

APRIL 25, 2005- TRANSMITTAL HEARING

The Board of County Commissioners, Walton County, Florida, held a Transmittal Hearing on Monday, April 25, 2005 at 5:00 p.m. at the South Walton Courthouse Annex.

The following Board members were present: Commissioner Kenneth Pridgen, Chairman, Commissioner Scott Brannon, Vice-Chairman, Commissioner Cindy Meadows, and Commissioner Rosier Cuchens. Mrs. Shirl Williams, Assistant County Administrator, and Attorney Kira Coley, Staff Attorney, were also present.

Commissioner Jones led with prayer followed by the pledge of allegiance to the American Flag. Chairman Pridgen called the meeting to order.

Several letters regarding the proposed amendments were entered into the record prior to the meeting.

Ms. Tita Sokoloff, Planner, gave a brief overview of the following County Sponsored Map Amendments:

LSA 05-1.B.1 Borrow Pit Settlement Agreement on 3280

Approximately 170 acres on CR 3280. Parcel #'s 30-1S-18W-14000-010-0000 and 20-1S-18-14000-010-0000. The property is currently used as a borrow pit. The amendment proposed changing this property from Estate Residential to NB/NPA (6:1) density residential category in accordance with the Settlement Agreement. Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2 FLUM Adjustment Amendments

LSA 05-1.B.2.1 Emerald Bay DRI, Northern Portion – District 5

Parcel # 30-2S-21-42900-000-0000, approximately thirty-four acres, changing from Neighborhood Planning Area to Coastal Center. Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.2 The Golf Garden, Northern Portion – District 5

Parcel # 30-2S-21-42900-002-0000, approximately thirty acres, changing from Neighborhood Planning Area to Coastal Center. Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.3 Avalon Subdivision – District 5

Approximately thirty-seven acres, changing from Coastal Center to Neighborhood Planning Area/Residential Preservation Area.
Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.4 Johnson Beach & Bay Bridge Landing Subdivisions – District 5

Approximately twenty-five acres, changing from Coastal Center to Neighborhood Planning Area/Residential Preservation Area.
Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.5 South Walton Utilities Waste Water Treatment Plant – District 5

Parcel # 28-2S-21-42280-000-0190, approximately twenty acres, changing from Coastal Center to Public Facilities.
Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.6 Bayside Subdivision – District 5

Approximately seventy-six acres, changing from Coastal Center Mixed Use to Neighborhood Planning Area/Residential Preservation Area.
Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.7 Holiday Travel Park – District 5

Parcel # 34-2S-21-42000-003-0000, approximately 15.9 acres, changing from Neighborhood Planning Area to Coastal Center.
Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.8 Caribe Subdivision – District 5

Approximately twenty-five acres, changing from coastal Center to Neighborhood Planning Area/Residential Preservation Area.
Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.9 Hidden Dunes DRI – District 5

Approximately twenty-seven acres, changing from Neighborhood Planning Area to Coastal Center.
Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.10 Gulf Pines Subdivision – District 5

Approximately seventy-five acres, requesting a change from Coastal Center to Neighborhood Planning Area/Coastal Center.
Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.11 Driftwood Estates Subdivision – District 5 * HOLD*

Approximately thirty-two acres, changing from Neighborhood Planning Area to Coastal Center.

LSA 05-1.B.2.12 Santa Rosa Plantation, Lot 17 – District 5

Parcel # 24-2S-21-42270-000-0170, on Mack Bayou, approximately five acres, changing from undesignated to Neighborhood Planning Area/Infill.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.13 Lot on Hewitt Bayou Road – District 5

Parcel # 19-2S-33000-009-0000, approximately two acres, changing from Neighborhood Planning Area/Residential Planning Area to Neighborhood Planning Area/Infill. Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.14 Public Lands in Hogtown Bayou – District 5

Approximately 601 acres, changing from Private Conservation to Conservation. Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.15 Santa Rosa Plantation, Lots 6 & 7 – District 5

