

NOVEMBER 4, 2002 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Land Use Hearing on Monday, November 4, 2002 at 5:00 p.m. at the South Walton Courthouse Annex.

The following Board members were present: Lane Rees, Chair, Commissioner Tim Pauls, Commissioner Herman L. Walker, and Commissioner Gene Ryan. Mr. Michael Underwood, County Administrator, and Attorney Gary Vorbeck, Director of Legal Services were also present. Commissioner Jones was assisting with the Canvassing Board and was not present.

Commissioner Pauls led with prayer followed by the Pledge of Allegiance to the American Flag led by Commissioner Ryan.

Commissioner Rees called the meeting to order and commended Commissioner Walker and Commissioner Ryan for being involved in the early planning stages of the new facility where the meeting was being held. He also commended Commissioner Pauls for working with staff on the design details of the building.

Mr. Mike Lane, Planning Director, appeared before the Board and entered into evidence the Notice of Public Hearings (Exhibit 1) for the items listed on the agenda.

Attorney Gary Vorbeck administered the oath to those individuals present who would be speaking on any of the quasi-judicial matters before the Board at this meeting.

Mr. Mike Lane, Planning Director, presented Rollin Tides Final Plat for approval. Rollin Tide Villas Condominium is a twenty-five unit condominium being developed on the east side of Sugar Sand Lane by James E. Ray, developer. Staff recommended approval.

Motion by Commissioner Ryan, second by Commissioner Pauls to accept staff's recommendation and approve Rollin Tide final plat for recording. Ayes 4, Nays 0. Pauls Aye, Walker Aye, Rees Aye, Ryan Aye.

Commissioner Pauls recused himself from any discussion on Beach Place at The School. Mr. Mike Lane, Planning Director, presented a request on behalf of Alice and Tim Pauls who is requesting a one time, one-year extension on their proposed development. There were no public comments voiced.

Motion by Commissioner Walker, second by Commissioner Ryan to accept staff's recommendation and approve a one time, one-year extension on the proposed development, Beach Place at The School on Scenic 30-A West. Ayes 3, Nays 0. Walker Aye, Rees Aye, Ryan Aye.

Mr. Lane presented the Carasso small-scale amendment request. Nicholas and Eva Carasso are requesting a small-scale amendment on 2.46 acres located on the east side of Mac Bayou Road. The current property classification is Conservation/Residential 2:1. Commissioner Pauls recused himself because his real estate office is the listing agent for this parcel of property. The Board agreed. Mr. Lane entered the Planning Commission and Planning Staff Report (Exhibit 2) into the record recommending approval.

Attorney Charles Reed, adjacent landowner appeared before the Board representing himself and another adjacent landowner. Mr. Reed raised questions regarding the lack of notice being posted on the property indicating a possible zoning change. He stated that the proposal shows the change to Village Mixed Use, which requires a minimum of five acres. Mr. Reed stated that this property does not meet that

requirement. He also stated that Monarch Drive is not identified. Mr. Reed stated that he is strongly opposed to the amendment.

Commissioner Walker questioned Mr. Lane regarding the posting notice. Mr. Lane stated that an affidavit is available stating that the property was properly posted.

Mr. Russ Aldrich, Emerald Coast Associates, stated that the total acreage for this parcel is 3.63 acres, which includes the pond. He stated that the adjacent 10-acre parcel is zoned Village Mixed Use, making this contiguous.

Commissioner Ryan questioned the interpretation of language regarding the requirement of the five-acre minimum and what allows the county to count surrounding property. Mrs. Linda Clark, Planning Technician, explained that the process currently being used is that contiguous includes adjacent property as long as it is contiguous and already has a minimum of five acres. Each new VMU must begin with a minimum of five acres.

Mr. Reed entered a set of photographs into the record showing the proposed project, showing that no sign is posted. (Exhibit 3A-P) Mr. Reed closed by asking that this project be tabled.

Ms. Cindy Meadows explained the Planning Commission's position on this project stating that VMU has always been considered as contiguous parcels. She also stated that this parcel was considered no longer viable for residential use.

Mr. Bill Bard, resident of Santa Rosa Beach, stated that he is opposed to the change. He stated that the current land use category of Conservation Residential does not intend for commercial to be included. VMU would allow commercial, which he feels

would be a threat to the area. Mr. Bard stated that he is also opposed because of the minimum five-acre requirement.

