

SEPTEMBER 14, 2010 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a regular meeting on Tuesday, September 14, 2010, at 4:00 p.m., at the South Walton Annex.

The following Board members were present: Commissioner Scott Brannon, Chairman; Commissioner Sara Comander, Commissioner Kenneth Pridgen, and Commissioner Cecilia Jones. Ms. Shirl Williams, Assistant County Administrator; Ms. Lynn Hoshihara, Interim County Attorney; and Ms. Martha Ingle, Clerk of Courts, were also present.

Commissioner L. Jones was not in attendance due to a meeting in Tallahassee.

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

Ms. Shirl Williams, Assistant County Administrator, presented the following changes to the agenda:

ADDITIONS:

1. Office of County Attorney – Request to amend the contract with Chandler construction for the Walton County Boat Ramps project.

DELETIONS:

1. Commissioner Comander – Donation of a 50' X 50' parcel of land from John "Bo" Smith.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to approve the changes to the agenda as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the Consent Agenda as follows. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

1. Approve Expenditure Approval List (EAL)

General Fund	\$	1,442,821.70
County Transportation	\$	758,581.40
SHIP	\$	9,997.00
Fine & Forfeiture	\$	1,404,247.37
Section 8 Housing	\$	107.37
Tourist Dev. Council	\$	2,672,476.39
N.W. Mosquito Control	\$	1,096.93
W. Co. Library	\$	7,916.26
Recreation Plat Fee	\$	2,028.68
Solid Waste Enterprise	\$	536,794.41
Bldg Dept/Enterp. Fund	\$	177.48
Imperial Lakes MSBU	\$	4,583.84
Inmate Canteen Fund	\$	11,462.50
Daughette Subdivision	\$	1,250.00
Totals	\$	6,853,541.33

2. Approve Minutes of August 24, 2010 – Regular Meeting
3. Approve to surplus three computers from the Legal Department
4. Approve to surplus three computers from Human Resources
5. Approve to surplus four computers from Planning and Development
6. Approve to surplus two computers from the District 5 Office
7. Approve a Resolution **(2010-82)** to amend the budget for unanticipated revenue in the Tourist Development Council Fund for the Deepwater Horizon oil spill in the amount of \$1,685,755
8. Approve for the Grants Department to submit a FRDAP Application to DEP for the construction of Lake Jackson Bike Multi-Use Phase II in the amount of \$200,000
9. Approve a Resolution **(2010-83)** to recognize reimbursement from the BP Deepwater Horizon Incident in the amount of \$1,580,400
10. Approve a Resolution **(2010-84)** to amend the budget for Proportionate Fair Share Funds for Chat Holley and U.S. Hwy 98 intersection improvements in the amount of \$1,025,000
11. Approve Modification #2 to the CDBG Grant Agreement for the Neighborhood Revitalization Project/Paxton Water System Upgrade
12. Approve to transfer \$1,693 from D1 Recreational Plat Fees to Red Bay Community for equipment
13. Approve the 2010-2011 State Aid to Libraries Funding Agreement
14. Approve to request the Northwest Florida Water Management District to extend the deadline on the grant for the Natural Bridge Project

Representative Brad Drake presented an update on the recently adopted BCC Resolution 2010-73 concerning the periodic inspection of onsite sewage treatment and disposal systems. He expressed his opposition of Senate Bill 550 and discussed the changes that were made. The inspection fees could be rather costly to Walton County citizens.

Commissioner C. Jones questioned what issues currently exist and what issues will be alleviated. Representative Drake stated that there are issues in other parts of the state with environmentally sensitive lands. A blanket approach for the entire state is not needed to solve these issues. He briefly explained the history of the Senate Bill 550 language.

Commissioner Comander voiced concern with possible staffing difficulties for the necessary inspections. She encouraged making positive changes to Senate Bill 550.

Brief discussion ensued regarding septic tank failure and the cost to implement Senate Bill 550.

Representative Drake requested advocating for removal of Senate Bill 550 and explained how the bill will affect the citizens of the State of Florida.

Mr. Billy McKee requested to continue the Public Hearing for the Habitat for Conservation Plan until November 9, 2010. The additional time will help staff evaluate their options and to make a more economical, affordable, and reasonable process available for Walton County citizens.

Motion by Commissioner Comander, second by Commissioner C. Jones, to continue the Habitat for Conservation Plan to the November 9, 2010 meeting at the South

Walton Annex. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Ms. Jane Burns, Community Walton, presented information regarding implementation of a 211 System for all of Walton County. She explained how the 211 system is integral in enhancing citizen services in Walton County.

