

MAY 27, 2008 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a regular meeting on Tuesday, May 27, 2008, at 4:05 p.m., at the South Walton 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, 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 Comander, second by Commissioner Pridgen, 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	\$	769,235.28
County Transportation	\$	598,986.56
SHIP	\$	25,000.00
Fine & Forfeiture	\$	1,031,622.00
Section 8 Housing	\$	123,119.00
Tourist Dev. Council	\$	301,377.47
N.W. Mosquito Control	\$	1,214.59
W. Co. Library	\$	4,990.30
Recreation Plat Fee	\$	1,239.00
Public Safety- 911	\$	758.82
Solid Waste Enterprise	\$	187,632.76
Sidewalk Fund	\$	8,701.00
Criminal Justice Ed Fund	\$	10,000.00
Bldg Dept/Enterp. Fund	\$	2,444.45
Capital Projects Fund	\$	384,178.20
Imperial Lakes MSBU	\$	2,765.91
Totals	\$	3,453,265.34

2. Approve Minutes: May 13, 2008 Regular Meeting
3. Approve Amendment No 1 to Florida FWCC FBIP Grant Contract #06080 Morrison Springs Boat Ramp
4. Approve Amendment No 1 to Florida FWCC FBIP Grant Contract #06147 Cedar Log Lake Boat Ramp
5. Approve Amendment No 1 to Florida FWCC FBIP Grant Contract #006079 Cowford Boat Ramp and Park
6. Approve Amendment No 2 to NFWFMD Grant Contract #06-078 Choctawhatchee Roads Stormwater Improvements Plan

Mr. Ronnie Bell, County Administrator, stated seven firms submitted a proposal for the Animal Shelter RFP #08-022 for a design to build firm with construction management at risk with a guaranteed maximum price for the Turnkey Animal Shelter. He stated a contract would be negotiated with the number one ranking firm.

Mr. James Mattern, Kendrick David Dowling Architects Vice-President, stated they had experience with animal shelters and they would maintain a budget schedule, quality control, and all communications would be held throughout the entire process. To assist with material selection they have an on-staff interior design assistant. Mr. Jeff Kent, Alpha Restoration and Construction, Inc. Vice-President, stated the anticipated completion time was 7.5 months and they would look at all areas to reduce the cost and meet all timed deadlines. The proposed price was \$2,116,639.00.

Commissioner Comander questioned if the city sewer would be used or a septic system, the type of wall covering, and also if they had builders risk insurance. Mr. Kent answered that they plan to use the city sewer. Mr. Mattern stated that the wall covering used would be a protective coat of 30 mill and they do have builders risk insurance.

Mr. John Corbin, Hogan Construction Group of Florida, LLC representative, stated that based on their qualifications they feel they are very qualified for this project.

Mr. Jack Baker, Dag Architects President, stated they can meet any schedule and would design the facility according to code regulations.

Commissioner Comander questioned the design of the parking area and if the city sewer or septic system would be used. Mr. Corbin answered that the parking area would be asphalt and a septic system would be used. Commissioner Meadows questioned the completion time. Mr. Corbin stated the project should be completed by February 2009. Commissioner Pridgen questioned the estimated cost of the project. Mr. Corbin answered \$1,930,000.

Mr. Tom Willarford, JK Lockwood Construction Company, Inc. Architect, stated they have direct experience with animal shelter projects. Commissioner Comander questioned if the city sewer or a septic system would be used, the wall covering material, and the surface of the parking area. Mr. Roger Tibodol, Design Engineer, answered the available sewer system would be used, the material for the walls is one that animals cannot chew or bite through, and the parking area would be asphalt surface.

Commissioner Brannon questioned if the firm had experience with animal shelters. Mr. Tibodol stated they constructed the one in Citrus County along with other municipal projects. Commissioner Comander questioned if they had builders risk insurance. Mr. Tibodol stated they do.

