

DECEMBER 11, 2007-REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a regular meeting on December 11, 2007 at 4:00 p.m., at the Walton County Courthouse in DeFuniak Springs.

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

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

Mr. William Pennington, Clerk of Court Finance Director, gave a brief update on the State Board of Administration. He stated the account was drawn down to \$2 million in 2003. On December 6, 2007, \$2 million was withdrawn with no loss of principal and placed into the Regions Bank Pooled Cash Account.

Motion by Commissioner Brannon, second by Commissioner Comander, 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	\$ 2,456,087.44
County Transportation	\$ 336,402.20
SHIP	\$ 38,600.00
Fine & Forfeiture	\$ 1,031,622.00
Debt Service Hospital	\$ -
Mosq. Control State	\$ -
Mott Sign Grant	\$ -
Section 8 Housing	\$ (274.61)
Tourist Dev. Council	\$ 333,001.59
N.W. Mosquito Control	\$ 2,592.63

W. Co. Library	\$	21,898.37
Tax Deed Surplus Trust	\$	8,608.15
Recreation Plat Fee	\$	20,526.55
Public Safety- 911	\$	28,165.50
Solid Waste Enterprise	\$	482,644.37
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	\$	3,107.82
Capital Projects Fund	\$	1,130,545.07
Imperial Lakes MSBU	\$	-
Inmate Canteen Fund	\$	-
Totals	\$	5,893,527.08

2. Approve Minutes: November 27, 2007 – Regular Meeting and Special Meeting; November 1, 14 and 19, 2007 – Value Adjustment Board Hearings
3. Adopt Resolution (**2007-115**) to amend the budget to roll forward additional revenues and expenditures for the Hogtown Bayou Channel Markers FBIP Grant Project
4. Adopt Resolution (**2007-113**) to amend the budget to roll forward monies for Earl Godwin Road
5. Approve a 30 day extension of the Nabors Giblin and Nickerson contract for Fire Impact Fee Study
6. Approve DEP Grant Agreement for Morrison Springs Advanced Septic Treatment System
7. Approve Resolution (**2007-114**) for EMS County Grant
8. Approve Florida Department of Environmental Protection Grant 04WL1 Amendment 2 Grant Agreement
9. Approve Florida Department of Environmental Protection Grant 06WL1 Amendment 1 Grant Agreement

Ms. Janine Rogers-Harris, Community Relations Manager, presented a “Certificate of Congratulations” to the Board in recognition of Walton County’s participation in the Communities for a Lifetime initiative. Mr. J. B. Hillard was the recipient of the “Above the Call of Duty Award”.

Chairman Jones called to order a public hearing to adopt a resolution electing to use the uniform method of collecting non-ad valorem special assessments for the cost of providing canal maintenance improvements.

There was no public comment.

Motion by Commissioner Brannon, second by Commissioner Meadows, to adopt a resolution (**2007-111**) approving non-ad valorem special assessments. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

The issue to be presented by Mr. Lawrence D. Wons was withdrawn.

Attorney Matthew W. Burns, Esquire, representing a group of gulf front property owners, requested that the Board adopt resolutions or ordinances reconfirming the County's commitment to preserving private property rights and recognizing the private property rights which exist with regard to gulf front properties in Walton County.

The Board agreed to consider and review the draft resolution prepared by Mr. Burns.

Chairman Jones exited the meeting.

Mr. Alan Osborne, Driftwood Estates resident, requested a motion by the Board to stop building in Driftwood Estates Phase II B & C.

Commissioner Meadows submitted an email from Mr. Greg Graham, Engineering Manager, which stated that the developer had not requested a final Development Order (DO) inspection. She stated that a comprehensive inspection of the drainage system will be completed on Thursday, December 13, 2007 and a punch list compiled to which developers must comply within a 30 day period. She feels that due to an expired letter of credit and no request for final inspection, building permits need to be held until the

deficient storm water design is corrected. A moratorium will not be needed due to those violations.

Attorney Mike Burke, Interim County Attorney, agreed with Commissioner Meadows that this is an administrative issue and that policy and code should be followed.

Mr. Graham confirmed that the final infrastructure had not been inspected and the storm water drainage is under evaluation.

