

APRIL 11, 2017 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on April 11, 2017 at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following Board members were present: Commissioner Cecilia Jones, Chairwoman; Commissioner W. N. (Bill) Chapman, Vice-Chairman; Commissioner Tony Anderson; Commissioner Sara Comander; and Commissioner Melanie Nipper. Mr. Stan Sunday, Deputy County Administrator; and Attorney Mark Davis, County Attorney; were also present.

Chairwoman Jones called the meeting to order.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the agenda with the revisions as follows. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

1. Addition: Administration-Request to approve and authorize the Chairwoman to sign the amended real estate purchase agreement with Waffle House, Inc. for property in the Mossy Head Industrial Park (a/k/a Northwest Florida Commerce Park)
2. Addition: Administration-Request to approve and authorize the Chairwoman to sign the purchase agreement with Freeport Center, LLC for the purchase of 24 units located in the Freeport Business Park in the amount of \$1,920,000.00
3. Addition: County Attorney-Request to approve Sandestin Investments, LLC NOPC Final Order
4. Addition: Commissioner Comander-Request to obligate \$1,000.00 in Recreational Plat Fees for repairs to the Liberty Community Center
5. Addition: Commissioner Comander-Request for staff to prepare a resolution rededicating the old portion and recognizing the new portion of the U.S. Highway 331 bridge as the Clyde B. Wells Bridge
6. Deletion: Consent Agenda 11 (17-0469)-request to approve and authorize the Chairwoman to sign the lease agreement between Walton County and Seaside Community Development Corp. for parking
7. Deletion: Consent Agenda 16 (17-0397)-Request to approve the purchase of a Bulb Eater/Bulb Crusher in an amount not to exceed \$4,000.99 as requested by Facilities Maintenance
8. Deletion: Consent Agenda 17 (17-0475)-Request approval for the Grants Department and Public Works Department to work with the City of Freeport to apply for a Safe

Routes for Schools Grant from the Florida Department of Transportation on the City's behalf

9. Deletion: Public Works 26 (17-0451)-Sugar Estates/Sugar Cove Lane Analysis and Recommendation
10. Deletion: County Attorney 46 (17-0466)-Request to approve the Assignment of the Coastal Armoring License Agreement between Beachfront Properties, LLC and Blue 2, LLC
11. Addition: Commissioner Comander-request to discuss the maintenance of municipal roads

Ms. Suzanne Harris addressed Consent Agenda Item 11: Request to approve and authorize the Chairwoman to sign the lease agreement between Walton County and Seaside Community Development Corp. for parking. She expressed concern with the legalities of this agreement. She was informed the item had been removed from the agenda.

Mr. Alan Osborne addressed the agenda items related to the Sandestin NOPC, Jolee Island E2 Change, and the NOPC Final Order. He encouraged the board to deny the NOPC.

Mr. David Kramer thanked the board for the removing Consent Agenda Item 11. He suggested using the competitive bid process and to also open up the property for use by the public.

There were no items to be removed from the Consent Agenda for discussion.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the Consent Agenda as follows. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

1. Approve Expenditure Approval List (EAL) excluding Waste Management expenditures

Fund Account	Fund Total	WM Total
General Fund	\$ 962,660.02	
County Transportation	\$ 484,202.81	
Fine & Forfeiture	\$ 4,083.89	
Mosq. Control State	\$ 1,447.76	
Section 8 Housing	\$ 11,308.92	

Tourist Dev. Council	\$	109,821.71	
N.W. Mosquito Control	\$	4,848.62	
Recreation Plat Fee	\$	2,467.46	
Solid Waste Enterprise	\$	888,349.26	\$ 371,970.94
Bldg Dept/Enterp. Fund	\$	22,328.59	
Debt Service Fund	\$	2,178.15	
Capital Projects Fund	\$	555,768.49	
Infrastructure Improvements	\$	2,750.00	
Increment Tax Funding	\$	187,401.08	
Totals	\$	3,239,616.76	\$ 371,970.94
Grand Total (less WM)			\$ 2,867,645.82

