

MARCH 5, 2002 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Land Use Hearing on Tuesday, March 5, 2002 at 5:00 p.m. at the Coastal Branch Library.

The following Board members were present: Commissioner Tim Pauls, Vice-Chairman Larry D. Jones, Chairman Lane Rees and Commissioner Gene Ryan, Mr. Michael Underwood, County Administrator, Attorney Gary Vorbeck, Director of Legal Services, were also present.

Commissioner Jones led with prayer following the Pledge of Allegiance to the American Flag.

Chairman Rees called the meeting to order and announced a meeting that will be held on March 13, 2002 at 1:00 p.m. at the Emergency Operations Center regarding Affordable Housing.

Chairman Rees announced that the Gary Cress/Winn Dixie Project would be continued until April 2nd. He also advised that Council for both the Barbarosa Subdivision and Grayton Grand Development projects were present and requested to continue both projects until a later date due to the projected length of discussion.

Attorney David Theriaque estimated that Grayton Grand would take approximately 4-5 hours to complete, and Attorney Ken Goldberg estimated two hours for the Barbarosa project.

Motion by Commissioner Ryan, second by Commissioner Jones to continue the public hearing regarding Grayton Grand to March 18th, 2002 at 2:00 p.m. and continue the public hearing for Barbarosa until April 2nd, 2002 at 3:00 p.m., both at the Coastal Branch Library. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Jack Arthur, Growth Management Director, presented the South Walton Utilities Project for consideration. He advised that the request is to approve the location at which time they would apply for a development order.

Motion by Commissioner Pauls, second by Commissioner Ryan to approve the South Walton Utilities project. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Ms. Sue Parsonnet, Vice-President of the Cultural Arts Association, appeared before the Board and explained that they promote the Arts by raising funds for Visual Arts Scholarships and other projects. She explained that they will be holding their annual ArtsQuest, which will be held at Eden Park, and requested approval to fly the ArtsQuest Flags along CR 30A, Highway 98 and the adjoining roads. The flags will be flown from April 21st through May 13th, 2002. She further explained that the flags are purchased by area businesses as part of their fundraisers.

Motion by Commissioner Pauls, second by Commissioner Ryan to approve the request by the Cultural Arts Association to fly their flags as stated and to place two 4X8 foot signs. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Ms. Judith Williams, Chairperson for the Design Review Board, appeared before the commissioners and thanked them for the revisions made to the signage regulations for the Scenic Corridor. Ms. Williams spoke about the revisions, the efforts and length of time it took for their Board to make those revisions. Many businesses in the area have postponed making changes pending the outcome of the revisions. Replacement of nonconforming signs must be done by January 2003 and people need to be notified. Ms. Williams asked for support from the commissioners to publicize the revisions by

developing a program for implementation and the various methods of advertising. Direct notification also needs to be given to affected businesses, either to all businesses or to nonconforming businesses. She also asked to expedite the review process and bring staff up to date on the revisions in order to assist the public better.

In summary, Ms. Williams stated the importance of notification, informing nonconforming business owners, assisting the public through the review process, and being prepared to enforce the Code evenly and clearly.

Commissioner Pauls thanked Ms. Williams for the services she volunteered to the DRB. He agreed with Ms. Williams that publicity is the key for public awareness.

Chairman Rees requested Mr. Underwood discuss this issue with the PIO Officer to get this information out to the public.

Mr. William Southerland questioned if the revisions would apply to the entire county. Commissioner Pauls stated that the revisions being discussed would only apply to areas south of the Bay.

Mr. Arthur presented a request on behalf of Mr. Dean Burgis of Bell South. The request is for the relocation of utilities necessitated by the widening of US Highway 98.

Motion by Commissioner Pauls, second by Commissioner Ryan to approve the relocation of utilities on behalf of Bell South. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Tom Blackshear, County Planner, presented the information for the Transmittal Hearing for four textual amendments and ten map amendments. After this hearing the amendments are to be submitted to the State for review and additional

comments. The county will then hold two adoption hearings. The Board must decide to transmit the amendments or not, or to transmit them with modifications.

