

NOVEMBER 27, 2007-REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a regular meeting on November 27, 2007 at 4:00 p.m., at the Walton Courthouse in DeFuniak Springs.

The following Board members were present: Commissioner Kenneth Pridgen, Chairman; Commissioner Cindy Meadows, Vice-Chair; Commissioner Larry Jones; Commissioner Scott Brannon; and Commissioner Sara Comander. Mr. Ronnie Bell, County Administrator; Mr. Mike Burke, Interim County Attorney; and Ms. Martha Ingle, Clerk of Courts, were also present.

Commissioner Jones led the invocation followed by the Pledge of Allegiance to the American Flag. Chairman Pridgen called the meeting to order.

Mr. Ronnie Bell, County Administrator, stated that Heffley & Associates was the top ranking firm selected for State Lobbying Services (**RFP 2007-052**). The other firms were ranked as follows: 2. Gray/Robinson; 3. One Eighty Consulting; 4. Dobson, Craig & Associates; 5. Greenberg Traurig, P.A.; and 6. Johnson & Blanton, LLC. Capitol Solutions, LLC withdrew their proposal.

Motion by Commissioner Jones, second by Commissioner Brannon, to begin negotiations with Heffley & Associates, and return to the Board with a contract for the Chairman's signature. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Motion by Commissioner Brannon, second by Commissioner Meadows, to elect Commissioner Jones as Chairman and Commissioner Comander as Vice-Chair for the upcoming year. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve the consent agenda as follows. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

1. Approve Expenditure Approval List (EAL)

General Fund	\$ 1,150,953.28
County Transportation	\$ 929,489.16
SHIP	\$ 25,000.00
Fine & Forfeiture	\$ -
Debt Service Hospital	\$ -
Mosq. Control State	\$ -
Mott Sign Grant	\$ -
Section 8 Housing	\$ 149,120.05
Tourist Dev. Council	\$ 141,172.19
N.W. Mosquito Control	\$ 912.61
W. Co. Library	\$ 11,810.01
Tax Deed Surplus	
Trust	\$ 4,292.18
Recreation Plat Fee	\$ 23,396.90
Public Safety- 911	\$ 12,188.46
Solid Waste Enterprise	\$ 101,916.26
Mossy Head VFD	\$ -
Glendale VFD	\$ -
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	\$ 2,162.38
Capital Projects Fund	\$ 655,462.99
Imperial Lakes MSBU	\$ 2,765.91
Inmate Canteen Fund	\$ -
Totals	\$ 3,210,642.38

2. Approve Minutes: November 13, 2007 Regular Meeting and Special Meeting
3. Approve surplussing three computers from the Probation Department, one computer from the Planning Department and one printer from the Clerk's Office, and multiple pieces of miscellaneous equipment from the Property Appraiser's Office
4. Approve **Resolution 2007-108** to amend the budget to roll forward revenues and expenditures for encumbrances in the amount of \$839 from fiscal year 2006-2007 in to fiscal year 2007-2008
5. Approve a **Resolution 2007-109** to amend the budget to roll forward revenues and expenditures for unexpended Judicial Furnishings Funds
6. Approve to change the funding source for the Freeport Boat Ramp to use Florida Boating Improvement Funds

7. Approve the FBIP Grant Agreement for Hogtown Bayou Derelict Vessel Removal
8. Approve the FBIP Grant Agreement for Bay Field Boat Ramps

Chairman Pridgen called the advertised public hearing to order to consider the adoption of a resolution to amend the fiscal year 2007-2008 budget to use funds from the Solid Waste Landfill Fund Reserves for Capital Projects in the amount of \$650,056. There was no public comment.

Motion by Commissioner Brannon, second by Commissioner Meadows, to adopt a resolution (**2007-110**) amending the Solid Waste budget. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Imfeld presented the Federal Representation and Consulting Services Contract. The existing contract expires November 30, 2007. The contract with the Ferguson Group allows for additional annual renewals. He requested the Board either exercise a one-year renewal option or to issue an RFQ.

Motion by Commissioner Comander, second by Commissioner Brannon, to renew the contract with the Ferguson Group. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Chairman Pridgen called to order a public hearing to discuss the Walton County Fire Protection Impact Fee Ordinance as drafted by Government Services Group.