2. Approve Minutes of the March 13, 2017-Special Meeting; March 28, 2017-Special Meeting/Executive Session; and March 28, 2017-Regular Meeting
3. Request to approve the disposition of records which have met retention in accordance with the State of Florida General Records Schedule GS1-SL as requested by the Clerk's Office
4. Request to surplus a 2005 Chevy Trailblazer (BCC # 5252; CC# 1024) as requested by the Clerk's Office
5. Request to approve and authorize the Chairwoman to sign the FY 2016 HUD Engagement and Management Representation Letters required for the Agreed Upon Procedures report required by HUD
6. Request approval to earmark \$50,000 of the vessel registration fees as a match and contingency funds for Morrison Springs Boat Ramp Improvement project associated with the Florida Fish and Wildlife Commission Boating Improvement Program grant application submitted April, 2017
7. Request to approve a **resolution (2017-26)** amending the FY 2017 budget in the Capital Projects Fund for unanticipated grant revenue in the amount of \$10,000.00 from the Tony Hawk Foundation for the Helen McCall Skate Park
8. Request to approve a **resolution (2017-27)** amending \$3,690,000.00 into the Fine and Forfeiture fund budget for additional funding received from housing federal, state, and local inmates.
9. Request to approve a **resolution (2017-28)** amending the FY 2017 budget in the Landfill Fund for unanticipated grant revenue in the amount of \$90,909.00 for the 2017 Small County Consolidated Solid Waste Grant from the FDEP
10. Request to approve and authorize the Chairwoman to sign the 2017 Small County Consolidated Solid Waste Grant Agreement from the FDEP
- ~~11. Request to approve and authorize the Chairwoman to sign the lease agreement between Walton County and Seaside Community Development Corp. for parking~~

12. Request to approve Change Order No. 1 to Contract No. 016-029 for Western Lake Pedestrian Bridge Phase II with C.W. Roberts Contracting, Inc.; increasing the contract price \$11,861.35 and increasing the contract time 7 calendar days
13. Request to approve and authorize the Chairwoman to sign a contract with the Boys and Girls Club of the Emerald Coast, Inc. to allow Walton County to use, maintain, and irrigate the multi-use field located at 427 Greenway Trail, Santa Rosa Beach, Florida
14. Request to approve the purchase of a 52" SCAG 22 HP mower in an amount not to exceed \$6,793.21 as requested by Facilities Maintenance
15. Request to approve the purchase of a 4' tiller in an amount not to exceed \$1,340.63 as requested by Facilities Maintenance
- ~~16. Request to approve the purchase of Bulb Eater/Bulb Crusher in an amount not to exceed \$4,000.00 as requested by Facilities Maintenance~~
- ~~17. Request approval for the Grants Department and Public Works Department to work with the City of Freeport to apply for a Safe Routes for Schools Grant from the FDOT on the City's behalf~~

Commissioner Chapman announced his conflict regarding the Waste Management expenditures and submitted Form 8B: Memorandum of Voting Conflict into the record.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the Waste Management expenditures in the amount of \$371,970.94. Ayes 4, Nays 0. Jones Aye, Chapman Abstain, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Stan Sunday, Deputy County Administrator, briefly discussed the proposed purchase of the 55 acre property adjacent to the jail property (Parcel No.: 02-3N-19-19000-003-0000). Major Donald Clark announced the appraisal has been completed and requested permission to allow staff to begin negotiations for the purchase. Commissioner Chapman stated he had not reviewed the appraisal and wanted time to review it before taking action. Commissioner Comander asked if the issue could be presented at the April 25, 2017 meeting in DeFuniak Springs. Mr. Sunday said it could.