Mr. Blackshear presented LSA 02-1.A.1: Strategic Habitat Conservation Areas, EAR Amendment 11. The purpose is to link state owned property with the state forest and Elgin AFB. The Planning Commission recommended encouraging developers to cluster development out of valuable wildlife habitat in Strategic Habitat Conservation areas and recommends residential density bonuses of up to 100% in low-residential, agriculturally oriented future land use categories.

The proposed text change consists of the following policy wording: Residential developments located in Strategic Habitat Conservation Areas identified by the Florida Game and Freshwater Fish Commission can achieve a 100% residential density increase in allowable residential densities if they cluster. This opportunity of density bonuses applies to the Estate Residential, General Agriculture, and Large Scale Agriculture future land use categories. To receive a density increase, a wildlife biologist will have to determine where the best wildlife habitat exists, and development will have to be clustered away from the identified habitat. Within one year of adoption of this amendment, the county will amend its Land Development Code to address deed restrictions and/or conservation easements affecting properties using this clustering provision. The County will also establish a method in its Land Development Code for allocating different bonus percentages based on affected land use categories and the threatened and endangered species the clustering is designed to benefit.

Motion by Commissioner Pauls, second by Commissioner Jones to approve to transmit LSA 02-1.A.1 Clustering of Residential Development In Strategic Habitat Conservation Areas. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Blackshear presented Textual Amendment LSA 02-1.A.2: Establishing Height Limitations in South Walton County North of U.S. 98. The Planning Commission recommends the following plan amendment. Policy L-1.1.5: Notwithstanding any other provisions of this comprehensive plan, no development higher than four (4) stories, or 50 feet, whichever is less, shall be permitted ~~south of a line formed by SR 30~~ south of Choctawhatchee Bay and the Intracoastal Waterway from the Okaloosa County line to the Bay County line.

Motion by Commissioner Pauls, second by Commissioner Ryan to approve transmitting LSA 02-1.A.2 Establishing Height Limitations in South Walton County North of U.S. 98. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Blackshear presented Textual Amendment LSA 02-1.A.3 Interior Lots of Residential Subdivisions in Mixed Use Areas. Commissioner Pauls stated that a definition is needed for “Interior Street”. Commissioner Pauls suggested adding the word “residential” subdivision streets.

Motion by Commissioner Pauls, second by Commissioner Ryan to approve to amend LSA 02-1.A.3 Interior Lots of Residential Subdivisions in Mixed Use Areas, as stated in Policy L-1.9.5 by adding the word “residential”: In mixed use areas, business or commercial uses shall be prohibited on interior residential subdivision streets, unless said uses area a part of an approved Neighborhood Plan or approved development plan within the applicable Neighborhood classification as specified in Policy L-1.1.6 of this Plan.

Village Mixed Use Centers are exempt from this policy. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Motion by Commissioner Ryan, second by Pauls to approve transmittal of LSA 02-1.A.3 Interior Lots of Residential Subdivisions in Mixed Use Areas. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Blackshear presented LSA 02-1.A.4 Planning the New Town Center. The Planning Commission recommended that the text of the Comprehensive Plan be changed which would designate lands within the Town Center 1 Polygon to Conservation Residential 2.1. This would remain until the Master Plan in progress is completed.

Mr. David Kramer addressed the commissioners stating that he previously brought this issue to the attention of the commissioners and the Planning Department. He stated that he is representing a property owner in TC1 and asked the commissioners to make one change to his client's parcel from Conservation Residential to NPA/Infill. He felt that if the Board and DCA approved this amendment the property could be used as soon as 3-6 months in the Infill category. However, using the study period, it could take as long as five years. Mr. Kramer therefore asked that this parcel be classified NPA/Infill to allow the owner to proceed with plans for affordable housing.

Ms. Susan Paladini reminded the commissioners that there is no sewer or water in this area.

Mr. Blackshear explained that Mr. Kramer's client could come back before the Board within 4-6 months to request a small-scale amendment. Mr. Kramer was not in favor of this process.

