

DECEMBER 4, 2003 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Land Use Hearing on Thursday, December 4, 2003 at 5:00 p.m. at the South Walton Courthouse Annex.

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

Commissioner Cuchens led with prayer followed by the pledge of allegiance to the American Flag.

Chairman Jones called the meeting to order and announced that Commissioner Pridgen was unable to attend the meeting due to a commitment on the Canvassing Board.

Attorney Vorbeck administered the oath to those individuals speaking on the proposed projects.

Mr. Lane advised that the Albertson's Master Plan project has been withdrawn. He also advised that there is a joint meeting scheduled on December 15, 2003 with the Planning Commission and the Board of County Commissioners. Mr. Lane also advised that the meeting on December 16th to consider the Boys and Girls Club project would be held at the South Walton High School in order to accommodate the citizens.

Mike Lane stated that there were notification issues relating to the last three items on the agenda. The applicant has requested that the project be heard realizing that there may be problems arising from that.

Mr. Russ Aldrich, Emerald Coast Associates, stated that the owner of the property for Albertsons has signed an agreement regarding the easement. He stated that they would go forward with construction of the road intersection regardless of the project's continuation.

Mr. Ken Shannon, Planning Department, presented the Criolla's Annex proposed project. Mr. Johnny Earles and Connelly & Wicker, Agent, propose to construct 1,522 square feet of office, 4,959 square feet of general business, and 4 residential units on property designated Residential Preservation Area. The property is located at 170 East Scenic Highway 30-A, Santa Rosa Beach approximately ¼ mile east of the intersection of CR 283 and CR 30A. The Planning Commission recommended approval along with staff. **(Criolla's Annex; Exhibit 1-Staff Report, Exhibit 2-letter of support)**

Attorney Steve Hall, Hall & Reynolds, representing Criolla's, appeared before the Board to answer questions.

Motion by Commissioner Rees, second by Commissioner Cuchens to accept the recommendation and approve Criolla's proposed project. Ayes 4, Nays 0. Rees Aye, Jones Aye, Cuchens Aye, Pauls Aye.

Mr. Shannon presented the proposed development of South Walton Business Center. Mr. Robert Grantham proposes to amend his development order for a 18-lot Commercial / Industrial Business Park to establish a Master Plan to allow up to 75% of impervious area per lot. This project is located North of Highway 98 off 393 just north of Pine Garden Subdivision. Every lot will be considered a minor development once approved. The Planning Commission recommended approval along with the Planning

Staff. Mr. Shannon advised that the Public Works Department has also approved the project relating to the surface area. **(South Walton Business Center; Exhibit 1-Staff Report)**

Mr. Mike Kline stated that he does not have any problems with the plan, however he questioned the size of the footprint versus the ratio to the pervious surface. He stated that there are some drainage issues that the Mosquito Control District is addressing. He stated that he would be opposed to any future development on the lots on Garden Street because of the lack of buffering. Mr. Shannon stated that the landscaping plans can be reviewed further. The Board directed staff to review the site to ensure proper landscaping.

Mr. Grantham, project owner, stated that they followed the landscaping requirements. He stated that there was no requirement for a fence in his development order. He spoke about he Cypress swamps on his property. He stated that he had the water tested from the swamps and stated that the contaminate levels were very high. If mosquito control will not drain the ditch, then he would have to close the ditch before he could put up a fence. Chairman Jones stated that further clarification is needed.

Motion by Commissioner Pauls, second by Commissioner Cuchens to accept the recommendation and approve the South Walton Business Center proposed project. Ayes 4, Naves 0. Rees Aye, Jones Aye, Cuchens Aye, Pauls Aye.

The commissioners presented their ex-parte communications regarding the Eagle Bay PUD. Mr. Tim Durbin, Project Manager, read a letter that he received from Bram Canter, Attorney at Law. **(Eagle Bay PUD; Exhibit 1-Bald Eagle monitoring guidelines, Exhibit 2-Letter from Bram Canter, Exhibit 3-Staff Report)** Mr. Bob

Bonezzi, President of Bonezzi Development, is proposing a four phased project totaling 183 residential units and 11,000 square feet of commercial (with Phase I consisting of a 35-lot single family replat) on 30.51 acres with a land use designation of Neighborhood Planning Area / Traditional Neighborhood Development Area and Residential Preservation Area. This site is located on the west side of the intersection of East and West Hewitt Road. Staff recommended approval with the following conditions:

- A. That the developer connect the road between Phase III (south property line – east side) & Phase III (south property line-west side) to create an internal circular grid system;
- B. That the developer provide a boardwalk system through the wetland area (located within the TND property) to the “town center” to promote a pedestrian corridor;
- C. That a stipulation of approval for the affected phases be limited to the allowable density until the LOMA application is resolved; and
- D. That the project receives the requisite U.S. Fish and Wildlife Service approval for its Eagle Nesting Management Plan.