Mr. Bell stated that the Government Services Group representatives, Ms. Camille Tharpe and Mr. Jason Buchhold, were not present. He stated that the purpose of the hearing was to consider the proposed ordinance compiled from the input given by the Board at a workshop held October 9, 2007. Commissioner Comander, Jones and Brannon voiced concern regarding the commercial, institutional and residential dwellings rates.

Mr. Bell recommended continuing the issue until the next scheduled Board meeting. Commissioner Comander recommended that the issue be continued to the January 8, 2008, 4:00 p.m. meeting to give adequate time to respond to the Commissioners' concerns.

Mr. Mike Burke, Interim County Attorney, stated that waiting until January may cause problems with the implementation of the ordinance. Mr. Bell stated that it would not affect the impact fee.

Motion by Commissioner Jones, second by Commissioner Brannon, to continue the issue until January 8, 2008. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Ken Little, Citizen Services Director, requested approval of the following board and committee appointments: Mr. Robert Linn to ADA Committee; Ms. Sandy Smith to Affordable Housing Committee, Ms. Dale Foster to Design Review Board; reappointment of Mr. Alan Newsome, Ms. Charlotte Flynt and Mr. Thomas Stein to the Code Enforcement Board.

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

Mr. Little stated that he had received a letter from The Friends of the Governor Stone stating that they are applying for a grant from the Division of Historical Resources. The deadline is December 1, 2007 and they are requesting for a Letter of Support from the Board to file with the application.

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

Ms. Kriss Titus, Tourist Development Council, requested approval of the recommendations of the Evaluation Committee to hire the University of Florida's Department of Tourism to provide the facilitative services to conduct the visioning process for the Kellogg and Huettel properties.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve the request as presented by the TDC. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Titus requested approval for the appointment of Mr. Tim Norris to the TDC Board. He will be replacing Mr. Van Ness Butler and his term would run from December 2007 until November 2008.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the appointment of Mr. Tim Norris to the TDC Board. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Jean Harvey, former RSVP coordinator; Ms. Rettha French, former Council on Aging (COA) Case Manager; and Ms. Juanita Jackson, former COA Case Manager, requested removal of Ms. Kay Brady as Director of the Walton County Council on Aging Program. The women feel that Ms. Brady's actions are unethical and therefore she should be terminated. Affidavits supporting their request were submitted. All of the women expressed concern over the questionable leadership, verbal abuse endured by the elderly clients, and the cessation of meal services.

Commissioner Comander questioned Mr. Little regarding the reason for the meal cuts. Mr. Little stated that no reason had been given. He stated that funding is available. Mr. Little

said that he believed that Ms. Dottie Peebles, Executive Director of AAA, is looking into the allegations.

Mr. Bell stated that he would send a letter to Ms. Brady questioning the cessation of the meals.

Chairman Pridgen stated that Ms. Brady should come before the Board and respond to the allegations and answer questions.

Commissioner Jones stated that since funding is the only leverage for the Board, careful consideration needs to be made. If funding is withheld, then other services would be cut. He recommended that the governing agency be contacted regarding the allegations. He asked that Mr. Bell and Mr. Little work with the governing agency to make sure that COA is held liable.

Commissioner Meadows suggested that Mr. Gene Ryan, Chairman of the COA, appear before the Board to address the issues and give a status of the organization.

Discussion continued on accountability of the county provided funds.

Motion by Commissioner Comander, second by Commissioner Jones, to instruct Mr. Bell to send a letter to COA requesting accountability of funds and the reason for cessation of meals. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Commissioner Comander motioned that a representative of the COA present the status of the organization and address the allegations.

Commissioner Meadows asked that information regarding the guidelines and regulations be presented also.

Commissioner Comander rescinded her motion.

Motion by Commissioner Meadows, second by Commissioner Comander, to instruct Mr. Little to bring information to the Board on the guidelines and regulations for complaints lodged

against the COA leadership and to work with the County Attorney in following the proper procedure. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Commissioner Jones stated an appointed COA representative should work with Mr. Little to alleviate miscommunications.

Mr. Bob Hudson, Walton County Tax Payers Association, stated that his organization wants the food program to continue to be funded through the budget process.

