

## JANUARY 23, 2007 – REGULAR MEETING

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

The following Board members were present: Kenneth Pridgen, Chair, Commissioner Larry Jones, Commissioner Scott Brannon, and Commissioner Sara Comander. Mr. Ronnie Bell, County Administrator, and Mr. W.C. Henry, Interim County Attorney, were also present. Commissioner Meadows was not present due to a family illness.

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 Jones, second by Commissioner Brannon, to approve the consent agenda consisting of the items below. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

### 1. EAL Approval

General Fund	\$ 452,935.13
County Transportation	\$ 419,566.63
SHIP	\$ 7,000.00
Fine & Forfeiture	\$ -
Debt Service Hospital	\$ -
Mosq. Control State	\$ -
Mott Sign Grant	\$ -
Section 8 Housing	\$ (199.93)
Tourist Dev. Council	\$ 221,895.12
N.W. Mosquito Control	\$ 1,919.75
W. Co. Library	\$ 6,079.56
Tax Deed Surplus Trust	\$ -
Recreation Plat Fee	\$ 152,234.07
Public Safety- 911	\$ 2,218.07
Solid Waste Enterprise	\$1,054,200.58
Mossy Head VFD	\$ -
Glendale VFD	\$ 1,288.31
Darlington VFD	\$ -
Red Bay VFD	\$ -
Preservation	\$ -
Sidewalk Fund	\$ -
Local Option Gas Tax	\$ -

Special Law Enf. Trust	\$	-
Driftwood Debt Service	\$	3,000.00
Criminal Justice Ed Fund	\$	-
Bldg Dept/Enterp. Fund	\$	3,914.13
Capital Projects Fund	\$	1,193,473.89
Imperial Lakes MSBU	\$	3,650.91
<b>Totals</b>		<b>\$3,523,176.22</b>

2. Approve Minutes of January 9, 2007 – Regular Meeting
3. Approve a Resolution to amend the budget for the Shelter Retrofit Grant **(2007-02)**
4. Approve a Resolution to amend the budget for the Hogtown Bayou Channel Marker FBIP Grant **(2007-03)**
5. Approve a Resolution to amend the budget for the Cowford Boat Ramp and Park FBIP Grant **(2007-04)**
6. Approve a Resolution to amend the budget for the Workfare Program **(2007-05)**
7. Approve a Resolution to amend the budget for unspent Beach Renourishment monies for the TDC Fund **(2007-06)**
8. Approve a Resolution to amend the budget for the Educational Reimbursement for the Human Resource Department **(2007-07)**
9. Approve the disposal of a computer from the Clerk of Courts Office
10. Approve Voters Education and Poll Worker Recruitment and Training Grants
11. Approve Sheriff’s Office’s grant contract for the annual Local Law Enforcement Block Grant contract for the Use of Force project
12. Approve Records Disposition Request from Clerk’s Office

Mr. Lyle Seigler, Public Works Director, recognized Mr. Ryan Douglass, Staff Engineer, for earning his Professional Engineering License.

Mr. Douglass presented a request for a public hearing date to consider revising the fines in the Handicap Parking Fine Ordinance from \$100 to \$250 as recommended by the ADA Committee.

Motion by Commissioner Jones, second by Commissioner Comander, to approve the request for staff to schedule the requested public hearing. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Mr. Douglass requested that the Board allow Public Works to investigate complaints of inadequate lighting at the intersection of CR 3280 and U.S. Highway 331 and to make the necessary corrections.

Motion by Commissioner Comander, second by Commissioner Brannon, to approve staff's request as presented. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Mr. Bell stated that Public Works is drafting a policy regarding inadequate intersection lighting to bring before the Board. He asked that the Board grant permission for Public Works to address concerns which are public safety issues without the Board's approval. He stated that the maximum cost to relocate and affix a light to a pole is \$2,000.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve the request as presented by Mr. Bell. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Mr. Allen Brown, Deputy Public Works Director, requested that the Board approve the purchase of a landfill chipper from the lowest bidder, Vermeer of Alabama at a cost of \$342,148.40.

Motion by Commissioner Jones, second by Commissioner Brannon, to purchase the chipper from Vermeer of Alabama as presented. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Commissioner Comander questioned possible uses for the mulch.

Mr. Ken Little, Citizens Service Director, requested that the Board approve the following new and re-appointees. An updated appointee schedule was submitted. He recommended that the new Design Review Board seat be an ex-officio seat.