Motion by Commissioner Chapman, second by Commissioner Comander, to continue the proposed property purchase to the April 25, 2017 Regular Meeting to give the board time to review the appraisals. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Sunday announced the property adjacent to the Public Work's facility on Woodyard Road (Parcel No.: 20-3N-19-19000-009-0000) is available for purchase. Mr. Tim Miner, representing White Construction Company, Inc., said there is no set price for property and stated that pricing is negotiable. He reported the owner was approached approximately one year ago to see if she would be willing to sell the property to the county. The owner has since decided to sell. Mr. Sunday stated the property is 21.85 acres and was previously used as an asphalt plant. He requested staff be allowed to move forward with an appraisal, have Public Works survey the property to determine if it can be used by the county, and have an environmental assessment performed. Mr. Miner stated the road construction material and the fuel storage tanks would be included with the purchase. Commissioner Chapman asked if there was a rail spur available. Mr. Miner stated there was one which is still permitted for use. Commissioner Nipper asked if Public Works needed more space. Mr. Sunday said that Public Works has expressed interest in the property.

Motion by Commissioner Comander, second by Commissioner Chapman, to proceed with the appraisals and environmental assessments. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Chapman, to allow the DeFuniak Springs Pilot Club to sponsor a Memorial Day Observance at the Courthouse on

Monday, May 29, 2017 as requested by Ms. Teresa Chambless-Bogart. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Anderson, to advertise for Invitation to Bid (ITB) for security cameras at Pilcher Park as requested by Mr. Sunday. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Commissioner Comander commented on the Pilcher Park dedication and commended Chairwoman Jones on her representation of the board.

Mr. Sunday reported negotiations have begun with Mr. Mac Carpenter for the position of Planning Director. The official transcripts should be received soon and the information will be presented to the board at the April 25, 2017 meeting.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve and authorize the Chairwoman to sign the amended agreement with Waffle House, Inc. as presented.

Commissioner Nipper questioned if the ad valorem taxes had been changed for the parcel. Attorney Davis said he was not aware of any changes. Commissioner Nipper asked if Waffle House would be moving the substation. Attorney Davis said the county is taking care of that.

Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve and authorize the Chairwoman to sign the purchase agreement with Freeport Center, LLC for the purchase of 24 units located in the Freeport Business Park in the amount of \$1,920,000.00. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye. Attorney Davis said he had reviewed the contract and the terms regarding the gift portion as discussed at the last meeting is included. He approves of the contract language.

Motion by Commissioner Comander, second by Commissioner Chapman, to award, approve, and authorize the Chairwoman to sign Contract 017-012 Delivery and Installation of Sod-Coyote Landfill with Ryles Grassing, LLC as requested by Mr. Sunday.

Commissioner Comander commended Commissioner Chapman on the work he has done to get the area cleaned up. Commissioner Chapman briefly discussed his recent site visit and the work that has been done. Mr. Sunday commended Public Works staff for the hard work.

Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve Public Works to get proposals for the design and permitting of bridges on C.R. 30A at Alligator Lake and Little Redfish Lake as requested by Mr. Sunday. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye. Commissioner Chapman asked if an RFP for engineering funds would be needed. Mr. Sunday said the continuing services firms would be used.

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve to hold a Public Hearing at 9:00 a.m. or shortly thereafter, on April 25, 2017 in the DeFuniak Springs Courthouse to amend the FY 2017 General Fund budget in the amount of \$2,459,156.00 to bring forward funds for the purchase of property at the Freeport Business Park and renovation of Constitutional Offices at the Courthouse House Annex in Santa Rosa Beach, FL as presented by Mr. Sunday. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve to hold a Public Hearing at 9:00 a.m. or shortly thereafter on April 25, 2017, in the DeFuniak Springs Courthouse to amend the FY 2017 TDC budget in the amount of \$15,900,000.00 to

