to hear the information relating to this request.

Mr. Bud Clark with CRA Consulting and Mr. Dave Lovell with Olson & Associates of NW Florida, Inc., gave a brief overview of the request. Ultimately, the request was for the Board to enter into a memorandum of understanding with Olsen & Associates to form a public-private partnership, as required in order to submit an application for funding to the Florida Housing Finance Corporation Community Workforce Housing Initiative Pilot (CWHIP) Program. Mr. Clark stated that a packet of information would be prepared and submitted to the commissioners for review before the next meeting. Mr. Lovell presented the commissioners with a conceptual plan for the site (a copy was not entered into the record).

Mr. Lloyd Blue advised that his group also intended to present a proposed memorandum of understanding for approval at the December 12 meeting. He expressed opposing comments to the County sponsoring two separate organizations in trying to obtain the grant funding. He felt that with only 10 grants available, it is highly unlikely that Walton County will receive more than one grant. He suggested that the Board allow both groups to present their applications, and

then support the application that they feel has the better chance of obtaining the grant. No action was taken by the Board.

The item under Mr. Aaron Warren, Assistant County Engineer, was pulled from the agenda.

Mr. Ryan Douglas, Staff Engineer, requested approval to award the bid for the Oyster Lake Bridge and Eastern Lake Pedestrian Bridge Materials to the low bidder Contech Bridge Solutions, Inc., in the amount of \$155,340.00. The bid includes two steadfast steel bridge sections for a price of \$77,670 each.

Motion by Commissioner Jones, second by Commissioner Pridgen, to award the bid to Contech Bride Solutions, Inc. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Douglas requested approval to award the Allen Road Culvert Contract to the low bidder Behety-Hayes Construction, in the amount of \$79,959.00.

Motion by Commissioner Pridgen, second by Commissioner Comander, to award the Allen Road Culvert Contract to Behety-Hayes Construction. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Ms. Lynda Robinson, Human Resources Coordinator, presented the proposed revisions to the following BCC Personnel Policies for a second reading:

- Policy 5.6 – Educational Expenses Reimbursement
- Policy 6.4 – Use of Government Property
- Policy 6.5 – Communications Policy
- Policy 16.12 – Family and Medical Leave Act of 1993
- Policy 17.1 – Military Leave

Ms. Robinson noted that an additional change had been made to Policy 5.6 and submitted a copy of the revised policy into the record.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve the revisions to all of the policies as recommended by Human Resources. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Attorney Hallman stated that it has been a privilege and honor to represent the Board while serving as County Attorney.

Ms. Shirl Williams presented a request from the Board of Directors of the Children's Home Community Center to convey a warranty deed to Walton County. The deed provides a stipulation that the property will remain a community center for the citizens of Community.

The Board ensued discussion regarding the provision in the letter that states "In the event this facility (and property) ceases to function as a community center, this facility (and property) would revert back to the Children's Home Community." Attorney Hallman advised the Board that they could conceptually approve the agreement, and have his office could communicate with the Board of Directors to discuss the agreement.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the request in concept and have the Office of the County Attorney correspond with the Board of Directors to discuss the agreement in detail. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Ms. Williams requested that the Board schedule a meeting to interview the top three firms that submitted responses to the request for qualifications for the design of wastewater treatment plant. The committee that was formed to evaluate the responses determined the top ranking firms were Preble-Rish, Polyengineering, and Tetra-Tech.

Motion by Commissioner Jones, second by Commissioner Pridgen, to schedule a public hearing to interview the firms for Tuesday, January 23, 2007, at 2:30 PM at the Courthouse in DeFuniak Springs. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Ms. Williams presented the results for the bid that was solicited for the Helen McCall Park Field Lighting Installation. The only bid that was received was submitted by Southeast Electrical Contractors, Inc., in the amount of \$43,900.

