

MARCH 1, 2011 – SPECIAL MEETING

The Board of County Commissioners, Walton County, Florida, held a special meeting on Tuesday, March 1, 2011, at 5:10 p.m., at the Walton County Courthouse to discuss the EAR – Based Amendments to the Walton County Comprehensive Plan.

The following Board members were present: Commissioner Scott Brannon, Vice-Chair; Commissioner Sara Comander, Commissioner Kenneth Pridgen, and Commissioner Cecilia Jones. Mr. Gerry Demers, County Administrator, and Ms. Lynn Hoshihara, County Attorney, were also present.

Chairman L. Jones was not present. Vice-Chair Brannon assumed position as Chairman.

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

Attorney Hoshihara, County Attorney, announced the process to be held for the public hearings.

Ms. Jennifer Christensen, Planning and Development, explained the EAR Amendment process and procedures. A meeting was held on October 4, 2010 to decide which amendments to transmit to DCA for compliance review. Since that date, on December 14, 2010 a report of objections, recommendations, and comments was received from DCA. Staff has responded and proposed changes to comply with those objections, recommendations, and comments from DCA.

Ms. Christensen explained the information provided and suggested changes. She briefly summarized the language modifications that were made to the categories in the Comprehensive Plan Elements draft Ordinance **(2011-03)**.

Chairman Brannon asked for public comment.

Mr. David Kramer briefly addressed some language issues in the Comprehensive Plan Elements presented. Ms. Christensen provided clarification stating that several changes included state statute language requirements.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to adopt Ordinance **(2011-03)** for the Comprehensive Plan Elements as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Ms. Christensen requested approval of an Ordinance **(2011-04)** for the Amendments to the Map Series: Land Use, Emergency Planning, Environmental, Planning, and Transportation. Updated maps were included for Coastal High Hazard, Evacuation, Storm Surge, and Flood Plains.

Chairman Brannon asked for public comment.

There was no public comment.

Motion by Commissioner Comander, second by Commissioner Pridgen, to adopt Ordinance **(2011-04)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Ms. Christensen presented the following Map ID Amendment Ordinances requested by the County:

Map ID 09-067: A request to change the land use of 0.446 +/- acres from Rural Residential to General Commercial. The property is located at the southeast intersection of State Road 85 and Lake Road. The request is 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 adopt Ordinance **(2011-05)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 09-051: A request to change the land use of 0.993 +/- acres from General Agriculture to General Commercial. The property is located in the northeast corner of the intersection of U.S. Highway 331 and State Road 2. The request is 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 adopt Ordinance **(2011-06)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 344: A request to change the land use of 0.48 +/- acres from Urban Residential to General Commercial. The property is located on the east side of Hwy 83 just north of the city limits of DeFuniak Springs. The request is 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 Comander, to adopt Ordinance **(2011-07)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 10-006: A request to change the land use of 66.31 +/- acres from General Agriculture to Extractive Use. The property is located north of Interstate 10, and accessed off the south of State Hwy 90 on Sand Mine Road, in the Mossy Head area

approximately ½ mile from SR 285. The request is 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 Comander, to adopt Ordinance **(2011-08)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 09-062: A request to change the land use of 1.0 +/- acres from Rural Residential to General Commercial. The property is located on the west side of Lancelot Road approximately 450 feet north of the U.S. Hwy 90 intersection. The request is 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 Comander, to adopt Ordinance **(2011-09)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 264: A request to change the land use of 0.70 +/- acres from Rural Residential to General Commercial. The property is located on the north side of Hwy 90, west of the intersection parcel at Lancelot Road in Mossy Head. The request is 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 adopt Ordinance **(2011-10)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 262 and 263: A request to change the land use of 2.119 +/- and 0.998 +/- acres from Rural Residential to General Commercial. The property is located on the north side of Hwy 90, north and west of the intersection parcel at Lancelot Road in Mossy Head. The request is 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 adopt Ordinance **(2011-11)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 351: A request to change the land use of 0.74 +/- acres from Rural Residential to General Commercial. The property is located in the northwest portion of the intersection of Wilderness Road and Hwy 90 in Mossy Head. The request is 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 Comander, to adopt Ordinance **(2011-12)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 449: A request to change the land use of 7.41 +/- acres from Urban Residential to Industrial. The property is located north of US 90, west of DeFuniak Springs, approximately 700 feet east of Pine Street. The request is 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 Comander, to adopt Ordinance **(2011-13)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 10-003 and 10-004: A request to change the land use of 2.23 +/- acres from Urban Residential to General Commercial. The property is located on the north side of US Hwy 90, approximately 2,000 feet west of US Hwy 331 North and approximately 500 feet east of Pine Street. The request is 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 Comander, to adopt Ordinance **(2011-14)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 378, 392, 393, 394, and 395: A request to change the land use of 10.71 +/- acres from Rural Village to Industrial. The property is located north of Gene Hurley Road, adjacent to the DeFuniak Springs Regional Airport. The request is 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 Comander, to adopt Ordinance **(2011-15)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 450 and 451: A request to change the land use of 28.69 +/- acres from Rural Village and General Agriculture to General Commercial. The property is located