Mr. Kevin McLaughlin discussed the 211 system history and the importance of such a system in Walton County.

Brief discussion ensued regarding the responsibilities of the 211 system, the ways that Walton County can help, and the cost of the program.

Mr. Ryan Douglass requested rejection of all bids received on the Oyster Lake Access Improvements Bid 010-026.

Motion by Commissioner Comander, second by Commissioner Pridgen, to reject all bids for the Oyster Lake Access Improvements as requested. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Mr. Douglass stated that the Oyster Lake Access Improvements project will be completed in-house and requested authorization to forgo the standard bid process and get quotes for the bridge materials for the project.

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

Mr. Douglass stated that Thunder Response Group has presented information and a demonstration on the beach for advanced clean up methods for the tar balls and different oil deposits on the beach.

Mr. Blake Cody briefly explained the free service, provided by Thunder Response Group, to Walton County to use new technology for oil spill clean up. This service will keep the beaches from being crowded and allow them to remain open to the public. Walton County will not be responsible for any clean up efforts.

Brief discussion ensued regarding the clean up process and procedures used by this program.

Attorney Lynn Hoshihara recommended a standard letter of support instead of signing the proposal provided by Thunder Response Group.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to approve a letter of support for the Thunder Response Group oil spill clean up efforts. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Mr. Gerry Demers, Planning and Development Services Division Director, requested approval of Resolution (2010-81) to re-adopt planning fees, specifically to adopt Engineering Review Fees that allow for the use of a consulting engineer.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to adopt Resolution (2010-81) as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

The request by Mr. Mike Judkins to present information to the Board regarding Coastal Center land use changes was removed from the agenda.

The request by Mr. Michael Clark for a zoning change to his property located on Hwy 331 from Estate Residential to Village Mixed Use and Commercial was removed from the agenda.

Mr. Dewey Wilson, Regional Utilities, requested a temporary 25% reduction in Developer Impact Fees. At times, special reduction promotions are provided for their impact tap fees on special projects. Regional Utilities would like to offer the promotion until February 1, 2011 on impact fees for development of 5 or more units with cash pre-payment.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve a temporary 25% reduction in Developer Impact Fees as requested. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Mr. Wilson requested approval to purchase property for a water storage and pumping facility for water provided from the Owl's Head well field site. Once the tank is installed, action to beautify the area will take place.

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

Mr. Wilson requested approval of a Lease Termination Agreement with South Walton Utility Company, Inc. The lease is no longer needed and termination will remove some of the associated maintenance costs.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the Lease Termination Agreement as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Mr. Alan Brown requested permission to allow appraisals and title opinions on lots on Adams Road for a possible property swap. Mr. Brown briefly explained that the properties need appraisals to make sure they are similar and that the lots have a clear title.

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

Ms. Williams requested permission to advertise for RFP's for County Employee Health Insurance. The current Blue Cross and Blue Shield premium has increased.

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

Ms. Dawn Moliterno, Tourist Development Council, announced that the third and final grant from BP for the amount of \$1,685,000 is about to conclude. She briefly explained the promotions that were part of this grant project. TDC council completed a full day strategic planning session and as a result they will have a strategic plan to present to the Board in November. She briefly discussed the Visitor's Services kiosk at Grande Boulevard, and the determination to remove that service. She also discussed the complaints for the traffic issues relating to the TDC center. TDC has undergone reorganization to better serve the community as well.

Attorney Lynn Hoshihara, Interim County Attorney, requested to amend the contract with Chandler Construction for the Walton County Boat Ramp project. In August 2009 the Board entered into a contract with Chandler Construction to construct 3 boat ramps: Black Creek Landing, Portland Park, and River Road Landing. The boat ramp at River Road Landing has not been completed due to high water levels. The amended contract will release the two completed boat ramps to be paid in full and keep the remaining project to be completed.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the amended contract with Chandler Construction for the Walton County Boat Ramp project as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Attorney Hoshihara requested to rescind the prior action to allow a 5 member panel to interview potential candidates for the Assistant County Administrator position, and allow Administration and Human Resources to follow the normal process in place.

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

Commissioner C. Jones, Commissioner Comander, Commissioner Pridgen, and Chairman Brannon had no items to present.

Chairman Brannon asked for additional public comment.

There was no public comment.

The meeting recessed at 5:10 p.m. and reconvened at 5:35 p.m.