Mr. Aldrich explained that the surrounding property is not Conservation Residential; there are various classifications.

The commissioners agreed to continue this issue until the December 3, 2002 Land Use Hearing at 5:00 p.m. until proper posting can be verified.

Mr. Lane presented the Rosemary Beach Master Signage Plan. Ms. Sue Murphy, Agent for Rosemary Beach, is requesting to amend the existing PUD in order to establish a master signage plan for the Rosemary Beach community. Mr. Lane entered the Planning Commission's final recommendation into the record. (Exhibit 4)

Ms. Murphy appeared before the commissioners requesting to add a sign ordinance to the Rosemary Beach PUD that would apply to all non-residential development within Rosemary Beach. She stated that the purpose is to control the appearance.

Commissioner Pauls stated that he approves of the concept, but questioned if the sign height could be changed from 13 feet to 12 feet. Mrs. Murphy felt that it could be changed and stated that they would monitor compliance themselves.

Motion by Commissioner Walker, second by Commissioner Pauls to approve amending Rosemary Beach's PUD using 12' signs instead of 13'. Ayes 4, Nays 0. Pauls Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Lane presented the Moreno Point Site No. Fl053 P-Leeward Key Rooftop WCF (third carrier). Nextel Partners is proposing to install nine (9) panel antennas, six (6) of which will be mounted to a 10' X 20' unmanned shelter and three panels will be

mounted separately to the roof of Leeward Key Condominium. The Planning Commission recommended approval as well as the Planning Staff. Mr. Lane entered the Planning Commission and Planning Staff's recommendation into the record. (Exhibit 5)

Ms. Erica Lane, Crafton Communications, appeared before the Board and presented an Affidavit regarding the placement of the rooftop antennas. (Exhibit 6) There was no opposition to the proposed project.

Motion by Commissioner Walker, second by Commissioner Pauls to accept the Planning Commission's recommendation and approve Moreno Point Site No. FL053 P-C/Leeward Key rooftop WCF-third carrier. Ayes 4, Nays 0. Pauls Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Lane stated that this project was presented as a major development and questioned if this type of project should be considered as a minor development. Commissioner Pauls stated that discussion was previously held by the Planning Commission resulting in a language change to the LDC. He felt that it should at least be reviewed, but still remain a major development when a new tower is being constructed.

Commissioner Walker questioned Mr. Lane if he has someone on staff that would be able to verify if proper signs are posted. Mr. Lane commented that since they have now relocated to the South Walton Annex, that it would be much easier to track this issue.

Mr. Lane presented the Planning Commission's recommendation for Magnolia Cottages By The Sea, a Planned Unit Development. Mr. John Flaig is proposing a three-phase project consisting of 101 single-family homes and 17 multi-family homes.

Commissioner Rees opened the floor for public comments on Magnolia Cottages. No one voiced any comments.

Attorney David Theriaque, representing the applicant, stated that both the Planning Commission and Planning Staff recommended approval. Mr. Theriaque requested approval.

Motion by Commissioner Walker, second by Commissioner Pauls to accept the recommendation of the Planning Commission and approve Magnolia Cottages by the Sea.

Commissioner Pauls requested to see documentation regarding elevation for the project.

Commissioner Rees asked if the conditions set forth by the Planning Commission were acceptable to Mr. Theriaque's client. Attorney Theriaque stated that his client is in agreement with the density bonuses being included in the covenants and restrictions. Commissioner Pauls questioned how they plan to make this a viable part of the center. Attorney Theriaque presented a copy of the elevations for review.

Mr. Dean Burgis, Emerald Coast Associates, stated that the conditions would be placed in the covenants and restrictions. The recycling stations would be placed near the front entrance and will be coordinated with Waste Management for collection services. These buildings are three stories in height.

Commissioner Rees called for a vote on the motion to approve. Ayes 4, Nays 0. Pauls Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Lane presented information relating to Watersound Phase 4. He stated that two conditions were stipulated in the development order application. First, St.