Commissioner Pridgen questioned what procedure would be followed should the developer not comply. Mr. Burke stated that a code enforcement action would be necessary. He said that code would not allow building permits to be issued until the development had been completed.

Ms. Pat Blackshear, Growth Management Director, stated that if after the inspection a bond is required, then the developer will be responsible to present a bond.

Commissioner Meadows requested that all information related to the final inspection be brought to the Board before being signed off.

Chairman Jones returned to the meeting.

Mr. Ronnie Bell, County Administrator, introduced the firms that would present proposals for RFP 08-002 – Wayfinding Signs for CR 30A & Timpooshee Trail Phase I.

Mr. Kim Sutton, President, Signtek, submitted a three dimensional rendering of the signs to be produced and briefly described the materials to be used. He stated that Signtek is a local company and feels this would be beneficial to Walton County. Commissioner Meadows asked if the signs could be installed by early spring. Mr. Sutton stated that it could be accomplished. Commissioner Meadows voiced concern over the cost for services.

Mr. John Birmingham, President, Architectural Graphics, stated that his company has produced signs for large and small entities and would work with Public Works for sign placement. Commissioner Meadows voiced concern over the length of time it would take to produce the signs and questioned whether the time could be shortened. Mr. Birmingham stated that the shortest time frame would be approximately six months.

Commissioner Meadows motioned to award the proposal to Signtek. Commissioner Comander seconded the motion for discussion.

Commissioner Comander voiced concern over the costs and the time frame. Commissioner Meadows stated that funding will be split with the Tourist Development Council (TDC), with the balance coming from Recreational Plat Fees, and de-obligation of other accounts. The budgeted amount is \$150,000.

Mr. Alan Ficarra, resident, asked the total amount of the bids. Commissioner Meadows stated that Signtek proposed \$202,000 and Architectural Graphics proposed \$162,700. Chairman Jones recommended negotiating with Signtek for a lower cost.

Motion and second were rescinded.

Motion by Commissioner Meadows, second by Commissioner Comander, to award the bid to Signtek and approve Commissioner Meadows and the Budget Committee to begin negotiations. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Ernie Montgomery, Equipment Fleet Manager, requested approval for payment of an invoice to Thomas Hicks Landscaping and Developing for Hogtown Bayou Bridge Equipment Rental in the amount of \$13,650.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve equipment rental in the amount of \$13,650. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Aaron Warren, Assistant County Engineer, stated that the Solid Waste Transfer Station has expired its design life cycle. He presented two options in which to proceed: 1. adoption of a Resolution for emergency maintenance; or 2. an RFP process for design and construction inspection on the present station. Chairman Jones recommended a standard process of advertising for an RFP. Commissioner Meadows stated that she had visited the station and found that the conditions require an emergency declaration for repair.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to adopt a resolution (**2007-114**) declaring a state of emergency for necessary replacement of the solid waste transfer station. Ayes 3, Nays 2, Jones Nay, Comander Aye, Pridgen Aye, Brannon Nay, Meadows Aye.

Mr. Warren stated that the next step of the process is to work with a pre-qualified consultant through the RFQ process and proceed with the design. Mr. Bell questioned how long it would take to draft a contract for negotiation. Commissioner Meadows stated that an additional 30 to 45 days would be needed.

Mr. William Imfeld, Finance Director, requested approval to include \$5 million in the January 2008 draw against the \$30 million SunTrust credit line for the waste transfer station. This had not been included into the current budget.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the draw on the line of credit. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Ken Little, Citizens Services Director, presented an update on the Council on Aging. He stated that he had contacted Ms. Dottie Peoples, Area Agency for Aging Executive Director, and was told that she and her staff would be investigating the complaints.