on the north side of Hwy 90, just west of Argyle Church Road. The request is 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 adopt Ordinance **(2011-16)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 472: A request to change the land use of 5.0 +/- acres from Estate Residential to Public Facilities. The property is located on the west side of Peck Cawthon Road, approximately 400 feet south of Coy Burgess Loop north. The request is consistent with the Walton County Comprehensive Plan.

Commissioner Comander questioned if there was a provision for Utility Services to allow an easement or to give a variance instead of changing the land use. Ms. Christensen explained that generally public infrastructure is allowed in all the land use categories. Commissioner Comander expressed concern for possible site use in the future, since it is in a residential neighborhood.

Brief discussion ensued regarding the ability to use the land for other public uses.

Mr. Greg Scoville discussed the request stating that there is no intent at this time to change the use of the property. There are requirements to protect the area within 200 feet around the facility from any kind of encroachments that would potentially contaminate the water supply.

Chairman Brannon asked for public comment.

Ms. Susan Davis spoke in opposition of the land use change.

Commissioner Comander stated that she received an email from Mr. Wayne and Ms. Edith Thompson in opposition of the land use change as well.

Chairman Brannon closed public comment.

Motion by Commissioner Comander, second by Commissioner C. Jones, to deny the land use change as requested. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 08-0046: A request to change the land use of 337.49 +/- acres from Estate Residential to General Agriculture. The property is located on both sides of Coy Burgess Loop between Forman Road and Evans Road. The request is 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 Comander, to adopt Ordinance **(2011-17)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 445, 446, 447, and 448: A request to change the land use of 67.97 +/- acres from Large Scale Agriculture to Extractive Uses. The properties are located along Sand Plant Road, south of Rock Hill Road. The request is 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 Comander, to adopt Ordinance **(2011-18)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 89: A request to change the land use of 2.31 +/- acres from Rural Village to Industrial. The property is located on the north side of Hwy 20, 500 feet east of Rogers Road, located along the entrance roadway into the Industrial subdivision and stormwater retention areas. The request is 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 Comander, to adopt Ordinance **(2011-19)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 125: A request to change the land use of 1.756 +/- acres from Estate Residential to General Commercial. The property is located north of the intersection of US Hwy 20 West and Whitfield Road. The request is 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 Comander, to adopt Ordinance **(2011-20)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 122: A request to change the land use of 1.03 +/- acres from Rural Village to General Commercial. The property is located on the west side of County Road 83-A west, approximately 200 feet south of US Hwy 20. The request is 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 Comander, to adopt Ordinance **(2011-21)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 223: A request to change the land use of 0.676 +/- acres from Rural Village to General Commercial. The property is located on the west side of US Hwy 331, approximately 300 feet north of the intersection of US Hwy 331 and Jolly Bay Road. The request is 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 Comander, to adopt Ordinance **(2011-22)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 396: A request to change the land use of 1.88 +/- acres from Rural Village to General Commercial. The property is located 175 feet south of the intersection of US Hwy 331 South and Jolly Bay Road. The request is 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 Pridgen, to adopt Ordinance **(2011-23)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 09-002: A request to change the land use of 12.368 +/- acres from General Agriculture to Industrial. The property is located on the east side of Boy Scout Road, just north of I-10. The request is 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 adopt Ordinance **(2011-24)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 09-004 and 09-006: A request to change the land use of 30.552 +/- acres from Estate Residential to Light Industrial. The property is located on the west side of US Hwy 331, approximately 0.78 miles south of Coy Burgess Loop. The request is 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 Comander, to adopt Ordinance **(2011-25)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 51: A request to change the land use of 12.5 +/- acres from Estate Residential and Commercial to General Commercial. The property is located in the northeast corner of the intersection of Lakewood Drive and US Hwy 331. The request is 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 Comander, to adopt Ordinance **(2011-26)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 10-007: A request to change the land use of 0.23 +/- acres from Residential Preservation and Village Mixed Use to Village Mixed Use. The property is