The Planning Commission also recommended approval with the same conditions.

Commissioner Pauls questioned the condition regarding the eagle nesting management plan. Mr. Durbin explained that it is the same condition he referred to.

Mr. Russ Aldrich, Emerald Coast Associates, questioned Mr. Durbin regarding the recommended road connection. Mr. Aldrich stated that it would be impossible to construct a road because of the amount of wetlands. Pauls questioned if wetlands were considered. Mr. Durbin stated that they did consider that. Mr. Aldrich stated that it would be too costly and create too big of an impact. He felt that the cul-de-sac would be sufficient to handle the traffic. Mr. Aldrich agreed to the boardwalk. Mr. Aldrich spoke about the proposed project being 43.19 acres and it consisting of two types of zoning. He spoke about the different phases of the project and their intentions for development. He spoke about the efforts they took to avoid wetlands impact. The gross density is five units

per acre, six units per acre on the TND property. He spoke about the existence of an eagle nest on the property but stated that they hired an expert to address the issue.

Mr. Mark Edge addressed the commissioners questioning about the issuance of a development order. He also asked about the public hearing process for subsequent plan changes to the development. Mr. Durbin stated that if the plan is approved and there are subsequent changes based on the Fish and Wildlife recommendation, then the changes would be sent back through the public hearing process. Mr. Edge stated that the development is of concern to the neighbors. One issue relates to traffic, which he believes does not meet the county's requirements. Mr. Edge displayed a map showing the area surrounding Hewitt Bayou and the proposed development. He commented that the proposed project does not match the development in the surrounding areas. Mr. Edge questioned its compatibility with the surrounding areas. He spoke about the number of outstanding permits for this project and questioned why this project is being brought for approval.

Mr. Aldrich stated that they are willing to repair any damages to roads that they create while constructing this project. The Mack Bayou study is not part of this issue. He further stated that the county does not have any compatibility criteria and therefore it does not apply to this issue. He stated that Traditional Neighborhood is to establish mixed uses. Clustering is promoted by the LDC, which they have done in order to remain out of the wetlands. He stated that the outstanding permits are in the normal process. The only varying permit is the one for the eagle.

Mr. Curt Clausen, resident of E. Hewitt Road, voiced concern with development and compatibility. He spoke about problems with keeping the roads maintained properly.

He felt that the project would completely change the neighborhood. He asked that approval be delayed until the other issues are resolved. He asked that this area be preserved.

Ms. Kristy Coldewey stated that she has been a resident of E. Hewitt Road since the 70's. The area is currently low density. She voiced concern regarding protection of the eagles and other wildlife. She spoke about the developer's request to reduce the setbacks. She spoke about protecting the nest.

Mr. Dan Garlick, Environmental Associates, stated that he has worked on several issues regarding eagles. This is a recorded site by the Fish and Wildlife and has been there since about 1999. The site is very important because of the large trees in addition to the large amount of trees. He stated that the State bought property where the nest is located to protect the nest. The primary site is 750' around the nest for protection. These issues will be addressed by the Fish and Wildlife who will make the final determination.

Ms. Jackie Moore stated that the letter from Fish & Wildlife also lists concerns about the Gulf Sturgeon, which is nesting in Hog Town Bayou. Ms. Moore stated that another endangered species is the pitcher plant. She said that the Fish and Wildlife letter states that multiple story buildings and townhomes in the secondary zone are not acceptable to Fish and Wildlife. She asked that a project that is allowed to be put there is compatible with the surrounding areas.

Mr. Kenny Aziz spoke about owls that used to be on the property.

Mr. Pete Jenkins spoke about the poor conditions of East Hewitt Road. He recommended looking into the drainage problems before approving the project. He also

spoke about the intersection of East Hewitt Road and Highway 98 and the amount of traffic.