Mr. Little requested appointment of designated members to a Public Safety Coordinating Committee. Newly enacted legislation requires recommendation on how the Criminal Justice, Mental Health and Substance Abuse Reinvestment Grant Program can best be implemented within the county. He stated that a Commissioner would need to be appointed to the committee as well.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the Public Safety Coordinating Committee as presented and appoint Commissioner Comander as the Board representative. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Bell presented a request from Mr. Lloyd Blue to extend the hours of alcoholic beverage sale for all restaurants affected in Grayton Beach from December 21 through January 2.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to extend the hours of alcoholic beverage sale from December 21 through January 2. Ayes 4, Nays 1, Jones Nay, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Bell presented a list of projects submitted by the Commissioners as potential CBIR submissions. District 1-construction of an educational center/pavilion at Morrison Springs in the approximate amount of \$200,000; District 2-Darlington Gaskin School House/Community Center and 4-H Program; District 4-Bay Grove Road storm water improvement; District 5-tennis courts at Padgett Park, 15,000 square foot community recreation center at Padgett Park, and removal of invasive species from Coastal Dune Lakes. Mr. Bell stated that submissions would need to be turned in by December 20, 2007. Chairman Jones stated that he would be submitting an item for Oakwood Hills Park.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve projects presented for CBIR submission. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Bell recognized the Facility Maintenance Crew and Christmas Reflections for the hard work that went into decorating the courthouse lawn.

Mr. Mike Burke, Interim County Attorney, presented the Coastal Armoring License Agreements for Johnnie Ross Malone Family Trust B; Roberta James and Kathy Ann James; and Catherine Rodwell. He briefly discussed the suggested changes and criteria of the agreement.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to approve the License Agreement language with changes as discussed. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Attorney Davis Malone, representative for the three applicants, requested time to review the agreement with changes. The three agreements will be brought to the Board for approval on January 8, 2008.

Mr. Burke presented for approval the John Makar Right-of-Way Agreement which will grant Mr. Makar a 20 foot easement to access his property near Deer Trail Road.

Mr. Makar questioned who would be held responsible for maintenance and permits. Mr. Lyle Seigler, Public Works Director, stated that the landowner would be held responsible for clearing and maintenance, and for any required permits. Mr. Makar asked that the language regarding termination be reworded to provide relief from a 30 day notice.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the Makar Right-Of-Way Agreement. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Burke stated that individual approval for Coastal Armoring Agreements will be processed within the Consent Agenda.

Commissioners Meadows, Comander, Brannon and Pridgen did not present any items for discussion.

Chairman Jones presented for approval a proposed policy for drafting new ordinances and amending existing ordinances.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve a new policy for drafting and amending ordinances. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Chairman Jones presented for approval a proposed policy for BCC Agenda Submissions.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve a new Policy for Agenda Submissions as presented. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Commissioner Comander stated that she would like the Board to consider adopting Robert's Rules of Order to conduct county business.

Chairman Jones presented a recommendation by Mr. Gary Mattison, Human Resources Director concerning policy violation by Ms. Kriss Titus, TDC Director. The disciplinary action recommended was a memo regarding policy violation placed in the employee personnel file and a 30 day sanction of use of the county vehicle.

Motion by Commissioner Brannon to approve the recommendation, Commissioner Meadows seconded the motion for discussion. Chairman Jones stated that Ms. Titus was unable to attend the meeting. Mr. Burke suggested that discussion be held when Ms. Titus was able to attend.

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

Mr. Mike Judkins, resident, spoke against the time limits as set within the BCC Agenda Policy.

The meeting recessed at 5:47 p.m. and reconvened at 6:04 p.m.

Ms. Blackshear stated that there were several items on the agenda that needed a motion from the Board to be continued or to be removed.

Motion by Commissioner Meadows, second by Commissioner Brannon, to continue item 1, Interim Engineering Department Procedure pertaining to the construction of county approved storm water management systems until January 22, 2008. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Motion by Commissioner Comander, second by Commissioner Meadows, to remove from the agenda item 2, Naturewalk Letter of Credit. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Motion by Commissioner Brannon, second by Commissioner Comander, to remove from the agenda item 4, Osprey Creek Letter of Credit. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to continue item 7, Chapter 8 & 9 Ordinance until January 8, 2008. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to continue item 8, Ordinance amending Section 13.02.00 of the Walton County Land Development Code, the Route 30A Scenic Corridor until January 22, 2008. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Motion by Commissioner Pridgen, second by Commissioner Comander, to continue the following items until January 8, 2008: 9-CIP Ordinance; 10-TCE Ordinance; 11-LSA 07.00.01; 12-LSA 07.00.02; 14-ORC 07D-A; 15-Blackstone DRI; and 16-Blackstone PUD. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Motion by Commissioner Comander, second by Commissioner Brannon, to withdraw item 13, LSA 07.00.03. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Motion by Commissioner Comander, second by Commissioner Brannon, to continue Item 17, Rescinding Alligator Point Plat until January 8, 2008. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Motion by Commissioner Comander, second by Commissioner Pridgen, to remove from the agenda item 20, Bullock Estates Final Plat. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Ms. Blackshear presented Preserve at Inlet Beach Letter of Credit for approval.