Commissioner Pauls stated that he would like to keep on track with the planning process already begun. Mr. Arthur stated that the Planning Commission acted in the absence of the knowledge that the county would be preparing the master plan. Another option to consider would be to not pass the amendment. Mr. Kramer explained that if no action is taken then the property receives no classification at all.

Motion by Commissioner Pauls, second by Commissioner Ryan to not proceed with the amendment to LSA 02-1.A.4 Planning the New Town Center. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Commissioner Pauls explained that the Board approved a study area where the land use classifications would be looked at along with infrastructure and the development of zoning categories within those classifications.

Mr. Blackshear presented map amendment LSA 02-1.B.1.a relating to the Tops'1 Campground on West C30-A near the US 98 intersections. The Planning Commission recommended changing the parcel from Neighborhood Planning Area to reflect State ownership.

Motion by Commissioner Jones, second by Commissioner Ryan to approve map amendment LSA 02-1.B.1.a. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Blackshear presented map amendment LSA 02-1.B.1.b regarding lot 92 in South Inlet Beach. The Planning Commission recommended that the Inlet Beach Neighborhood Plan Map be changed to show Lot 92 as Neighborhood-Commercial.

Motion by Commissioner Pauls, second by Commissioner Ryan to approve map amendment LSA 02-1.B.1.b. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Blackshear presented map amendment LSA 02-1.B.1.c regarding lots 53, 54, 0541, and 55 in South Inlet Beach. These lots are listed under the Neighborhood Commercial designations in the Inlet Beach Neighborhood Plan; however, the Inlet Beach Neighborhood Plan Map shows them as residential. The Planning Commission recommends that the Inlet Beach Neighborhood Plan Map be changed to show the parcels as Neighborhood-Commercial.

Motion by Commissioner Pauls, second by Commissioner Ryan to approve the map amendment LSA 02-1.B.1.c. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Blackshear presented map amendment LSA 02-1.B.1.d regarding the Cedar Beach Cove Subdivision on SR 20, west of Basin Bayou. The Planning Commission recommended that the industrial polygon be adjusted to show this residential subdivision in the Rural Village category.

Motion by Commissioner Pauls, second by Commissioner Jones to approve map amendment LSA 02-1.B.1.d. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Blackshear presented map amendment LSA 02-1.B.1.e regarding three unplatted parcels at the entrance of Edgewood Terrace on South CR 393. The NPA Neighborhood Map Series shows these parcels within a Residential Preservation Area. The Planning Commission recommended that these three parcels be changed to Infill.

Motion by Commissioner Pauls, second by Commissioner Ryan to approve Map Amendment LSA 02-1.B.1.e. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Blackshear presented Map Amendment LSA 02-1.B.1.f regarding two unrecorded subdivision covering approximately 20 acres on CR 393 on Cypress Pond Road. The property is shown as state land on the FLUM; however the land is privately owned. The Planning Commission recommended changing the property to Conservation Residential 2:1.

Motion by Commissioner Jones, second by Commissioner Pauls to approve Map Amendment LSA 02-1.B.1.f. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Blackshear presented Map Amendment LSA 02-1.B.1.g relating to an Industrial area east of US 331 and south of the US 331 causeway. The current FLUM also shows two parcels immediately south of this existing Light Industrial polygon as Neighborhood Planning Area. David Holder, who has a house with an office on it, owns one of these parcels. This parcel is shown on the NPA series map as Light Industrial. He also has documents showing that this property is categorized as Light Industrial. The second parcel has Thomas Stein's site development contracting business on it. Before Mr. Stein, the parcel was used as a C & D landfill. Both Mr. Holder and Mr. Stein strongly desire that these parcels be shown as Light Industrial on the FLUM. The Planning Commission recommended that both parcels be shown as Light Industrial on the FLUM, and the area immediately north of these parcels be shown as Neighborhood Planning Area.

Mr. Tom McGee appeared before the commissioners on behalf of the South Walton Community Council with a recommendation that the Board returns this issue back to staff for further review. They feel that Village Mixed Use is a more appropriate classification for these properties. Mr. McGee stated that Mr. Stein is not the owner of the property.