Mr. Neil Freshour, Dooley Mack Constructors of NW Florida, LLC President, stated they have the requirements for the proposal and the estimated completion time was nine months. Commissioner Comander questioned if the city sewer or septic system would be used, the material for the walls, and the parking area surface. Mr. Freshour stated the city sewer would be used, masonry walls with epoxy coating, and pavement for

the parking surface. Commissioner Meadows questioned if they had completed other projects in Walton County. Mr. Freshour stated they are currently finishing the new High School and on that project they saved the school board approximately \$600,000. Commissioner Meadows questioned if they had ever constructed an Animal Shelter. Mr. Freshour stated they have done jails, prisons, and also medical facilities which have much of the same concept. Commissioner Comander questioned if they had builders risk insurance. Mr. Freshour stated they did.

Mr. Mark Barrett, Design Build Systems, Inc. representative, stated they use in house help for the design but for the electrical and air conditioning outside help is required. He stated they do not suggest anything more than what is asked as long as it meets code requirements and their proposal includes scopes of work for mechanical, electrical, and plumbing.

Commissioner Comander questioned if the city sewer or a septic system would be used, the parking area surface, the material used for wall coverings, and if they had builders risk insurance. Mr. Barrett answered a septic system would be used, asphalt surface for the parking area, epoxy paint and block, and they do have builders risk insurance. Commissioner Meadows questioned the completion time. Mr. Barrett stated it would take about 10 months to complete. Commissioner Comander questioned if landscaping was included. Mr. Barrett stated it would be.

Commissioner Comander stated that septic systems could cause a problem in the future because they have to be pumped regularly and a sewer system would be better.

Mr. Bell stated the three firms, Ram Construction & Development, LLC, Trammell Construction Company, Inc., and Thomco Enterprises, Inc. that did not present

proposals to the Board could also be evaluated based on the previous information provided. He stated the firm would work with the county construction management team to bring back to the Board any revisions and savings for the county. Commissioner Brannon questioned if sewer would be available to the site since the lines were expanded toward the jail. Mr. Bell stated that sewer and water are both available. Commissioner Comander questioned the ranking process. Mr. Bell stated if a contract could not be made with the number one ranked firm then it would come back before the Board.

Commissioner Comander questioned if Mr. Rick Millard, Construction Manager, had any questions or concerns. Mr. Millard stated all the time frames seemed reasonable and the city sewer system would be preferred over a septic system. He stated the sewer, water, and gas connections are approximately 2500 feet from the site and would cost approximately \$150,000 just to get that ran to the site and that does not include the impact fees or construction fees.

Chairman Jones collected all the ballots and stated the awarded firm would be announced later in the meeting.

Attorney George Miller requested abandonment of Cyboney RV Park and stated that members of the RV Park agreed to cede a strip of land on the west side of government lot 069 and adjacent to Crystal Village Condos, in exchange for the abandonment of the Payne Street easement running through that RV Park going west per deed book 143, page 115. He stated that the Board approved the concept to go forward with the exchange of a piece of property that runs through the park and in return they would give up a portion of their lot on the west side that would allow for the widening of the roadway. He stated that process was completed and because it is an easement it would

have to be abandoned. Attorney Burke confirmed if they are going to swap the land then it would have to be abandoned. Attorney Miller requested approval to proceed with a petition for abandonment and prepare a deed for consideration that Public Works would approve and bring back to the Board. He stated that deed would not be recorded until and if the abandonment was approved.

Commissioner Brannon questioned what the original action from the Board was. Attorney Miller stated that the Board authorized negotiating with Public Works to get the information they needed and they did need the right-of-way because the parking lot across the street was on public property. They proposed to take part of the parking lot and part of the clients lot and give them room to build a road sufficient for the hurricane evacuation.

Commissioner Meadows stated that maps would have been helpful to decide on the matter. Attorney Miller stated that he would bring that information back to the Board if they approved the deed at the time petition of abandonment was presented to the Board.

Mr. Lyle Seigler, Public Works Director, stated that Mr. Allen Brown found it is not viable to open that easement and Public Works had no objections for the Cyboney RV Park abandonment. Commissioner Comander clarified that the exchange of land would benefit the county. Mr. Seigler confirmed that it would. The Board decided that Mr. Seigler should work with Attorney Miller to gather that information and bring it back to the Board. Mr. Seigler stated that they would also provide maps along with other information upon returning to the Board.

