

PUBLIC HEARING

NOVEMBER 16, 1998

The Board of County Commissioners, Walton County, Florida, held a Public Hearing on Monday, November 16, 1998, at 5:00 p.m. in the Tourist Development Council's Boardroom.

The following members were present: Chairman William A. Young, Jr., Vice-Chairman Van Ness Butler, Jr., Commissioner Joel Paul, Jr., Commissioner Randall Infinger and Commissioner Gordon Porter. Ronnie E. Bell, Administrative Supervisor, and George R. Miller, County Attorney, were also present.

Chairman Young called the meeting to order followed by pledging allegiance to the American Flag and prayer.

This public hearing was held in a Quasi Judicial manner upon the request of Attorney Wells. Mr. Malcolm Patterson, Executive Director of the South Walton Tourist Development Council, was sworn and then proceeded to present information regarding Santa Clara beach access.

Mr. Patterson explained the conceptual plans for the Santa Clara beach access and stated that the original plans were drafted in 1987. Mr. Patterson explained that some changes have taken place to better utilize the space and told the Commissioners that the beach access would consist of a storm water retention area; parking; dune walkover; and restrooms. Mr. Patterson explained that the access would be handi-cap assessable and would be built to enhance the surrounding properties.

Attorney Wells presented composite exhibit #1 and questioned Mr. Patterson regarding a prior plat of the proposed development Mr. Wells stated that the County should be bound to the 1987 dedication.

Mr. Patterson explained that he was not aware of previous plans and felt that he should have been made aware of them by previous Commissioners. Mr. Patterson went on to explain that he is only trying to assist in developing what is in the best interest of Walton County citizens.

Further discussion centered around the location of the bath house and the distance from surrounding neighbors.

Mr. Wells requested the Commissioners settle the issue from a legal standpoint as the previous dedication states.

Motion by Commissioner Infinger, second by Commissioner Paul, to table further discussion of the Santa Clara beach access until Attorney Miller has

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an opportunity to further review the documentation and continue the public hearing until 5:00 p.m. on November 23, 1998. Ayes 5, Nays 0. Porter Aye, Infinger Aye, Paul Aye, Butler Aye, Young Aye.

Chairman Young called to order the advertised public hearing regarding the Land Development Code (LDC) changes.

Mr. Young read into the record a letter presented by Mike and Shari Judkins, requesting the Commissioners table the issue on any changes in the Comprehensive Plan or the Land Development code until such time that the inconsistencies between the two be fixed.

Motion by Vice-Chairman Butler, second by Commissioner Porter, to deny the request to delay any action. Ayes 4, Nays 1. Porter Aye, Infinger Naye, Paul Aye, Butler Aye, Young Aye.

Mrs. Shirl Williams, Assistant Administrative Supervisor, stated that the Department of Community Affairs, Attorney Miller, the Planning staff, and Mike and Shari Judkins had agreed that these two inconsistencies existed and therefore are part of the amendments tonight. One change is recommended in Section 2.01.03.M, 1. General Commercial is deleted. Commercial shall be for retail, entertainment, restaurant, services and lodging is added. Section 2.01.03. M, 3. Amended to read: Commercial development within this district shall have a maximum floor area ratio of 1.5 and an impervious surface ratio of .75.

Motion by Vice-Chairman Butler, second by Commissioner Porter, to adopt an Ordinance (98-21) amending the Land Development Code as stated. Ayes 5, Nays 0. Porter Aye, Infinger Aye, Paul Aye, Butler Aye, Young Aye.

Mrs. Williams stated that the third amendment provides guidelines for move-in structures. Discussion followed regarding the wording of the amendment.

Motion by Commissioner Infinger, second by Commissioner Porter, to table this issue until December 8, 1998, during the regular meeting. Ayes 5, Nays 0. Porter Aye, Infinger Aye, Paul Aye, Butler Aye, Young Aye.

Mr. Rick Hall, Hall Planning and Engineering, presented an overview of the CR 30A Traffic Study. Mr. Hall explained the roadway design concept in order to control speed. Mrs. Williams stated that the 30A study does not change the Comprehensive Plan.

Mr. James Kemburrow and Mr. Wally Bair both voiced concerns with the traffic flow and speed limits. Mr. Bair also voiced concerns with parking on

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the right-of-way.

Ms. Beth Folta addressed the Commissioners and stated that she feels that creating parking on the right-of-way is the proper way to control traffic and stated that the Scenic 30A Business Association is in support of the study and proposed LDC Changes.