Mr. David Holder appeared before the Board and requested they adopt the recommendation changing the classification to Light Industrial. He stated that staff assured him at the time he purchased the property that it was classified as Light Industrial. He agreed to accept Village Mixed Use if necessary. Mr. Stein stated that the error is clearly a mistake on the map and wants the zoning changed to what it should be, which is Light Industrial.

Commissioner Pauls agreed that this is an issue that should be sent back to staff. Mr. Blackshear stated that staff might need to take a comprehensive look at the entire area.

Motion by Commissioner Ryan, second by Commissioner Jones to accept staff's recommendation and reclassify these two parcels as Light Industrial. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye. Commissioner Pauls agreed with the caveat that staff reviews this issue to determine the best possible planning.

Mr. Blackshear presented Map Amendment LSA 02-1.B.1.h regarding the Happy Hollow Subdivision on CR 3280. The Planning Commission recommended excluding the subdivision from the existing industrial polygon and placing it in the Rural Village category. The Planning Commission also recommended that if the owners of the borrow pit located northeast of the Happy Hollow Subdivision wish to change the borrow pit's

land use designation from Estate Residential to Industrial, they will need to submit a privately sponsored amendment application.

Mr. Wynlon Bodiford addressed the commissioners regarding the property in the Happy Hollow Subdivision. He stated that the property is surrounded on three sides by lots with houses, which are residential. The interior is zoned industrial and he feels this is incorrect zoning.

Motion by Commissioner Pauls, second by Commissioner Ryan to accept staff's recommendation to change the Happy Hollow Subdivision from Industrial to Rural Village. Ayes 3, Nays 1. Pauls Aye, Jones Naye, Rees Aye, Ryan Aye.

Mr. Blackshear presented Map Amendment LSA 02-1.B.1.i regarding a 47.25 acre parcel located on SR 83, north of DeFuniak Springs. The FLUM currently shows this parcel as Urban Residential. The Association of Retarded Citizens owns the property. The Planning Commission recommends that the property be designated as Industrial.

Mr. John Saltsman, President of the Board for ARC, addressed the commissioners regarding the request. He advised that the property was previously used as a sawmill and has large pads of concrete and piles of sawdust on the site. He stated that the property is too costly to clean up if it were to remain Urban Residential. He agreed that Light Industrial would be sufficient for their needs. Mr. Blackshear advised Mr. Saltsman and the Board that there is only one classification of Industrial north of the bay; there is no difference between light and heavy. The commissioners reminded Mr. Blackshear of Commissioner Walker's request to make that distinction in classifications.

Motion by Commissioner Jones, second by Commissioner Ryan to approve the Planning Commission's recommendation to designate the property as Industrial.

Mr. Kevin Chillcut advised the Board that the City of DeFuniak Springs recently changed the classification on the property where the cement plant is located to Industrial.

Commissioner Ryan questioned if the classification could be changed with the contingency that usage on the property remains light industrial uses only. Mr. Blackshear stated that if they were granted the Industrial category they would be allowed to use it as such. Commissioner Pauls stated that he would be willing to grant a variance for the uses they currently need.

Chairman Rees called for a vote on the motion. Ayes 2, Naves 2. Pauls Naye, Jones Aye, Rees Naye, Ryan Aye. Motion failed.

Mr. Blackshear presented Map Amendment LSA 02-1.B.1.j. All parcels annexed into the City of DeFuniak Springs south of US 90 to the western side of the City after the Walton County FLUM was adopted. These parcels (totaling 160 acres) should be shown within the DeFuniak Springs city limits.

Motion by Commissioner Pauls, second by Commissioner Jones to approve the Planning Commission's recommendation for Map Amendment LSA 02-1.B.1.j. Ayes 4, Naves 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Jack Dorman presented LSA 02-1.B.2, a privately sponsored amendment proposing to change 1,750 acres west of Bruce from Large Scale Agriculture to Estate Residential. He stated that any development on the property would be a minimum of two years away.