ADA Committee – At Large – Mr. Kevin Chilcutt  
Design Review Board – 30A Scenic Corridor Advocacy Group– Ms. Claire Bannerman  
Library Advisory Board – District 5 – Ms. Vicki Kitahara  
Planning Commission – District 4 – Mr. Bill Maxson  
Community Development Citizens Advisory Board- District 2 – Ms. Sharon Carver  
Competency Board – Lay Person – Ms. Suedelle Wilkerson  
Competency Board – Lay Person – Mr. Gary Mitchem  
Tourist Development Council – Elected Official – Ms. Kriss Titus will represent  
Library Advisory Board - District 5 – Ms. Joyce Szilvasy  
Community Development Citizens Advisory Board – District 1 – Ms. Diane Magnuson

Motion by Commissioner Brannon, second by Commissioner Comander, to approve the appointees and to designate the new Design Review Board seat as ex-officio. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Mr. Ed Baltzley, Emergency Response Director, requested that the Board approve the contract renewal with Animal Control of West Florida Inc. He referred to revisions of the proposed draft regarding Section 14. A copy of the revised contract was submitted.

Motion by Commissioner Jones, second by Commissioner Brannon, to approve the revised contract as presented by Mr. Baltzley. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Mr. Rick Millard, Construction Manager, stated that he will give the Board an update on the Animal Control facility at the next Board meeting.

Mr. Gary Mattison, Human Resource Director, stated that, due to Commissioner Meadows's absence, the discussion regarding the vacant County Attorney position would be continued until the February 13, 2007, Regular Meeting.

Ms. Kriss Titus, Tourist Development, presented new advertisement photos for the Walton County Beaches. She submitted a copy of the TDC 2006 Annual Report. Ms. Titus briefly updated the Board regarding the completed beach renourishment project. She requested approval of the bond resolution regarding the \$2,000,000 loan extension with SunTrust Bank

presented by Mr. Brad Pickel, Director of Beach Management, at the January 9, 2007 Board Meeting. A copy of the proposed resolution was submitted.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve the bond resolution as presented (**2007-08**). Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Ms. Titus requested the Board award the contract for Phase 3, Hurricane Dennis Emergency Beach Access Repairs to Redfish Marine at a cost of \$172,243.95.

Motion by Commissioner Brannon, second by Commissioner Comander, to award the bid to Redfish Marine as presented. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Ms. Titus requested that the Board award the bid for the Bobcat Compact Tract Loader (RFP # 07-011) to the lowest bidder, Beard Equipment, at a cost of \$32,200.09.

Motion by Commissioner Comander, second Commissioner Jones, to award the contract as presented by Ms. Titus. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Ms. Pat Blackshear, Growth Management Director, presented requests for extensions for the Final Order of Valdare Village and the Development Order of Epernay Estates. She suggested giving 90-day extensions to allow time for the final adoption of the Planning Department's policy regarding extensions. Ms. Blackshear reported that approximately six extensions have been approved this year. She felt that final order and D.O. extensions should be dealt with as a Land Development Code amendment.

Mr. David Kramer recommended scheduling a workshop to allow developers to give their input.

Motion by Commissioner Jones, second by Commissioner Brannon, to approve 90-day month extensions of the Development and Final Orders as presented by Ms. Blackshear

Ms. Valerie Simmons, applicant for Valdare Village, spoke in opposition to the policy change and was under the impression that her traffic count will be lost if the policy is changed. Ms. Blackshear replied that staff's efforts were to protect traffic counts.

Commissioner Jones amended his motion and Commissioner Brannon amended his second to approve six-month extensions of the Development and Final Orders as presented by Ms. Blackshear. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Ms. Blackshear discussed the 2007 small scale amendments. She recommended designating 40 acres for the private sector lottery and 40 acres for public use, with any remaining public use acres to be transferred into the private sector use drawing if not used by the end of the year. Ms. Blackshear requested that the Board allow the remaining applicants from 2006 to be transferred into the 2007 drawing without filing a new application.

Mr. Kramer recommended that staff address the public use small scale amendments through the EAR based amendments thereby leaving more for the private sector lottery. Ms. Blackshear replied that the EAR process is not a fair option for addressing erroneous land use designations or map errors because of the processing time.

Motion by Commissioner Jones, second by Commissioner Brannon, to approve the designation of 40 acres each for both public and private sector uses and to allow any remaining public sector acres to be transferred into the private sector lottery. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Ms. Blackshear submitted a proposed resolution to amend the Capital Improvements Project list for park and recreational projects.

Motion by Commissioner Jones, second by Commissioner Comander, to approve the resolution amending the CIP as requested by Ms. Blackshear (2007-10). Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Mr. Bell discussed information submitted by the Sheriff's Department regarding their cost estimations for prisoner extradition.