Chairman Pridgen called the public hearing to order to discuss the proposed ATV Ordinance amending Walton County Code of Ordinances Chapter 20 by adding Section 20-21 which prohibits ATV's on unpaved roads.

Attorney Burke stated that the purpose of the ordinance is to opt out of the Florida State Statute that permits ATV's to operated on unpaved roadways during the daytime hours. A vote for this ordinance would no longer ATV's on unpaved roadways.

Mr. Roy Carter, Villa Tasso, spoke in favor of the ordinance.

Motion by Commissioner Jones, second by Commissioner Comander, to adopt an Ordinance (**2007-49**) relating to ATV's. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Aaron Warren, P.A., Public Works Department, requested approval of a Developer's Agreement with DST Carnivall, LLC for the landscaping along parts of the county right-of-way along County Roads 30A and 395.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve the Developer's Agreement with DST Carnivall, LLC. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Warren requested approval of a Developer's Agreement with Ebsco Industries for the landscaping along a part of County Road 395.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the Developer's Agreement with Ebsco Industries. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Warren requested approval of a Professional Continuing Services contract for Driftwood Estates Phase A maintenance. He stated that Tetrattech designed the retrofit maintenance for Phase A and he recommended that they oversee the construction to insure that it is constructed to plans.

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

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the 2008 Holiday Schedule as presented by Mr. Gary Mattison. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

The issue to be presented by Ms. Sandy Meyer and Ms. Julie Redmon, Hazard Mitigation Project, Department of Community Affairs has been continued to December 11, 2007.

Mr. W. C. Henry, Interim County Attorney, requested approval to transfer the Department of Environmental Protection permit for operation of the Green Acres wastewater treatment facility from Walton County to McCombs Enterprises, LLC.

Motion by Commissioner Brannon, second by Commissioner Meadows, to approve transfer of the DEP permit to McCombs Enterprises, LLC. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Henry requested advertisement of a public hearing to consider adoption of a Purchasing Policies and Procedures Manual for use in all county purchases of goods and services. He recommended first adopting by resolution the Purchasing Policies and Procedures Manual then consider adopting by ordinance provisions for competitive construction contract source selection awards; procedures for design-build contract awards; and establishing a local preference for competitive contract awards.

Motion by Commissioner Comander, second by Commissioner Meadows, to authorize staff to set a Public Hearing for December 11, 2007 to consider adopting an ordinance for provisions as stated. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Henry continued by discussing the issue of local preferences. He requested the direction of the Board regarding the range for local preference; he recommended a 2% range. This range would apply to bids for construction. Discussion ensued regarding the specifics of local determination.

Mr. Bell stated that this issue would be discussed January 08, 2008.

Mr. Henry presented information regarding the display of a nativity scene on the courthouse lawn. He stated that nativities can be displayed as long as other holiday symbols are also displayed.

Motion by Commissioner Meadows, second by Commissioner Brannon, to display the Nativity along with other symbols on the courthouse lawn. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Attorney Burke requested review and approval of Coastal Armoring License Agreements with the following individuals/entities: Johnnie Ross Malone Family Trust B; Ms. Roberta James

and Ms. Kathy Ann James; and Ms. Catherine Rodwell. He stated that an annual licensing fee of \$500 is applied to insure that the structure is within the permitted area and to administer the program. Attorney Burke briefly discussed the requested language change in paragraph three and seven that covers structure maintenance and inspections.

Commissioner Brannon questioned whether the Florida Department of Environmental Protection (FDEP) would be involved in the inspections. Attorney Burke stated that this is an inspection required by Walton County and it goes above and beyond the requirements of FDEP.

Commissioner Jones asked if the property owner would be submitting the investigation report or would the responsibility fall on the engineer. Attorney Burke stated that the language of paragraph 7c would be changed to clarify the responsible party.

Attorney Burke stated that FDEP requires that the walls be assignable when the property is sold. Provisions for assignment are made in paragraph 13. The buyer will be responsible for paying a \$500 permit fee.

Commissioner Brannon motioned to approve the Coastal Armoring License Agreement. He then withdrew his motion.

Ms. Grace Morris, resident, stated that this was the first time she had seen the agreement and asked that a public hearing be held to give other residents time to review the agreement. Commissioner Meadows stated that there has been more than one hearing held.