Motion by Commissioner Jones, second by Commissioner Ryan to approve the recommended change on LSA 02-1.B.2. Ayes 4, Naves 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Motion by Commissioner Pauls, second by Commissioner Jones to conduct a public hearing on April 2, 2002 to consider the Patrone's abandonment request. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Motion by Commissioner Ryan, second by Commissioner Jones to conduct a public hearing on April 2, 2002 to consider the Millington abandonment request. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Motion by Commissioner Ryan, second by Commissioner Pauls to conduct a public hearing on April 2, 2002 to consider the Ciboney Condominium Homeowner's abandonment request. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented the planned unit development conceptual plans for Seashells On The Beach. Staff recommended conceptual approval, but without it having to come back for final approval. He reminded the Board that in the past, PUD's have been two-step processes with previous discussion regarding discontinuing the conceptual review on other projects, whereas it is mandated with PUD's to present them for conceptual review. Mr. Arthur, after further review of the Code, has determined that it does not require the detailed plan review to come back to the Board; therefore they recommended approval without it having to be presented again. Individual phases will be handled as minor developments consistent with the LDC. This will also apply to other PUD's in the future.

Commissioner Pauls commented on the importance of making the public aware that considerable measures have been taken to determine that the traffic concurrency has been met. Mr. Russ Aldrich, speaking on behalf of the developer, advised that there has been a reduction in the number of units.

Motion by Commissioner Jones, second by Commissioner Pauls to grant conceptual approval for the Seashells On The Beach Planned Unit Development as recommended by staff.

Commissioner Pauls stated that he was shown in the LDC that conceptual approval does not vest concurrency for traffic. Mr. Aldrich advised that the PUD would. He further stated that they would be submitting individual developments. Attorney Vorbeck read the following from the Land Development Code: Approval of the conceptual plan does not vest a project from requirements of concurrency the building code or other aspects of the Comprehensive Plan and Development Code not specifically addressed in the PUD conceptual plan. Mr. Arthur advised that the number of traffic trips is addressed in the PUD conceptual plan. He further stated that Mr. Tipton has reviewed the number of trips calculated for this project. Mr. Aldrich advised that there is a proposed schedule in the plan in addition to detailed plans that will be submitted as the development is progressing, which will be submitted to the Planning Department for administrative review and compliance with conceptual approval. Mr. Arthur stated that these trips are vested through the build out of the project, which is January 2004. The commissioners agreed to recognize the vesting of the traffic concurrency as part of the motion. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Chairman Rees called to order the Quasi-judicial hearings and administered the oath to those individuals who would be speaking in regards to these issues.

Mr. Arthur presented Gulfstream West, Condominium final plat for approval on behalf of Mr. Charles Lennentine. The plat has been reviewed by staff, who recommended approval.

Motion by Commissioner Jones, second by Commissioner Ryan to approve Gulfstream West, Condominium final plat for recording. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented Watersound P.U.D. Waterbridges, Phase 1A final plat on behalf of Mr. Jonathan Rhodes. The plat has been reviewed by staff, who recommended approval.

Motion by Commissioner Pauls, second by Commissioner Jones to approve Watersound P.U.D. Waterbridges, Phase 1A final plat for recording contingent upon a letter of credit. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mrs. Linda Clark presented a small-scale amendment on behalf of Regions Bank. The amendment is for lots 36 and FO, Cano Estates Subdivision. Staff recommended approval. Mrs. Clark entered staff's findings (exhibit 1) into the record, along with the Planning Commission's Final Recommendation for Approval (exhibit 2). There were no objections and the records were entered.

Mr. Jack Rhodes, representing Regions Bank, appeared before the Board requesting a small-scale amendment changing the designation to Village Mixed Use.

Motion by Commissioner Pauls, second by Commissioner Ryan to approve a small-scale amendment on behalf of Regions Bank. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented a request for approval to place an antenna on top of the White Cliffs Condominium on behalf of Cellular South. Mr. Arthur entered the Final Recommendation of Approval (exhibit 3). Mr. Charlie Stafford, representing Cellular South Real Estate, appeared before the Board to answer questions.

Motion by Commissioner Ryan, second by Commissioner Jones to approve the request for an antenna on White Cliffs Condominium. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Arthur requested approval of a major development identified as One Seagrove Place roof-top co-location for antenna placement. Mr. Arthur entered staff's Final Recommendation into the record (exhibit 4).