Motion by Commissioner Jones, second by Commissioner Meadows, to award the bid to Southeast Electrical Contractors. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Ms. Williams turned the floor over to Mr. Bill Imfeld to present a proposed resolution to amend the budget to roll forward \$115,000 into the North Walton Mosquito Control Fund for FY 2006-2007.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve the proposed resolution as presented by Mr. Imfeld (2006-109). Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Commissioner Meadows discussed a proposal submitted by G & G Global Development, Inc., to rent no less than 1,100 square feet of office space to the County for less than market value. Mr. Griffith also offered to provide use of a boardroom for meetings, and a community room for \$1.00 annually. Commissioner Meadows explained that Mr. Griffith proposed to develop the "Design Center" on Highway 98, but encountered issues with the land use classification of the property. The front six acres of the property has a land use designation of Conservation, whereas the back six acres is designated Village Mixed Use. Mr. Griffith has

proposed to switch the two land uses, but Walton County does not allow applicants to “swap” land use designations. Therefore, Mr. Griffith will have to go through the land use amendment process. Commissioner Meadows requested that Mr. Griffith’s land use amendment be included in the 2007 county allocation for small scale amendments, since he will provide a public benefit. Commissioner Meadows stated that she would obtain additional information to bring back to the other commissioners for further review.

Attorney Hallman suggested that the proposal be provided to the interim county attorney for review of the legal issues.

Chairman Brannon addressed the need to hold a workshop to discuss capital improvement projects. Ms. Williams said she would come back with a proposed date to hold the workshop.

Motion by Commissioner Meadows, second by Commissioner Jones, to proceed with a second appraisal for the property located on Hogtown Bayou Lane, as required by Florida Statute for properties valued over \$500,000. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Motion by Commissioner Jones, second by Commissioner Pridgen, to direct staff to prepare a draft ordinance for the Board’s review to decide whether to hold a public hearing to consider opting out of the statute that allows the use of all terrain vehicles (ATVs) on county dirt roads. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye. Commissioner Jones suggested that if the Board decides to proceed with the adoption of an ordinance that a meeting be held in both DeFuniak Springs and South Walton.

Each of the commissioners commended Mr. Hallman for his service as county attorney and wished him well in the private sector.

There being no further public comments, the Board concluded the Regular Meeting and recessed at approximately 5:00 PM. The Board reconvened at 5:30 PM into the land use portion of the meeting.

The Board, on behalf of the citizens of Walton County, presented Mr. Scott Brannon with a plaque of appreciation for his service as Chairman.

Ex parte communication disclosure forms were entered into the record by Commissioner Pridgen and Commissioner Brannon.

Ms. Pat Blackshear, Growth Management Director, presented the following agenda items for continuance:

- WaterSound North NOPC NO. 1
- Cowford River Resort
- Blackstone LSA 07-00.01 & Blackstone LSA 07-00.02

Motion by Commissioner Pridgen, second by Commissioner Jones, to continue the proposed “WaterSound North NOPC No. 1” to the meeting scheduled for Tuesday, January 23, 2007, to be held at the Courthouse in DeFuniak Springs at 5:00 PM, or as soon thereafter as may be heard. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Motion by Commissioner Jones, second by Commissioner Pridgen, to continue the proposed major development, “Cowford River Resort”, to the meeting scheduled for Tuesday, December 12, 2006, to be held at the Courthouse in DeFuniak Springs at 5:00 PM, or as soon thereafter as may be heard. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Motion by Commissioner Pridgen, second by Comander, to continue the proposed large

scale amendments 07-00.01 & 07-00.02 to the Special Meeting scheduled to be held on Monday, December 18, 2006, at the South Walton Courthouse Annex at 5:00 PM, or as soon thereafter as may be heard. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Ms. Blackshear requested that anyone intending to speak on the proposed land use amendments sign in and fill out a citizen form for their record.

Attorney Hallman administered the oath to those individuals intending to present testimony during the quasi-judicial proceedings.