Mr. Mac Carpenter and Ms. Jennifer Christensen presented the following LSA's for approval:

LSA 05-02.11- Applicant Heritage Oak Estates, LLC requested a Large Scale Amendment to change 37.893 +/- acres located in the Portland area approximately one mile west of Site C-6 Road and 0.25 miles north of SR 20 on King Road from General Agriculture to Estate Residential. The request was found consistent with the Walton County Comprehensive Plan.

Mr. Jack Burke spoke in favor and briefly discussed the property for the requested land use change.

Chairman Brannon asked for public comment.

Ms. Marianne Cook, Elgin Air Force Base, requested that the Board keep in mind the airspace areas, corridors, and training routes when making decisions on the presented land use changes.

Motion by Commissioner Comander, second by Commissioner C. Jones, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Ms. Christensen requested removal of **LSA 05-02.30** and **LSA 05-02.31** from the agenda.

Motion by Commissioner Pridgen, second by Commissioner Comander, to remove **LSA 05-02.30** and **LSA 05-02.31** from the agenda as requested. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.13- Applicant Jasper Dennison requested a Large Scale Amendment to change 5.5 +/- acres located in the Freeport area on Mallet Bayou on the west side of US 331 approximately 300 feet of south of Sweet Water Lane from Rural Village to General Commercial. The request was found consistent with the Walton County Comprehensive Plan.

Attorney Gary Vorbeck and Mr. David Smith, Moore Bass Consulting, spoke in favor of the land use change and discussed the surrounding properties of the area.

Chairman Brannon asked for public comment.

There was no public comment.

Motion by Commissioner Comander, second by Commissioner C. Jones, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.18- Applicant Porter at Freeport, Inc., requested to change 207.53 +/- acres of a 217.47 +/- acre parcel located between Freeport and Bruce on the north side of SR 20 approximately 2.75 miles west of SR 81 from Large Scale Agriculture to Rural Village. The request was found consistent with the Walton County Comprehensive Plan.

Mr. Scott Jenkins spoke in favor of the land use change request.

Chairman Brannon asked for public comment.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.21- Applicants Ray Wilson and Patricia Wade requested a Large Scale Amendment to change 10.65 +/- acres located in the Black Creek area on the south side of Black Creek approximately 1.25 miles north of CR 3280 on an unnamed dirt road located approximately ½ mile east of the intersection of CR 3280 and Magnolia Lodge Road from General Agriculture to Rural Village. The request was found consistent with the Walton County Comprehensive Plan.

Chairman Brannon asked for public comment.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.27- Applicants Berry Katz and Frank Natal requested a Large Scale Amendment to change 4.84 +/- acres located north of US 98 and more specifically 675 feet east of Veterans Road, 325 feet north of US 98 from Neighborhood Infill to Village Mixed Use. The request was found consistent with the Walton County Comprehensive Plan.

Chairman Brannon asked for public comment.

There was no public comment.

Motion by Commissioner C. Jones, second by Commissioner Pridgen, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.28- Applicant Coastal Land Development, LLC requested a Large Scale Amendment to change 10.1 +/- acres located near Helen McCall park on the east side of Moll Drive approximately ¼ mile south of US 98 from Conservation Residential 2:1 to Small Neighborhood. The request was found consistent with the Walton County Comprehensive Plan.

Mr. Darrell Barnhill spoke in favor of the land use change request.

Chairman Brannon asked for public comment.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.41- Applicant Equity Resources, LLC requested a Large Scale Amendment to change 2.006 +/- acres located in the Inlet Beach area located on the north side of US 98 between North Orange Street and North Walton Lakeshore Drive, approximately 1/3 mile east of the Walton County/Bay County boundary line from Light Industrial to Neighborhood Infill. The request was found consistent with the Walton County Comprehensive Plan.

Mr. Smith spoke in favor of the land use change request.

Chairman Brannon asked for public comment.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.43- Applicant Seacrest Beach Project, LLC requested a Large Scale Amendment to change 0.97 +/- acres located on the south side of CR 30A approximately ½ mile east of the intersection of Watersound Parkway and CR 30A from Residential Preservation to Neighborhood Infill. The request was found consistent with the Walton County Comprehensive Plan.

Mr. Richard Jesmonth spoke in favor of the land use change request and discussed the properties in the area.

Chairman Brannon questioned if the Development Order would require a compatibility analysis. Mr. Carpenter answered that it would.

Chairman Brannon asked for public comment.

