



## APTA – Alligator Point Taxpayers Association

Minutes of the Special Board of Directors meeting – October 15, 2005

President Osborne called the Board of Directors meeting to order. A quorum was present. This meeting is to address issues of relocating the road and the PUD revision for the South Shoal Development. The public meeting for this project is scheduled for November 1, 2005 at 9am in the Courthouse Annex.

President Osborne gave a summary of the previous Board of Directors meeting and an update from the meetings of the last week.

- There is 1200-1800 feet of road that is not included in the PUD revision.
- Adds 22 dwellings to the original PUD
- Adds approximately 150 parking spaces
- Pave Tom Roberts Rd and an extension of Harbor Circle for relocating Hwy 370
- 40' width of the abandoned right-of-way transferred to PUD

In discussions with South Shoal, APTA proposed to support the PUD revision provided that the County builds a raised piling road (land bridge) for the unrelocated road. APTA also proposed that the developer pay APTA's legal fees for research into the issues and to ensure due process. Some members of the Board feel that the developer should put funds in escrow as matching funds for the beach renourishment and/or road repair.

There are three authorized PWs (project worksheet) from FEMA for rebuilding/repairing the current road that comes to a total of \$1.53 million. This includes \$78,000 for a feasibility study of solutions to the road.

The meeting was opened to general discussion of the project. Numerous people spoke for or questioned the project. Most questions were rhetorical; some were off topic, e.g., beach renourishment. It was conjectured that the project is receiving substantial monetary enhancement from these changes but that was disputed. It remains true that the County has not done any appraisals of the land values.

After asking if there were any "show stoppers", Cummins moved to accept the project in principle as presented; Brown seconded. President Osborne felt that there were several "show stoppers", such as the treatment of the additional 1200 ft of road, the issue of "arms length" negotiations and the transfer of county land to an individual. A "straw vote" was taken on the motion; 15 for, 30 against. After some additional discussion the question was called on the motion.

Board members only: For – 4, Against – 7, abstain – 2; motion failed.

President Osborne pointed out that there needs to be a feasibility study of the overall project. None of the drawings are engineered but are being used to make decisions. There is no firm information



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on the design of the unrelocated road or if it is even possible. There needs to be additional time to do the design before a decision is made.

Waters moved that a letter be written to the County Commissioners telling them that APTA approves of the South Shoal PUD in concept but request a 60 day delay of approval to allow a feasibility study and come up with a total solution of the road; Munroe seconded.

Board members only: For – 11, Against – 1, abstain – 1; motion passed.

Munroe moved to adjourn, Deibel second; passed.

Respectfully submitted,

Jim R Cummins, Sec.

Board Members and Officers absent: Houston, Mensching