Mr. Darrell Barnhill, Barnhill Engineering, requested approval of an MSBU for Seacroft Road and approval of a Professional Services Agreement with GSG and NG&N

for \$15,000 to be paid up front by Barnhill Engineering. There are five developments along Seacroft Road that would like to form an MSBU to improve the road and provide water and sewer. The five property owners are willing to pay the \$800,000 it would take to put in water, sewer, and paving the road. Since this is a county maintained road they requested the county pay the necessary legal fees associated with this, which would be approximately \$15,000. He presented to the Board the information of the general design which was already submitted to the Engineering Department.

Commissioner Brannon questioned if they are past the assessment point to each property owner. Mr. Barnhill stated that they could not do that as engineers and land planners. Mr. Bell clarified that Mr. Barnhill's request is different than his original request. Mr. Barnhill stated the County Administration Office said it was not an option to get a professional services agreement with GSG and NG&N and they had to pay the \$15,000 to initiate the project. Mr. Bell stated that \$15,000 has not been budgeted in the county budget and anyone requesting an MSBU is not accepted because that money was not budgeted.

Brief discussion continued regarding availability of water and sewer and the assessment of all property owners.

Mr. Bell stated there needs to be an internal agreement between the five property owners that they would pay that cost and he stated they should receive suggestions from Ms. Camille Tharpe before making a decision.

Mr. Bell announced the ranking for the design build for the animal shelter. Dooley Mack Constructors of NW Florida, LLC was ranked number one, second was

Design Build Systems, Inc., and third was Hogan Construction Group of Florida, LLC. Mr. Bell stated they would proceed with negotiation with Dooley Mack.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the ranking and Dooley Mack Constructors of NW Florida, LLC as the designers of the Animal Shelter. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Mr. Ronnie Bell, County Administrator, presented a request from the Public Works Department to explore a north/south corridor from US 98 to Chat Holley Road in the vicinity of Veterans Road. He requested allowing staff to collect information on where that corridor could be located and the properties involved.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to allow staff to collect information on where that corridor could be located and the properties involved. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Mr. Bell requested rejecting RFP #08-015 for a Hydraulic Vibratory Driver/Extractor, #08-018 for a Double Drum Vibratory Roller, and #08-019 for a 4x4 Tractor with Boom Mower on account of the unavailability of funding.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to approve rejection of RFP's 08-015, 08-018, and 08-019. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Mr. Bell requested awarding RFP #08-020 for two Flex Wing Rotary Cutters to Pensacola Tractor for an amount of \$23,400 as recommended by the evaluation team.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to approve Pensacola Tractor in the amount of \$23,400 for two Flex Wing Rotary Cutters. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Mr. Bell presented a request from the Administration Department to use approximately \$25,000-\$30,000 to remodel some of the Life Enrichment Senior Center to accommodate several large donations to include a piano and pool table. Mr. Bell stated that the money was allocated but above his spending level.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve using \$25,000-\$30,000 to remodel the Life Enrichment Senior Center. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Mr. Bell requested setting a budget workshop date on Thursday, July 10, 2008 at 9:00 a.m.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to approve a budget workshop on July 10, 2008 at 9:00 a.m. in South Walton. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Mr. Bell presented a request from the Liberty Volunteer Fire Department to approve transfer of a surplus vehicle BCC #2783 from Mosquito Control. The vehicle is scheduled to go in the auction and they would like to use the vehicle to clean up after structure fires and as their funds become available they could purchase a slide-in unit to make it a wild land fire truck.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve transferring surplus vehicle BCC #2783 from Mosquito Control to the Liberty

Volunteer Fire Department. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Mr. Bell stated that they received a letter from Deputy Director Barbara Kay Griffin with the workfare program for the agency for workforce innovation and due to lack of funding the workfare program that allows people to work for their food stamp privilege will no longer be available as of July 1, 2008.

