

JANUARY 8, 2008 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a regular meeting on January 8, 2008 at 4:00 p.m., at the South Walton Courthouse Annex.

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

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

1. Approve Expenditure Approval List (EAL)

General Fund	\$ 1,477,459.31
County Transportation	\$ 942,828.49
SHIP	\$ 10,236.00
Fine & Forfeiture	\$ 1,061,501.00
Debt Service Hospital	\$ 16,767.50
Mosq. Control State	\$ 1,926.25
Mott Sign Grant	\$ -
Section 8 Housing	\$ 141,830.06
Tourist Dev. Council	\$ 999,278.90
N.W. Mosquito Control	\$ 22,769.61
W. Co. Library	\$ 27,100.24
Tax Deed Surplus	
Trust	\$ 31,315.30
Recreation Plat Fee	\$ 56,670.86
Public Safety- 911	\$ 25,445.30
Solid Waste Enterprise	\$ 1,476,164.45
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	\$	5,123.49
Capital Projects Fund	\$	694,613.90
Imperial Lakes MSBU	\$	2,765.91
Inmate Canteen Fund	\$	-
Totals	\$	6,993,796.57

2. Approve Minutes: December 11, 2007 – Regular Meeting
3. Approve **Resolution 2008-03** to amend the budget for unanticipated grant revenue for the Morrison Springs Advanced Septic Treatment System in the amount of \$50,000
4. Approve **Resolution 2008-07** to amend the budget for the Wireless 911 Grant for the EOC E911 System in the amount of \$476,893.34
5. Approve **Resolution 2008-06** to amend the budget for the Wireless 911 Rural Grant for the E911 PSAP System in the amount of \$200,867.02
6. Request to surplus four computers from the Tourist Development Council and two handheld Linear Imagers and one Dell Laptop Computer from the Clerk’s Office
7. Approve **Resolution 2008-05** to amend the budget for the award of a Florida Boating Improvement Program Grant for the Derelict Vessel Removal Project in the amount of \$14,850
8. Approve the Investment Report for quarter ended September 30, 2007
9. Approve Records Disposition Request from the Clerk’s Office
10. Approve the FDEP Grant 07WL1 Walton County Beach Restoration Project
11. Approve Contract Amendment between the Department of Corrections and Walton County for the use of inmate labor in work programs (Work Squad Contract #WS386)
12. Approve FDOT Joint Participation Agreement for Roadside Beautification (**Resolution 2008-08**)
13. Approve **Resolution 2008-04** to amend the budget for Florida Boating Improvements Program Grant funds for the Bay Field Boat Ramp Project
14. Extend the Contract with Doctor Paul Hart as the County’s EMS Director

Mr. Mike Judkins requested the Board afford him adequate public rights and allow direct access to public records. Chairman Jones stated that the Board intended for his rights to be intact and requested Attorney Mike Burke, Interim County Attorney, to review the documents presented by Mr. Judkins and look into alleged violations by the county.

Chairman Jones called to order the public hearing to discuss the Fire Rescue Impact Fee Ordinance.

Ms. Bethany Burgess, Nabors Giblin & Nickerson, PA, presented the revisions for the Fire Rescue Impact Fee Ordinance. An appendix has been included in the revisions that provide a list of building uses and rate category classifications. Also discussed were options for Economic Development incentives. Commissioner Meadows questioned who would be responsible for the administration and follow up of the mitigation during the eight year period. Ms. Burgess stated that the County Administrator's Office and/or the person appointed to handle the impact fee would be responsible. She stated that other counties require annual jobs and salaries reports. Mr. Ronnie Bell, County Administrator, stated that an Economic Development Grant received several years ago had a provision that required the same type of reports. These were handled by Ms. Angie Biddle, Grants Coordinator. Commissioners Comander and Meadows voiced concern over the impact fees for commercial and institutional. Commissioner Brannon asked if the fee was based on per dwelling unit or on square footage. Ms. Burgess stated that it was based per dwelling unit and was designed according to first response.

There was no public comment.

Chairman Jones suggested that no action be taken. He suggested waiting until the end of January, assess what the county position would be in accordance with the ad valorem tax in the coming year and revisit the issue to include it into next year's budget. The Board concurred to take no action at this time.

Mr. Bill Imfeld, County Finance Manager, requested the Board's permission to extend the contract with Nabors, Giblin & Nickerson.