Mr. Alan Ficarra, resident, agreed with Ms. Morris and requested another hearing

Commissioner Brannon asked if there was a deadline for these applications and agreements to be filed. Attorney Burke stated that FDEP requested action be taken on these structures. Mr. Bell stated that he had received a letter from Mr. Mike Barnett, FDEP, which

gave 60 days to respond with a decision. Attorney Burke stated that the agreements have been available for public viewing.

Motion by Commissioner Meadows, second by Commissioner Comander, to continue the Coastal Armoring License Agreements issue to December 11, 2007. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Ronnie E. Bell, County Administrator, presented a proposal submitted by Ms. Laurie Hood, President of Alaqua Animal Refuge. The Alaqua Animal Refuge would provide a safe, hygienic, cost-effective and efficient facility for lost, stray and abandoned animals.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve the proposal and bring the contract back for signatures. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Bell recognized Ms. Lois Marlowe, Animal Control Supervisor, for her hard work and earning the Enforcement Supervisor of the Year Award.

Mr. Bell requested approval for the following individuals to serve on the committee to develop a long range plan for the property adjacent to the Justice Facility and County Landfill: Mr. Ronnie Bell, County Administrator; Commissioners Meadows and Pridgen; The Warden of WCI; Planning Department representative; Sheriff Ralph Johnson; Officer Danny Glidewell, Jail Administrator; Mr. Ed Baltzley, Emergency Response Director; Public Works Engineering Department representative; Mr. Lyle Seigler, Public Works Director; Mr. Rusty Floyd, Landfill Manager; and Mr. Brad Alford, Parks and Recreation Manager.

Motion by Commissioner Jones, second by Commissioner Brannon, to approve the committee as presented. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Glen Stephens, Poly Engineering, presented Mossy Head Preliminary Wastewater Treatment Facility Study. He stated that three scenarios were used to determine the best flow for the area. All Poly Engineering recommendations are based on a moderate flow system. He recommended starting out with 250,000 gallons per day and to design the plant for easy expansion. The projected cost would be \$2.8 million, an average sewer bill of approximately \$39, and a \$4,000 sewer impact fee. Mr. Stephens stated that the proposed location for the sewer plant is suitable.

Commissioner Brannon asked what the anticipated upgrade would be. Mr. Stephens stated that 15 acres, needed for the proposed plant, could house a plant that would process 1 million gallons per day. Mr. Bell stated that 20 acres would be more sufficient in anticipation of future growth.

Motion by Commissioner Jones, second by Commissioner Comander, to approve the recommendation as presented by Poly Engineering. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Bell presented for adoption a resolution proclaiming December 4, 2007 as Military Spouses Day.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve a Resolution (**2007-107**) declaring December 4, 2007 as Military Spouses Day. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Bell stated that four firms responded to RFP 08-002 Wayfinding Signs for 30A and Timpooshee Trail Phase I. The four firms in order of ranking are: Signtek, LLC, Quality Sign, Architectural Graphics & Design, and One Stop Sign & Safety. He requested that Signtek, LLC and Architectural Graphic & Design make a presentation to the Board on January 8, 2008.

Commissioner Meadows asked that the firms make their presentations on December 11, 2007 due to time constraints.

Motion by Commissioner Meadows, second by Commissioner Brannon, to hear presentations from Signtek, LLC and Architectural Graphic & Design on December 11, 2007. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

The Commissioners did not present any items for discussion.

There were no additional public comments.

The meeting recessed at 5:45 p.m. and reconvened at 6:09 p.m.

Ms. Pat Blackshear, Planning and Development Director, requested that the presentation of the Interim Engineering Department procedure pertaining to the construction of county approved stormwater management systems be continued to December 11, 2007.

Motion by Commissioner Jones, second by Commissioner Meadows, to continue the Interim Engineering Department presentation to December 11, 2007. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear requested the Board approve the Conservation Easement provided to the county by St. Joe.

Motion by Commissioner Jones, second by Commissioner Meadows, to accept the Conservation Easement for recording. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear requested that the Sacred Oaks Letter of Credit and the Costa Carina Letter of Credit be removed from the agenda. New Letters of Credit have been provided.