Attorney Jesse Rigby, representative of Mr. Bickerstaff, spoke in opposition of the land use change request. He discussed the covenants and restrictions of the property and the land use of the properties in the area.

Mr. Bickerstaff spoke in opposition of the land use change request.

Attorney Sally Fox spoke in favor of the land use change request. She stated that the request is compatible with the current Walton County Comprehensive Plan.

Mr. David Kramer spoke in favor of the land use change request.

Brief discussion ensued regarding the properties in the area.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve a second public hearing to be held September 28, 2010. Ayes 3, Nays 1. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Nay.

LSA 05-02.44- Applicants Benjamin Brown, Jr., Susan Burgess, and Marsha Anderson requested a Large Scale Amendment to change 1.548 +/- acres located on the south side of CR 30A directly east of CR 395. The requested change for Lots 1, 2, and 4 was from Residential Preservation to Neighborhood Infill and Lots 5, 6, and 7 from Residential Preservation to Neighborhood Commercial. The request was found consistent with the Walton County Comprehensive Plan.

Attorney Clay Adkinson spoke in favor and briefly discussed the property for the requested land use change.

Chairman Brannon asked for public comment.

Ms. Shawna Craig spoke in opposition of the land use change request. She stated that the stormwater run off issues need to be resolved before allowing development on the property.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.46- Applicant Timberland Estates, LLC requested a Large Scale Amendment to change 250 +/- acres located in the Red Bay area east of SR 81 approximately 1.25 miles south of the intersection of Interstate 10 and SR 81 from General Agriculture to Rural Residential. The request was found consistent with the Walton County Comprehensive Plan.

Mr. Smith spoke in favor and briefly discussed the property of the land use change request.

Chairman Brannon asked for public comment.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Chairman Brannon exited the meeting.

Commissioner Pridgen assumed Chair position.

LSA 05-02.45- Applicant HSH Properties, LLP requested a Large Scale Amendment to change 58.032 +/- acres located between Freeport and Bruce on the north side of SR 20 adjacent to the intersection of Black Creek Boulevard and SR 20 from

Large Scale Agriculture to Rural Village. The request was found consistent with the Walton County Comprehensive Plan.

Commissioner Pridgen asked for public comment.

Attorney Lloyd Blue spoke in favor of the requested land use change.

Motion by Commissioner Comander, second by Commissioner C. Jones, to approve a second public hearing to be held September 28, 2010. Ayes 3, Nays 0. Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.23- Applicants North American Investments LLC, BCV Parcel 4 LLC, Marianne Grant and Black Creek Village Developers LLC requested a Large Scale Amendment to change 1,139.32 +/- acres located in the Black Creek area located on the south side of CR 3280 approximately 7 miles east of US 331 from Large Scale Agriculture and General Agriculture to BC/NPA Low Density Residential. As part of the increase in density, North American Investments LLC, BEP Investments LLC, and Silky Oaks LLC requested a Large Scale Amendment to change 2,447.82 +/- acres located in the Black Creek area located on the north side of CR 3280 approximately 7 miles east of US 331 from North Bay NPA-Rural Town Center to Black Creek NPA-Low Density Residential. The request was found consistent with the Walton County Comprehensive Plan.

Chairman Brannon returned to the meeting.

Attorney Blue spoke in favor of the requested land use change and discussed the properties in the area.

Chairman Brannon asked for public comment.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.19- Applicant AMC Delancey Stonington Properties, LP requested a Large Scale Amendment to change 1,681.26 +/- acres located between Freeport and Bruce located on the north side of SR 20 approximately ½ mile east of Windswept Boulevard from Large Scale Agriculture to Rural Village. The request was found consistent with the Walton County Comprehensive Plan.

Chairman Brannon asked for public comment.

There was no public comment.

Motion by Commissioner Comander, second by Commissioner C. Jones, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.12- Applicant Dimas Brothers, LLC requested a Large Scale Amendment to change 275 +/- acres located in the Woodlawn area approximately 2.2 miles east of US 331 on the south side of Indian Creek Ranch Road from General Agriculture to Rural Low Density. The request was found consistent with the Walton County Comprehensive Plan.

Mr. Jack Burke spoke in favor and briefly discussed the history of the property.

Chairman Brannon asked for public comment.

Ms. Jo Ann Van Hall spoke in opposition of the land use change request.

Discussion ensued regarding the need for more information before determining a property change; however, it was decided to continue with a second public hearing so more information can be reviewed.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve a second public hearing to be held September 28, 2010. Ayes 3, Nays 1. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Nay.

