

ABSW Feasibility Study – Version Notes

Final – published on August 26, 2016

- Changed the title and added the month to the date on the cover page.
- In Section 3.d, changed the text to indicate that the list of projects from June 27, 2016, would be the version included in the study.
- In Exhibit B - Five-Year Operational Plan, changed the name of the Community Development Director to Planning and Code Enforcement Director to be more clear as to role.
- In Exhibit B - Five-Year Operational Plan, added a footnote to clarify that funds shown were in addition to funds expended by the County and the TDC on infrastructure improvements.
- Removed document header and watermark that indicated that the document was preliminary and subject to change. This is the final version as submitted to the State.

Version 2 – published on July 25, 2016

- Removed placeholder for an “Executive Summary” (decided to have a summary document separate from the Feasibility Study).
- In Section 2, added further explanation for the reasons for the proposed incorporation.
- In Section 3.d, updated the text to better describe the development being proposed for the area being considered for incorporation.
- Inserted into Attachment 2 – List of Proposed Developments the list of projects received from Walton County Planning Department.
- In Section 6, updated the Planning and Code Enforcement and Infrastructure Improvement estimates to match the changes made in the Five-Year Operational Plan.
- In Section 8.a and Section 9 – State Shared Revenue, updated references to ad valorem tax base with the new 2016 taxable value figures from the tax appraiser’s office.
- Changed the wording in “Section 9 – State Shared Revenue” referencing the South Walton Mosquito Control District to recognize that the district is slightly larger than the proposed area for incorporation.
- In Exhibit B - Five-Year Operational Plan:
 - corrected an error in the State Shared Revenue amounts to accurately reflect the forecast received from FLDOR. This resulted in a \$626 increase in revenue.
 - clarified in the Notes that the Charges for Services (Recoverable) line items in revenue and expenses represents planning fees and costs.
 - changed the Council Expenses line item to a) reflect 7 members, 6 with \$12,000 per year compensation and 1 (the mayor) with \$15,000 per year compensation, and b) include \$500/month estimate for reimbursable out-of-pocket expenses.
 - increased the expense item for Community Development Director from \$72,000 to \$125,000 to better represent the cost of a top notch person for this key position.
 - corrected the Employee Benefits calculation to only include Administrative Staff.

ABSW Feasibility Study – Version Notes

- moved the start of expenses associated with bringing Planning and Code Enforcement into the municipality earlier, that is in year 2 instead of year 3.
- added 2% annual growth rate to non-recoverable Planning Services expenses beginning in year 3.
- increased the Planning Services expense to reflect the 2017 Walton County budget increase - \$200,000 in non-recoverable and \$600,000 in recoverable.
- increased from \$800,000 to \$1,100,000 the Charges for Services (Recoverable) in both the revenue and expense sections to better reflect the 2016 Walton County recoverable Planning and Code Enforcement activity.
- changed the expense line item titled Infrastructure Improvement to reflect the amount of money available after the other changes to revenues and expenses were made.
- In the Five-Year Operating Plan footnotes:
 - added source citing for Garbage/Solid Waste and Landfill (#9) and Insurance (#12) expense line items.
 - clarified that Code Enforcement expenses are included in the Planning Services (#10) line item.
- In Section 11.c.iii, took TDC 2015 estimates for visitors to South Walton, calculated a monthly average, and added it to the resident population to show the average density taking into account the visitors in residence.
- Added Section 11.c.iv, showing population densities for the other municipalities in Walton County.
- Added Section 11.c.v, describing the significant growth in population that is projected to continue into the future.
- In Section 11.e, removed reference to an Attachment for the Charter (decided to have the Charter separate from the Feasibility Study). Also removed placeholder for the Attachment at the end of the Study.
- In Section 11.f, modified the language to better describe the honoring of existing solid-waste contracts.
- Updated references to amounts available for Infrastructure Improvements in various places.
- Updated the Table of Contents and page number references throughout.

Version 1 – published on May 18, 2016

- Original version