Motion by Commissioner Comander, second by Commissioner Pridgen, to extend the contract with Nabors, Giblin & Nickerson. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Commissioner Meadows stated that eventually a fire impact fee will need to be adopted. She suggested phasing in a fee at a lower rate with gradual percentage increases until it reaches the proposed amounts.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to table the Fire Rescue Impact Fee Ordinance. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Attorney W.C. Henry, Interim County Attorney, requested approval of the CPAC agreement. CPAC, LLC has agreed to enter into a private/public partnership with the county to build a road interchange on State Road 285 to serve the County-owned parcels east and west of State Road 285 between Interstate 10 and US Highway 90 located at the Mossy Head Industrial Park. He stated that CPAC would build the intersection and the county would agree to pave the road to the CPAC parcel and reimburse CPAC for part of the costs in the amount of \$198,700. Commissioner Meadows asked when the construction would be completed. Mr. Ronnie Bell, County Administrator, stated that the completion would be before March 28, 2008 which is when the DOT permit expires. He stated that the money will come from the landfill reserve. Mr. Imfeld stated that Economic Development funding is also available.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to approve the CPAC agreement. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Attorney Henry requested approval of the Gulf Coast Energy Agreement. Gulf Coast Energy of Walton, LLC wishes to purchase up to 75 acres of land within the Mossy Head Industrial Park. He presented an addendum showing changes within the contract and briefly discussed each. Commissioner Meadows asked if the term revenue referred to the gross or net revenue. Chairman Jones stated that the reference was to gross. Commissioner Meadows asked that the wording of the agreement be changed to specify gross revenue. Concerns were raised regarding the environmental toxins and waste. Attorney Henry stated that GEC presented that there would be very little or no waste products. Commissioner Meadows stated that GEC must comply with EPA and obtain all the proper permits.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the Gulf Coast Energy Agreement with the addition of gross revenue to the agreement language. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Attorney Henry presented a resolution and ordinance adopting the Purchasing Policies and Procedures Manual for use in all county purchases of goods and services. Mr. Bell asked that the issue be continued until February 12, 2008 to give the Board ample time to review the purchasing policies and submit changes and comments. Commissioner Meadows asked that the changes in the policy be underlined. Commissioner Comander stated that she had several questions and wanted input from the department heads. Mr. Imfeld stated that there was no previously adopted purchasing manual. He stated that the manual would comply with Federal and State guidelines.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to continue the Purchasing Manual Resolution and the Purchasing Policies and Procedures Manual Ordinance

public hearing until February 12, 2008. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Attorney Burke presented the form Coastal Armoring License Agreement. The attorney(s) for the property owners have requested changes pertaining to time to remove debris in the event of damage to structures. He requested the Board approve the form agreement. Commissioner Meadows submitted suggested changes to Paragraph 7(d).

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

Attorney Burke requested approval of the lease agreement with Red Bay Community Center conditional upon inclusion of appropriate exhibits. The Board will extend funds to create park facilities. The lease is for 30 years at \$1.00 per year with an option for extension of an additional 30 years. Commissioner Brannon stated that this will be funded by the District 1 Recreational Plat Fee.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the Red Bay Community Center agreement subject to providing exhibit. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Bill Imfeld, County Finance Director, requested the monetary figures for District 1 Recreational Plat Fee. Commissioner Brannon stated that he would submit those figures at the January 22, 2008 meeting.

Mr. Bell, requested approval of the following Board and Committee appointments: Mr. Hugh Marse, Planning Commission; Mr. Hansel Geohagen, Mossy Head Enterprise Zone Development Agency; Ms. Janet Hurst, Affordable Housing Committee; Mr. Robert Nelson,

Code Enforcement Board; Mr. Randy Gardner, Planning Commission; Mr. Tom Patton, Planning Commission, Mr. Dave Lovell, Recreation Board; Mr. Bo Rutledge, Recreation Board; Mr. Scott Rosenheim, Zoning Board of Adjustments.