located on the north side of Bay Magnolia Lane, east of US Hwy 331 south. The request is 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 adopt Ordinance **(2011-27)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 08-0006, 08-0007, and 08-0008: A request to change the land use of 115.74 +/- acres from Coastal Center and Large Scale Agriculture to General Commercial. The property is located east of the Point Washington area on the north side of US Hwy 98, approximately 1,000 feet north of Seanoa Road. The request is 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 adopt Ordinance **(2011-28)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 08-0048, 08-0049, 08-0050, 08-0051, 08-0052, 08-0053, 08-0054, 08-0055, 08-0056, 08-0057, and 211: A request to change the land use of 3.521 +/- acres from Residential Preservation to Coastal Center. The properties are located on the south side of US Hwy 98, to the east and west of Beach Drive. The request is 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 adopt Ordinance **(2011-29)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 36: A request to change the land use of 10 +/- acres from Conservation Residential 2:1 to Village Mixed Use. The property is located on the west side of Hunter's Road, approximately 1,500 feet north of US Hwy 98. The request is 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 Comander, to adopt Ordinance **(2011-30)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 155: A request to change the land use of 9.75 +/- acres from Conservation Residential 2:1 to General Agriculture. The property is located on the east side of County Road 393, approximately 1.25 miles north of County Road 30-A. The request is 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 adopt Ordinance **(2011-31)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 10-008 and 468: A request to change the land use of 20 +/- acres that is undesignated to General Agriculture. The property is located north of Gulf Hills Drive off County Road 30-A in the Draper Lake area. The request is 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 adopt Ordinance **(2011-32)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 10-001 and 10-002: A request to change the land use of 0.885 +/- acres from Residential Preservation to Neighborhood Commercial. The property is located at the intersection of Tanglewood Drive and County Highway 30-A. The request is 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 Comander, to adopt Ordinance **(2011-33)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 09-034 and 10-005: A request to change the land use of 1.056 +/- acres from Neighborhood Planning Area and Residential Preservation to Neighborhood Commercial. The property is located at the northeast intersection of Satinwood Drive and County Road 30-A. The request is 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 adopt Ordinance **(2011-34)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 81 and 82: A request to change the land use of 0.67 +/- acres from Neighborhood Planning Area and Residential Preservation to Neighborhood Commercial.

The property is located in the southeast corner of the intersection of County Road 30-A and Gulf Heights Street. The request is 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 adopt Ordinance **(2011-35)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 10-012: A request to change the land use of 1.308 +/- acres from Neighborhood Planning Area and Residential Preservation to Neighborhood Commercial. The property is located at the southwest intersection of Headland Avenue and County Road 30-A, in Seagrove. The request is 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 adopt Ordinance **(2011-36)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 10-009, 10-010, & 10-011: A request to change the land use of 1.309 +/- acres from Neighborhood Planning Area and Residential Preservation to Neighborhood Commercial. The property is located at the northwest intersection of Headland Avenue and County Road 30-A, in Seagrove. The request is 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 adopt Ordinance (2011-37) as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 09-052 and 09-053: A request to change the land use of 0.141 +/- acres from NPA and Residential Preservation to Neighborhood Commercial. The property is located at the intersection of Flounder Street and County Road 30-A. The request is consistent with the Walton County Comprehensive Plan.

Chairman Brannon asked for public comment. Mr. James Frank spoke in opposition to the land use change.