Parcel # 26-2S-20-33200-000-0050, Section 26, Township 2S, approximately twenty acres, changing from undesignated to Conservation Residential 2:1. Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.16 Santa Rosa Plantation, Lots 11 & 12 – District 5

Parcel # 26-2S-20-33200-000-0110 and 26-2S-20-33200-000-0120, Section 26, Township 2S, changing from undesignated to Conservation Residential 2:1. Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.17 Santa Rosa Plantation – District 5

Parcel # 25-2S-20-33200-000-0120, Section 25, Township 2S, fronting Old Blue Mountain Road on the West, approximately ten acres, changing from undesignated to Conservation Residential 2:1. Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.18 Santa Rosa Plantation – District 5

Parcel # 30-2S-19-24000-058-0000 and # 30-2S-19-24000-006-0000, Lots 6 and 58, Santa Rosa Plantation, fronting J.D. Miller Road on the East, approximately twenty acres, changing from undesignated to Town Center One. Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.19 Santa Rosa Plantation Parcels – District 5

Parcel # 30-2S-19-24000-044-0000 and # 30-2S-19-24000-020-0000, Lots 44 and 20, fronting J.D. Miller Road, Tax ID #, approximately twenty acres, changing from undesignated to Town Center One. Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.20 Santa Rosa Plantation Lots 28, 26 – District 5

Lots 28, 26, Santa Rosa Plantation, fronting Sugar Drive on the East, in Section 33, Township 2 South, Range 20, approximately forty acres. Changes are as follows: Lot 28, Parcel ID # 33-2S-20-33260-028-0000, change from undesignated to CR 2:1; Lots 26, Parcel ID # 33-2S-20-33260-007-0000, change from CR 2:1 to Conservation. Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.21 Santa Rosa Plantation Lots 22, 23, 24 – District 5

Lot 24, Parcel ID # 33-2S-20-33260-024-0000, change from undesignated to CR 2:1, Lot 22, Parcel ID # 33-2S-20-33260-009-0002, Lots 23, change from CR 2:1 to Conservation.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.22 SW Corner of Moll Drive & US 98 (DOT ROW) – District 5

Parcel # 34-2S-20-33270-033-0001, approximately 3.24 acres, changing from village Mixed Use Center and Institutional to undesignated state land.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.23 Santa Rosa Plantation Lot 54 – District 5

Cemetery on the east side of Thompson Road, Santa Rosa Plantation Lot 54, Parcel #34-2S-20-33270-054-0000, approximately ten acres, changing from Neighborhood Planning Area to Institutional.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.24 Santa Rosa Plantation Lot 27 – District 5

Parcel #34-2S-20-33270-027-0000, South End of Moll Drive to the East, approximately ten acres, changing from Neighborhood Planning Area to Parks and Recreation.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.25 Santa Rosa Plantation – District 5

Parcel # 36-2S-20-33290-000-0480, Lot 48, Santa Rosa Plantation, in Section 36, Township 2 South, Range 20 West, changing from undesignated to Conservation 2:1.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.26 Lots 1-6 Fairways Drive – District 5

Lots in Section 3, Township 3 South, Range 20 West, changing from Neighborhood Planning Area/Traditional Neighborhood Development Area to Neighborhood Planning Area/Residential Preservation Area.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.27 State-Owned Property in Point Washington – District 5

Including Eden State Botanical Gardens, parcel #'s 26-2S-19-24000-016-0020-43, 25 acres; 35-2S-19-24000-016-0020, 25.18 acres; 35-2S-19-24000-016-0020, 10.69 acres; 35-2S-19-24000-016-0020, 31.48 acres; 35-2S-19-24000-016-0020, 5.95 acres; 35-2S-19-24000-016-0020, 0.99 acre, 35-2S-29-24000-016-0020, 3.17 acres; totaling approximately 121 acres, changing from Neighborhood Planning Area to Conservation.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.28 Pulled from agenda (Cemetery in Point Washington) – District 1

LSA 05-1.B.2.29 Private Property Fronting US 98 – District 1

North of Christian International Church, approximately 10.47 acres. The parcel #'s include 01-3S-19-25000-003-0030, .84 acre; 01-3S-19-25000-003-0010, .87 acre; 01-3S-