LSA 05-02.22- Applicant Freeport Properties, LLC requested a Large Scale Amendment to change 103.9 +/- acres located in the Black Creek area on the east side of Black Creek Boulevard approximately ½ mile south of the intersection of Black Creek Boulevard and SR 20 from General Agriculture to Urban Residential. The request was found inconsistent with the Walton County Comprehensive Plan due to the level of density in the neighborhood.

Mr. Dean Burgess spoke in favor of the land use change request and briefly discussed the properties in the area.

Chairman Brannon asked for public comment.

Mr. Michael Fletcher spoke in favor of the land use change request.

Brief discussion ensued regarding the Urban Residential land use category, and why staff found the request inconsistent with the Comprehensive Plan.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.25- Applicant J&L Eagle Cove LLC requested a Large Scale Amendment to change 27 +/- acres of a 54.54 +/- acre parcel located north of Alderberry

Road approximately ¼ mile east of the intersection of East Hewitt Road and Alderberry Road, from Conservation 1:2.5 to Conservation 2:1. The request was found inconsistent with the Walton County Comprehensive Plan.

Attorney Dana Matthews spoke in favor and briefly discussed the land use change request.

Chairman Brannon asked for public comment.

Mr. Kramer spoke in favor of the land use change request.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.10- Applicant Ray Phillips requested a Large Scale Amendment to change 14.36 +/- acres located in the DeFuniak Springs area on the south side of Coy Burgess Loop and west of John White Road, approximately ¾ mile west of US 331 from Estate Residential to Rural Village. The request was found inconsistent with the Walton County Comprehensive Plan.

Mr. Aaron Warren, B & W Consulting Engineers, spoke in favor and briefly explained the land use change request.

Chairman Brannon asked for public comment.

Ms. Willa Hertwig spoke in opposition of the land use change request.

Brief discussion ensued regarding the possibility of a Rural Residential land use and the availability of utilities in the area.

Motion by Commissioner C. Jones, second by Commissioner Comander, to approve a second public hearing to be held September 28, 2010 for a land use of Rural Residential. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Chairman Brannon exited the meeting.

Commissioner Comander assumed Chair position.

LSA 05-02.33- Applicant Santa Rosa Beach Holdings, LLC requested a Large Scale Amendment to change 30 +/- acres located on the east side of Indian Woman Road approximately 3/10 mile north of Chat Holley Road, directly west of the intersection of East Ann Street and Indian Woman Road from Conservation 1:2.5 to Small Neighborhood. The request was found inconsistent with the Walton County Comprehensive Plan.

Commissioner Comander asked for public comment.

Commissioner Brannon returned to the meeting.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to deny the request as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.35- Applicant Edwin Ratcliff requested a Large Scale Amendment to change 10 +/- acres located in the southeast corner of the intersection of East Nursery Road and Indian Woman Road approximately 1 mile north of Chat Holley Road from Conservation 2:1 to Small Neighborhood. The request was found inconsistent with the Walton County Comprehensive Plan.

Chairman Brannon asked for public comment.

There was no public comment.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to deny the request as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Ms. Christensen presented **Map ID # 10-013** to amend the Future Land Use Map designation on 0.367 +/- acres from residential preservation to neighborhood infill. This site is located southeast of Cedar Street in the Magnolia Subdivision. Planning Commission recommended approval.

Chairman Brannon asked for public comment.

Mr. Kramer spoke in favor of the land use change.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to approve a second public hearing to be held September 28, 2010. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

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

Mr. Demers presented a request for approval of a less-than-minor development application submitted by Ark Real Estate Opportunity Fund 1, LLC for an amendment to an existing development order for 2.5 story homes with gable roofs on 10 lots. Each dwelling will have a parking level with 2 additional floors and a loft in the attic space. The site is located at 246 Winston Lane.

Mr. Demers briefly discussed the conditions found in the staff report.

Mr. Vic Anderson spoke in favor of the request as presented and discussed the layout of the proposed buildings.

Chairman Brannon asked for public comment.

Dr. John Naftel, adjacent property owner, spoke in favor of the request contingent upon the agreement between himself and Mr. Anderson.

Mr. Demers stated that the development order will include the agreement information by Mr. Naftel and Mr. Anderson.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to approve the request as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye. **(Ex Parte: Brannon, Exhibits: Staff 1, Respondent 2)**

There being no further business, the meeting adjourned at 8:15 p.m.

APPROVED


Scott Brannon, Chairman

ATTEST


Martha Ingle, Clerk of Courts