Commissioner Comander questioned what the property could be used for with the Neighborhood Commercial change. Ms. Christensen stated that it allows for Neighborhood serving commercial uses which could include: professional offices or a small restaurant or café. The potential use is severely limited due to the parcel size.

The property owners spoke about the intent for the property and discussed the potential customer base.

Brief discussion ensued regarding the possibility of a café in a building and on a parcel of this size.

Motion by Commissioner Pridgen, second by Commissioner C. Jones, to adopt the Ordinance as presented. Ayes 2, Nays 2. Brannon Nay, Comander Nay, Pridgen Aye, C. Jones Aye. The vote was tied, therefore the property use for Map ID 09-052 and 09-053 remains NPA.

Map ID 09-042 and 09-043: A request to change the land use of 0.798 +/- acres from Residential Preservation to Neighborhood Commercial. The property is located in

the northeast corner of County Road 30-A and County Road 395. The request is 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 adopt Ordinance **(2011-38)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 453, 454, and 455: A request to change the land use of 0.483 +/- acres from Neighborhood Planning Area and Residential Preservation to Neighborhood Commercial. The property is located at the southwest corner of the intersection of DeFuniak Street and Pine Street, approximately 1,000 feet south of County Road 30-A in the Grayton Beach area. The request is 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 adopt Ordinance **(2011-39)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 342 and 343: A request to change the land use of 0.73 +/- acres from Residential Preservation to Neighborhood Commercial. The property is located on the south side of County Road 30-A, approximately 500 feet east of the intersection of County Road 283 and 30-A in Grayton. The request is consistent with the Walton County Comprehensive Plan.

Chairman Brannon asked for public comment.

Mr. Robert Murphy expressed concerns with possible land use and disturbing events due to the change.

Ms. Christensen stated that there is a case by case approval for outdoor music.

Mr. Rocky Hard, property owner, spoke in favor of the land use change request.

Motion by Commissioner Pridgen, second by Commissioner Comander, to adopt Ordinance **(2011-40)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 33: A request to change the land use of 0.25 +/- acres from Neighborhood Planning Area and Residential Preservation to Neighborhood Commercial. The property is located on DeFuniak Street (County Road 283), approximately 500 feet south of the intersection of County Road 283 and 30-A in the Grayton Beach area. The request is 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 adopt Ordinance **(2011-41)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 10-013: A request to change the land use of 0.367 +/- acres from Neighborhood Planning Area and Residential Preservation to Neighborhood Infill. The property is located at the southeast of Cedar Street in Magnolia Subdivision. The request is 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 adopt Ordinance (2011-42) as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 177: A request to change the land use of 3,587.14 +/- acres from Large Scale Agriculture, General Agriculture, and North Bay Neighborhood Planning Area, Rural Town Center to Black Creek Neighborhood Planning Area and Low Density Residential. The property is located north of the Choctawhatchee Bay, in the Black Creek area on both sides of County Road 3280, east of the City of Freeport and south of Hwy 20. The request is consistent with the Walton County Comprehensive Plan.

Ms. Christensen briefly discussed the information provided, which included comments and objections from DCA. She stated that they did work closely with the agent base and arrived at a resolution to address those concerns. There were some changes that were already approved in the language modifications, and some provisions were added. Ms. Christensen briefly discussed the intent to split the parcels land use designation due to a foreclosure action. They have suggested reducing the request by 868 acres on the southern portion.

Chairman Brannon questioned the original concerns by DCA. Ms. Christensen explained that DCA had concerns with the suitability for the property and adequate protection of the resources in the area. She briefly discussed the changes that were made to the amendment request.

Ms. Christensen clarified the new requested amendment change is for:

1. **Map ID 177-a:** A request to change the land use of 2,447.82 +/- acres from North Bay Neighborhood Planning Area, Rural Town Center to

Black Creek Neighborhood Planning Area, Low Density Residential. The property is located on the north side of CR 3280, north of the Choctawhatchee Bay, in the Black Creek area, approximately 7 miles east of US Hwy 331.

and

2. **Map ID 177-b:** A request to change the land use of 261.663 +/- acres from Large Scale Agriculture, General Agriculture, and North Bay Neighborhood Planning Area, Rural Town Center to Black Creek Neighborhood Planning Area, Low Density Residential. The property is located on the south side of CR 3280, north of the Choctawhatchee Bay, approximately 7 miles east of US Hwy 331.