Mr. Gerry Demeers, Deputy Building Official, presented for first public hearing the Coastal Building Zone Ordinance modifying the Walton County Land Development Code

providing a provision for engineering interpolation between the basic wind speed lines of the Walton County Wind-Borne Debris Regions and Basic Wind Speeds Map; re-defining the Walton County Coastal Building Zone and requiring engineer design and certification for structural construction in the zone. Ms. Blackshear stated that a map was added to the ordinance. Mr. Demeers stated that VE Zones have also been incorporated into the Coastal Building Zones.

Ms. Blackshear stated that there is a typographical error in paragraph four of page 44 of the ordinance being presented. It should state 20 years not 10 years.

Mr. Jason Bryan, Planner, presented for second public hearing the Affordable Housing Ordinance modifying the Walton County Land Development Code to establish workforce/affordable housing criteria; modifying design regulations; allowing increased density and establishing an expedited review process.

Commissioner Meadows asked Mr. Bryan to explain the Workforce/Affordable Housing Density Bonus. Mr. Bryan stated that this is the developer's choice to stay within the NPA or a standard subdivision. The density could be increased to 4:1 if standard subdivision is chosen. Ms. Blackshear stated that this bonus was not provided for in the residential preservation areas.

Mr. Mike Judkins, Mr. Tim Pauls, Ms. Shari Judkins, Mr. Bill Bard and Mr. Alan Ficarra all spoke in opposition of the language and asked that changes are made.

Ms. Blackshear stated that she would continue to work on the ordinance and return the changes to the Board on December 11, 2007.

Motion by Commissioner Meadows, second by Commissioner Comander, to continue the Public Hearing for the Workforce/Affordable Housing Ordinance until December 11, 2007 to allow changes to be made to the language. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear presented for second public hearing the Height Limitation Ordinance amending the Walton County Land Development Code to establish a height limitation for all of Walton County. Ms. Blackshear recommended upon approval of the ordinance that a letter from the Chairman be sent to Eglin AFB requesting a height study for Walton County. It was previously discussed that a benchmark be established and that a range of heights throughout the future land use categories be set up in the EAR amendments.

Mr. Chris Bushing, Mr. Ed Bradley, Mr. Tim Pauls, Mr. Ed Murrow and Mr. Dana Matthews spoke in opposition to the ordinance.

Mr. Richard Adams, Mr. Alan Ficarra, and Mr. Bill Bard spoke in favor of the ordinance.

Ms. Blackshear stated that a variety of heights is needed throughout the county. She said greater consideration needs to be given to residential areas.

Commissioner Meadows suggested looking at master planning to determine what heights are acceptable for the different land use zones. Discussion continued regarding visioning, zoning, safety and protection of residential and waterfront areas.

Ms. Blackshear stated that she would bring to the Board in January a schedule of meetings and workshops to discuss Future Land Use categories. She recommended that height limitations be discussed during these forums.

Motion by Commissioner Meadow to address height limitation during the EAR Amendment process. Motion died for lack of second.

Motion by Commissioner Jones, second by Commissioner Brannon, to adopt a Height Limitation Ordinance (**2007-51**) with a sunset provision of one year (November 27, 2008) and work to create exemptions and other rules for north Walton County. Ayes 4, Nays 1, Pridgen Aye, Meadows Nay, Jones Aye, Brannon Aye, Comander Aye. (**Ex Parte: Meadows**)

Ms. Blackshear stated that Jolly Bay, a project previously submitted, will be grandfathered in and would not be affected by this ordinance.

Ms. Lois La Seur presented for second public hearing the Chapter 8 & 9 Ordinance amending the Walton County Land Development Code; designating the Zoning Board of Adjustments to hear petitions for variances from the scenic corridor requirements set forth in Chapter 13 and providing criteria for variances from the scenic corridor provisions. The Design Review Board (DRB) requested changes to the language establishing criteria for granting variances from the scenic corridor guidelines. After much discussion, the DRB recommended approval of the ordinance with the revised language that is included in this draft.

Ms. Sue Grill, Design Review Board member, voiced opposition to the ordinance language. She encouraged the Board to schedule more public hearings.

Ms. Anita Page spoke against the ordinance language and requested that changes be made.

Discussion ensued regarding the language, criteria, and separation of power.

Ms. Mary Konovsky, Scenic Corridor Association Executive Director, stated that other cities and counties have the Design Review Board as a first point of reference then appeals are made to the Circuit Court. She spoke against the ordinance language.