Ms. Melissa Ward, Planning Assistant, presented requests for approval of the following final plats:

Emerald Coast Business Center – Mr. John King Sr., by and through his surveyor of record, Mr. Ben E. Cothem, Jr., proposed a final plat consisting of 12-lot commercial subdivision. This site is located on Business Centre Drive, south of US 98, just west of Frangista Beach Subdivision. This plat has been approved by the necessary technical reviewers.

There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve the final plat for Emerald Coast Business Center for recordation. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Cowford Farm Estates – Dismal Creek, LLC, by and through its surveyor of record, Mr. Daryl Burgis, proposed a final plat consisting of a 6-lot single-family subdivision. This site is located on Cowford Road, approximately .5 miles east of the intersection of Cowford Road and Highway 20. This plat has been approved by the necessary technical reviewers.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the final plat for Cowford Farm Estates for recordation. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Mark Martin presented a petition for abandonment from Inlet Retreat Beach, LLC. Mr. Jack Rhodes and Mr. David Smith of Moore Bass requested that the County abandon a 33-foot easement along the south side of Government Lot 151; a 33-foot easement along the south side of Government Lot 152; a 33-foot easement along the south side of Government Lot 153; and a 33-foot easement along the north side of Government Lot 169. The proposed abandonment area lies approximately 13.5 miles east of Walton Lakeshore Drive, on the northwest corner. The Planning Commission recommended approval contingent upon the conditions listed in the staff report.

Ms. Blackshear indicated that a resolution for this abandonment will not be presented for execution until the conditions recommended by the Planning Commission have been met.

Mr. Jack Rhodes, agent, clarified for the record that the condition recommended by the Planning Commission stating that the “applicant shall improve Carson Lane...” was a condition of conceptual plan approval of the PUD, not the abandonment. Mr. Hallman and Ms. Blackshear concurred with Mr. Rhodes’s comments.

Mr. Bob Mitchell with Inlet Beach Water System voiced support of the proposed abandonment.

Motion by Commissioner Jones, second by Commissioner Pridgen, to approve the proposed Inlet Retreat petition for abandonment. The proposed abandonment will not be effective until the platting of the Inlet Retreat development. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Martin presented a petition for abandonment from Rosemary Beach Cottage Rental Company and the Rosemary Beach Land Company. The request was for the County to abandon a 33-foot right-of-way easement along a portion of Winston Lane, which lies south of US Highway 98 and north of County Road 30-A in the Rosemary Beach area. Mr. Martin mentioned that the requested abandonment area has an ongoing Code Enforcement case, which pertains to the dumpsters sitting in the middle of the unpaved portion of Winston Lane and the construction cones blocking the entrance to Winston Lane from US Highway 98. He also pointed out that there are utility issues within the abandonment area. The Planning Commission recommended denial of this abandonment request, but the Board may wish to recommend other remedies such as appealing to the Board of Adjustments for a forgiveness of setbacks.

Mr. Jack Arthur with PBS&J, representing the applicant, submitted and reviewed a series of information pertaining to the abandonment area, including an “original plat”, “original deed”, and current survey, along with other documents. He presented his case as to why the Board should approve this abandonment. He also presented information regarding the “burden” of the current setbacks, and why the right-of-way should never be considered to be used for public use as a public road and/or access area.

The Board ensued discussion regarding the imposed right-of-way protection zone and current setbacks.

Mr. Bob Mitchell with Inlet Beach Water System, local water company, spoke in opposition to the proposed abandonment.

Motion by Commissioner Jones, second by Commissioner Pridgen, to table this matter to the BCC meeting scheduled to be held on Tuesday, February 27, 2007, at the South Walton Courthouse Annex at 5:00 PM, or as soon thereafter as may be heard. The purpose of tabling this

item is to allow time for Mr. Greg Graham to correspond with the applicant to negotiate an agreeable distance that is sufficient for the needs of the applicant, and the future needs of the County and the water company. If the issue is not resolved with the Board of Adjustments, the applicant can bring the request for abandonment back to the Board.