Joe/Arvida committed to request review and approval by the Board of County Commissioners for the final development plan for Phase 4. Secondly, they committed to request a bidding letter of interpretation of development (BLID) status of the entire project from the Florida Department of Community Affairs prior to any Phase 4 development. At this time St. Joe is planning to proceed with Phase 4. Since the amendment to Development Order 01025 on December 3, 2001, two circumstances have changed that are pertinent to the BLID condition. First, the Florida Legislature revised the DRI law earlier this year to eliminate the rebuttable presumption for projects that are between 80 percent and 100 percent of the applicable DRI thresholds. In addition, St. Joe/Arvida has revised the development program for the project to reduce the overall amount of development. Therefore, it would no longer serve a useful purpose to request a BLID from DCA prior to commencement of Phase 4.

Attorney David Powell, Hoppin, Green, and Sams Law Firm, appeared before the commissioners regarding Watersound. Mr. Powell stated that information is contained in the development order application and PUD amendment application pending before the Planning Commission. Mr. Powell stated that when the PUD was approved, the DRI law provided that the amount of development that was included in the PUD put it in a category where the Department of Community Affairs could determine that the entire project required review as a project of regional impact. Since Board action in 2001, legislature changed the law thereby changing the standards by which decisions are made. Current law provides that the amount of development that the Commissioners approved, when approving the PUD in 2001, would conclusively not be a development of regional impact. Mr. Powell stated that further requests would be presented in December to

eliminate them from being required to go through DCA to obtain a binding letter of determination. Attorney Vorbeck stated that he agreed.

Mr. Lane presented the proposed Notification Ordinance, which is a proposed modification to the LDC for notification procedures. Mr. Lane stated that the proposed ordinance has gone before the Planning Commission. Commissioner Pauls noted that the proposed ordinance is from the Planning Commission, which is different from the recommendations of the Planning Staff. Mr. Lane stated that the Planning Commission would like to incorporate language regarding certified mailings as well as having a court report present to transcribe all meetings.

Ms. Cindy Meadows stated that the Planning Commission agreed that the mailings should be certified and that a transcript of each meeting should be provided, whether by court reporter or whom. Commissioner Walker stated that the Planning Department should be providing someone to prepare the minutes.

Mr. Lloyd Blue, representing the Walton County Property Owner's Association, stated that the documentation is confusing. He feels that it is not fair for citizens to have to pay for a transcript and requested that a final ordinance be presented for review of a first reading before setting a second reading. Commissioner Pauls questioned Mr. Blue regarding the Walton County Property Owner's desires for certified mailings. Mr. Blue stated that they did not reach a consensus on that issue.

Commissioner Pauls stated that he was in favor of certified mailings, but did not agree with the expense of using a court reporter. He stated that audiocassettes should be made available to the public in a timelier manner.

Mr. Ken Shannon, Environmental Coordinator, stated that the court reporter requirement could be removed from the ordinance thereby reading “The body conducting the hearing shall record the proceedings by an appropriate means”.

Ms. Nancy James, South Walton Community Council, presented a detailed listing of proposed changes regarding advertising issues, language issues, and wording regarding records kept by the Property Appraiser’s Office.

The commissioner’s directed staff to review the changes as discussed and present a revised ordinance again on December 3, 2002 as a first reading.

Mr. David Kramer also spoke about the changes stating that he is in favor of using records from the Property Appraiser’s Office rather than using the tax roll notification.

The commissioners recessed briefly.

Commissioner Rees called the meeting back to order to consider information relating to the Sandestin NOPC.

Commissioner Walker motioned to limit each speaker to 15 minutes. The motion died for the lack of a second.

Attorney Tom Pelham, representing Sandestin, the applicant, and The Howard Group, developer, appeared before the Board. Mr. Pelham stated that he must present adequate record in the event the opponents seek judicial review in court.

Mr. Pelham stated that the commissioners have an application for the Notice of Proposed Change for the Sandestin DRI, which was approved in 1976. Mr. Pelham stated that all of the review agencies have reviewed this application and signed off on it. He stated that all of the reviewing agencies hold the position that this is not a substantial deviation, which would require additional DRI review if it were. Walton County staff

also determined that it is not a substantial deviation and does not need additional DRI review and that an ordinance should be adopted approving an amendment to the Sandestin DRI. The Planning Commission unanimously voted in favor of approving the amendment.