Chairman Brannon asked for public comment.

Mr. Kramer briefly discussed the intent behind the removal of the larger southern portion. Ms. Christensen stated that without a consistent development order it is better to address the two southern portions separately.

Mr. Lloyd Blue spoke in favor of the land use change request.

Chairman Brannon closed public comment.

Staff recommended approval of **Map ID 177-a**, and **Map ID 177-b** as requested.

Motion by Commissioner Comander, second by Commissioner C. Jones, to adopt Ordinances **(2011-43 and 2011-44)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

Map ID 168, 169, 438, 439, 440, 441, and 460: A request to change the land use of 969 +/- acres from Large Scale Agriculture to Rural Village. The property is located

on the north side of Hwy 20, east of the City of Freeport, on Don Graff Road and east of Antioch Cemetery. The request is consistent with the Walton County Comprehensive Plan.

Ms. Christensen stated that DCA did have objections and concerns. In addressing those they did reduce the overall size of the amendment by approximately 700 acres, and it did address DCA's concerns.

Chairman Brannon asked for public comment. There was no public comment.

Motion by Commissioner Comander, second by Commissioner Pridgen, to adopt Ordinance **(2011-45)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

The meeting recessed briefly at 6:46 p.m. and reconvened at 6:57 p.m.

Ms. Christensen presented the following Large Scale Map Amendment Ordinances for requests by private property owners:

LSA 05-02.10: A request from Mr. Ray Phillips to change the Future Land Use Map designation of 14.36 +/- acres from Estate Residential to Rural Residential. The property is located on the south side of Coy Burgess Loop and west of John White Road, approximately $\frac{3}{4}$ mile west of US Hwy 331. The request is 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 adopt Ordinance **(2011-46)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.11: A request from Mr. Jack Burke to change the Future Land Use Map designation of 37.89 +/- acres from General Agriculture to Estate Residential. The property is located in the Portland area, on the north side of Hwy 20, approximately 0.20 miles north of Hwy 20. The request is 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 adopt Ordinance **(2011-47)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.13: A request from Mr. Jasper Dennison to change the Future Land Use Map designation of 5.5 +/- acres from Rural Village to General Commercial. The property is located on Mallet Bayou on the west side of US Hwy 331, approximately 300 feet south of Sweet Water Lane. The request is 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 adopt Ordinance **(2011-48)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.18: A request from Porter at Freeport, Inc. to change the Future Land Use Map designation of 217.47 +/- acres from Large Scale Agriculture to Rural Village. The property is located on SR 20, approximately one mile east of Windswept Boulevard and 2.75 miles west of SR 81, on the north side of SR 20. The request is 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 Comander, to adopt Ordinance **(2011-49)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.21: A request from Mr. Ray Wilson and Ms. Patricia Wade to change the Future Land Use Map designation of 10.65 +/- acres from General Agriculture to Rural Village. The property is located 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. The request is 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 adopt Ordinance **(2011-50)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.22: A request from Freeport Properties South, LLC (Mr. Ralph Meierjohan) to change the Future Land Use Map designation of 103.9 +/- acres from General Agriculture to Rural Village. The property is located on the east side of Black Creek Boulevard, approximately ½ mile south of the intersection of Black Creek Boulevard and State Road 20. The request is 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 Comander, to adopt Ordinance (2011-51) as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.25: A request from J & L Eagle Cove, LLC to change the Future Land Use Map designation of 27 +/- acres from Conservation Residential 1:2.5 and Conservation Residential 2:1 to Conservation Residential 2:1. The property is located north of Alderberry Road, approximately ¼ mile east of the intersection of East Hewitt Road and Alderberry Road. The request is consistent with the Walton County Comprehensive Plan.

Chairman Brannon asked for public comment.

Ms. Christie Coldewey spoke in opposition of the land use change request and discussed the nesting bald eagles surrounding the property. She stated that the current density for the property should remain.

Discussion ensued regarding the bald eagle nesting areas and buffer areas.