19-25000-003-0020, .9 acre; 01-3S-19-25000-003-0040, .94 acre; 01-3S-19-25000-003-0000, 2.62 acres; 01-3S-19-25000-001-0020, 4.3 acres. This amendment changes these parcels from Institutional to Village Mixed Use Center.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.30 Regional Utilities WWTP & Sprayfield – District 1

Parcel #'s 05-3S-18-16000-001-0020, 73.19 acres and 08-3S-18-16000-001-0030, 26.24 acres. This amendment changes these parcels from Large Scale Agriculture to Public Facilities.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.31 Regional Utilities WWTP & Sprayfield at Peach Creek – District 1

Parcel #'s 01-3S-18-16000-007-0010 and 02-3S-18-16000-002-0000, approximately 105.24 acres, changing from Institutional to Public Facilities.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.32 Eastern Portion of Lakeshore Estates Subdivision – District 1

Approximately seventeen acres, changing from Large Scale Agriculture to Neighborhood Planning Area/Residential Preservation Area.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.33 Private Property with the Boy Scout Camp – District 4

Approximately fifty acres, changing from Institutional to Rural Village.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.34 Deer Run Acres, Lots 13 & 14 – District 4

Coy Burgess Loop, requesting a change from Estate Residential to Rural Low Density.

Planning staff and Planning Commission recommended denial.

LSA 05-1.B.2.35 Commercial Node on CBL – District 4 (Withdrawn)

One quarter mile node at the Intersection of Coy Burgess Loop and US 331, running one-quarter mile in each direction on 331 changing from Estate Residential to Commercial.

LSA 05-1.B.2.36 FDOT Property South of Woodlawn, Fronting 331- Districts 1 & 4

Fronting US 331, approximately 27.66 acres, changing from Estate Residential to Public Facilities.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.37 Undesignated State Property – District 5

Approximately 18,000 acres owned by the Department of Environmental Protection and the Department of Agriculture from state parks and state forests, designating this property as Conservation.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.38 County Conservation Lands off Garfield Road – District 5

Parcel # 17-3S-19-25040-000-0090 approximately .96 acres from State to Conservation.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.39 Stallworth Lake Preserve – District 5

Parcel # 05-3S-20-34000-001-0010, approximately 2.87 acres from State to Conservation.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.40 US 331/Chat Holly Area – District 5

Planning Commission recommended denial. Planning staff recommended approval.

LSA 05-1.B.2.41 Walton Acres – District 1

Approximately 2,240 acres on J.W. Hollington Road changing from Large Scale Agriculture to Rural Village for use as affordable housing.

Planning staff and Planning Commission recommended approval.

LSA 05-1.B.2.42 Beachview Heights – District 5

Changing from NPA to Village Mixed Use as per original NPA Map Series.

Planning staff and Planning Commission recommended approval.

The floor was opened to public comments regarding the above County Sponsored Map Amendments.

Mr. Allen Osborne addressed the Board to speak in opposition to the proposed LSA 05-1.B.2.11, Driftwood Estates Subdivision. Mr. Osborne stated that Driftwood Estates Subdivision had been separated from the Sandestin DRI and he, along with other residents, strongly opposed being associated with the Sandestin DRI. He also expressed concern with drainage issues in the subdivision and submitted copies of photographs into the record.

Mrs. Williams suggested that Mr. Osborne contact the Planning Department to schedule an appointment to review the information regarding the Sandestin DRI. She explained that changing the land use designation at this meeting would not change anything about the DRI. Mrs. Pat Blackshear, Planning and Development Director, stated that she would be happy to meet with Mr. Osborne to address his concerns. She

stated that they would pull all of the various changes to the Sandestin DRI to help him determine what happened.

Ms. Charlene Rushing addressed the Board to speak in opposition to LSA 05-1.B.2.34, Deer Run Acres. She asked if the amendment was denied how long it would be before they could reapply. The Board explained that if the amendment were denied, they would be able to reapply in a year.