Motion by Commissioner Brannon, second by Commissioner Comander, to approve Preserve at Inlet Beach Letter of Credit. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Ms. Blackshear presented for adoption the Coastal Building Zone Ordinance an ordinance modifying the Walton County Land Development Code providing 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 that zone.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to adopt an Ordinance **(2007-53)** for the Coastal Building Zone. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Ms. Blackshear presented for adoption the Workforce/Affordable Housing Ordinance an ordinance modifying the Walton County Land Development Code to establish workforce/affordable housing criteria; modifying design regulations; allowing increased density; establishing an expedited review process.

Mr. Bill Horn, representative of Santiago Diner, spoke against the continuation of Item 7, Chapter 8 & 9 Ordinance.

Mr. Judkins, Ms. Shari Judkins and Mr. Bill Bard spoke in opposition of the Workforce/Affordable Ordinance language.

Motion by Commissioner Brannon, second by Commissioner Pridgen, to adopt an Ordinance **(2007-52)** to establish workforce/affordable housing. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

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

Ms. Blackshear requested on behalf of Mr. Flynn Morris, Applicant, and Emerald Coast Associates, Inc. (Dean Burgis, P.E.), Agent, the Board accept the final plat of Eagle Bay Landing consisting of 53 single-family residential lots on 36.84 acres of land with a future land use designation of Conservation Residential 2:1. The proposed site is located east of East Hewitt Road, west of Don Bishop Road and south of Hogtown Bayou. Staff found the project consistent with the Land Development Code and Comprehensive Plan and is ready for recording.

Commissioner Meadows voiced concern that some of the lots were not suitable for houses. Mr. Tim Brown, Assistant Planning Manager, and Ms. Blackshear both

stated that the size of the lots had been noted and the size of the home will be determined through the permitting process.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the Final Plat of Eagle Bay for recording. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Howard Patterson, applicant, and Knobles and Associates, Surveyor, requested the Board accept the final plat for Blue Fish consisting of a replat of the property boundary lines of three existing lots of record. This site is located on the south side of Scenic US Highway 98.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to approve the Blue Fish Final Plat for recording. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Ms. Blackshear requested on behalf of 30-A, LLC, owner, the extension of Serenity at the Gulf an already approved major development order for a 3 unit condominium project on ± 0.549 acres with a future land use of neighborhood planning area/infill. The site is located on the south side of CR. 30-A, south of Pelican Glide Lane and west of Cottage Way.

Ms. Sharon Higgins spoke in opposition of the project development order extension.

Mr. Darryl Burgis, representative for 30A LLC, stated that a permit has been obtained for demolition and feels the project would be completed within the one year time frame.

Motion by Commissioner Brannon, second by Commissioner Pridgen, to approve Serenity at the Gulf. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Attorney Burke presented Paradise Point Amended Final Order. The previous Development Order issued by the BCC on August 3, 2004, contemplated the construction of 86 townhome units on 23.13 acres requiring fill in the floodplain and roadways located on wetlands. The Circuit Court entered a Final Judgment permitting the applicant to: development 50 single family units on the subject site; the homes are to be constructed on pilings to minimize use of fill; minimal fill may be used to install utilities and roadways; the roadway shown through wetlands may be future development, but Centurion shall have no duty to construct; Centurion shall dedicate a 50-foot right-of-way along the northern boundary of Lot 59, which shall extend an additional 30 feet into Lot 38 of Section 14, Township 2 South, Range 22 West, Santa Rosa Plantation (PB2, PG4); and Centurion shall install within 24 months of the final judgment potable water and sanitary sewer system for the development, make access to that system to others lying to the north of the site by providing a stub out from the nearest available manhole to an easement of record within the vicinity of the northwest corner of Lot 38 sufficient to accommodate and provide capacity for 20 single family residences. This site is located on the east side of CR 393 approximately 1.6 miles north of US 98.