Attorney Jim Murray and Ms. Marjorie Adams were present to represent the Sheriff's Department. They submitted information regarding the Sheriff's cost estimates, private extradition services, transport deputies, time sheets of transport officers, extradition logs and prisoner information, and vehicle checklists. Mr. Murray briefly discussed the information and explained that it was difficult to compile the reports due to the lack of records. He stated that, in the future, monthly reports will be submitted to track the costs.

Mr. Bill Imfeld, Finance Director, submitted a cost comparison of extradition costs using estimates from private firms and the Sheriff's proposal. He reminded the Board that more information could be obtained should the Board begin the formal bid process. Additionally, he stated that the Hillsborough County Sheriff's Department offered to provide some free extradition services in exchange for lodging.

Commissioner Brannon asked if other counties use external transport companies. Mr. Imfeld replied that Gulf, Bay, Okaloosa, Santa Rosa, and Escambia Counties utilize these services and reported their satisfaction with them.

Commissioner Jones asked if the Sheriff's Department attempts to collect reimbursements for extradition costs from prisoners. Mr. Murray replied that attempts to collect can be made if the judge so orders; however, the prisoners are often indigent. He added that extradition orders often carry time lines which external companies are not able to meet. He

suggested that the Board question other county sheriff's offices and court administrators to see if the other companies are meeting their needs.

Discussion ensued regarding the interstate verses intrastate extradition needs.

Mr. Danny Glidewell, Corrections Director, stated that these companies would provide services without contracts. He also added that the majority of extraditions are within Florida or Alabama.

Attorney Henry stated that per Florida Statute 30, the Sheriff is constitutionally bound to carry out the judge's order to extradite prisoners and has the discretion to determine how those transports will be handled. He added that the Sheriff is to submit a budget request for the county to reimburse the actual and necessary costs associated with those extraditions.

Commissioner Jones read from a letter from Sheriff Johnson dated November 30, 2006. His understanding was that the Sheriff had given the Board the authority to determine how prisoners were to be transported. Mr. Murray replied that his discussions with Sheriff Johnson were only in regards to the budget. He added that the Sheriff would determine the most appropriate method of extradition on a case-by-case basis.

Discussion ensued regarding the general time frame given for extradition.

Commissioner Jones discussed the information submitted and questioned the number of in-state verses out-of-state transports.

Mr. Bell requested that the Board allow staff and Ms. Adams to investigate the most cost effective way of providing extraditions and report back to the Board at the next meeting. The Board concurred.

Mr. Bell presented a request to schedule a workshop on February 27, 2007, at 2:30 p.m. to discuss the Nokuse Plantation.



Motion by Commissioner Comander, second by Commissioner Brannon, to schedule the workshop as requested. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Mr. Bell discussed a previously submitted offer by Mr. Max Matthews to sell the County a 10.12 acre parcel adjacent to Helen McCall Park. He stated that a second appraisal of \$2.75 million was obtained and that he and Commissioner Meadows were able to negotiate a final purchase price of \$2,512,500. If approved, two payments of \$1,256,250.00 each will be made, one at closing and one in November of the next fiscal year.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve the request as presented by Mr. Bell. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Mr. Bell requested that the Board approve February 27, 2007, at 1:30 p.m. as the date of the County Strategic Planning session to be held at the South Walton Annex.

Motion by Commissioner Brannon, second by Commissioner Comander, to approve the meeting date as scheduled. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Cuchens Aye.

Mr. Bell presented a request by Mr. Lew Scruggs, Planner, Florida State Park, for a Commissioner appointee to serve on the Topsail Park Advisory Board, which will meet on March 16, 2007, to discuss plan updates.

Motion by Commissioner Jones, second by Commissioner Brannon, to appoint Commissioner Meadows to the Topsail Park Advisory Board. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Commissioner Brannon directed staff to prepare information regarding permits for developing wetlands and prescribed burns to be added to the County's website.

There were no public comments.

The Board recessed briefly at 5:20 p.m. and reconvened at 5:40 p.m. into a Public Hearing to discuss final plats and major developments. Attorney Henry administered the oath to all who intended to present testimony regarding the quasi-judicial items.

Chairman Pridgen and Commissioners Brannon and Comander submitted ex parte communication, with the appropriate forms, regarding Redfish Village Gateway. Chairman Brannon also submitted ex parte communication regarding Prominence DRI.

Ms. Blackshear requested a continuance of the first reading of the proposed amendment to the Lighting Ordinance, which consists of amending Chapter 5 of the Walton County Land Development Code. She stated that the Planning Commission also continued the item. A staff memo was submitted into the record (**Lighting Ordinance Exhibit #1**).