Mr. Alex Kish, resident of Driftwood Estates Subdivision, addressed the Board to support the comments made by Mr. Osborne.

Commissioner Meadows stated that she had received letters from Caribe Subdivision homeowners asking why LSA 05-1.B.2.7, Holiday Travel Park, was being requested to be changed to Coastal Center and not Residential Preservation Area. Ms. Sokoloff explained that the Holiday Travel Park was more commercial type lodging and better fit the Coastal Center land use category.

Attorney Mark McMillan, representing Holiday Travel Park, addressed the Board. He stated that Holiday Travel Park was built in 1960 and zoned Coastal Center. He stated that the zoning must have changed when the new Future Land Use Map was created and the owners never realized that the land use category had been changed. Ms. Sokoloff noted that it was designated as Coastal Center on the original NPA Map Series. Commissioner Meadows requested more information regarding LSA 05-1.B.2.2, The Golf Garden.

Motion by Commissioner Cuchens, second by Commissioner Brannon, to approve LSA 05-1.B.1 - LSA 05-1.B.1.42, excluding LSA 05-1.B.1.34, Dear Run Acres,

as recommended by Planning staff and Planning Commission. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Naye.

Discussion was held regarding LSA 05-1.B.2.34, Dear Run Acres.

Ms. Sokoloff briefly reviewed Planning staff's and Planning Commission's recommendations for the following Privately Sponsored Amendments:

LSA 05-1.C.3 Cosson Road – District 4

Parcel # 20-2N-19-18000-002-0000 (182 acres) from General Agriculture to Rural Residential.

Planning staff and Planning Commission recommended approval.

LSA 05-1.C.4 Lakewood Dev., FKA Utility Solutions Group, LLC – District 4

Parcel # 04-2N-19-18000-007-0020 (32.86) from General Agriculture to Rural Residential.

Planning staff and Planning Commission recommended approval.

LSA 05-1.C.5 Lorraine Morgan & Marie Marshal – Peach Creek – District 1

Parcel # 36-2S-19-24000-007-0000 (39.9 acres) from Conservation Residential 2:1 to NPA Small Neighborhood (up to 10 units per acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.C.8 Kuykendall, FKA Vincent Inzerillo – District 5

Parcel # 23-2S-20-33170-000-0130 (38.7 acres) from General Agriculture (1 unit/10 acres) to Village Mixed Use (12:1).

Planning staff and Planning Commission recommended denial.

LSA 05-1.C.10 Jason Blake Daniel – District 5

Parcel #s 15-2S-20-33160-000-0240 & 15-2S-20-33160-000-0250 (19.8 acres) from Conservation Residential 1:2.5 to Conservation Residential 2:1.

Planning staff and Planning Commission recommended approval.

LSA 05-1.C.11 Vincent Inzerillo, CR 280 – District 4

Parcel # 06-2N-18-09000-010-0020 (106.46 acres) from General Agriculture 1:10 to Rural Low Density 1:1.

Planning staff and Planning Commission recommended approval.

LSA 05-1.C.12 Cletus Wilson – District 1

Parcel #s 05-2N-18-09000-001-0000 & 06-2N-18-09000-001-0A00 (448 acres) from General Agriculture 1:10 to Rural Low Density.

Planning staff and Planning Commission recommended approval.

LSA 05-1.C.13 Craig LeCrone – District 1

Parcel #s 06-2N-18-09000-001-0000, 06-2N-18-09000-001-0100, 05-2N-18-0900-002-0000 (378.5 acres) from General Agriculture to Rural Low Density. Planning staff and Planning Commission recommended approval.

LSA 05-1.C.17 Sterling Investments FKA Scott Jenkins – District 1

Parcel #2 30-1S-18-14000-010-0020, 29-1S-18-14000-004-0030, 32-2S-18-14000-002-0000 (155 acres) from General Agriculture (1 unit/10 acres) to Rural Village 2:1. Planning staff and Planning Commission recommended approval.