Ms. Ann Smith, resident of E. Hewitt, voiced concern with the additional 1710 trips being created by the proposed project. She also spoke about the traffic problems that would be created.

Mr. Scott Jenkins, County Engineer, stated that the project would create a total of 1792 trips. He stated that there was no consideration given to E. Hewitt Road when considering concurrency because it was out of the required radius. He stated that the radius of impact is only one mile and E. Hewitt Road is beyond that distance. Commissioner Pauls commented on how the traffic concurrency study was performed.

Mr. Ray Hornsby addressed the traffic issues and stated that he is confused by the traffic concurrency report. Scott Jenkins spoke about the average daily trips, which did not meet the requirements; therefore they considered the entire development. The report stated that it would not impact the level of traffic on Highway 98. Mr. Hornsby asked if the commissioners have the ability to consider the traffic impact on a road when issuing a development order. Commissioner Pauls stated that in his opinion, the code does not address or give the board the ability to impose conditions on public roadway to get to a project. He spoke about the importance of a grid system.

Chairman Jones stated that it is not only the road issue, but other issues as well that relate to the Comp Plan and the LDC.

Mr. Hornsby also questioned the requirement that a development meet all the requirements of the code before a development order is issued. He asked why a D.O.

would be issued with conditions still unmet. He felt that the approval should be denied until all conditions are met. Mr. Hornsby questioned the setbacks that were changed.

Mr. Aldrich stated that there are no deviations to the setbacks in the area that is being replatted. The only deviation being requested as part of the PUD process is internal. Mr. Aldrich stated that they will have to comply with the Federal Government requirements and the project will not begin until then. He also explained that the conditions are not code requirements, but are only conditions requested by staff, which the developer has agreed to meet. He stated that they went above and beyond the requirements relating to traffic. Mr. Aldrich requested to approve the project based on it meeting the code requirements.

Chairman Jones asked if Mr. Aldrich would agree to hold a public hearing for the residents when the eagle situation is addressed by Fish and Wildlife; Mr. Aldrich stated that he agreed. Chairman Jones stated that if staff finds it as a substantial deviation then it would have to come back to the commissioners again for further review.

Commissioner Rees questioned Mr. Garlick about the timeframe. Mr. Garlick stated that nothing would go through before May, but felt that problems will arise because of the proposed height of the buildings. He further stated that the process would require public input as part of the process.

Mr. Hornsby read from 4.06.01 of the code, which speaks about no permits being issued until it meets all State and Federal requirements.

Mr. Lane stated that the Planning Department would not issue a development order until all permits have been received. The applicant is asking for conceptual approval of the quantity of single-family lots, quantity of commercial components and



the multi family components. The applicant will still be required to come back for approval of each phase. Pauls questioned if they have to meet all requirements before conceptual approval. They cannot do any construction until the management plan is received and approved.

Mr. Brian Canter, Attorney for the residents, stated that the approval tonight is approving the development order and stated that there is no separation.

Mr. Aldrich stated that phase I detailed construction plans have been submitted, but they can still not begin without a DO.

Mr. Hornsby stated that the federal permits should be required to be in hand before the development order is approved. Vorbeck stated that this is a unique situation.

Commissioner Cuchens asked what difference it would make between approving the development order tonight or when the permits are received by Fish and Wildlife.

Commissioner Pauls questioned why the applicant would not wait until the requirements are met. Mr. Aldrich stated that he is only asking for conceptual approval. Tabling the issue would only delay the process, which they will have to wait for anyway. If there are severe issues of the management plan then neighbors will be notified. He felt there is no reason to table the request.

Attorney Vorbeck read the code regarding development orders. He felt that this is approving the development order by definition. He advised that the code states not to issue any development order until the permits are received. He commented that the Board could stipulate that, for concurrency purposes only, they can maintain their inventory of the calculated trips on Highway 98. The Board concurred that this project meets the code with the exception of the Federal permit.

Motion by Commissioner Pauls, second by Commissioner Rees to table a decision regarding Eagle Bay PUD until the applicant contacts the Planning Department to reschedule the continuation of this public hearing. Ayes 4, Nays 0. Rees Aye, Jones Aye, Cuchens Aye, Pauls Aye.