Mr. Arthur stated that the applicant was already prepared to submit this issue to the Board of Adjustments. He requested that the Board schedule to re-address this issue at the earliest time possible.

Commissioner Jones amended the motion to table this item to the meeting scheduled for February 13, 2007, to be held at the Courthouse in DeFuniak Springs at 5:00 PM, or as soon thereafter as may be heard. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Ms. Janice McDonald presented a request from Walton County for adoption of the South Walton New Town Master Plan of Development, and the TC-1 Overlay District Ordinance implementing the Master Plan. Following completion and approval of the TC-1 South Walton New Town Master Plan of Development, the densities and intensities of land use within the TC-1 area shall be as stated in the master plan, and shall be subject to all provisions, classifications, and criteria set forth therein in the Overlay District and Land Development Code Amendments. General criteria for a detailed plan for the TC- 1 land use shall meet the Special Regulations and Requirements of Policy L-1 .1.1 .6.d. of the Walton County Comprehensive Plan. Ms. McDonald reviewed the revisions that were made to the language in response to the comments made by Mr. David Kramer at the last meeting.

Motion by Commissioner Meadows, second by Commissioner Comander, to adopt by ordinance the TC-1 Master Plan Overlay District and amendments to the Land Development

Code as presented by staff (2006-18). Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Tim Brown presented a request for approval of a major development identified as “Sago Place”. Cleveland, LLC, requested approval of a 9-lot single-family residential subdivision on 1.13 acres. The future land use designation for this project is Neighborhood Planning Area/Infill. The project is located on the west side of Satinwood Drive, north of Walnut Street and south of Woodland Drive. Staff finds that the proposed project meets the minimal technical requirements of the Comprehensive Plan and Land Development Code with the condition outlined in the staff report (**Exhibit #1**). The Planning Commission recommended approval with the condition recommended by staff.

Mr. Will Poon with Connelly & Wicker, Inc., was present as representative for the applicant. There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the proposed major development identified as “Sago Place” with the condition outlined in the staff report. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Brown presented a request for approval of a major development identified as “Loft 98”. Loft 98-A, LLC, proposed a project consisting of 36,000 square foot mixed use building with 27,000 square feet of office, 6,000 square feet of retail, and 3,000 square feet of warehouse on 2.13 acres. The future land use designation for this project is Village Mixed Use. This site is located on the south side of U.S. Highway 98, west of Hunter’s Road and east of C.R. 30-A. Staff finds that the proposed project meets the minimal technical requirements of the Comprehensive Plan and Land Development Code with the conditions outlined in the staff report

prior to the issuance of the development order. The Planning Commission recommended approval with the conditions listed in their final recommendation. The staff report was entered into the record (**Exhibit #1**).

Mr. Dean Burgis with Emerald Coast Associates, representing the applicant, addressed the Board to discuss the condition recommended by staff for the applicant to dedicate a cross access easement as a non-exclusive public access easement. Brief discussion was held.

There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve the proposed major development identified “Loft 98” subject to the conditions recommended by staff and the Planning Commission. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Mark Martin presented a request for approval of a major development identified as “The Endless Summer PUD”. Mr. Peter Barton and Mr. Doodle Harris proposed a project consisting of four single-family homes with a proposed total of approximately 7,600 sq. ft. building space on a 1.06 acre parcel with a future land use of NPA/Infill (per SSA #06-7). The proposed site is 1,475 feet west of the intersection of County Road 395 and County Road 30-A, on the south side of 30-A. Staff finds that the proposed project meets the minimal technical requirements of the Comprehensive Plan and Land Development Code once the deficiencies outlined in the staff report are addressed by the applicant. The Planning Commission recommended approval with the conditions listed in their final recommendation. The staff report was entered into the record (**Exhibit #1**).

