

Alligator Point Taxpayers Association
Executive Committee Meeting
September 12, 2011

The Alligator Point Taxpayers Association Executive Committee conducted a conference call meeting on September 12, 2011. The meeting was called to order at 10: 12 am.

Present on the call: Jim McCloy President, Sam Rogers 1st Vice President, Joe Hambrose 2nd Vice President, Bill Kimbrough Treasurer, and Ken Osborne Past President.

The purpose of the meeting was to discuss APTA's position regarding a Franklin County response to St. Joe Paper Company's appeal under the Bert Harris Act, of the revocation of their previously approved FLUM (Florida Land Use Maps).

While the appeal included both Carrabelle East Village FLUM and the Marina Village Center FLUM, discussion was limited the Marina Village Center FLUM.

The written response is scheduled to be discussed in a public hearing on September 20, 2011 at 11:0 am at the Franklin County Courthouse.

The response includes a "Ripeness Memo" which outlines the county's legal position, to the appeal in which St. Joe alleges it has been denied "substantial rights" alleging loss of fair market value. The county concludes the notice of claim does not fall within the scope of the Bert Harris Act, and that the property at issue presently has a FLUM designation of AG and is zoned A-2 including agriculture and forest related activities and low density single family residential uses (one residential unit per 40 acres).

The "county's settlement offer" is a requirement of the Bert Harris act. This settlement is quite different than previous plans, will open beach areas in the harbor, reduce number of homes, phase development; and dictate planning, building and financing of the firehouse.

The offer includes: a maximum of 800 housing units (built in phases – first phase no more than 200 units), no more than 5, 000 square feet of non-residential construction, 50 dry slips and 10 wet slips. Requires that ½ of 1% of income from lot sales be set aside for affordable housing, that ¼ mile of beach be set aside for public beach access and that \$300,000 be dedicated for the construction of a fire house.

After some discussion, Sam Rogers made a motion that:

APTA take no position on the settlement offer, however, APTA has concerns regarding the timing of implementation of these items and the impact of the infrastructure improvements on Alligator Point and its residents.

The meeting was adjourned at 10:51 am