Mr. Shannon presented the Stone Gate Villas. PBP Investments, Inc. and Harold J. Salmon/Sundance, Inc. is proposing to construct 12 multi-family units (town homes) on 1.498 acres +/- with a land use designation of Neighborhood Planning Area-Infill. The property is located on the east side of East Mack Bayou Drive between Pelican Bay Court and Enchanted Way on land identified as 24-2S-21-42270-000-0032. The Planning Commission, Planning Staff, and the Technical Review Committee all recommended approval. **(Stone Gate Villas; Exhibit 1-Staff Report)**

Mr. Harold Salmon appeared before the Board representing the developer of the proposed project. He stated that he feels that they have met all of the requirements.

Mr. Jim Benner voiced concerns with the size of the homes in the surrounding area and these homes being greatly smaller thereby reducing the property value of the current homes. He also spoke about an unsightly retention pond and the lack of parking. Mr. Shannon stated that the project meets the parking requirements of the code.

Mr. Salmon stated that there is a fence around the preservation area and the retention area. The Department of Environmental Protection is also requiring that the developer maintain the lawn around the surrounding area and landscaping for the entire development.

Motion by Commissioner Pauls, second by Commissioner Cuchens to accept the recommendation and approve the Stone Gate Villas proposed development. Ayes 4, Nays 0. Rees Aye, Jones Aye, Cuchens Aye, Pauls Aye.

Mr. Tim Durbin presented Eagle's Landing proposed development. The Eagle Group, Ron Reese, President, is proposing a 9-lot single-family residential subdivision on 1.25 acres with a land use designation of NPA/Infill. This project site is located on the south side of Walton Rose Lane near the intersection of Walton Rose Lane and US Highway 98. PS and PC recommended approval. **(Eagle's Landing; Exhibit 1-Staff Report)**

Mr. Reese appeared before the Board and explained the proposed project stating that he believes they have met all the requirements.

Commissioner Pauls questioned if water and sewer are available. Mr. Reese stated that they would tie into the force main on Wall Street. He has received water and sewer availability letters by Inlet beach.

Motion by Commissioner Rees, second by Commissioner Pauls to accept the recommendation and approve Eagle's Landing proposed development. Ayes 4, Nays 0. Rees Aye, Jones Aye, Cuchens Aye, Pauls Aye.

Mr. Durbin Presented Miramar Palms proposed project. Barnhill & Barnhill LLC is proposing to construct a 10-unit townhome development with a pool located on 1.25 acres with a land use designation of NPA/Infill. This project site is located approximately 300 feet west of the intersection of Holiday Road and Bachelors Button Road. The Planning Staff and Planning Commission both recommended approval. **(Miramar Palms; Exhibit 1-Staff Report)**

Commissioner Pauls questioned outstanding permits. Mr. Barnhill explained that they were denied the DEP permit because the road was on the county's road paving list. The applicant will reapply for any necessary permits.

Motion by Commissioner Pauls, second by Commissioner Cuchens to approve Miramar Palms proposed project. Ayes 4, Nays 0. Rees Aye, Jones Aye, Cuchens Aye, Pauls Aye.

Mr. Shannon presented the Seanest Village proposed project. Charlie Ryan and Emerald Coast Associates, Inc. is proposing to construct a 34 lot single-family residential subdivision with swimming pool on 4.37 acres of property with a land use designation of Village Mixed Use. The property is located just east of the intersection of Eastern Lake Road and CR-30A in the general area of Seagrove. The proposed subdivision parcels are identified as 24-3S-19-25000-009-0000 and 24-3S-19-25000-009-0050. The Planning Commission recommended approval with the condition that the developer satisfy the Walton County Engineer's concern regarding vehicle stacking at the security gate.

**(Seanest Village; Exhibit 1-Staff Report, Exhibit 2-copy of deed)**

Mr. Scott Jenkins, County Engineer, stated that the recommendation came from Mr. Arner in order to accommodate enough cars during peak hours. Mr. Dean Burgis stated that the plan was updated and that is the plan that would be submitted.

Commissioner Pauls questioned the storm water plan, which shows separate drainage basins under each structure.

Attorney Jesse Rigby addressed an issue that should not be of concern, but felt it should be addressed. The neighbors have voiced concern regarding a beach access across the road. Mr. Rigby presented the recorded deed to the property. He stated that the

easement has no relationship to this project and he is not asking the commissioners to take any action regarding the easement.

