

DECEMBER 12, 2006 – REGULAR MEETING/LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on Tuesday, December 12, 2006, beginning at 4:00 p.m. at the Walton County Courthouse in DeFuniak Springs.

The following Board members were present: Kenneth Pridgen, Chair, Cindy Meadows, Vice-Chair, Commissioner Scott Brannon, Commissioner Larry Jones, and Commissioner Sara Comander. Mr. Ronnie Bell, County Administrator, and Ms. Martha Ingle, Clerk of Courts, were also present. Attorney Mike Burke with Burke, Blue, Hutchinson & Walters, P.A, was present as Interim County Attorney.

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

Motion by Commissioner Meadows, second by Commissioner Brannon, 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.

1. EAL Approval	
General Fund	\$ 784,703.56
County Transportation	\$1,278,005.95
SHIP	\$ 17,990.60
Fine & Forfeiture	\$ 112,837.36
Debt Service Hospital	\$ -
Mosq. Control State	\$ -
Mott Sign Grant	\$ -
Section 8 Housing	\$ 11,429.59
Tourist Dev. Council	\$ 109,646.98
N.W. Mosquito Control	\$ 4,509.11
W. Co. Library	\$ 10,439.76
Tax Deed Surplus Trust	\$ 5,662.78
Recreation Plat Fee	\$ 108,543.62
Public Safety- 911	\$ 11,393.41
Solid Waste Enterprise	\$ 277,687.45
Mossy Head VFD	\$ -
Glendale VFD	\$ 879.07

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	\$	2,839.83
Capital Projects Fund	\$	1,764,255.76
Imperial Lakes MSBU	\$	-
Totals		\$4,500,824.83

2. Approve Minutes of
 - November 16, 2006 – Special Meeting
 - November 28, 2006 – Special Meeting
 - November 28, 2006 – Regular Meeting
 - December 4, 2006 – Public Hearing (EAR)
3. Approve Grant Agreement for Hogtown Bayou Channel Markers and Cowford Boat Ramp and Park
4. Approve disposal of two computers and a laptop from the Public Works Department

Mr. Ryan Douglass, Staff Engineer, presented the bid tabulation sheet for the Eastern Lake Pedestrian Bridge bid. He requested approval to award the bid to the low bidder, Floridian Construction, in the amount of \$125,692.

Motion by Commissioner Brannon, second by Commissioner Jones, to award the bid to the low bidder, Floridian Construction. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Chairman Pridgen called to order the advertised public hearing to consider adopting a notice of intent to use a uniform method of collecting non-ad Valorem assessments for the cost of providing fire protection services. Such non-ad Valorem assessments shall be levied within the unincorporated areas of the county.

Mr. Bell presented the proposed resolution. He clarified that this resolution was a notice of intent; the funds will not be collected until a subsequent resolution is presented for consideration and approved by the Board.

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Brannon, to adopt the proposed resolution (2006-114). Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Ed Baltzley, Emergency Response Director, presented a proposed resolution to apply to the Florida Department of Health, Bureau of Emergency Medical Services, for a 2006-2007 Emergency Medical Services County Award Grant.

Motion by Commissioner Brannon, second by Commissioner Meadows, to adopt the proposed resolution (2006-113). Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Baltzley presented a proposed resolution to approve the Walton County Emergency Temporary Housing Plan.

Motion by Commissioner Meadows, second by Commissioner Brannon, to adopt the proposed resolution (2006-112). Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Gary Mattison, Human Resources Director, presented the new uniforms for the Walton County Department of Corrections. On behalf of Corrections Director Danny Glidewell, Mr. Mattison presented a request to adopt a proposed Detainee Handbook and Policies and Procedures for the Walton County Jail.

Motion by Commissioner Jones, second by Commissioner Meadows, to adopt the documents with the understanding that the commissioners have the opportunity to review and the re-address the documents if necessary. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Bell presented and read into the record a proposed resolution to create the Walton County Department of Corrections to manage the Walton County Jail, and create the position of Corrections Directory to oversee the department. The Corrections Director will report to the County Administrator.

Motion by Commissioner Comander, second by Commissioner Meadows, to adopt the proposed resolution (2006-111). Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Margaret Nelson with the Coastal Dune Lake Advisory Board presented four recommendations in relation to Eastern Lake. The recommendations are outlined in the letter included in the material submitted prior to the meeting.

The Board discussed the need to incorporate the language into the Land Development Code and Comprehensive Plan, as applicable, to maintain a long-term solution for protecting the outfall corridor.

