

SANDESTIN OWNERS ASSOCIATION, INC.  
Development and Government Relations Committee  
May 26, 2011  
NOTES

Members Present: Dave Stowe, Danny Etter, Hollis Risley, George Sayre, Fran Jones, Steve Heidecker, Sandy Matteson, JL Franklin

A. Review of Theater Letter

Mr. Stowe provided a copy of a letter that was sent to the Walton County Planning office regarding the approval of the theater at Grand Blvd. He explained to the members that the letter does not object to the development of the theater but does object to the process used to approve the project. The county viewed the project as a minor development; therefore no public notice was required. The county officials didn't disagree with Mr. Stowe's opinion regarding the process but explained that all development with a DRI is viewed as a minor development. A change in the procedures by the County would have to be done in order for all projects within the DRI that could affect surrounding areas be viewed as "major".

B. Review of Annual Report

A copy of the Sandestin Investments 2011 Annual Report to the County was provided to each member. Mr. Stowe explained to the members that he met with the County officials this morning regarding the report. He provided a history at the meeting regarding previous agreements with Intrawest and the County in regards to approval of future development and that all three parties agreed that communicating plans and obtaining community support prior to submittal to the county was necessary. The county agrees this would be a good process to follow. Mr. Stowe reviewed some inconsistencies in the report regarding the misclassification of "club" as commercial space, the areas counted as green space that shouldn't be, and the Hilton classified as residential rather than commercial.

Mr. Stowe advised the county officials that he feels infrastructure items should be addressed prior to any future development. He agreed to send a copy of the Traffic Studies that were done a few years ago.

The Annual Report is supposed to be an "as built" of what is existing and reflect a balance of what is left to be developed. The members agreed a letter to the County Officials documenting the meeting Mr. Stowe had with them is needed. This will put on record what was discussed and the SOA's position regarding the report and future development. Mr. Stowe will write and send this letter.

According to the County officials, a response to the Annual Report should be done by the end of November.

C. Hiring Wendy Gray, Land Use Planning, LLC

Mr. Stowe advised that our attorney, Gary Vorbeck, suggested we hire a land use planner to review the Annual Report and assist with analyzing. She may be able to clarify the green space calculation as well as assist with what type of infrastructure changes the SOA should be looking into before future development is agreed upon. All agreed this was a good idea.

D. Next Meeting: this will be scheduled once a response from the County is received regarding the Annual Report or if the Land Planner provides any information.