Mr. Russ Aldrich qualified himself as an expert to speak on this issue. Mr. Aldrich spoke about the project and the access into the project creating a safer entrance. He stated that all necessary permits have been issued. The roads will be private.

Commissioner Rees questioned the safety of the intersection. Mr. Aldrich felt that they have chosen the best location.

Commissioner Pauls questioned about the storm water retention plan. Mr. Aldrich explained that they have been constructing the buildings off the ground allowing for a retention area underneath. Each person who buys property will be asked to pay an impact fee toward the construction of a retention area as part of the association's covenants and restrictions.

Brian Bruns asked why it would not be better to align the entrance with the crossroad already there. He also asked how residents would be able to cross the road safely to reach the beach. He also asked about clearing of vegetation. Russ stated that there is a walkway designed within the neighborhood.

Commissioner Rees questioned why the cross walk would be on the east end where the less safe area is. Mr. Jenkins did not recommend placing a crosswalk anywhere because of the safety issue. Discussion was held regarding the location of the easement and how the development proposed to get people safely across the road to the beach side. Mr. Aldrich explained that they would look for the best possible solution. He recommended installing flashing lights and painting a crosswalk.

Carl Hammons, Planning Department, stated that this meets the preservation requirements of the code. They are also participating in the preservation buy out program.

Motion by Commissioner Rees, second by Commissioner Pauls to accept the recommendation and approve the proposed Seanest Village project with the condition that the Planning Department continue looking at the intersection and other developments coming into the neighborhood. Ayes 4, Nays 0. Rees Aye, Jones Aye, Cuchens Aye, Pauls Aye.

Mr. Carl Hammons presented the Army Aviation Federal Credit Union proposed project. The Army Aviation Federal Credit Union and Emerald Coast Associates, Inc. is proposing to construct a 10,000 square foot one story credit union on 3.63 acres of property with a land use designation of Village Mixed Use. The property is located along Mack Bayou Road 800 feet north of U.S. 98 at the southeast corner of Mack Bayou Road and Monarch Drive on land identified as 25-2S-21-42000-020-0000. The Planning staff and Planning Commission recommended approval. **(Army Aviation Federal Credit Union; Exhibit 1-Staff Report)**

Mr. Russ Aldrich spoke about the proposed project and problems that have been worked out with the neighbors.

Mr. Charles Reed, party to the stipulated agreement, wanted assurance that the document has been recorded. Mr. Vorbeck stated that the agreement is not between the county and they cannot enforce it. Mr. Reed wants to ensure that the agreement is in force. Russ stated that the buffer zone would remain as it currently is due to the desire of both the applicant and the neighbors.

Motion by Commissioner Pauls, second by Commissioner Rees to accept the recommendation and approve the Army Aviation Federal Credit Union's proposed project. Ayes 4, Nays 0. Rees Aye, Jones Aye, Cuchens Aye, Pauls Aye.

Mr. Lane advised that the last three projects are the projects with notification concerns. The applicants have requested to move forward. He advised them that they could be challenged due to problems with notification. Chairman Jones explained that Mr. Barnhill signed an affidavit that the notices were delivered to the post office. However the post office did not postmark them until one or two dates later. Mr. Barnhill stated that he stands by his affidavit that he mailed the notices in a timely manner for this hearing. Mike Lane stated that the code requires that notices be mailed ten days prior to the public hearing by certified mail. The Board agreed to consider the proposed project.

Mr. Tim Durbin presented the Carson Oaks proposed development. Kruse Enterprises proposes to construct a 69-lot single-family subdivision on 20.88 acres with a land use designation of NPA/Infill. This property is located north on Mack Bayou Road on the west side of the road just north of Jo Katherine Meadows & south of Nancy Claire Lane. **(Carson Oaks; Exhibit 1-Staff Report)**

Mr. Vorbeck advised Mr. Brock that the requirement is that the postal mailings should have been given to the Planning Department two days prior to this meeting. From now on these projects will not be heard without proper documentation being received by the Planning Department.

Mr. Don Brock was sworn in and testified that he posted the signs for all three projects; Carson Oaks, Crest Bay Cottages, and Scenic Gulf Drive and mailed the notices were mailed 10 days prior to this meeting. These documents will be provided to staff. Mr.

Brock stated that he has the affidavit stating that they did the mailings and posting of the signs. However, he did not have the affidavit with him.