Mr. Tim Pauls, Design Review Board, stated that slower speed limits are needed along CR 30A.

Mr. David Kramer addressed the Commissioners and requested that they allow more input before making a final decision.

Ms. Sharon Higgins appeared before the Commissioners and stated that she feels that there is a balance missing between tourists and residents, relating to traffic flow.

Mr. Hall explained that the plans are still in the conceptual planning stages.

Motion by Commissioner Infinger, second by Vice-Chairman Butler, to adopt section 13.02.00, SCENIC CORRIDORS AND VISTAS into the Land Development Code. Ayes 4, Nays 1. Porter Aye, Infinger Aye, Paul Naye, Butler Aye, Young Aye.

Mr. Mike Parsonnette addressed the Commissioners and questioned when construction would begin on the park at Inlet Beach. Mr. Parsonnette stated that the residents of that area have been promised to see construction begin and he sees no evidence. Mr. Patterson stated that the plans are ready to be bid out for services and the park should be completed by Spring of 1999.

Ms. Valarie Simmons also voiced her displeasure with being told that the park would be started and yet sees no progress.

Commissioner Infinger motioned to continue the public hearing regarding the Santa Clara beach access until Monday, November 23, 1998, at 5:00 p.m., second by Vice-Chairman Butler.

The Commissioners reconvened on Monday, November 23, 1998, to continue the proceedings regarding Santa Clara.

Attorney Miller advised that he does not feel that this public hearing should be held in a Quasi Judicial manner. Attorney Wells stated that he prefers it to be held in that manner on behalf of his clients.

Mr. Patterson began by briefing the new Commissioners and stating that some changes have taken place, however, three issues remain the same, that being the dune walkover, bathhouse, and parking.

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Mr. John Henderson, Consulting Engineer for Connelly & Wicker, was sworn in and explained the design of the handi-cap beach access ramp as required by ADA Laws.

Mr. Wells explained the desires of his clients to the new Commissioners regarding the design of the park and stated that he feels the County is bound to the dedication of 1991, which was 12-15 parking spaces.

Mr. David Kramer, South Walton resident and Real Estate Broker, was sworn in and informed the Commissioners that he represents the owners in Gulf Shore Subdivision. Mr. Kramer requested the Commissioners allow the best possible use of the property for the citizens of Walton County. Mr. Kramer stated that he did not recall the number of allotted spaces according to any previous plans.

Mr. Maurice Gilbert was sworn in and stated that he is in support of the park and feels that it would be an asset to the County. Mr. Gilbert stated that he is not aware of any representation by the TDC of the construction of only 12 parking spaces.

Mr. Henry Davis was sworn in and testified that he was aware of the park, however, he was previously told by Mr. Patterson that only 12 designated parking spaces would be created and was not told of any bathhouse when asked.

Commissioner Infinger expressed his feelings that this park would help prevent people from parking on the right-of-way. Mr. Miller questioned Mr. Davis.

Mr. Wells urged the Commissioners to visit the site and look at the property.

Ms. Wilma Skibby, Realtor, was sworn in and testified that she previously spoke with Mr. Patterson regarding the proposed park and was told that only 12-14 parking spaces would be created and further stated that she was not told of any bathhouse.

Mr. Wally Bair was sworn in and presented his view of the positive and negative aspects of living next to a beach access. Mr. Bair stated that the parks are normally kept very clean and suggested adding a fence to help buffer the area from the nearby homes.

Ms. Dawn Wilson was sworn in and stated that she owns property across from the park and stands in objection to the number of parking spaces. Ms. Wilson stated that she was told of only 12 spaces in the beginning.

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Mr. John Shot was sworn in and requested that the original plat be adhered to as it was also represented to him that no structures would be built on this property.

Ms. Julia Authur, Seagrove Beach resident, was sworn in and asked the Commissioners to consider the results of increased traffic flow in the area by creating 49 parking spaces. Mr. Authur stated that the streets in the area are not designed for that amount of traffic flow.

Motion by Commissioner Infinger, second by Commissioner Paul, to table further discussion of this issue and allow the Tourist Development Council, Mr. and Mrs. Davie, and the Attorney's to work together to create a solution to the problem.

Ayes 5, Nays 0. Ryan Aye, Infinger Aye, Paul Aye, Walker Aye, Butler Aye.

APPROVED: \_\_\_\_\_

Joel Paul, Jr., Chairman

ATTEST: \_\_\_\_\_

Dan Bodiford, Clerk