Mr. Pelham stated that under operating procedures for previously approved DRI's, changes could be made. He stated that all of the review agencies have agreed that the only regional issue is the impact of traffic. The applicant has submitted a traffic study in accordance with procedures approved by FDOT, RPC, and DCA showing the change will not result in any increased traffic trips on Highway 98 or roads external. The applicant has provided methods that reduce traffic on the highway at the same time any increases are made thereby making the traffic issue a washout.

Mr. Pelham presented an exhibit consisting of a composite of letters from the reviewing agencies, traffic analysis and excerpt from the 1974 Sandestin DRI application showing the traffic impacts were reviewed when the project was originally reviewed. (Sandestin's Composite Exhibit 1) He also requested that the county's entire file regarding the NOPC application be part of the record. These records consist of the 1974 original DRI application for Sandestin and the 1976 ordinance approving the original Sandestin DRI application, the 1976 Development Order and the county's file on this NOPC application. (Composite Exhibit 2) The records were accepted into the record.

Attorney Pelham objected to Attorney Apgar and his clients, who are the developer of Destin Commons, being given party status in these proceedings. Attorney Vorbeck recommended allowing Attorney Apgar the opportunity to participate. The Board agreed that they do not have standing, but will be allowed to participate.

Mr. Robert Lee, Vice-President of the Howard Group, stated that he became involved with this property in 1999 and has read all of the DRI, NOPC documents and has reviewed the master plan. Under the 1974 Sandestin DRI, Sandestin was originally planned as a mixed-use development. The types of uses significant in this issue are office retail, hotel, motel and residential. Mr. Lee stated that one philosophy of the development was to provide amenities within the resort. He further stated that Sandestin is one of the finest resorts in the world with visitors from many other countries. Sandestin provides various types of transportations within the development, keeping traffic within the development and thereby not causing any external traffic impacts.

Ms. Connie Wynne, Director of Development for Sandestin, stated that Sandestin is currently approved for 8,057 residential units, 856,000 commercial units. They are currently at 3,700 residential and 387,000 square feet of commercial, which is approximately 45% of build out. She stated that they are ready to proceed with the development of Grand Boulevard, which would provide needed community services such as a grocery store, hardware store, drug store, and dry cleaner keeping their guests onsite and not having to leave the site for these services.

Ms. Wynne stated that the balance of this amendment request includes the internal transfer of density within their development from one parcel to another. This also acknowledges the Academy at Sandestin as a cooperative effort with the Walton County School District. The request also includes the reduction of 649 residential units for conversion to support the additional 165,000 square feet of commercial being requested.

Mr. David Muntean, Jr., P.E., Kimley-Horn and Associates, Inc., explained his experience and stated that he has reviewed the original DRI. Mr. Muntean stated that the

report does address the total number of trips that would be generated by the proposed development. It also speaks about the impacts to Highway 98, FDOT's plans for widening Highway 98, and level of service issues. He stated that they met all of their requirements and were granted their development order.

Mr. Muntean stated that his firm was retained to perform a traffic analysis for Sandestin NOPC. He stated that the objective of the study was to determine if the development on parcels 208 and 308 actually increased the number of trips over prior development on that parcel; they did increase. The second step was to determine how many residential units Sandestin would have to give up for the traffic issue to be a wash. It was determined that they would have to give up 560 units, which was approved by RPC, FDOT, and DCA. Walton County's consultant arrived at a number of 649 units, which is the number that Sandestin has agreed to work with.

Mr. Muntean explained further benefits of the Grand Boulevard and the reduction in traffic on the Highways. Grand Boulevard will provide interconnection between Mac Bayou Road through parcel 208/308 reducing the number of trips on Highway 98.

In closing, Mr. Muntean stated that Sandestin's proposed changes, as presented, result in no additional traffic impact to U.S. Highway 98 beyond what was previously approved for the Sandestin development.

Attorney Apgar questioned Mr. Muntean regarding his previous experience with DRI's and asked if he is familiar with the DRI Transportation Rule. Mr. Muntean stated that they did use the Rule to answer the questions, which was not part of the scope for this project. Mr. Apgar stated that he would like to compare the 1974 study to the requirements of the DRI Rule. Attorney Pelham objected based on relevance stating that

it has nothing to do with whether this is a substantial deviation or not. The commissioners allowed Mr. Apgar to continue. He then proceeded with questions relating to the 1974-traffic study.