Ms. Pat Blackshear, Planning & Growth Management Director, stated that staff would work with the Coastal Dune Lake Advisory Board to draft language to incorporate into the appropriate documents.

Motion by Commissioner Jones, second by Commissioner Meadows, to support the recommendations presented by the Coastal Dune Lake Advisory Board. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Ms. Nelson also presented recommendations in relation to all Coastal Dune Lakes. The recommendations are outlined in the letter included with the submitted material. There was brief discussion held regarding the current communications with the DEP in an effort to protect the

Lakes through the State permitting process. The Board informed Ms. Nelson that the issue had been recognized and is on the list to be addressed by the Legislative Delegation.

Chairman Pridgen called to order the advertised public hearing to consider adopting a notice of intent to use a uniform method of collecting non-ad Valorem assessments for the cost of providing fire protection service in north Walton County and road improvements within the Pines of Blue Mountain subdivision.

Mr. Bell presented the proposed resolution for this notice of intent.

There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Jones, to adopt the proposed resolution (2006-115). Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

The item under Olson & Associates of NW Florida, Inc., was pulled from the agenda.

Mr. Brad Pickel requested approval of the scope of work for Wilson Miller, Inc., for the engineering and design of the centralized beach maintenance facility at the CR 83 location. The total submitted by Wilson Miller was in the amount of \$62,525. This facility is included in the CR 83 Management Plan and has been budgeted for FY 06.

Motion by Commissioner Comander, second by Meadows, to approve the scope of work for Wilson Miller. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Pickel gave an update on the Beach Restoration Project. He announced that a public workshop was scheduled for Saturday, December 16, at Sandestin Hilton, to discuss the project.

The item under Mr. Alan Osborne regarding the mediation of easement between Sandestin, Walton County, and Driftwood Estates, was pulled from the agenda.

Mr. Bell reviewed the list of commissioner board and committee assignments as a follow-up to the Organizational Meeting that was held November 28. The commissioners agreed with the list presented by Mr. Bell. The only board that lacked a representative from the commission was the Local Emergency Food and Shelter Board. Commissioner Meadows volunteered to serve on this board.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve the commissioner board and committee appointments. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Bell updated the Board on the efforts with the Eglin AFB Mission Enhancement Committee (F/K/A Eglin AFB Encroachment Committee) to lease the Basin Bayou Park area to establish a recreational facility. He stated that with the direction from the Board, he and Commissioner Comander could correspond with the Committee to discuss the details of the lease. The Board expressed support of the concept.

Mr. Bell presented a proposal to enter into a Professional Services Agreement with Burke, Blue, Hutchinson & Walters, P.A. (the "Interim County Attorneys"), to provide legal services until the Board hires a full time in-house county attorney.

Motion by Commissioner Jones, second by Commissioner Brannon, to enter into the proposed Professional Services Agreement with Burke, Blue, Hutchinson & Walters. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Bell announced that two public hearings had been set to consider amending Ordinance 2003-07, Beach Activities. The public hearings are scheduled to be held on January 9, 2007, and February 27, 2007, beginning at 4:30 PM at the South Walton Annex.

Mr. Bell presented two quotes for the installation of fencing at three ball fields on Moll Drive. He requested that the Board waive the bid procedure, and recommended that the contract be awarded to AAA Economy Fence, Inc., in the amount of \$111,500. Additional funding will be derived from the District 1 & District 5 Recreational Plat Fee, in the amount of \$50,000 each.

Motion by Commissioner Meadows, second by Commissioner Brannon, to waive the bid process and accept the quote submitted by AAA Economy Fence, Inc. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Bell presented a letter from Sheriff Ralph Johnson regarding extradition transport deputy positions. After brief discussion, the commissioners directed Mr. Bell to work with Attorney Burke to further explore this issue and bring additional information to the January 9 meeting.

Mr. Bell presented a request from Heritage Museum for a letter of support from the Board to submit with their grant application to the Florida Department Division of Historical Resources. Mr. Bell stated that the letter was prepared and ready for the Chairman's authorized signature.

Motion by Commissioner Meadows, second by Commissioner Comander, to authorize Chairman Pridgen's signature on the letter. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Lloyd Blue, Chairman of the Board of Directors, Walton County Workforce Housing Corporation, addressed the Board to present a proposed Memorandum of Understanding between the Corporation and Walton County for the intent to pursue funding under the CWHIP Program. A large notebook containing the application to Florida Housing Finance Corporation was entered into the record.