Mr. Sonny Mares requested rejecting and re-bid as one project, the two bids for ITB #08-011 and 08-023. These two projects are for parking lot construction in the Miramar area. The engineers recently notified Mr. Mares that after constructing the smaller of the two parking lots they would need that area for their equipment which would damage the new surface. Mr. Mares stated they plan to start the project around September 1, 2008 and by combining the two bids they could potentially save the county money.

Motion by Commissioner Comander, second by Commissioner Brannon, to approve rejecting and re-bid as a combined project, the two bids for ITB #08-011 and 08-023. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Attorney Burke presented an amendment to the agreement for expert services on coastal armoring with Dr. Dean. This amendment stated that Walton County would defend Dr. Dean if he were to be sued for the services he performs on behalf of Walton County.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the amendment to the agreement for expert service with Dr. Dean. Ayes 4, Nays 1. Jones Aye, Comander Nay, Brannon Aye, Meadows Aye, Pridgen Aye.

Commissioner Meadows requested bidding out the services for safety striping the multi-use Trail and CR 30A Intersections. She stated the plan for the multi-use striping was to be in-house, but based on the information Public Works had provided they would not be able to get to this project and suggested bidding it out. Commissioner Pridgen questioned how the project would be funded. Commissioner Meadows stated funding would come from the recreation impact fees.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve bidding out services for safety striping the multi-use Trail and CR 30A Intersections. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Ms. Camille Tharpe, Government Services Group, Inc., presented the Daughette Canal Maintenance MSBU Assessment Memo. Ms. Tharpe briefly discussed information regarding the project background, project assumptions, financing assumptions, cost calculations, initial prepayments, annual assessment rates, and the next steps for implementation. Commissioner Pridgen questioned the maintenance cost. Ms. Tharpe stated that fee is to maintain the dredging that would occur. Commissioner Brannon clarified that the \$63.00 that would be charged annually for maintenance would not be exceeded. Ms. Tharpe confirmed that charge would be the same unless additional costs were found and in that case it would have to be proven and another notice would have to be provided to the property owners. Commissioner Comander questioned if the money

could be put into a fund for dredging needs if that was not needed for maintenance cost. Ms. Tharpe stated that it would be less expensive to do dredging when it was needed, but that could be set aside into another fund but that fund should be earmarked for that purpose.

Mr. Tom Pickett, HOA president, clarified if a maintenance dredge is done every five years that permit is kept current. If the maintenance dredging is needed or not it is better to keep that permit because a new permit would cost approximately \$60,000.

Motion by Commissioner Meadows, second by Commissioner Comander, to allow GSG to bring a resolution back for the Board to review at the June 10, 2008 meeting. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Chairman Jones questioned Ms. Tharpe if each of the eleven property owners would have to be assessed for the MSBU for Seacroft Road. Ms. Tharpe stated that since all property owners would benefit from the road in the same way they would all need to be assessed. Chairman Jones questioned if there is a mechanism that allows the five that are willing to pay the total assessment to relieve the others of that responsibility. Ms. Tharpe stated that could only be done through an agreement with the county and the five individuals. Attorney Burke questioned if it was possible to impose that only on the five property owners that are willing to pay. Ms. Tharpe stated those property owners might agree to pay that assessment fee but if the property is sold the new owners might not agree. However, if the property owners choose to prepay then the other property owners would only need to be assessed, but a separate agreement would be better than an assessment.

Chairman Jones suggested Mr. Barnhill find out if the objective would be met by that special assessment and according to Ms. Tharpe an assessment would not be best. Mr. Barnhill questioned if there is an alternative route. Attorney Burke stated that a developer agreement could be done with the five property owners because it is a public road. Mr. Barnhill questioned if a developer's agreement could be paid over time. Attorney Burke stated the Board could approve an agreement. Mr. Seigler will set a Public Works meeting and Mr. Bell, Attorney Burke, and Mr. Barnhill can meet to work on a developer's agreement regarding the pavement of the road.

Commissioner Comander stated she toured the borrow pits and saw the issues first hand that Public Works has been working with. She requested a meeting with the planning and environmental staff and Public Works to formulate a plan on how to deal with the pits and have a plan and method of who would do what. That meeting will be held the first week of June 2008.