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

Mr. Bell requested the adoption of the County Maintained Road List. The Public Works and GIS Departments have spent the past 2 years updating this list. Mr. Bell clarified that this list is not of newly developed roads, but an updated list of all the roads maintained by the county. Mr. Allen Brown, Public Works, and Mr. Kevin Laird, GIS, presented the updated list and briefly described the process that was taken by Public Works and GIS to ensure that the list was accurate.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to adopt the updated County Maintained Roads List. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Bell presented the appraisal of the property on Lakeview Drive. The estimated property appraisal as of November 27, 2007 is \$10 million. Mr. William Wilson would like to sell this property to the county. Mr. Bell recommended that staff be allowed to meet with Mr. Wilson and explore different areas for funding. This will include seeking grant subsidies.

Motion by Commissioner Brannon, second by Commissioner Meadows, to accept Mr. Bell's recommendation. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Bell stated that an invoice has been received from CHELCO for the line extension costs for the Morrison Springs project in the amount of \$42,983.81. This would be paid out of the District 1 Recreational Plat Fee.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve payment of invoice in the amount of \$42,983.81. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Bell presented the Family Self Sufficiency Program Grant Notification. The Walton County HUD has been selected to receive funding in the amount \$50,000 for the position of Housing Director. He requested that the form be signed and returned to expedite the grant.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve submission of the Assurance for FY '07 HCV FSS Program Coordinator Funding application. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Mr. Bell announced that the City of DeFuniak Springs is holding a town hall forum to discuss the Property Tax Amendment on January 15, 2008 from 6:00 p.m. until 7:30 p.m. at the DeFuniak Springs Community Center.

Commissioner Brannon presented a resolution recognizing Dr. Edward O. Wilson and his accomplishments. The research center at Nokuse Plantation will be named in honor of Dr. Wilson.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to adopt **Resolution 2008-01** in recognition of Dr. Edward O. Wilson. Ayes 5, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Brannon Aye, Meadows Aye.

Commissioner Brannon exited the meeting at 5:08 p.m. and did not return.

Commissioner Meadows requested that the county take control of the Paradise Retreat Street maintenance. She stated that the citizens on this street are asking the county to maintain the street and the storm water drainage. She said that the developer used brick pavers but the drainage does not meet current code. The cut through traffic is creating a lot of problems. Mr. Brown stated that Public Works is under the understanding that the brick pavers were never actually permitted. He stated that neither the personnel nor expertise is available to maintain that street. He advised that the type of traffic should be limited.

Mr. Ronald Larsen, Paradise Retreat Homeowners Association, and Ms. Carol Oglivie, Paradise Retreat Homeowners Association Director, requested the Board accept Paradise Retreat Street into the county maintenance program.

Discussion ensued regarding the maintenance of the street, the use as a thoroughfare road, costs, and funding sources.

Commissioner Meadows suggested that Public Works return to the February 12, 2008 meeting with the cost estimates needed to maintain the road.

Ms. Sonya Grant, resident of Paradise Retreat, spoke in favor of county maintenance stating there is a safety issue to be considered.

Mr. Bob Hudson asked if a county policy was in effect for accepting roads for maintenance, that had to be brought up to standards. Chairman Jones stated that a policy did exist. Commissioner Meadows asked if the street met county standards other than the brick pavers. Mr. Brown stated that it did.

Commissioner Meadows requested the Scenic Corridor Guidelines be amended to include other roadways north of Highway 98. Roadways to be included are Chat Holley, S.

Church Street and Churchhill Bayou Road. A draft ordinance will be brought to the January 22 meeting for Board review and to set a date for public hearing.

Attorney Burke advised the Board that some issues that may be brought up by Mr. Allen Osborne is still under litigation and should not be discussed.

Mr. Allen Osborne requested the Board give an update of the Driftwood Estates issue. Commissioner Meadows stated that she has spoken with the men who are working on the issue. They will submit a written summary of the project. Mr. Graham stated that the scope of work was larger than originally anticipated. Commissioner Meadows asked Mr. Graham to bring the written assessment to the Board for review. She also stated that the issuance of building permits has been halted. Mr. Osborne stated that the residents of Driftwood have hired a private engineer to assess the project and will submit a written copy of his assessment to the Board.

Mr. Osborne requested that the Board retract statements made by Judge LaPorte and Florida DCA that indicated that a meeting was held on May 4, 1988 regarding Driftwood Estates. He distributed a list of meetings that show no meeting was held on that day. Attorney Burke stated the Judge's decision was based on the evidence provided by both sides and after reviewing the exhibits. Chairman Jones asked if the Board wanted to take action. The Board agreed not to take action.