Dr. Jeff Sharkey with Capitol Alliance Group and Attorney Mark Mustian with Nabors, Giblin & Nickerson were also present to discuss the Memorandum of Understanding and application.

Mr. Blue felt it was appropriate for the Board to review the project before approving the proposed Memorandum of Understanding and application. Therefore, he requested that the Board deviate from the agenda and allow him to present the project listed under quasi-judicial. The Board had no opposition.

Attorney Burke administered the oath to those individuals intending to present testimony during the land use proceedings. He asked that each person state their name when they approach the podium and indicate whether they had been sworn in.

Commissioner Brannon submitted ex-parte communication disclosure forms in regards to this project.

Mr. Jason Bryan presented the request for approval of a major development identified as “Walton County Workforce Housing”. Walton County Workforce Housing Corporation proposed a project consisting of 523 single-family lots, 10,000 square feet of daycare, 27,500 square feet of office and 27,500 square feet of neighborhood serving retail on approximately 400 acres. The future land use designation for this project is Rural Village. The project site is located on the west side of J.W. Hollington Road, approximately 1.1 miles north of SR 20, east of Freeport. Staff finds that with the conditions outlined in the staff report, the proposed project meets the technical requirements of the Comprehensive Plan and Land Development Code. the staff report was entered into the record (**Exhibit #1**).

Mr. Blue reviewed a map of the project site and surrounding areas.

The floor was opened to public comments. Mr. David Kramer and Mr. Blue engaged in

brief discussion about the grant application. Mr. Dave Lovell spoke in support of the project.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve the proposed “Walton County Workforce Housing” planned unit development conceptual plan. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve the proposed Memorandum of Understanding. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Blue also presented and requested approval of a letter to include in the grant application outlining the strategies to improve the provision of affordable housing in Walton County.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve including the letter outlining the land use strategies with the grant application. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Blue collected the notebooks given to the commissioners in order to make editing changes to the application. He stated that the Clerk’s Office would be provided with the changes to insert into the official record copy.

Vice-Chair Meadows turned the floor over to Ms. Blackshear to present some follow-up information regarding the proposal from G & G Global Development, Inc., which was presented at the last meeting. Ms. Blackshear gave a brief history of the property and reviewed two different options to correct what she referred to as a “technical error”.

Motion by Commissioner Meadows, second by Commissioner Brannon, to authorize staff to use the 2007 county allocation for small-scale amendments to correct the error. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Jones, to proceed with a second appraisal for the Max Matthew's parcel on Moll Drive, adjacent to Helen McCall Park. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Commissioner Brannon presented a proposal from Ms. Beverly Schmitt, on behalf of James & Patrice Waits, to sell to the county 11.48 acres at "Rooks Bluff Fish Camp".

Motion by Commissioner Brannon, second by Commissioner Jones, to proceed with an appraisal of the property. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Bell announced that the judge in the Driftwood case had ordered mediation involving Sandestin for January 3.

The Board recessed at approximately 5:47 PM. They reconvened at 5:57 PM into the land use portion of the meeting. Chairman Pridgen called to order the advertised public hearing to consider county and privately sponsored land use amendments to the Future Land Use Map Series.

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

Mr. Mark Martin presented the following privately sponsored small-scale map amendments. For clarification purposes, he stated that this was the second and final public hearing. He said that the commissioners would be voting to adopt the amendments.

SSA 06-1.13 – Mr. John R. Reinhart, applicant, proposed 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 subject parcel is located approximately one mile south of the intersection of County Road 30-A and Highway 98,

on the northwest corner of County Road 30-A and Sunset Avenue. Staff finds that the land use change request appears to be consistent with the Land Development Code and Comprehensive Plan.

There was no one was present to represent the applicant.

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Jones, to adopt by ordinance SSA 06-1.13 (2006-24). Ayes 4, Nays 0. Jones Aye, Comander Aye, Pridgen Aye, and Meadows Aye. (Commissioner Brannon was not present)

SSA 06-1.14 – Mr. Lloyd Blue, applicant, proposed 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 Highway 331 and Highway 98. Staff finds that the land use change request appears to be consistent with the Land Development Code and Comprehensive Plan.