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Brannon, to continue the first reading of the proposed amendment to the Lighting Ordinance until the February 27, 2007, Regular Board Meeting, to be held at the South Walton Annex at of after 5:00 p.m. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Ms. Blackshear requested that Watersound North NOPC Number 1 be continued to allow the Walton County School District to work with the applicant, St. Joe Towns & Resorts, regarding school concurrency. A staff report was submitted into the record (**Watersound North NOPC Number 1 Exhibit #1**).

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Brannon, to continue Watersound North NOPC Number 1 until the February 27, 2007, Regular Meeting to be held at or after 5:00 p.m. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Ms. Blackshear requested a continuance for major development proposal Abacos II. A staff report was submitted into the record (**Abacos II Exhibit #1**).

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Brannon, to continue Abacos II until the February 13, 2007, Regular Meeting to be held at or after 5:00 p.m. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Ms. Blackshear requested a continuance for major development proposal Alaqua Landing (also known as Penny Point Estates). The item was also continued by the Planning Commission to allow staff to meet with the neighbors. A staff memo was submitted into the record (**Alaqua Landing Exhibit #1**).

There were no public comments.

Motion by Commissioner Brannon, second by Commissioner Jones, to continue Alaqua Landing until the February 27, 2007, Regular Meeting to be held at or after 5:00 p.m. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Ms. Blackshear requested a continuance for major development proposal Nature Walk Beach Club PUD. This item was also continued by the Planning Commission. A staff report was submitted into the record (**Nature Walk Beach Club PUD Exhibit #1**).

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Brannon, to continue Nature Walk Beach Club PUB until the February 27, 2007, Regular Meeting to be held at or after 5:00 p.m. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Ms. Blackshear requested a continuance for the requested one-year extension of the Residences of Walton Way Development Order. She stated that the continuance will allow time to work through issues with the neighbors. A staff report was submitted into the record (**Residences of Walton Way Exhibit #1**).

There were no public comments.

Motion by Commissioner Brannon, second by Commissioner Jones, to continue the request for an extension of the Residences of Walton Way Development Order until the February 13, 2007, Regular Meeting to be held at or after 5:00 p.m. Ayes 4, Nays 0. Jones Aye, Brannon Aye, Pridgen Aye, and Comander Aye.

Ms. Blackshear presented Blackstone LSA 07-00.01, LSA 07-00.02, and 07-00.03, all requested by the applicant, Bonezzi Development Company, for large scale text amendments to the Walton County Comprehensive Plan creating an additional future land use category of DRI/Mixed Use. She stated that Blackstone DRI consists of 3,300 residential units, 182,500 sq. ft. commercial building, 18-hole golf course on 1240+/- acres. The site is located on the north side of U.S. Highway 90, approximately 3.5 miles east of the Okaloosa County line. She explained that the aforementioned LSA's will not count toward the twice annual amendment processes and, if approved, will be transmitted in conjunction with a proposed DRI identified as Blackstone DRI. Staff found the amendments consistent with the LDC and Comprehensive Plan. Staff reports for all three were entered into the record (**Blackstone Exhibits #1, #2, and #3**).

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Brannon, to approve Blackstone LSA 07-00.01, 07-00.02, and, 07-00.03 for transmittal as presented by staff. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Ms. Blackshear presented Prominence DRI for final approval. The project consists of a mixed use development with 650 dwelling units, 218,000 gross square feet of commercial, 132 hotel units, and 12 bed and breakfast rooms. The 80-acre parcel is located on both the north and south sides of CR 30-A, approximately two miles west of WaterSound Parkway and has a future land use designation of Neighborhood Planning Area/Traditional Neighborhood Development. Staff found the project consistent with the LDC and Comprehensive Plan contingent upon the conditions set forth in the staff report. A staff report was submitted into the record (**Prominence DRI Exhibit #1**).

Attorney George Ralph Miller was present to represent the applicant, Deer Lake Development Company, LLC.

There were no public comments.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve Prominence DRI as presented with the conditions set forth by staff and the associated resolution (**2007-09**). Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Mr. Tim Brown, Planner, presented major development proposal Higher Standard, which consists of a real estate office with two model modular home displays on 0.77 +/- acres with a land use designation of Village Mixed Use. The site is located on the west side of U.S. Highway 331 South, north of U.S. Highway 98 and south of the Clyde B. Wells Bridge. Staff found the project consistent with the LDC and Comprehensive Plan contingent upon the conditions set

forth in the staff report. A staff report was submitted into the record (**Higher Standard Exhibit #1**).

The floor was opened to public comments.