Mr. Dean Burgis was present as representative for the applicant to answer any questions.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the proposed major development “Endless Summer PUD” with the recommended conditions. In addition, the applicant is to work with staff in regards to the deed restrictions and redesigning the stormwater system. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Jason Bryan, Planner, presented a request for approval of a major development identified as “Tang-O-Mar Estates”. Fando Investments Company, LLC, and Emerald Coast Associates, Inc., a proposed project consisting of 6 single-family homes on approximately 1.29 acres designated Coastal Center. This site is located on the east side of Tang-O-Mar Drive, south of U.S. Hwy 98. Staff finds that the proposed project meets the minimal technical requirements of the Comprehensive Plan and Land Development Code contingent upon the conditions recommended by the Planning Commission as outlined in the staff report (**Exhibit #1**).

A letter of opposition from Stuart and Patti Rosenberg was entered into the record prior to meeting (**Exhibit #2**).

Mr. Dean Burgis was present as representative for the applicant to answer any questions. Discussion was held regarding access and drainage.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve the proposed major development “Tang-O-Mar Estates” with the conditions presented in the staff report. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Bryan presented a request for a major development identified as “Cowford Resort”. Connelly & Wicker, Inc. proposed a project consisting of 170 RV lots on 25.66± acres

designated General Agriculture. This site is located on the south side of Highway 20, approximately 0.66 miles east of the intersection of Highway 20 and Cowford Road. The Planning Commission recommended conceptual approval with the conditions listed in their final recommendation. Staff finds that the proposed project meets the minimal technical requirements of the Comprehensive Plan and Land Development Code contingent upon the conditions recommended by the Planning Commission. The staff report was entered into the record **(Exhibit #1)**.

Ms. Jennifer Christensen and Mr. Lloyd Blue were present as representatives for the applicant. Commissioner Meadows inquired as to how the applicant intended to address stormwater and potable water issues, as stated in the conditions. Mr. Blue discussed two possible options.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the proposed major development “Cowford Resort” with the conditions recommended by the Planning Commission. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Bryan presented a request for approval of a major development identified as “Inlet Retreat Conceptual PUD”. Mr. Jack Rhodes and Mr. David Smith of Moore Bass proposed a project consisting of 93 buildings, of which 39 are multi-family units and 54 are single-family units on 11.71± acres designated Neighborhood Planning Area/infill. This site is located on the northwest corner of Walton Lakeshore Drive. Staff finds that the proposed project meets the minimal technical requirements of the Comprehensive Plan and Land Development Code with the conditions outlined in the Planning Commission’s final recommendation. A staff report was

entered into the record (**Exhibit #1**).

Mr. Jack Rhodes, agent, was present as representative for the applicant.

Mr. David Kramer discussed the need for a pedestrian crossing.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve the major development identified as “Inlet Retreat Conceptual PUD” with the conditions listed in the Planning Commission’s final recommendation. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Bryan presented a request for approval of a major development identified as “Preserve at Miramar”. Newton, Oldacre, and McDonald, proposed a project consisting of 32 single-family attached units with a pool amenity, on approximately 4.0 acres designated Coastal Center. This site is located north of US 98 and Forest Shore Drive, 11.3 miles west of US 331 and US 98. Staff finds that the proposed project meets the minimal technical requirements of the Comprehensive Plan and Land Development Code. The Planning Commission recommended approval with the conditions listed in their final recommendation. A staff report was entered into the record (**Exhibit #1**).

(Commissioner Jones stepped out at approximately 6:55 PM.)

Mr. Mark Siner with Choctaw Engineering was present as representative for the applicant.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the proposed major development “Preserve at Miramar” with the conditions recommended by the Planning Commission. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye. (Commissioner Jones was out of the room as previously stated.)