Commissioner Meadows questioned whether Ms. Sharon Pruitt's concerns regarding the easement were handled. Attorney Burke stated that litigation determined that the easement was satisfied for usage. Mr. Burgis stated that the easement is private and will not be county maintained.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to approve Paradise Point Amended Final Order. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Ms. Jennifer Christensen, representing Mr. Lloyd Blue, requested a small scale amendment SSA 2007-19 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 Cowford area, south of SR 20 East and north of the Choctawhatchee River. Staff found the project consistent with the Land Development Code and Comprehensive Plan.

Ms. Meg Nelson voiced objection to SSA 2007-19.

Motion by Commissioner Brannon, second by Commissioner Pridgen, to approve SSA 2007-19 (**Ordinance 2007-55**) Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Cliff Knauer, Preble-Rish representative for Ms. Patsy Mall, requested a small scale amendment SSA 2007-20 to change 0.672 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. Staff found the project consistent with the Land Development Code and Comprehensive Plan. (**Ex parte: Brannon, Pridgen and Comander; Exhibits: 1. Staff Report, 2. Petitioners Packet**)

Mr. Knauer stated that a development order for commercial development was approved in 1992 and is a conforming use. He said that the Planning Department and the

Planning Commission determination was that there would be no commercial use allowed for those lots since the Covenants and Restrictions expired in 1987. The applicant was directed to apply for a small scale amendment for infill. Mr. Knauer stated that infill will not allow for commercial therefore the applicant is asking for the maximum number of residential units. He requested the Board's approval.

Discussion ensued on the appropriate parcel designations and compatibility.

Ms. Anita Page and Mr. Hugh Marse spoke in opposition of the precedent of the project.

Mr. Flip Harju feels that the lots should not be left vacant.

Mr. Knauer feels that a commercial designation would be more compatible with the surrounding area.

Motion by Commissioner Brannon, second by Commissioner Pridgen, to approve SSA 2007-20. Ayes 2, Nays 3, Jones Nay, Comander Nay, Pridgen Aye, Brannon Aye, Meadows Nay. Motion failed.

Ms. Maureen Johnson is requesting a small scale amendment SSA 2007-22 to change 9.03 acres from Conservation Residential one dwelling per 2.5 acres to Conservation Residential two dwellings 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.

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

Mr. Robert E. McGill Jr. and Mr. Robert McGill, III are requesting a small scale amendment 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 1/4 mile west of the junction of Hemlock Dr. and US 331 on property identified as part of lots 2 through 9 in the Lake Le'Anna Estates platted subdivision. Staff found the project inconsistent with the Land Development Code and Comprehensive Plan. **(Exhibits: 1. Staff Report, 2. Memo)**

Mr. Victor Cuchens spoke in opposition to the project; he feels it will interfere with his grass-private air strip and the surrounding residential areas.

Ms. Lois La Seur, Planning Manager, stated that the Planning Commission found that the commercial designation is inconsistent with the Comprehensive Plan.

A brief discussion on compatibility ensued.

Mr. Bard stated that residential areas and airstrips can work together.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve SSA 2007-23 (**Ordinance 2007-56**) with revisions showing a change from Estate Residential to Urban Residential. Ayes 4, Nays 1, Jones Nay, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Ms. Jennifer Christensen, HSH Properties LLLP, is requesting a small scale amendment SSA 2007-24 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 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. Staff found the project consistent with the Land Development Code and Comprehensive Plan.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to approve SSA 2007-24 (**Ordinance 2007-54**). Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

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

Mr. Peter W. Woolley requested a small scale amendment SSA 2007-26 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 general Inlet Beach area, approximately 260 feet west of W. Rattlesnake Trail and 660 feet north of West Shore Drive. Staff found the project consistent with the Land Development Code and Comprehensive Plan.

(Exhibits: 1. Staff Report, 2. Letter, 3. Map)

Ms. Blackshear stated that SSA 2007-26 could not be adopted because there was not enough acreage to support it. Mr. Woolley asked to apply whatever amount was available to SSA 2007-26.

Motion by Commissioner Meadows, second by Commissioner, to approve SSA 2007-26 (**Ordinance 2007-57**) with revisions to support balance of acreage available. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

There being no further business, the meeting adjourned at 8:02 p.m.

APPROVED _____
Larry Jones, Chair

ATTEST _____
Martha Ingle, Clerk of Court