(Commissioner Brannon entered)

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

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Comander, to adopt by ordinance SSA 06-1.14 (2006-19). Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

SSA 06-1.15 – Mr. William Smith and Mr. Richard Liles, applicants, proposed 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 Highway 98 and Highway 331, on the east side of Thompson Road. Staff finds that the land use change request appears to be consistent with the Land Development Code and Comprehensive Plan.

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

There were no public comments.

Commissioner Jones pointed out for the record that any request to change a parcel to Infill is subject to a compatibility analysis at the time of development to determine the level of density.

Motion by Commissioner Jones, second by Commissioner Meadows, to adopt by ordinance SSA 06-1.15 (2006-20). Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

SSA 06-1.16 – Mr. Brad Rainey, applicant, proposed a small-scale amendment to change the future land use designation on 0.68 acres from Neighborhood Preservation Area/Residential Preservation to Neighborhood Planning Area/Infill. The subject parcel is located at the end of Nuit Lane. Staff finds that the land use change request appears to be consistent with the Land Development Code and Comprehensive Plan.

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

There were no public comments. A letter from Ms. Maria Sassano expressing opposition to the proposed amendment was entered into the record prior to the meeting.

Motion by Commissioner Meadows, second by Commissioner Brannon, to adopt by ordinance SSA 06-1.16 (2006-21). Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Mr. Martin presented the following county sponsored small-scale map amendments:

SSA 06-1.17 - Walton County, applicant, requests a small-scale amendment to change the future land use designation on 6.49 acres from the current land use of Conservation to a future land use of Village Mixed Use. The subject parcel is located at the northwest corner of the intersection of Church Street and Highway 98. Staff finds that the land use change request appears to be consistent with the Land Development Code and Comprehensive Plan.

There were no public comments.

Motion by Commissioner Brannon, second by Commissioner Comander, to adopt by ordinance SSA 06-1.17 (2006-22). Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

SSA 06-1.18 – Walton County, applicant, requests 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 Highway 98. Staff finds that the land use change request appears to be consistent with the Land Development Code and Comprehensive Plan.

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Jones, to adopt by ordinance SSA 06-1.18 (2006-23). 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 development order for Rosewood Seacrest. The applicant, Olympus Enterprises, LLC, requested approval of a one-year extension of the final development order issued on December 1, 2005 for a minor development consisting of 96 multi-family townhouse units on 6.96± acres designated Neighborhood Planning Area/Traditional Neighborhood. This site is located on the south side of Highway 98, east of

County Road 30-A. Staff finds that the request for development order extension is consistent with the Land Development Code and Comprehensive Plan.

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 Brannon, to approve the request for development order extension for Rosewood of Seacrest . 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 “Biophilia”. The applicant, M.C. Davis, proposed a project consisting of an 11,000 square feet biological education and research center and a 3,800 square feet wildlife refuge center. The future land use designation for this project is Estate Residential. The project is located approximately 4.3 miles east of Highway 331, on the south side of SR. 20, across from Weed Patch Drive, east of Freeport. Staff finds that proposed project is consistent with the Land Development Code and Comprehensive Plan. A staff report was entered into the record (**Exhibit #1**).

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

Ms. Carleen Anderson, Superintendent, addressed the Board and was sworn in. She spoke in support of the proposed project.

Motion by Commissioner Comander, second by Commissioner Brannon, to approve the proposed major development “Biophilia”. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Comander Aye, Pridgen Aye, and Meadows Aye.

Ms. Misty Ferrell presented a request for approval of a major development identified as “Cowford River Resort”. The applicant, Connelly & Wicker, Inc., proposed a project consisting

of 130 RV lots on 7.67± acres designated Large Scale Agriculture. This site is located at the end of Cowford Road. Staff finds that with the condition outlined in the staff report, the proposed project meets the technical requirements of the Land Development Code and is in compliance with the Comprehensive Plan. A staff report was entered into the record (**Exhibit #1**).

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

Mr. Ronald Raybon, adjacent property owner, addressed the Board and was sworn in. He expressed concerns regarding property rights.

Mr. Blue used illustrative aids to respond to Mr. Raybon's concerns. He submitted affidavits from two former county employees, W.F. Miles and Monroe Griggs, stating that the road was a county maintained road and the bridge culvert was installed during their employment with Walton County (**Composite Exhibit #2**).

Motion by Commissioner Jones, second by Commissioner Comander, to approve the proposed major development "Cowford River Resort". 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 6:38 PM.

APPROVED: _____
Kenneth Pridgen, Chairman

ATTEST: _____
Martha Ingle, Clerk of Court