The floor was opened to public comments regarding the above Privately Sponsored Amendments.

Ms. Marsha Winegarner addressed the Board to speak in opposition to LSA 05-1.C.3, Cosson Road. She felt that the proposed zoning to Rural Residential was spot zoning and inappropriate. She presented a map of the subject area along with personal comments against the rezoning.

Mr. Jerry Fulaytar addressed the Board to voice opposition to LSA 05-1.C.3, Cosson Road. He stated that the nearest water and sewer services available were 2.3 miles away. He also expressed concern regarding the proximity to Eglin property. He felt that the request for Rural Residential would be spot zoning and would hurt the character of the area.

Mr. Robert McGill, applicant for LSA 05-1.C.3, stated that a representative for Eglin was present at the Planning Commission meeting and felt that the proximity to Eglin was acceptable.

Ms. Moraine Johnson, representative for LSA 05-1.C.3, addressed the Board to speak in regards to the request. She stated that the only difference between the definition of Rural Residential and Estate Residential was density. She spoke about the criteria used to determine that the proposed land use category was compatible.

Planning staff recommended denial. Planning Commission recommended approval.

LSA 05-1.D.5 Daniel, Jason – 5.9 acres – District 5

Seven parcels from Neighborhood Planning Area/Residential Preservation (1 unit per platted lot) to Neighborhood Planning Area/Infill (8:1).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.6 Williams, Marty – 9.85 – District 4

Parcels #s 28-2S-20-33220-000-0460, 28-2S-20-33200-000-0461 from Conservation Residential 2:1 to Neighborhood Planning Area/Infill (8 units per acre).

Planning staff and Planning Commission recommended denial.

LSA 05-1.D.7 EC RV Rees – 1.72 acres – District 5

Parcel # 04-2S-19-24000-026-0000 from Rural Village (2 units/acre) to Commercial

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.8 Kramer – 2.25 acres – District 5

Parcel # 02-3S-20-34160-000-0050 from Conservation Residential 2:1 to Neighborhood Planning/Infill.

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.9 DMF Dev. – 0.4 acres – District 5

Parcel 3 02-3S-20-34160-000-0330 from Neighborhood Planning Area/Residential Preservation to Neighborhood Planning Area/Infill.

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.10 Thurber – 1.69 acres – District 5

Parcel # 35-2S-19-24000-055-0010 from Neighborhood Planning Area/Traditional Neighborhood (1 unit/acre) to Neighborhood Planning Area/Infill (8 units/acre).

Planning staff recommended approval. Planning Commission recommended denial.

LSA 05-1.D.11 Hamilton C. – 0.68 acres – District 5

Parcel # 27-2S-20-33210-000-0140 from Traditional Neighborhood Development (1 unit/acre) to Neighborhood Planning Area/Infill (8 units/acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.12 Miller, Pat – 0.63 acres – District 5

Parcel # 27-2S-20-33210-000-0140 from Traditional Neighborhood Development (1 unit/acre) to Neighborhood Planning Area/Infill (8 units/acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.14 Hocker, Ken – 0.6 acres – District 5

Parcel # 30-2S-21-42290-000-0790 from Neighborhood Planning Area/RPA (1 unit per platted lot) to Neighborhood Planning Area/Infill.

Planning staff and Planning Commission recommended denial.

LSA 05-1.D.15 Ratcliff – 10 acres – District 5

Parcel # 23-2S-20-33170-000-0320 from Conservation Residential 2:1 to Neighborhood Planning Area/Infill (8 units per acre).

Planning staff and Planning Commission recommended denial.

LSA 05-1.D.16 Burlison – 3.3 acres – District 5

Parcel # 35-2S-09-24000-037-0010 from Neighborhood Planning Area/TNDA (10 units per acre) to Neighborhood Planning Area/ Infill (8 units per acre).

Planning staff and Planning Commission recommended denial.