Mr. Pelham entered the Planning Staff's recommendation (Exhibit 3) and the Planning Commission's recommendation (Exhibit 4) into the record. The Board accepted them.

Attorney Ken Goldberg, representing K&H Development Corporation and Roger Murry, appeared before the Board stating that there is conflicting information and wants assurance that his client's property is not included in the DRI. His client's property is in section 208. Mr. Apgar stated that this NOPC would not affect Mr. Murry's rights. He stated that this is not part of the NOPC. Mr. Goldberg entered a boundary survey (Exhibit 5) showing that Mr. Murry's property is not part of the NOPC and will not be impacted as demonstrated on exhibit 4.

Mr. John Alini was sworn in and stated that he is a Director of Crystal Lake Home Owners Phase I, which is one small element of the proposed DRI amendment. He stated that they are in complete support of every other element of the DRI. He stated that if their area were included as part of the amendment, it would be to the detriment of their neighborhood. The amendment allows for the addition of 49 residential units, which are town homes that would be in an area of single-family dwelling units. He explained that the increase would be too much for their small area. The increase would create more traffic and safety problems. Mr. Alini asked that Crystal Lake Phase I be excluded from the DRI development process.

Ms. Wynne requested to reassign the 49 unused residential units. She stated that they have sent out two notices explaining the summary changes. She advised that they have agreed to continue their communications with those affected communities. She therefore requested that they be allowed to make a commitment to work with the residents from Crystal Lake, Phase I, to allow the DRI process to move forward. She asked to be allowed to work with Ms. Linda Clark to continue working on the issues of concern.

Ms. Linda Clark, Planning Technician, stated that one of the issues is that a condition was placed on the ordinance for like kind transfers within the DRI that would not require going through the NOPC process. Ms. Clark had spoken with the Department of Community Affairs and West Florida Regional Planning Council who both agreed that it would not require a NOPC. She recommended allowing the parties to work out the issue between them. The county has the option to approve or disapprove.

Mr. Brent Roderick appeared before the Board and was sworn in. Mr. Roderick is the developer for Crystal Cove and stated that he previously met with the Board of Crystal Lake Phase I and Phase II and had unanimous support. He stated that he is unsure as to why the people are now in disagreement. Mr. Alini stated that the full details of the project were not disclosed and the project is now double in size.

Commissioner Pauls questioned Attorney Pelham if the density transfer of like kind has anything to do with the NOPC. He felt that if this particular transfer were eliminated from the NOPC application that they would still be able to work out the density transfer issue. Mr. Pelham stated that if the Board adopts the ordinance in its

entirety then the transfer should be worked out without having to go through the long NOPC process. The county would still use the review process.

Mr. Bob Apgar presented a memorandum, a copy of a map of Highway 98, and a copy of an excerpt from the Walton County Land Development Code. They were submitted for the record, but not submitted as evidence.

Mr. Apgar stated that the Board must look at what was originally reviewed with what traffic impacts have been added. He stated that the traffic impacts have never been adequately reviewed. He felt that the project should go through the substantial deviation process. Mr. Pelham objected stating that the traffic was previously reviewed, but today's standards do not apply to the 1974 study. Mr. Apgar also stated that Sandestin is proposing over 100,000 square feet of commercial development that has never been reviewed; which he stated is a substantial deviation. He stated that they should be made to pay their share and should be made to go through the DRI process.

Attorney Bill Graham, spoke on behalf of Okaloosa County and stated that the county is being asked to approve construction of Grand Boulevard, 300-room hotel, 500,000 square foot retail center, 14,000 square foot bank, and 88,000 square feet of office space without any study of the traffic impact. He stated that he is opposed to the NOPC in its current form. Mr. Graham further stated that the 1974 traffic study failed to address the regional impacts of Grand Boulevard. Mr. Graham stated that if the application were approved then the applicant would not have to pay their fair share to address the impacts and asked to find this application a substantial deviation requiring further DRI review.