Mr. Bryan presented a request for approval of a planned unit development identified as “Kara Lake PUD”. Emerald Coast Investment Properties, LLC, proposed a project consisting of a 33 single-family residential unit subdivision located on 9.42 acres designated Neighborhood Planning Area/Infill. The project is located 850’ north of Highway 98, on the west side of Veterans Road. Staff finds that the proposed project meets the minimal technical requirements of the Comprehensive Plan and Land Development Code with the conditions recommended by the Planning Commission. A staff report was entered into the record (**Exhibit #1**).

Mr. Mark Siner, representing the applicant, was present to answer questions.

There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the proposed planned unit development “Kara Lake PUD” with conditions A-D as listed in the staff report. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye. (Commissioner Jones was out of the room as previously stated.)

Mr. Bryan presented a request for approval of a major development identified as “Coastal Business Center, Lot 5”. Adrian Ticaret & Lucian Z’Burela proposed a project consisting of 5,452 sq ft of warehouse space and 1,580 of office space on 0.52 acres designated Light Industrial. This site is located in an existing industrial park north of Highway 98 on Goldsby Road. Staff finds that the proposed project meets the minimal technical requirements of the Comprehensive Plan and Land Development Code. The Planning Commission recommended approval with the condition listed in their final recommendation. A staff report was entered into the record (**Exhibit #1**).

(Commissioner Jones returned at approximately 7:00 PM.)

Mr. Will Poon with Connelly & Wicker was present as representative for the applicant.

There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the proposed major development “Coastal Business Center, Lot 5” with the condition recommended by the Planning Commission. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Bryan presented a request for approval of a major development identified as “E-Scape”. Mr. Tom Edwards and Ms. Nancy Eldridge proposed a project consisting of 5 single-family residential units on 1.27 acres designated NPA/Infill. This site is located south of Pompano Street, 0.21 miles east on S. Orange Street. Staff finds that the proposed project meets the minimal technical requirements of the Comprehensive Plan and Land Development Code with the conditions outlined in the Planning Commission’s final recommendation. A staff report was entered into the record (**Exhibit #1**).

Mr. Dean Burgis with Emerald Coast Associates was present as representative for the applicant.

Ms. Betty Letcher addressed the Board and was sworn in. She was concerned that the swells might collect standing water, making it difficult for mosquito control trucks to access. Mr. Burgis stated that the trucks will be able to treat the water from the swells along the right-of-way, which interconnect with the swells between the lots.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the major development “E-Scape” with the conditions listed in the Planning Commission’s final recommendation. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Tim Brown presented a request for an extension of the final order for

“Neighborhoods of Peach Creek”. Mr. Terry Anderson of Anderson Engineers, Inc., on behalf of Mr. Alfred L. Barrett, Ms. Lorraine Morgan and Peach Creek, LLC, requested a one-year extension of the final order issued for a major development consisting of 96 single-family residential lots on 49.13± acres designated Conservation Residential and Village Mixed Use. This site is located on the north side of US Highway 98, approximately 4.3 miles east of U.S. Highway 331.

The Board ensued discussion regarding the need to clarify the language in the LDC to establish a policy on how to consistently handle this type of situation.

Motion by Commissioner Meadows, second by Commissioner Jones, to grant the request for a one-year extension for the final order for “Neighborhoods of Peach Creek”. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Mark Martin presented and reviewed the following land use amendments for a first reading. He clarified that the amendments will be brought back to the Board for a second reading on December 12.

(Chairman Brannon stepped out at approximately 7:20 PM.)

SSA 06-1.13 – John R. Reinhart requested approval of a small scale amendment to change the future land use designation on 0.47 acres from Neighborhood Planning Area/Residential Preservation to Neighborhood Planning Area/Infill. The proposed site is located approximately 1 mile south of the intersection of CR 30-A and U.S. Highway 98, on the northwest corner of CR 30-A and Sunset Avenue. Staff finds that the land use change does appear to be consistent with the Comprehensive Plan. The Planning Commission recommended approval.

Mr. David Kramer, agent for the project, submitted language regarding the Residential

Preservation Area land use classification.