LSA 05-1.D.17 Katsue LLC – 2.5 acres – District 5

Parcel # 02-3S-20-34160-000-0110 from Conservation Residential CR 2:1 to Neighborhood Planning Area/Infill (8 units per acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.18 Kramer – 2.5 acres – District 5

Parcel #s 02-3S-20-34000-002-0020 & 02-3S-20-3400-002-0022 from Conservation Residential CR 2:1 to Neighborhood Planning Area/Infill (8 units per acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.19 Juneman – 10 acres – District 5

Parcel # 28-2S-20-33220-000-0220 from Conservation Residential CR 2:1 to Village Mixed Use (12 units per acre).

Planning staff and Planning Commission recommended denial.

LSA 05-1.D.20 Kramer – 8.81 acres – District 5

Parcel # 27-2S-20-33210-000-0010 from Conservation Residential CR 2:1 to Coastal Center (12 units per acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.21 NWF Ent. – 9.75 acres – District 5

Parcel # 27-2S-20-33210-000-0450 from Light Industrial to Neighborhood Planning Area/Infill (8 units per acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.22 Ireland – 3.36 acres – District 5

Parcel # 33-2S-20-33260-046-0000 from Conservation Residential CR 2:1 to Neighborhood Planning Area/Infill (8 units per acre).

Planning staff recommended denial. Planning Commission recommended approval.

LSA 05-1.D.23 Kingston – 1.25 acres – District 5

Parcel # 33-2S-21-42290-046-0430 from Light Industrial to Neighborhood Planning Area/Infill (8 units per acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.24 Wilde, Ken – 9.81 acres – District 5

Parcel # 26-2S-20-33200-000-0640 from Light Industrial to Coastal Center (8 units per acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.25 Summit Construction – 0.316 acres – District 5

Parcel #26-2S-20-33450-000-0270 from Neighborhood Planning Area/RPA to Village Mixed Use (12 units per acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.26 Sandquist – 0.451 acres – District 5

Parcel # 02-3S-20-34160-000-0331 from Neighborhood Planning Area/RPA (1 unit per platted lot) to Neighborhood Planning Area/Infill (8 units per acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.27 McHenry, C. – 0.264 acres – District 5

Parcel # 30-2S-20-33306-000-0040 from Conservation Residential 2:1 to Neighborhood Planning Area/Infill (8 units per acre).

Planning staff and Planning Commission recommended denial.

LSA 05-1.D.28 McManus – 10 acres – District 5

Parcel # 15-2S-20-33160-000-0450 from Conservation Residential 1:2.5 to Conservation Residential 2:1.

Planning staff recommended denial. Planning Commission recommended approval

LSA 05-1.D.29 Miller, T. – 5 acres – District 1

Four parcels from Neighborhood Preservation Area/RPA (1 unit per platted lot) to Neighborhood Planning Area/Infill (8 units per acre).

Planning staff and Planning Commission recommended approval.

LSA 05-1.D.30 Morrissey – 6.09 acres – District 5

Parcel #s 28-2S-20-33220-000-0511 & 28-2S-20-33220-0510 from Conservation Residential 2:1 to Village Mixed Use (12 units per acre).

Planning staff and Planning Commission recommended approval.

The floor was opened to public comments regarding the above proposed Small Scale Amendments.

Mr. Scott Jenkins addressed the Board to comment regarding the proposed LSA 05-1.D.6, Marty Williams. He gave a brief history of the proposed amendment and explained why he felt that the requested land use category was appropriate.

Mr. Dean Burgess, representing LSA 05-1.D.14, Ken Hocker addressed the Board to make public comments. Mr. Burgess gave a brief description of the location of the subject property and adjacent current land use categories. Mr. Burgess also addressed wetland and compatibility issues.

Mr. Bob Newman addressed the Board to speak in opposition to LSA 05-1.D.14. He requested that the Board concur with Planning staff's and the Planning Commission's recommendation of denial.

Mr. Armon Newman also addressed the Board to speak in opposition to LSA 05-1.D.14. He entered a map of the subject property into the record.