Mr. Tim Brown, Planning Department, stated the variance procedure would begin with the DRB to obtain a recommendation then staff would take the recommendation to the BOA with a DRB representative for approval. Ms. Blackshear stated that two clarifications to the ordinance would accommodate the review and appeal process. The variance review would stay with the DRB and the applicant would have the opportunity to appeal to the BOA.

Commissioner Meadows exited the meeting.

Commissioner Jones suggested that no action be taken and allow the ordinance to be redrafted to give authority to the DRB to grant variances and the BOA would be the first point of appeal.

Motion by Commissioner Jones, second by Commissioner Brannon, to continue the Chapter 8 & 9 Ordinance to December 11, 2007. Ayes 4, Nays 0, Pridgen Aye, Jones Aye, Brannon Aye, Comander Aye.

Commissioner Meadows returned and Commissioner Jones exited the meeting.

Ms. Blackshear presented for second public hearing the Ordinance Amending Section 13.02.00 of the Walton County Land Development Code, the Route 30A Scenic Corridor to add portions of CR 393, CR 83, CR 283 and CR 395 to the CR 30A Scenic Corridor; deleting the town, residential and rural designations; establishing setbacks consistent with the Walton County Comprehensive Plan; setting standards for parking and right of way improvements defining the terms “fence” and “wall” and establishing setbacks for fences and walls.

Mr. Lloyd Blue, spoke in opposition to the language on page three of the ordinance.

Commissioner Jones returned.

Mr. Pauls, Beach Place Development representative, spoke in opposition to the ordinance.

Ms. Blackshear stated that staff found the ordinance and the setbacks were not consistent with the comp plan. She suggested continuing the issue to December 11, 2007 to give staff time to research how many projects would be affected.

Commissioner Meadows stated that redevelopment guidelines and policies need to be addressed and established. Mr. Blue stated that there are redevelopment guidelines for historic properties.

Mr. Bard asked that areas north of US 98 also be included into the ordinance. The areas include Churchill Bayou Road, Chat Holley and Church Street.

Ms. Blackshear questioned Attorney Burke if the process for this ordinance would have to return to the DRB to add the northern areas. Attorney Burke stated that the process would have to be restarted and a new ordinance would need to be drafted. Ms. Blackshear stated that a revised draft would be brought back on December 11, 2007.

Motion by Commissioner Brannon, second by Commissioner Meadows, to continue the public hearing for the Ordinance Amending Section 13.02.00 of the Walton County Land Development Code to December 11, 2007. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Commissioner Comander exited the meeting.

Ms. Blackshear presented for second public hearing the Scenic Corridor Design Standards Ordinance amending Chapter 13 of the Walton County Land Development Code; clarifying approval standards and procedures for changes to the exterior of a building; removing consideration of variances as a duty of the Design Review Board; prohibiting off-site model homes within the Scenic Corridor; establishing standards for approval of exterior colors in the US 98/US 331 Scenic Corridor and adopting a definition of off-site.

Motion by Commissioner Meadows, second by Commissioner Brannon, to adopt an Ordinance (**2007-50**) relating to Scenic Corridor Standards. Ayes 4, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye.

The Quasi Judicial hearing was called to order and Attorney Burke administered the oath to those intending on speaking.

Commissioner Comander returned.

Ms. Melissa Ward presented Enclave at Inlet Beach Final Plat submitted by Mr. Ed Barber, consisting of 18 townhomes on 1.6 +/- acres with a future land use of NPA/infill. The site is located at 32 East Park Avenue. Staff found the project consistent with the Land Development Code and Comprehensive Plan contingent upon the conditions set forth in the staff report.

Mr. George Ralph Miller, applicant representative, recommended approval.

Motion by Commissioner Comander, second by Commissioner Brannon, to approve Enclave at Inlet Beach Final Plat. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear stated that following the direction of the Board, Ordinance 2007-50 will include section G on page 4 and will not be struck through in the final ordinance.

Ms. Blackshear stated that S & S Materials Industrial Facility submitted by Buchanan & Harper has been withdrawn.