Mr. Kramer read from staff report and the LDC Chapter 13.02.01 (n) and (o). He requested clarification regarding the scenic corridor buffer and district and this project in accordance with the prohibition of merchandise sales in said areas. Ms. Blackshear replied that this project qualifies for approval as the code precludes the display of merchandise which is taken with the purchaser at the point of sale. She added that the project underwent intense scrutiny by the Design Review Board.

Motion by Commissioner Jones, second by Commissioner Comander, to approve higher Standard as presented contingent upon the conditions set forth in the staff report. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

Mr. Jason Bryan, Planner, presented major development proposal Redfish Village Gateway, which consists of a restroom and pavilion on 0.63 ± acres with a future land use designation of NPA/Infill. This site is located three lots west of CR 83 and Blue Mountain Road intersection, south of Blue Mountain Road. Staff found the project consistent with the LDC and Comprehensive Plan contingent upon the conditions set forth in the staff report. A staff report was submitted into the record (**Redfish Village Gateway Exhibit #1**).

Attorney Miller was present to represent the applicant, New Orchard Group. He expanded upon the recommendations of the Planning Commission and staff.

The floor was opened to public comments.

Attorney Gary Early, Messer Caparello, and Self, was present to represent the Homeowners of Blue Mountain Beach. He submitted the authorized signatures of the

homeowners in opposition to the project (**Redfish Village Gateway Exhibit #2**). On behalf of the homeowners, he stated that the project is not compatible with the surrounding small-scale residential neighborhood and does not preserve or enhance the surroundings. He felt that the covenants required by the staff report were unenforceable. Mr. Early also requested either a denial or continuance until Commissioner Meadows, the commissioner over the affected district, is present.

Ms. Eileen Mackett, Sunseekers, spoke in opposition. She felt the project is incompatible and stated that she was not notified of the community meeting.

Mr. Albert Serrero, Blue Mountain Beach, spoke in opposition. He discussed compatibility and stated that, although the conditions indicate that the applicant must dedicate the white sand area to the public, they would only be able to access the area by trespassing on private property. He requested that the developer be required to extend the bike paths.

Mr. Joe Bagby, Rosemary Beach, was sworn in and spoke in favor of the project. He felt that the Board should develop a policy regarding access to the County's beaches, bay, lakes, and Coastal Dune Lakes.

Mr. Early read from the Comprehensive Plan and LDC regarding compatibility.

Mr. Richard Fowlkes questioned what would happen if the applicant decided that the trolley was no longer feasible. He was in favor of bike paths and asked that the restrictive covenant be transferred to any future owners of the property.

Ms. Jane Matheny, Blue Mountain Beach, questioned who the neighbors should contact to report violations to the restrictive covenants. Commissioner Brannon replied that the Sheriff's Department should be called.

Attorney Miller stated that bike paths were not previously mentioned by staff or the Planning Commission. He discussed the technical reviews required by the County and felt that the project meets the compatibility standards. Mr. Miller added that he will discuss the bike paths with the applicant should the Board decide that the project cannot otherwise be approved.

Commissioner Comander felt that issues such as these could become problematic for the County. She thought that the issue should be continued until Commissioner Meadows is present.

Commissioner Brannon reported that he spoke to several constituents regarding this project and that many felt that it would lessen the crowds at the existing beach accesses. He added that the applicant had made many concessions to protect the neighboring property owners.

Commissioner Jones encouraged the applicant to connect to the existing bike paths.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve Redfish Village Gateway as presented with the conditions set forth in the staff report.

The floor was again opened to public comments.

Ms. Mackett again spoke regarding compatibility and asked why she was not notified of the community meeting. Mr. Bryan replied that he had received returned mail addressed to her, but did not have that mail with him.

Commissioner Brannon called for the vote regarding the motion on the floor. Ayes 3, Nays 1. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Nay.

Mr. Martinez presented major development proposal Osprey Bay Retreat (formerly known as Azar Village), which consists of 24 units on 4.64 ± acres with a future land use designation of NPA/Infill. This site is located northwest of the intersection of Chat Holly Road and Osprey Lane. Staff found the project consistent with the LDC and Comprehensive Plan



contingent upon the conditions set forth in the staff report. A staff report was submitted into the record (**Osprey Bay Retreat Exhibit #1**).

Mr. Scott Jenkins, Jenkins Sanford and Associates, was present to represent the applicant, Mr. Norman Azar.

There were no public comments.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve Osprey Bay Retreat as presented with the conditions set forth by staff. Ayes 4, Nays 0. Jones Aye, Pridgen Aye, Brannon Aye, and Comander Aye.

There being no further business to come before the Board, the meeting adjourned at 7:10 p.m.

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

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