

APTA – Alligator Point Taxpayers Association

Minutes of Board meeting – February 14, 2004

Meeting called to order by the President, Ken Osborne, at 9:00 am. A quorum of Board members was present. The Secretary read the meetings of the previous meeting on January 10, 2004. Feifer moved that the minutes be accepted, Monroe second; no discussion; motion passed.

Treasurer's report

The treasurer reported that there was a discrepancy in the report made last month and wished to correct that before giving the current month's report.

Assets:	CD @ 5.25%	\$7885.21
	Sea turtle acct (in checking bal.)	798.62
	Checking beginning balance	19,984.35
	Checking ending balance	<u>24,923.65</u>
Total assets (12/31/03):		\$32,808.86

Dehaven moved to accept December report; Feifer seconded, motion passed.

	Checking beginning balance	24,923.65
	Checking ending balance	25,903.81
Other Assets:	CD @ 5.25%	7885.21
	Sea turtle acct (in checking bal.)	<u>798.62</u>
Total assets (1/31/04):		\$33,789.02

Monroe moved to accept January report; Feifer seconded, motion passed.

Committee Reports

Road and Beach Erosion (Dick Waters)

In discussions with Allen Pierce, it was revealed that DEP has issued permits to put sand on the beach. Trucks are to come out of St. Joe rather than Carrabelle. It is highly unlikely that the renourishment will start this spring.

Development Committee (Joe Hambrose)

Attended the P&Z meeting where Steve Fling made his presentation and there were a lot of questions. Two more docks are going in on Alligator Point.

Communication Committee (Ann Maruszak)

Have a contract for Beth Hayes to continue the Newsletter at a rate of \$100/issue or \$400/year retroactive to January. It is a one-year contract. Monroe moved to accept the contract; Feifer seconded; no discussion, motion passed.

Membership Committee (Vicki Burnett)

Linc Burnett made report. 267 paid members (183 have e-mail addresses); 3 subscription only, 3 complimentary members. Total of 273 newsletters. Approximately 85 second renewal notices need to be sent.

Safety & Security Committee (John Murphy)

The new decals are in. St. Joe Company has renewed their offer to provide a location to relocate the fire department/station. A controlled burn is scheduled for Bay North and to the

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west and northward. Steve Fling mentioned that St. Teresa is considered the highest hazard area for fires in the woods.

President Osborne asked Murphy to prepare to answer some rumors at the next meeting concerning the disposition of the existing firehouse building if the department is relocated, such as clarification of who owns existing building, who can sell it, what the zoning would be if it was sold.

Dehaven asked what effect the relocation of the fire station would have on home insurance. Fling explained that a station or sub-station has a five-mile “umbrella” of coverage. If the main station is moved then the existing building could be a sub-station and provide the same coverage as currently. Feifer had a similar question and asked if the quality of the response would be degraded by relocation. Fling explained that since this is a volunteer department, the response would be the same. It was also noted that Summer Camp would probably have a split responsibility.

Beautification Committee (Joann Deibel)

No report. Question: Was water shut off at Welcome Garden?

Redistricting Committee (Frank Gibson)

Everything is still in place as far as redistricting is concerned although there are some pending law cases concerning violating the Sunshine Law. It appears to be a stand-off but it will likely cost us some tax money.

President Osborne reported on the status of the Comp Plan update and the St. James overlay meeting last Thursday. The presentation was well done but there is not any new information. Taylor (FSU) tried to force a consensus on the issues when it had been published that was to be no vote. Most of the groups walked out in protest; there was no vote taken and the comp plan will likely go to the Commissioners without a consensus vote.

President Osborne gave the broad outline of the St. Joe plan for St. James Island which includes seven development areas from low density to relatively high density, three commercial development areas, a marine and other incidental areas. Feifer pointed out that St. Joe has a vision for St. James Island of a heavily populated area rather than forest. They said it is a 100 year plan but his feeling it is more of a 20-30 year plan. He also guessed that while St. Joe won't define the densities of the residential area, the build-out of all of the development will add between 30,000 and 75,000 people to the county. It is clear that St. Joe wants to change the nature of Franklin County into a resort destination/retirement community on a scale that nobody has any idea today.

President Osborne gave an update on the status of APTA's involvement in the KOA development. APTA has engaged a land-use lawyer and planner. We had a lot of problems getting a planner that did not have a conflict of interest with DCA but DCA has withdrawn the grant that had been allocated for purchase of the KOA. APTA has received a mean-high tide drawing and a wetland delineation is being done. Hambrose is following up with DEP on the filing on the sewer system. APTA has not taken a position on the project and this was clearly stated at the last P&Z meeting. The PUD was tabled at the P&Z meeting but the initial plat sketch was accepted. Steve Fling has asked to give an update to APTA on the status.

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Fling stated that the group doing this project are all local people and that they plan to come to the development committee at every step. Fling then presented the current plats and proposals. The first on-site meeting with DEP and the Army Corp is scheduled for a couple of weeks. Relocation of Alligator Drive was proposed but was rejected by the county planner, so a different plat was submitted to P&Z. It does preserve the possibility of road relocation at some future time. A total of 46 lots(13 existing plus 33 new parcels) are planned. There is space for a commercial area, including some offices, a restaurant, a larger general store, and a house for the Deputy Sheriff. Fling stated that the availability of potable water would likely control the development. The Water Department has given data for the existing water usage and that is being used to develop a plan. There is a sewerage treatment plant that is currently undergoing a recertification process. The recertification should occur well before the development will proceed.

Fling stated that he went to the County Commissioners to get some guidance on the road relocation. The Commissioners would take a position until Fling actually owns the land and then they would be willing to discuss. There is no written document that defines the road relocation. President Osborne asked the members for guidance on APTA's position on the road relocation. Barnett reminded the members that approximately a year ago, APTA took a position to *not* support the abandonment of existing roads. President Osborne presented a sketch of previous unofficial proposals for moving the road. He suggested that any proposal should as a minimum follow the Pebble-Rish study or other competent engineering study. He noted that the cost would be \$2.1M. Kimbrough pointed out that any road, which crosses the canals, would have to go through a registered Indian burial ground. President Osborne emphasized that whatever APTA's position is on the road relocation, it is important to maintain the emergency access provided by the road through the existing KOA camp to Harbor Circle. Barnett pointed out that when the original studies were done, the beach erosion was much less than it is today and any road relocation would be much more of a major undertaking than originally intended.

Ann Maruszak, as a representative of the residents of Harbor Circle, made a presentation of Harbor Circle road use. The residents object to the use of Harbor Circle as a main road or as an evacuation route but not necessarily as a return route in the event that the main road is temporarily impassable." Motion made by DeHaven to maintain property in the KOA campground to allow the relocation of the road; Feifer seconded; motion passed.

A question was asked concerning the parking spaces that would be required for the beach renourishment. After much discussion it was decided that only about 50 additional parking spaces would be needed to meet the requirements.

Maruszak, as the Communications chairman, read a list of concerns regarding Fling's project that have been sent into the web site from APTA members. Also read was a letter from a concerned citizen, Deborah McAfee. Both of these are to be sent to the Development Committee.

Motion to adjourn made by Munroe, seconded by Feifer, motion passed. Meeting adjourned.

Respectfully submitted,

Jim R Cummins, Sec.