Mr. Scott Jenkins, representative, spoke in favor of the land use change request. He discussed the limitations for construction with a nesting bald eagle and the current development order for the property.

Commissioner Comander questioned how the eagles would be impacted by building the homes. Mr. Jenkins stated that there is a 660 foot buffer area to the nesting eagle. Commissioner C. Jones questioned the total increase in units due to the land use change. Ms. Christensen stated that there is a total of 10 units allowed for the current land use, the change would allow 54 units, increasing the total amount by approximately 44 units.

Chairman Brannon closed public comment.

Brief discussion ensued regarding the buffer areas for the bald eagle nests since they have been changed from an “endangered species” to a “monitored species”.

Chairman Brannon stepped down as Chairman and Commissioner Comander assumed position as Chair.

Motion by Commissioner Brannon, second by Commissioner Pridgen, to adopt Ordinance as presented. Ayes 2, Nays 2. Brannon Aye, Comander Nay, Pridgen Aye, C. Jones Nay. The vote was tied, therefore the land use for LSA 05-02.25 will remain as Conservation 1:2.5.

Commissioner Brannon assumed position as Chairman.

LSA 05-02.27: A request from Mr. Berry Katz and Mr. Frank Natal to change the Future Land Use Map designation of 4.84 +/- acres from Infill to Village Mixed Use. The property is located north of US Hwy 98, approximately 675 feet east of Veterans Road, and 325 feet north of US Hwy 98. The request is 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 adopt Ordinance **(2011-52)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.28: A request from Barnhill, Barnhill, Barnhill to change the Future Land Use Map designation of 10.1 +/- acres from Conservation Residential 2:1 to Small Neighborhood 4:1. The property is located near Helen McCall Park, on the east side of

Moll Drive, approximately ¼ mile south of US Hwy 98. The request is 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 adopt Ordinance **(2011-53)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.41: A request from Equity Resources, LLC (Mr. Jack Fiorella) to change the Future Land Use Map designation of 2.006 +/- acres from Light Industrial to Neighborhood Infill. The property is located on the north side of Us Hwy 98 between North Orange Street and North Walton Lakeshore Drive, approximately 1/3 mile east of the Walton County/Bay County boundary line. The request is 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 Comander, to adopt Ordinance **(2011-54)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.44: A request from Mr. Benjamin Jerry Brown, Jr., Ms. Susan Brown Burgess, and Ms. Marsha Anderson to change the Future Land Use Map designation of 1.548 +/- acres from Residential Preservation to Neighborhood Infill and Neighborhood Commercial. The property is located on the south side of County Road 30-A, directly west of Hinton Drive, north of Hinton-Bishop Drive, approximately 1.25 miles east of County Road 395. The request is 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 adopt Ordinance **(2011-55)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.45: A request from Mr. Steve Harrell and Mr. Ron Swatty (HSH Properties, LLLP) to change the Future Land Use Map designation of 58.032 +/- acres from Large Scale Agriculture to Rural Village. The property is located on the north side of SR 20, adjacent to the intersection of Black Creek Boulevard and SR 20. The request is 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 adopt Ordinance **(2011-56)** as presented. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

LSA 05-02.46: A request from Timberland Estates, LLC (Ms. Phyllis Young) to change the Future Land Use Map designation of 250 +/- acres from General Agriculture to Rural Residential. The property is located east of SR 81, approximately 1.5 +/- miles south of the Town of Ponce De Leon in neighboring Holmes County and 1.75 +/- miles south of the intersection of I-10 and SR 81. The request is consistent with the Walton County Comprehensive Plan.

Ms. Christensen stated that DCA had several objections and recommended denial of the request. Staff supports the recommendation from DCA for denial of the request.

Chairman Brannon asked for public comment. There was no public comment.

Motion by Commissioner Comander, second by Commissioner C. Jones, to deny the land use change request as recommended by DCA. Ayes 4, Nays 0. Brannon Aye, Comander Aye, Pridgen Aye, C. Jones Aye.

There being no further business, the meeting adjourned at 7:27 p.m.

APPROVED _____
Larry Jones, Chairman

ATTEST _____
Martha Ingle, Clerk of Courts