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Comander, to approve SSA 06-1.13. Ayes 4, Nays 0. Jones Aye, Comander Aye, Pridgen Aye, and Meadows Aye. (Chairman Brannon was absent as stated previously.)

(Commissioner Meadows stepped out at approximately 7:28 PM.)

SSA 06-1.14 – Mr. Lloyd Blue requested a small scale amendment to change the future land use designation on 9.81 acres from Large Scale Agriculture to Coastal Center. The subject parcel is located south of the Choctawhatchee Bay on U.S. Highway 98, approximately 6.5 miles east of the intersection of US Highway 331 and US Highway 98. Staff finds that the land use change does appear to be consistent with the Comprehensive Plan. The Planning Commission recommended approval.

Ms. Jennifer Christensen was present as representative for the applicant.

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Jones, to approve SSA 06-1.15. Ayes 3, Nays 0. Jones Aye, Comander Aye, and Pridgen Aye. (Chairman Brannon and Commissioner Meadows were absent as stated previously.)

SSA 06-1.15 – Mr. William Smith and Mr. Richard Liles requested a small scale amendment to change the future land use designation on 5.07 acres from Conservation Residential (2:1) to Neighborhood Planning Area/Infill. The subject parcel is located four miles west of the intersection of U.S. Highway 98 and U.S. Highway 331, on the east side of Thompson Road. Staff finds that the land use change does appear to be consistent with the Comprehensive Plan. The Planning Commission recommended approval.

Mr. Darrell Barnhill was present as representative for the applicant.

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Comander, to approve SSA 06-1.1.15. Ayes , Nays 0. Jones Aye, Comander Aye, and Pridgen Aye. (Chairman Brannon and Commissioner Meadows were absent as stated previously.)

(Chairman Brannon and Commissioner Meadows returned at 7:32 PM)

SSA 06-1.16 – Mr. Brad Rainey requested a small scale amendment to change the future land use designation on 0.67 acres from Neighborhood Preservation Area/Residential Preservation to Neighborhood Planning Area/Infill. The subject parcel is located west of the intersection of U.S. Highway 98 and U.S. Highway 331, and north on CR 393, on Nuit Lane. Staff finds that the land use change does appear to be consistent with the Comprehensive Plan. The Planning Commission recommended approval.

Mr. Darrell Barnhill was present as representative for the applicant.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve SSA 06-1.16. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Walton County SSA 06-1.17 – Walton County requested a small scale amendment to change the future land use designation on 6.49 acres from Conservation to Village Mixed Use. The subject parcel is located at the northwest corner of the intersection of Church Street and U.S. Highway 98. Staff finds that the land use change does appear to be consistent with the Comprehensive Plan. The Planning Commission recommended approval.

Mr. Lloyd Blue was present as representative for the applicant.

Motion by Commissioner Jones, second by Commissioner Pridgen, to approve Walton County SSA 06-1.17. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Walton County SSA 06-1.18 – Walton County requested a small scale amendment to change the future land use designation on 7.49 acres from Conservation to Village Mixed Use. The subject parcel is located at the northwest corner of the intersection of Don Bishop Road and U.S. Highway 98. Staff finds that the land use change does appear to be consistent with the Comprehensive Plan. The Planning Commission recommended approval.

Staff submitted an e-mail from Ms. Mary Lou Vannoy, adjacent property owner, requesting that a buffer be constructed along the entire north boundary of the subject property if the amendment is granted.

Mr. Lloyd Blue and Ms. Jennifer Christensen were present as representatives for the applicant.

Commissioner Meadows noted for the record that there should be a buffer adjacent to the single-family residence to the north. Ms. Christensen stated that a minimum of 20' buffer would be required by the Code.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve Walton County SSA 06-1.18. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

There being no further business, the meeting adjourned at approximately 7:45 PM.

APPROVED: _____
Kenneth Pridgen, Chairman

ATTEST: _____
Martha Ingle, Clerk of Court