Mr. Osborne raised concerns that the bond was release before the infrastructure was completed. He stated that plat could not be recorded until the infrastructure was complete, but since has been recorded. He asked that the plat be rescinded and that the employees who released the bond be terminated for not following orders.

Mr. Osborne, on behalf of the Greater Driftwood Estates, requested no ditches be used as a solution to the drainage problem. He read an assessment from the Public Works Department

that stated that ditches would not provide acceptable drainage. Commissioner Meadows said that the \$3 million dollars needed to install drainage pipes is not available therefore an alternative plan has been suggested. Mr. Osborne feels that the bond would cover the costs.

Commissioners Comander and Pridgen presented no items for discussion.

Chairman Jones presented a plaque to Commissioner Pridgen in recognition of his service as Board Chairman during 2007.

Chairman Jones suggested that Commissioner Pridgen be appointed to the Canvassing Board because he will be unable to serve.

Motion by Commissioner Meadows, second by Commissioner Comander, to appoint Commissioner Pridgen to the Canvassing Board. Ayes 4, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Meadows Aye.

The meeting recessed at 5:50 p.m. and reconvened at 6:05 p.m.

Ms. Lois La Seur, Planning Manager, presented the 2008 Small Scale Amendment Drawing. She stated that yearly 80 acres are allowed by DCA to be changed through Small Scale Amendments. The acres are divided between county sponsored amendments (40 acres) and random drawings (40 acres).

Motion by Commissioner Meadows, second by Commissioner Comander, to approve the Small Scale Amendment Drawing. Ayes 4, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Meadows Aye.

Mr. Greg Graham, Engineering Manager, requested a motion by the Board to direct staff to approach FDOT to fund the construction of US 331 Passing Lanes through Work Program monies and a private/public partnership. A TRIP Grant has been received and the county has funded 50% of the proposed passing lanes. Mr. Graham stated that staff, with the approval of

the Board and County Administration, would like to propose to FDOT to construct a future typical lane section rather than the originally proposed passing lanes. This section would provide four lane sections which would not need to be altered during the process to four-lane US 331. He would like to bring back to the Board any options given by the FDOT. With no motion being made, the Board agreed to allow Mr. Graham and staff to approach FDOT with the proposal as presented.

Mr. Graham requested approval to collect on the Sacred Oaks Letter of Credit due to the project being incomplete.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve collection on Sacred Oaks Letter of Credit. Ayes 4, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Meadows Aye.

Mr. Billy McKee, Environmental Manager, presented, as a first public hearing, the IDDE Ordinance, an ordinance amending the Walton County Land Development Code creating Chapter 15 “Detection and elimination of inappropriate discharges into the storm water system;” establishing regulations for contributions of pollutants through storm water discharge by any users; prohibiting inappropriate connections to the municipal separate storm sewer system; resolving conflicting provisions.

There was no public comment.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to set January 22, 2008 as a second public hearing date to be heard in DeFuniak Springs at 4:00 p.m. or soon thereafter. Ayes 4, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Meadows Aye.

Attorney Burke presented the Chapters 8, 9 & 13 Ordinance, an ordinance amending Chapters eight, nine and thirteen of the Walton County Land Development Code; designating

the Zoning Board of Adjustments to hear appeals from the denial of a variance from the scenic corridor requirements; providing criteria for variances from the scenic corridor provisions. Ms. LeSeur stated the ordinance had been restructured to state that the Design Review Board (DRB) would review variances and appeals would be taken to the Board of Adjustments (BOA).

Mr. Mike Chesser, representative of Victor and Maria Santiago (Santiago Diner), spoke in opposition of the ordinance.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to adopt the Chapters 8, 9 & 13 Amended Ordinance (**2008-01**). Ayes 3, Nays 1, Jones Aye, Comander Nay, Pridgen Aye, Brannon Aye, Meadows Aye.

Attorney Burke presented for first public hearing the Neighborhood Plan Ordinance, an ordinance amending section 2.03.02 of the Land Development Code; eliminating the requirement that neighborhood plans be adopted as comprehensive plan amendments; adding a requirement for neighborhood plans to be incorporated into the land development code as overlay districts. Mr. Burke stated that the consistency of the ordinance as approved by the Planning Commission and the ordinance within the Board packet has been challenged. He stated that changes were made after the approval by the Planning Commission that enhanced and improved the ordinance.