Attorney Dana Matthews appeared before the Board representing Regada Bay. Mr. Matthews stated that it is his understanding that Walton County staff does not have a method for capturing trips on undeveloped DRI's. He received objections from Attorney Pelham when speaking in reference to the Destin Commons lawsuit. The commissioners noted the objection for the record. Mr. Matthews pointed out a memorandum to Connie Wynne from Ms. Linda Clark requesting a traffic report that encompasses the entire development of regional impact. Mr. Matthews stated that if a rush decision is made then the taxpayers would end up having to pay for future infrastructure. He asked to table this issue pending the receipt of additional information.

Ms. Connie Wynne stated that Sandestin has agreed to submit a complete traffic study to Walton County as requested.

Mr. John Leffler, President of the Emerald Coast Assistance Corporation, a public interest organization to address abuses to taxpayer's interest. He stated that the organization feels that the county should require a full traffic study. They also feel that the traffic generated by existing development already exceeds the allowed level of traffic in the Comprehensive Plan.

Mr. Mike Stange appeared before the Board and was also sworn in. Mr. Stange stated that this is a good project and will bring good quality of life to Walton County. He suggested allowing Walton County to run their businesses and not allow attorney's to come in and tell the county what to do.

In closing, Mr. Pelham stated that the opposing attorney's attempted to make an argument without even presenting a traffic study of their own. He also stated that they did not present any evidence to refute the testimony of Mr. Muntean. Mr. Pelham asked

the commissioners to affirm the recommendations of the reviewing agencies and county staff, which state that the proposed change is not a substantial deviation. He asked for approval of the ordinance that contains the various like kind transfer provisions.

Discussion followed regarding excluding the transfer of like kind parcels for Crystal Lake. Ms. Clark stated that additional language needs to be added to the ordinance stating: “This does not preclude Walton County from the approval process for each change and/or like kind transfers within the 208/308 parcels”. Mr. Pelham was opposed to the additional language. Mr. Lee also spoke in opposition to the additional language stating that language in the ordinance already exists that addresses this.

Commissioner Ryan spoke about the need for additional infrastructure to support development.

Commissioner Walker stated that he did not see any documentation showing that this development would cause additional trips on Highway 98. He stated that the development will add additional amenities that would keep people off of the highway. He stated that he sees this as a non-substantial deviation.

Commissioner Pauls stated that three entities have reviewed this in detail, along with staff and the Planning Commission. Tipton and Associates has also performed a traffic review. He believes this project will be helpful with traffic in the immediate area.

Commissioner Rees stated that he agrees that this project would help with traffic.

Motion by Commissioner Walker, second by Commissioner Pauls to determine the Sandestin NOPC as a non-substantial deviation excluding the like kind lot transfers of Crystal Lake. Ayes 3, Nays 1. Pauls Aye, Walker Aye, Rees Aye, Ryan Naye.

Motion by Commissioner Ryan, second by Commissioner Walker to adopt Ordinance 2002-18 approving the amendment to the original development order with the following additional language: “This does not preclude Walton County from the approval process described herein above or each like kind transfer within the 208/308 parcels”. Ayes 4, Nays 0. Pauls Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Vorbeck presented information relating to an ordinance provision the county adopted requiring billboards to be removed. Mr. Vorbeck explained that legislation was recently passed requiring that counties must pay for the removal of billboards if they require them to be removed. Ms. Kira Honse, Legal Services, read the provision requiring the county to pay just compensation for the removal. She stated that the county’s ordinance requires all billboards, or off premises advertising, to be removed by January 1, 2003. If the county enforces their code, then they must either enter into relocation and reconstruction agreements with the billboard owners or they could pursue it through eminent domain proceedings, both of which have associated costs. The commissioners agreed that staff needs to provide an inventory of all existing signage. Commissioner Pauls stated that the Scenic Corridor Association was performing an inventory of signs, other than billboards.

Mr. Lane advised the Board that the Shepherd petition for abandonment was removed from the agenda pending proper advertisement. He therefore requested to set a public hearing to consider this matter.

Motion by Commissioner Pauls, second by Commissioner Walker to set a public hearing on December 3, 2002 to consider the Shepherd petition for abandonment. Ayes 4, Nays 0. Pauls Aye, Walker Aye, Rees Aye, Ryan Aye.

There being no further business, the meeting was adjourned at 9:05 p.m.

APPROVED: _____
Larry Jones, Chairman

ATTEST: _____
Martha Ingle, Clerk of Court