Commissioner Comander expressed her appreciation for those who attended and participated in Public Works and Emergency Response Week to see what the county does.

Chairman Jones requested putting a new roof on the New Harmony Community Center. He stated there is \$25,000 budgeted for picnic pavilions and playground equipment but they asked for a new roof instead, so parks and recreation would need to move those funds to the Community Center.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve moving funds from Parks and Recreation to put a new roof on the New Harmony

Community Center. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Commissioner Brannon presented an update on Morrison Springs and stated they plan to reopen sometime around July 4, 2008.

Commissioner Pridgen had no items to present.

The update on the settlement of Camping on the Gulf v. Walton County was removed from the agenda.

Attorney Burke presented a revised Animal Control Ordinance. He requested direction to schedule and notice a date to re-open the public hearing to adopt the revised Animal Control Ordinance. Attorney Burke questioned if the Board wanted to wait to consider changes recommended by the committee or proceed to set a public hearing date.

Motion by Commissioner Brannon, second by Commissioner Pridgen, to approve advertising to reopen the public hearing for the Animal Control Ordinance on June 24, 2008. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Chairman Jones asked for additional public comments.

There were no public comments.

The meeting recessed at 5:30 p.m. and reconvened at 5:43 p.m.

Ms. Pat Blackshear, Planning and Development Director, presented a request for authorization to place traffic fees from proportional fair share in an interest bearing account. Fair share funds are collected based upon current costs for future roadway improvements and should be placed in interest bearing accounts to offset the rising costs of the future construction of the roadway improvements. Commissioner Meadows stated

that because of Freeport not having an agreement like DeFuniak Springs and Paxton they were unable to collect approximately \$6 million in proportional fair share. Commissioner Comander questioned why Freeport had not signed an agreement. Commissioner Meadows stated that is undetermined.

Motion by Commissioner Pridgen, second by Commissioner Brannon, to approve placing traffic fees from proportional fare share in an interest bearing account. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Ms. Blackshear presented an Ordinance amending sections 11.01.05.b and 11.01.06.c of the Walton County Land Development Code to extend the time in which minor and major development permits shall remain valid by one year. This would allow developers with an approved project and an issued development order to request an additional year to begin their project before their development order would expire. Staff found the project consistent with the Land Development Code and Comprehensive Plan contingent upon the conditions set forth in the staff report and by the Planning Commission. Ms. Blackshear had concerns regarding the March 25th date that was set because there may have been developments prior to that time. Commissioner Comander suggested setting the date to read March 1st. Ms. Blackshear stated that any other developments before that date could be handled on a case by case basis. She also stated that “state” funds should be added to paragraph 1, page 2 of the draft ordinance.

Chairman Jones asked for public comment.

Ms. Nancy Jo Ellis, Santa Rosa Ridge resident, expressed her concerns about the ordinance because it would give a development, that she had no knowledge of, a second extension. She stated that the Rich Heights Town Home Development had already

received an extension because work had started on the project, but there has been no work done. Her concern is that there is no indication of work and they were not notified of the development when it was first approved because it is a minor development.

Mr. Bob Peebles, Santa Rosa Ridge resident, stated that the homeowners in the area had no knowledge of the original approval or the renewal and this project has moved the road right onto his property line. He stated the public, as tax payers, should have more input on minor developments. Chairman Jones suggested Mr. Peebles get with Ms. Blackshear on any inconsistencies that have been brought to his attention. Ms. Blackshear stated that staff researched the minor development order and the code provided a residential project of 30 or more dwelling units and that is the reason it did not come before the Board for approval. She stated that a development order inspector and engineer would be sent to investigate if construction had begun. Mr. Peebles questioned the enforcement that would be taken if the development order was violated. Ms. Blackshear stated that the issue would be taken before the Code Board since it is a minor development.

Chairman Jones closed public comment.