Mr. Ed Stanford, Jenkins, Stanford and Associates, presented Destiny Worship Center Addition, a major development order application. The application proposes to add two buildings to the Destiny Worship Center. The new buildings will total 54,513 square feet for a total of 74,813 square feet on 6.37 acres with a future land use of coastal center mixed use. The site is located at 122 Poinciana Boulevard. Mr. Brown stated that staff found the project consistent with the Land Development Code and Comprehensive Plan contingent upon the conditions set forth in the staff report. **(Ex Parte: Meadows, Pridgen)**

Mr. Stanford said that the issues raised by the neighboring property owners have been addressed.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve Destiny Worship Center Addition with conditions. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Jamie Eubanks presented Pankey Mini-Storage a major development order application submitted by JSA, Inc., consisting of 7 mini storage buildings (81,900 square feet total) on 7.4 acres. The proposed development is located in a platted subdivision on lots that were designated as commercial on the plat. The future land use designation for the site is estate residential. The site is located at the southeast intersection of Coy Burgess Loop and Rogers Road. Mr. Brown stated that staff found the project consistent with the Land Development Code and Comprehensive Plan contingent upon the conditions set forth in the staff report.

Motion by Commissioner Jones, second by Commissioner Comander, to approve Pankey Mini-Storage with conditions. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Stanford, presented Pastels Conceptual PUD f/k/a Terra Villa PUD a major development order application submitted Jenkins, Stanford & Associates consisting of 228 apartments and 379,400 square feet of commercial on 19.43 acres with a future land use of VMU. The site is located at the northwest corner of US 98 and CR 393.

Commissioner Meadows asked if there were any jurisdictional wetlands. Mr. Stanford stated that there is approximately 13,000 square feet of jurisdictional wetlands and agrees to provide a buffer. Ms. Blackshear stated that staff recommends approval with conditions.

Commissioner Meadows observed that there were no areas for recreation and asked if there were any requirements for recreation. Mr. Stanford stated that there is an open area that is still in the planning stage and will provide a recreational area.

Commissioner Comander voiced concern over approving a project with 14 conditions still to be met. She feels that the conditions on any project should be worked out before being presented to the Board for approval. Mr. Stanford stated that all the conditions will be met.

Mr. Brown stated the staff found the project consistent with the Land Development Code (LDC) and Comprehensive Plan contingent upon the conditions set forth in the staff report with conditions eight and nine being done during the technical phase.

Mr. Don Foley, resident, stated that he was not against the development, but wants assurance that the drainage will be handled properly. Mr. Stanford responded to Mr. Foley stating that the drainage would be handled appropriately as well as the protection of the jurisdictional wetlands.

Commissioner Meadows noted that on page six, it is stated that a 25 foot buffer is required and that 20 foot is provided. She asked if the minimum required buffer would be provided. Mr. Stanford stated that it would and that a 25 foot buffer is provided to the south. Commissioner Meadows stated that the staff report should be changed to show that the minimum would be met. She also noted that the request for a 150 unit hotel, but only 75 units are allowed. Mr. Stanford stated that he would make the necessary changes.

Commissioner Meadows stated that this VMU project backs up to a residential area and feels that the layout of the commercial is not compatible with the surrounding single-family lots. She asked to add to the conditions and findings that the following compatibility areas be addressed: dumpster location, lighting, loading and unloading zones, and the erection of a 6 foot fence along the west and north boundary. She wants drainage and stormwater plans, and all the compatibility issues brought back to the Board. She feels that the neighbors should have a say

in dealing with the compatibility issues. Ms. Blackshear stated that the LDC allows for conceptual projects, but would bring the issue back at the direction of the Board.

Attorney Burke recommended delaying the approval of the project until the Board is satisfied the conditions are met.

Mr. Stanford urged the Board to allow the project to move forward. He feels that it is a good opportunity for future growth.

Commissioner Meadows suggested a continuance until Attorney Burke could bring back information on the ability of the Board to approve some issues and require other issues be brought back for public hearing on December 11, 2007.