Commissioner Meadows questioned whether more elements could be added to Section D: Contents of Neighborhood Plans. Ms. LeSeur stated that the element list was the minimum elements allowed. Commissioner Meadows asked that this be clarified in the ordinance language. She asked Ms. LeSeur to clarify the reason that the percentage was omitted in Section E: Adoption of Neighborhood Plans. Ms. LeSeur stated that additional research needed

to be done. She stated that public testimony should be heard before determining a percentage amount. Ms. LeSeur stated that the Planning Commission had recommended 75%.

Ms. Linda Hildreth, Ms. Sherry Rayborn and Mr. Emmet Hildreth spoke against the altered ordinance.

Ms. Susan Lucas requested that changes be made to the ordinance language and clarify the criteria and notification process.

Mr. Ken Belcher spoke in favor of a lower percentage.

Mr. Bill Bard and Mr. Alan Ficarra spoke in favor of neighborhood planning and against a high percentage.

Discussion continued on the language changes and percentages.

Motion by Commissioner Comander, second by Commissioner Meadows, to set a second hearing date for February 12, 2008, to have comments submitted to Ms. Lois LeSeur, and to adopt the revisions and recommendations. Ayes 4, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Meadows Aye.

Attorney Burke stated that the following items: the CIP/TCE Ordinance, LSA 07.00.01 Ordinance, LSA 07.00.02 Ordinance and ORC 07D-A, would be addressed at one time as each relates to the Blackstone Amendment. Public hearings would follow the discussions.

Attorney Nancy Linnan, representative for Bonezzi Development Company and the Blackstone Development Company, presented the CIP/TCE Ordinance, an ordinance amending the Walton County Comprehensive Plan adopting an updated Table of Capital Improvements to include the preliminary engineering, design and construction of the Mossy Head Wastewater Treatment Facility and roadway improvements necessary to maintain level of services standards required by the Blackstone DRI Chapter 380 F.S. Development Order; adopting an updated

future transportation map reflecting roadway improvement necessary to maintain level of services stands required by the Blackstone DRI Chapter 380 F.S. Development Order; repealing all ordinances in conflict herewith. Ms. Linnan stated that there were several mistakes within the ordinance. Mr. Mac Carpenter, Planning Department Project Manager, distributed the Errata Sheets. Ms. Linnan briefly discussed the errors and stated what corrections needed to be made before ordinance submission to DCA.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Comander, to adopt the CIP/TCE Ordinance (**2008-02**) with corrections. Ayes 4, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Meadows Aye.

A public hearing was held for LSA 07.00.01 Ordinance, an ordinance adopting a Comprehensive Plan text amendment creating new land use classification of Development of Regional Impact-Mixed Use (DRI-MU).

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Comander, to adopt the LSA 07.00.01 Ordinance (**2008-03**). Ayes 4, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Meadows Aye.

A public hearing was held for LSA 07.00.02 Ordinance, an ordinance adopting a Comprehensive Plan FLUM amendment changing the Blackstone DRI property (approximately 1240 acres) from Rural Residential to Development of Regional Impact. The site is located on the north side of US Highway 90 approximately 3.5 miles east of the Okaloosa County line.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to adopt the LSA 07.00.02 Ordinance (**2008-04**). Ayes 4, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Meadows Aye.

A public hearing was held for ORC 07D-A the county response to DCA objections, recommendations and comments report regarding the above listed Comprehensive Plan amendments related to the Blackstone DRI.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve ORC 07D-A. Ayes 4, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Meadows Aye.

Attorney Burke administered the oath to those intending on speaking in the Quasi-judicial hearing.

Ms. Linnan presented Blackstone DRI, an application for Chapter 380.06 F.S. Development Approval for a Development of Regional Impact, submitted by Blackstone Development Company, consisting of 3,300 residential units (2,050 single family, 750 townhouses, 100 condominium units, and 400 apartment units), as well as an 18 hole golf course with club house, cart barn and maintenance facility, 145,000 square feet of commercial retail and service including daycare, 37,500 square feet of office, and a 12.3 acre RV park. The property is approximately 1,240 acres of land with a current future land use of Rural Residential (RR) with an application to change it to Development of Regional Impact–Mixed Use. The site is located on the north side of US Highway 90, approximately 3.5 miles east of the Okaloosa County line. She stated that there were some minor corrections that needed to be made to the Staff Reports and Development Order. (**Ex Parte: Commissioner Pridgen**)

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the Blackstone DRI with conditions as presented. Ayes 4, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Meadows Aye.