Commissioner Brannon questioned Ms. Blackshear if there is a notification for adjacent property owners in a minor development order. Ms. Blackshear stated there are notification requirements but it goes before the Technical Review Committee not the Board. Commissioner Comander questioned if they have proof of their notification for this development. Ms. Blackshear stated she would see how the adjacent property owners were notified.

Ms. Blackshear stated the applicant requested the Assisi Villas PUD Phasing Plan Revision project number 07-001-0052 be removed from the agenda but still speak before the Board. Mr. Hanie Nasri briefly explained the history of the subdivision and offered an easement to the park on Mall Drive to allow the public to go from Thompson Road to the park.

Commissioner Meadows stated half of the project land is used properly for what Mr. Nasri is attempting to do to the property and the adjacent parcel is not set for that land use. She stated since he wanted this to qualify as an affordable housing project he is seeking sponsorship for that five acre amendment. Ms. Blackshear stated the land would need to be dedicated to the connectivity to the park in addition to affordable housing. Mr. Nasri presented information to the Board regarding the project procedures. Mr. Barnhill stated the request was to submit the supporting data that this is a workforce housing program and then after that submittal, change the land use. Commissioner Comander stated the Board needed to review the supporting documentation before making a decision. Chairman Jones stated the Assisi Villas PUD Phasing Plan Revision would have to be advertised again. Ms. Blackshear confirmed it would also have to go through a public hearing process.

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

Ms. Blackshear presented a major development order application submitted by Moore Bass Consulting to conceptually approve vacating an existing plat of Whispering Lake Subdivision and reconfigure the parcel to create an assisted living complex containing multifamily residential units, assisted living beds, and associated commercial

and amenity areas. Mr. David Smith, Moore Bass Consulting, stated there is currently a development order for a single family subdivision and the infrastructures have been constructed and are in place. He stated the developer improved Veterans Road from the site to Hwy 98 and briefly explained how they are utilizing the county density bonus point system.

Commissioner Meadows questioned if a sidewalk or bike path would be included on Veterans Road. Mr. Smith stated a sidewalk was not included in the plans and that there is a deep ditch along the road and the developer went through a great deal of expense to put in a curb and gutter when paving the road. Commissioner Meadows suggested including a bike path because Veterans Road may connect to Chat Holley Road at some point in the future. She questioned if there are any active open spaces for the children to play. Mr. Smith stated they are proposing to put a small park area for the children and open space for people to interact and they would work on getting a sidewalk through that property. Commissioner Comander questioned what setback variances were requested. Mr. Smith stated they requested a five foot setback opposed to the code setbacks to allow them to have the flexibility for the finalized construction plans to be able to locate buildings closer together.

Mr. Bill Hagerman, Chief Manager, spoke about the residents that would be living in the complex and stated there is a plan to put a grocery store at the corner which would be very efficient for the residents. He stated there are currently four piers on the lake and all facilities and infrastructures are in.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the PUD variances requested, a 10-foot multi-use path for the distance of the

property on Veterans Road, and the conditions set by staff. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

Mr. Less Porterfield requested approval of the final plat for Stables at Sandy Pines consisting of 25 single family residential lots on 282.72 acres as approved by development order #07-00100032 issued November 20, 2007. He stated that staff approved the plat and there are no outstanding issues.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the final plat for Stables at Sandy Pines. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

SSA 08-01 Walton County requested a small scale amendment to change 9.74 +/- acres from rural village to commercial, or any less dense or intense category. Parcel 34-1S-19-23000-007-0020 is located north of Choctawhatchee Bay and more specifically on the north side of C.R. 3280, approximately 1,000 feet east of the intersection of C.R. 3280 and U.S. 331. The Planning Commission unanimously recommended approval and staff found the proposed land use change consistent with the Comprehensive Plan.

There were no public comments.

SSA 08-02 Mr. Barnhill, represented applicant Jim Strickland, who requested a small scale amendment to change 9.82 +/- acres from rural residential to rural village, or any less dense or intense category. Parcel 15-3N-21-37000-001-0030 is located north of Choctawhatchee Bay in the Mossy Head area on the west side of Hinote Road, approximately 1.4 miles north of U.S. 90. The Planning Commission recommended

approval and staff found the proposed land use change consistent with the Comprehensive Plan.