Mr. Stanford stated that the applicant asked to go forward with the project with the condition to return and address the issues.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve Pastels Conceptual PUD f/k/a Terra Villa PUD subject to the following conditions: that the applicant return for review of the master stormwater plan; and the compatibility issues including lighting, dumpsters, noise and buffering. Ayes, 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Carl Hammons presented for first public hearing SSA 2007-22. Ms. Maureen Johnson is requesting to change 9.03 acres from conservation residential one dwelling per 2.5 acres to conservation residential two dwelling per acre, or any less dense or intense category. The site is located south of the Choctawhatchee Bay in the Alligator Point area approximately 525 feet south of the Choctawhatchee Bay on the west side of CR 393. Staff found the project inconsistent with the Land Development Code and Comprehensive Plan and recommended denial.

Mr. Les Porterfield was present as a representative for Ms. Maureen Johnson.

Attorney Burke stated that a vote of denial could be made at this hearing.

Motion by Commissioner Comander, second by Commissioner Brannon, to deny SSA 2007-22. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Jennifer Christensen presented for first public hearing SSA 2007-19 a small scale amendment to change 7.67 acres of land (an existing saw mill) from Large Scale Agriculture and General Agriculture to Commercial or any less dense or intense category. The parcel is located north of the Choctawhatchee Bay, in the Crawford area, south of SR 20 east and north of the Choctawhatchee River. Mr. Carl Hammons, Planning Department, stated that staff found the project consistent with the Land Development Code and Comprehensive Plan.

No action was taken due to first public hearing.

Mr. Chance Powell, agent for Patsy Mall and Preble-Rish, presented for first public hearing SSA 2007-20 to change .672 acres from NPA/Residential Preservation Area to infill or any less dense or intense category. The parcel is located south of the Choctawhatchee Bay on the south side of CR 30A in the Gulfview Heights Subdivision at the southeast corner of Gulfview Heights Street and CR 30A.

Discussion took place concerning commercial infill usage, and covenant and restrictions.

Mr. Hammons stated that staff found the project consistent with the Land Development Code and Comprehensive Plan.

Ms. Page and Mr. Bard spoke in opposition SSA 2007-20.

No action was taken due to first public hearing.

Mr. Robert McGill presented for first public hearing SSA 2007-23 to change 9.03 acres of land from Estate Residential to Commercial or any less dense or intense category. The property is located north of the Choctawhatchee Bay in the general Woodlawn Heights area, approximately ¼ mile west of the junction of Hemlock Drive and US 331 on property identified as part of lots 2 through 9 in the Lake Le Anna Estates platted subdivision. **(Letter of opposition submitted by the Planning Department: Mr. & Mrs. Victor Cuchens, Jr.)**

Mr. Hammons stated that due to additional surveys, the project is now 6.075 acres. The staff found the project inconsistent with the Land Development Code and Comprehensive Plan. There are no provisions in the comp plan to expand the commercial nodes.

Mr. McGill clarified the locations of the nodes.

No action was taken due to first public hearing.

Attorney Burke stated that since a recommendation from the Planning Commission is needed for the SSA's being presented, Ms. Johnson's request, SSA 2007-22 which was previously denied, may come back before the Board during the next public hearing.

Ms. Christensen presented for first public hearing SSA 2007-24. HSH Properties LLP requested to change 3.40 acres of land from Estate Residential to Commercial or any less dense or intense category. The property is located north of the Choctawhatchee Bay in the general area of Woodlawn Heights area on the east side of US 331 approximately 500 feet north of Ebbwood Drive and about 990 feet south of Cedar Drive. **(Letter of opposition submitted by the Planning Department: Mr. & Mrs. Victor Cuchens, Jr.)**

Mr. Hammons stated that staff found the project consistent with the Land Development Code and Comprehensive Plan.

No action was taken due to first public hearing.

Ms. Blackshear stated that SSA 2007-25 Reinhart LLC has been withdrawn

Mr. Peter Woolley presented for first public hearing SSA 2007-26 requesting to change 5.13 acres of land from Conservation Residential two dwellings per acre to Neighborhood Planning Area/Infill, or any less dense or intense category. The property is located south of the Choctawhatchee Bay in the Inlet Beach area, approximately 260 feet west of West Rattlesnake Trail and 660 feet north of West Shore Drive.

Mr. Hammons stated that staff found the project consistent with the Land Development Code and Comprehensive Plan. No public comment was received.

No action was taken due to first public hearing.

There being no further business the meeting adjourned at 10:10 p.m.

APPROVED _____
Larry Jones, Chair

ATTEST _____
Martha Ingle, Clerk of Court