Mr. Durbin stated that Planning Commission and Planning Staff both recommended approval of Carson Oaks. Mr. Brock explained the project and explained how it was clustered to remain out of the wetlands. Mr. David Kramer questioned the applicant about the zoning of the project and asked how many lots of record.

Ms. Jane Wooten questioned if there would be boat ramps as part of the project. Mr. Brock explained that there are existing boat docks but they are not proposing any new boat slips or docks.

Motion by Commissioner Pauls, second by Commissioner Cuchens to approve the Carson Oaks proposed project. Ayes 4, Nays 0. Rees Aye, Jones Aye, Cuchens Aye, Pauls Aye.

Mr. Shannon presented Crest Bay Cottages Master Plan with Phase I approval. Craig and Janine LeCrone are requesting approval of a 14-lot subdivision with Phase I approval of a 10-lot subdivision on a 2.25 acre parcel with a land use designation of Neighborhood Planning Area/Infill. The site is located on the south side of Crest Drive 495 feet east of Ponce DeLeon Street. The Planning Commission recommended approval with the condition that the developer address stormwater retention to the satisfaction of Walton County Public Works and the Walton County Engineer prior to going forward to this meeting. Mr. Shannon recommended continuance until this information is completed and received. **(Crest Bay Cottages Master Plan; Exhibit 1-Staff Report)**



Don Brock stated that the Planning Commission recommended proceeding with this project. He explained that this project has some flooding problems, but has not had time to complete the drainage issue. The Board agreed to hear the testimony.

Mr. Brock explained the proposed project of Crest Bay Cottages stating that they have received approval by the Technical Review Committee except for the drainage issue, which they are willing to concede to. He spoke about the phasing of the project.

Scott Jenkins spoke about traffic and stated that because it is 10 lots, his radius did not impact Highway 98 and did not require a Tipton study. The developer will have to come back for approval and have to meet traffic concurrency on 98 for development on the last four lots. He is under the threshold for development of the first ten lots.

Mr. Arlin Smith spoke about flooding problems on Crest Drive. He stated that the developer has two parcels adjacent to this project, which will complicate the problem more. He stated that there are already traffic issues and this will create more drainage problems.

Mr. Jimmy Sharp stated that he is not opposed to the project, but questioned what is going to be done with the stormwater.

Mr. Rudy Cegielski spoke about the drainage problems and how the holding pond is draining into the ditches.

Mr. Jay Nettles property owner on Crest Drive, spoke in opposition to the proposed development until corrections can be made to the drainage problems. He spoke about the problems and stated that the issue needs to be addressed before approval is granted.

Staff stated that the drainage plans do not meet county codes. Mr. Arner has not signed off on the plans.

Motion by Commissioner Rees, second by Commissioner Pauls to continue the Crest Bay Cottages project request until January 6, 2004 to allow Mr. Brock to work on the drainage issue with Public Works. Ayes 4, Nays 0. Rees Aye, Jones Aye, Cuchens Aye, Pauls Aye.

Commissioner Pauls advised those present that the County has a new plan for Legion Park and can hopefully move the building within the next year.

Mr. Durbin presented Scenic Gulf Drive Mixed Use PUD for consideration. George Kingston proposes to re-construct an 8,809 square foot development with retail, 16 dwelling units above the retail units on 2.0 acres with a land use designation of Neighborhood Planning Area / Infill. This site is located on the northwest corner of Holiday Road and Scenic Gulf Drive (Old Highway 98). The Planning Commission as well as Planning Staff both recommended approval. (**Scenic Gulf Drive Mixed Use; Exhibit 1-Staff Report**)

Mr. Brock explained the proposed project. He stated that they are submitting a conceptual PUD approval.

Commissioner Pauls felt that it is a good project and felt that it will clean up the area. He asked for clarification on how storm water will be handled on this site. Mr. Brock stated that they would be using a combination of drain areas.

Motion by Commissioner Pauls, second by Commissioner Rees to approve the Scenic Gulf Drive Mixed Use PUD. Ayes 4, Nays 0. Rees Aye, Jones Aye, Cuchens Aye, Pauls Aye.

There being no further business, the meeting was adjourned at 9:37 p.m.

APPROVED: \_\_\_\_\_  
Larry D. Jones, Chair

ATTEST: \_\_\_\_\_  
Martha Ingle, Clerk of Court