Mr. James Benson, representing LSA 05-1.D.22, Ireland, addressed the Board to speak regarding the proposed amendment. Discussion was held regarding staff's recommendation of denial. Discussion was also held regarding adjacent land use designations.

Mr. Bill Bard addressed the Board to make public comments regarding LSA 05-1.D.22, Ireland.

Mr. Darrell Barnhill addressed the Board and requested that LSA 05-1.D.15, Ratcliff, and LSA 05-1.D.19, Juneman, be withdrawn from the agenda. Mr. Barnhill turned the floor over to Mr. Clayton McHenry, applicant for LSA 05-1.D.27, to speak about the proposed amendment.

Mr. Allen Ficarra asked for assurance that all of the amendments requesting to be changed to Infill would be subject to the proposed Infill Ordinance, if adopted. Chairman Pridgen assured Mr. Ficarra that they would be.

Ms. Anita Paige expressed concern in regards to the proposed amendments being subject to the proposed Infill Ordinance, if adopted. She was concerned that making the amendments subject to the ordinance might be considered as placing conditions upon them. Ms. Paige also questioned if any of the proposed amendments that were requesting to be changed from Neighborhood Preservation Area/RPA to Neighborhood Planning Area/Infill were platted subdivisions. She said she didn't think that a platted subdivision could be converted to Infill without an abandonment. Ms. Sokoloff and Mrs. Blackshear stated that there were none.

Mr. Barnhill requested that the Board accept the Planning Commission's recommendation of approval of the proposed LSA 05-1.D.28, McManus.

Mr. Brian Bruns addressed the Board to make public comments regarding the NPA land use category.

Mr. Ty Noonan addressed the Board to speak in opposition to LSA 05-1.D.10, Thurber, and LSA 05-1.D.16, Burlison. He felt that both subject properties were inappropriate areas for Infill land use designation.

Ms. Elizabeth Wilson, representative for LSA 05-1.D.4, Arden J. Lea, addressed the Board to answer any questions. Discussion was held regarding Planning staff's recommendation of denial.

There was lengthy discussion held regarding procedure for approval of the small scale amendments and transmittal to the DCA. Discussion was also held regarding the implementation of the proposed Infill Ordinance, if adopted by the Board. It was clarified that all Infill projects would be subject to the proposed ordinance, if adopted, during the development order review process.

Mr. Hugh Morrison addressed the Board to speak in support of the Planning Commission's recommendation of denial for LSA 05-1.D.10, Thurber.

Mr. Dean Burgess addressed the Board representing the developer for LSA 05-1.D.16, Burlison. Mr. Burgess asked for reassurance for the record that the information that he was told at the Planning Commission meeting was correct. Mr. Burgess said that he was told that they could develop a conventional subdivision at four units per acre with the current land use designation of TNDA. He stated if this were true, there was no objection to the recommendation of denial.

Mr. John Thurber, representing LSA 05-1.10, Thurber, appeared before the Board to address wetland and traffic issues. Discussion was held regarding the TND land use category.

Mrs. Grace Morrison expressed concern regarding the rapid development occurring in Point Washington.

Mr. Bard expressed concern regarding wetlands located on the subject property of the proposed LSA 05-1.D.20, Kramer. Mr. David Kramer stated that the wetland was not a DEP regulated wetland or a county identified wetland, it was strictly a core wetland. He stated that there would be minimal impact.

Commissioner Meadows questioned why the subject property for LSA 05-1.D.11, Colin Hamilton, was being requested to be changed from Traditional Neighborhood Development to Neighborhood Planning Area/Infill. Ms. Sokoloff stated that the application was incorrect; the subject parcel was currently zoned as Neighborhood Planning/Residential Preservation Area.

Commissioner Meadows also commented on the proposed LSA 05-1.D.25, Summit Construction, and LSA 05-1.D.30, Morrissey, requesting to extend the VMU land use designation along district roadways.