Mr. David Campbell, Blackstone Development Company President, presented Blackstone PUD, a major development order application for a conceptual planned unit development submitted by Blackstone Development Company, consisting of 3,300 residential units (2,050 single family, 750 townhouses, 100 condominium units, and 400 apartment units), as well as an 18 hole golf course with club house, cart barn and maintenance facility, 145,000 square feet of commercial retail and service including daycare, 37,500 square feet of office, and a 12.3 acre RV park. The property is approximately 1,240 acres of land with a current future land use of Rural Residential (RR) with an application to change it to Development of Regional Impact–Mixed Use. The site is located on the north side of US Highway 90, approximately 3.5 miles east of the Okaloosa County line. He requested two variations from the LDC to be inserted into the PUD. Mr. Campbell stated that the developer wished to replace the ribbon curbs with crushed lime-rock base, to eliminate the sidewalks on one side of the roadway and convert the remaining sidewalk into a 10’ multi-use path. Commissioner Meadows suggested that longer lasting material be used since the county would be responsible for maintaining the roadways. Mr. Graham stated that the use of ribbon curbing is not a county standard and that other curbing can be utilized

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve Blackstone PUD with conditions as presented. Ayes 4, Nays 0, Jones Aye, Comander Aye, Pridgen Aye, Meadows Aye.

Chairman Jones exited the meeting at 7:49 p.m. and passed the Chair to Commissioner Comander.

Mr. Brad Harris, Gortemolloer Engineering, Inc., presented Cox Pools-West Office a conditional use application submitted by Dexter Gortemoller, P.E., consisting of 4,400 square foot office building on 2.81 acres with a future land use of rural village. This site is located 6 miles west of Freeport on the north side of Highway 20. Staff found the project consistent with the Land Development Code and Comprehensive Plan and recommends approval. **(Exhibits: Staff Report; Ex parte: Commissioner Comander)**

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve Cox Pools-West Office. Ayes 3, Nays 0, Comander Aye, Pridgen Aye, Meadows Aye.

Mr. Jason Bryan, Planning Department, on behalf of Water View Properties, LLC, requested an extension of the Water View at Inlet Beach Extension of Development Order (D.O.) an already approved major development order consisting of a 48 lot single family subdivision with a future land use of NPA/Infill. This site is located at the intersection of US 98 and North Orange Street.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve Water View at Inlet Beach a one time D.O. extension. Ayes 3, Nays 0, Comander Aye, Pridgen Aye, Meadows Aye.

Mr. Tim Brown, Senior Planner, presented DST Carnival, LLC, requested an extension of Downtown Seagrove an already approved major development order consisting of

commercial, restaurant, hotel and retail uses on 1.40 acres with a future land use of NPA/RPA, with covenants and restrictions, which allows for commercial uses.

Mr. Bryan Bruns, adjacent property owner, asked the proposed timeframe for completion and if any significant changes had been made. Mr. Brown stated that no timeframe has been set and there have been no changes.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the extension of Downtown Seagrove. Ayes 3, Nays 0, Comander Aye, Pridgen Aye, Meadows Aye.

Mr. Darrell Barnhill, Barnhill, Barnhill and Barnhill, submitted a plat application and requested approval for Starview Terrace Plat an eight multifamily units on 1.04 +/- acres with a future land use of NPA/Infill. The site is located on Satinwood Drive approximately .25 miles north of CR 30A. Mr. Barnhill stated that all deficiencies stated in the Staff Report have been corrected, inspected and approved. Ms. Melissa Ward, Planning Department, stated that all of the conditions have not been met. She said that the plat still needed to be revised by the applicant. Staff found the project consistent with the Land Development Code and Comprehensive Plan contingent upon the conditions set forth in the staff report. **(Exhibits: Staff Report, Revised Staff Report)**

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve Starview Terrace Plat. Ayes 2, Nays 1, Jones, Comander Nay, Pridgen Aye, Meadows Aye.

The rescission of Alligator Point Plat was removed from the agenda. Applicant has met the conditions requested by staff.

There being no further business, the meeting was adjourned at 7:55 p.m.

APPROVED _____
Larry Jones, Chair

ATTEST _____
Martha Ingle, Clerk of Court