Motion by Commissioner Ryan, second by Commissioner Jones to approve the request for One Seagrove Place for wireless communications. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented staff's recommendation to approve Dalton Place at Seagrove, a development project consisting of 8 single family lots, a clubhouse and swimming pool area. Mr. Arthur entered the Final Recommendation into the record (exhibit 5).

Motion by Commissioner Pauls, second by Commissioner Ryan to approve Dalton Place development. Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented the Conradina Development Proposal, a major development consisting of 22 single-family residential lots. Staff recommended approval. The Planning Commission recommended approval with the following stipulations:

1. Declaration of restrictive covenants requiring restoration landscaping to be part of the development
2. Eliminating the requirement of a sidewalk on the southern boundary
3. The applicant investigating and implementing, if feasible, the staggering of building footprints
4. The applicant working with the county to establish a cul-de-sac
5. With the knowledge that the proposed paving width of roads is substandard

Mr. Arthur presented staff's recommendation along with the Planning Commission's final recommendation (exhibit 6).

Mr. Steve Hall, Hall & Reynolds, representing Conradina appeared before the Board and presented all of the documents presented as part of the application (exhibit 7-black 3-ring binder). The Board accepted the exhibit without objection.

Mr. Hall explained the project stating that it is a standard subdivision with 5.8 units per acre, and was previously approved for up to 8 units per acre. He stated that the project has been downsized in addition to many upgrades to enhance the project. He spoke about the conditions of the project in an attempt to address concerns of the neighbors. Mr. Hall advised that they have addressed several issues voiced as concern by the Planning Commission. The developer has decided to include those preservation, restoration and maintenance plans as part of the development order as a means of additional attempts to satisfy concerned neighbors. Mr. Hall spoke about the concerns with traffic conditions due to the wash out on Winston Lane. Discussions have been held in an attempt to create a solution; however, they have not been able to develop a plan that pleases everyone.

Mr. Dean Burgis, Engineer, stated that the water/sewer permits are in review with the consultant from the Inlet Beach Water System. The storm water permits have already been retained.

Attorney Brian Hess, representing the Inlet Beach Historic Owners Association, advised that he was present to work with the developer, who has been receptive to the concerns of the Owners Association. Mr. Hess voiced one concern, which is the traffic problem where the road washed out, causing no outlet for traffic. He suggested reducing

the number of homes by two and require the developer to construct a road on the east side of the property connecting to Walton Rose Lane. Mr. Hess entered into the record the planting diagrams (exhibit 8). The documents were accepted without objection.

Discussion followed regarding the condition of the roads, traffic problems, and the washed area. Mrs. Phillip Jackson, resident, requested an alleyway be constructed to allow for better traffic flow. Mr. Burgis stated that they want to assure the residents that they will have access to their properties and he also advised that they will provide for proper drainage. Mr. Joe Carpenter addressed concerns with the width of Winston Lane. He stated that he is not opposed to the project, but would like to see the roads remain as they are. Ms. Fran Bride voiced her opposition to an alley. Mr. Hall entered into the record the Development Order Conditions (exhibit 9). Mr. Arthur advised that Public Works need to be made aware of these issues dealing with public roads.

Commissioner Ryan stated that he would like to know if the roadway was abandoned as stated. Commissioner Pauls agreed and stated that it needs to be researched. Chairman Rees instructed Mr. Underwood to inform Mr. Barry of the situation so he may research it.

Discussion was held regarding the removal of the sidewalk from the development and making a donation to the sidewalk fund recently established.

Mr. Hall questioned if culverts would be used at the discretion of the homeowners. The Commissioners stated that the developer would be required to use culverts instead of the drainage swells.

Motion by Commissioner Ryan, second by Commissioner Jones to accept the Planning Commission's recommendation to approve Conradina Development Proposal

contingent upon stipulations made, culverts and the contribution to the sidewalk fund.

Ayes 4, Nays 0. Pauls Aye, Jones Aye, Rees Aye, Ryan Aye.

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

APPROVED: _____
Lane Rees, Chairman

ATTEST: _____
Martha Ingle, Clerk of Court