Chairman Pridgen reviewed the small scale amendments that received recommendations for approval from Planning staff and the Planning Commission. The small scale amendments were as follows:

LSA 05-1.D.3, Hennessey
LSA 05-1.D.5, Jason Daniel
LSA 05-1.D.7, EC RV Rees
LSA 05-1.D.8, Kramer
LSA 05-1.D.9, DMF Dev.
LSA 05-1.D.12, Pat Miller
LSA 05-1.D.17, Katsue LLC
LSA 05-1.D.18, Kramer
LSA 05-1.D.20, Kramer
LSA 05-1.D.21, NWF Ent.
LSA 05-1.D.23, Kingston
LSA 05-1.D.24, Ken Wilde
LSA 05-1.D.25, Summit Construction
LSA 05-1.D.26, Sandquist
LSA 05-1.D.29, T. Miller
LSA 05-1.D.30, Morrissey

Motion by Commissioner Cuchens, second by Commissioner Jones, to accept Planning staff's and the Planning Commission's recommendation of approval of the small scale amendments listed above. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Chairman Pridgen reviewed the small scale amendments that received recommendations for denial from Planning staff and the Planning Commission. The small scale amendments were as follows:

LSA 05-1.D.6, Marty Williams
LSA 05-1.D.11, C. Hamilton
LSA 05-1.D.14, Ken Hocker

LSA 05-1.D.16, Burlison
LSA 05-1.D.27, C. McHenry

The following representatives for the above amendments addressed the Board to give a brief recap of the proposed amendments: Mr. Scott Jenkins, Mr. Dean Burgess, and Mr. Darrell Barnhill.

The following citizens also addressed the Board to make public comments: Mr. Mark McDonald and Mr. Fred McCluskey spoke in opposition to the proposed LSA 05-1.D.27.

Motion by Commissioner Cuchens, second by Commissioner Meadows, to approve LSA 05-1.D.6, Marty Williams. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Cuchens, to deny LSA 05-1.D.11, C Hamilton. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Cuchens, to deny LSA 05-1.D.14, Ken Hocker. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Motion by Jones, second by Commissioner Meadows, to deny LSA 05-1.D.16, Burlison. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Motion by Commissioner Meadows, to deny LSA 05-1.D.27, C. McHenry.
Motion died for lack of second.

Motion by Commissioner Cuchens, second by Commissioner Jones, to approve LSA 05-1.D.27. Ayes 4, Nayes 1. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Naye.

Motion by Commissioner Jones, second by Commissioner Brannon, to approve LSA 05-1.D.4, Arden J. Lea. Ayes 4, Nayes 1. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Naye.

Motion by Commissioner Brannon, second by Commissioner Cuchens, to deny LSA 05-1.D.10, Thurber. Ayes 5, Nayes 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve LSA 05-1.D.22, Ireland. Ayes 5, Nayes 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Cuchens, to approve LSA 05-1.D.28, McManus. Ayes 5, Nayes 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye

Motion by Commissioner Jones, second by Commissioner Cuchens, to approve including all of the amendments approved by the Board as part of the Large Scale Amendment Transmittal package to be submitted to DCA. This includes the amendments approved on April 18, 2005, which were as follows:

LSA 05-1.A.1 North Bay NPA
LSA 05-1.C.1 Permenter Investments
LSA 05-1.C.2 MC Davis
LSA 05-1.C.6 Susan Daniska
LSA 05-1.C.7 Black Creek Ventures, LLC
LSA 05-1.C.9 APB Development, Inc.
LSA 05-1.C.19 High Noon Development, LLC
LSA 05-1.C.14 Black Creek, LLC & Black Creek Plantation, LLC

LSA 05-1.C.15 Jack Rhodes, Thompson Drive
LSA 05-1.C.16 Jim Whittaker
LSA 05-1.C.18 Crawford Sugar Properties
LSA 05-1.C. 20 NW Florida Enterprises, LLC
LSA 05-1.D.1 JRB Ventures
LSA 05-1.D.2 McGill

Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows
Aye.

There being no further business, the meeting adjourned at 10:00 p.m.

APPROVED: _____
Kenneth Pridgen, Chair

ATTEST: _____
Martha Ingle, Clerk of Court