There were no public comments.

SSA 08-03 Mr. Barnhill, represented applicant Joe Justice, who requested a small scale amendment to change 2.93 +/- acres from rural village to commercial, or any less dense or intense category. Parcel04-2S-19-24000-001-0120 is located north of Choctawhatchee Bay at the northeast corner of Jolly Bay Road and U.S. 331. The Planning Commission recommended approval and staff found the proposed land use change consistent with the Comprehensive Plan.

There were no public comments.

SSA 08-04 Walton County requested a small scale amendment to change 2.0 +/- acres from conservation to public facilities, or any less dense or intense category. Parcel 29-2S-20-33000-011-0000 is located south of the Choctawhatchee Bay on the east side of East Hewitt Road, approximately 1,250 feet north of U.S. 98. The Planning Commission recommended approval and staff found the proposed land use change consistent with the Comprehensive Plan. Commissioner Comander questioned if a substation would be put on the property. Ms. Blackshear confirmed that it would be a substation.

There were no public comments.

SSA 08-05 Walton County requested a small scale amendment to change 0.28 +/- acres from public facilities to infill, or any less dense or intense category. Parcel 14-3S-19-25000-004-0030 is located south of the Choctawhatchee Bay on the east side of C.R. 395, approximately 0.4 mile north of C.R. 30A. The Planning Commission recommended

approval and staff found the proposed land use change consistent with the Comprehensive Plan.

Mr. Bill Bard, Walton County resident, stated that the property has been designated to public use and should not be changed if there should be a need for that land in the future.

Ms. Lorraine Bytell stated the property was donated to the South Walton Fire District and was previously used as a fire substation. The station that was on the property has been demolished and the lot is currently vacant and it would have to be used to further the endeavor of the public services that are already being offered and another fire station would not be put there. The South Walton Fire District requested an opportunity to make viable use of the property so they can in the future find a use that can assist them in furthering their goals and community support. Ms. Bytell stated that adjacent property owners would have to be informed of any intentions for the property.

SSA 08-07 Walton County requested a small scale amendment to change 10.0 +/- acres from conservation to conservation residential 2:1, or any less dense or intense category. Parcel 27-2S-20-33210-000-0390 is located south of the Choctawhatchee Bay on the west side of Church Street, approximately 3,200 feet north of U.S. 98. The Planning Commission recommended approval and staff found the proposed land use change consistent with the Comprehensive Plan.

There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve continuance of SSA 08-09 to the June 24, 2008 meeting. Ayes 5, Nays 0. Jones Aye, Comander Aye, Brannon Aye, Meadows Aye, Pridgen Aye.

SSA 08-10 Attorney Clay Adkinson, represented applicant Susan Burgess, who requested a small scale amendment to change 0.255 +/- acres from residential preservation to infill, or any less dense or intense category. Parcel 24-3S-19-25180-000-0030 is located south of the Choctawhatchee Bay in the Homestead platted subdivision on the south side of C.R. 30A, approximately 1.2 miles east of C.R. 395. The Planning Commission recommended approval and staff found the proposed land use change consistent with the Comprehensive Plan.

There were no public comments.

SSA 08-11 Ms. Jennifer Christensen, represented applicant M.C. Davis, who requested a small scale amendment to change 10.0 +/- acres from conservation to conservation residential 2:1, or any less dense or intense category. Parcel 27-2S-20-33210-000-0410 is located south of the Choctawhatchee Bay on the west side of Church Street, approximately 2,500 feet north of U.S. 98. The Planning Commission recommended approval and staff found the proposed land use change consistent with the Comprehensive Plan.

There were no public comments.

Ms. Blackshear stated these small scale amendments would be moved to a second public hearing.

There being no further business, the meeting was adjourned at 6:31 p.m.

APPROVED _____
Larry Jones, Chair

ATTEST _____
Martha Ingle, Clerk of Court

May 27, 2008 – Regular Meeting
Prepared by: Tina Willis