bring forward funds for the purchase of property. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Ms. Melissa Thomason, County Finance Manager, presented information regarding a half-cent sales tax for infrastructure needs and the requirements for a referendum. Walton County does levy a Small County Surtax of 1% which is utilized for solid waste and infrastructure needs throughout the county. Florida Statute imposes rate caps on certain levy combinations which leaves two remaining available surtax that the county would be allowed to levy. The Regional Transportation System Surtax would provide additional infrastructure funding. Statute allows for either a 1% or ½% surtax, approved by a majority vote, and a county-wide referendum at an approximate cost of \$37,500.00. Ms. Thomason said the ½ cent surtax would generate approximately \$10 million annually. She said currently the road and bridge budget is funded by a combination of fuel taxes and the Small County Surtax; the road and bridge portion of the surtax is approximately \$8 million annually. She discussed the uses of the Transportation System Surtax. With the implementation of the Transportation System Surtax the Small County Surtax infrastructure portion could be used for other infrastructure projects in the county. Ms. Thomason discussed the allowable uses of the infrastructure portion of the Small County Surtax. The referendum date is at the discretion of the board.

Commissioner Chapman questioned if a sunset would be applied. Ms. Thomason said it would.

Commissioner Comander discussed the results other counties have had with a transportation tax and how quickly Walton County was able to pay off the bridge. She listed projects which could be funded by the transportation tax and the current small county tax.

Commissioner Chapman stated there is approximately 40 miles of road available to be paved. At the current rate, it would be several years before the paving of those roads would be completed. He said there were approximately 100 miles of dirt roads in his district and more than 300 miles countywide. He questioned what would be needed to have it presented on a referendum. Attorney Davis said a motion to place the issue on the agenda for authorization to go to a referendum.

Commissioner Comander said 65% of the bridge was paid by tourists. The same concept would apply to this surtax.

Commissioner Chapman asked if the surtax would be applicable to food and medicine. Ms. Thomason said it would not be applied to food, medicine, and items more than \$5,000.

Attorney Davis clarified a resolution would be needed to authorize the referendum.

Motion by Commissioner Chapman, second by Commissioner Comander, to place on the agenda a resolution authorizing a referendum for a Regional Transportation Surtax.

Ms. Coy Bowman said the burden would fall on the citizens of the county and suggested placing a toll on the bridge to enable tourist to pay for the use of our roads.

Mr. Bill Fletcher spoke against placing a toll on the bridge. He said the burden of the toll would be placed on the working residents of the county. He said the tourist would pay more through the surtax.

Mr. Bob Hudson discussed the bridge referendum and encouraged the board to create a defined set of projects that could be viewed by the public. Discussion ensued on projects which would benefit from the surtax and placing a sunset on the tax.

Commissioner Comander said the board could not campaign for the tax; they can only approve a referendum. An independent group would be responsible for informing the citizens of

the reasons for the surtax. Attorney Davis said the ballot language is also restricted and confirmed that county money could not be used to campaign for the tax.

Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Ms. P. J. Loughman, TDC Director of Marketing, discussed the upcoming media plans: 1. Brand TV/Outdoor Media Plan; and 2. Shoulder Season and Emerging Markets Campaigns. She said the plans leverage each other and create a greater awareness opportunity. She discussed the Brand TV/Outdoor Media plan which will begin May 1st and run for eight weeks. Ms. Loughman discussed the Brand TV Media plan and said the targeted areas are geo-targeted by zip code with the highest possible income: Atlanta, Birmingham, Houston, Nashville, and New Orleans. She discussed the Outdoor Media plan and said it is an opportunity to interact where people live and work. This plan also uses geo-targeting by zip code and digital billboards which feeds advertisements to passing cell phones. The different messages will be broadcast from the billboards throughout the day. This technology will also allow for notifications should any of those cell phones visit our area. Ms. Loughman discussed the Shoulder Season and Emerging Markets Campaign which target areas such as Atlanta, Houston, Birmingham, and New Orleans. This plan will begin May 1st and end September 30th. She discussed the media outlets which have been used with a high return on investment.

Commissioner Chapman noted language which stated the outdoor bulletins were on hold until March 6, 2017 and questioned if they were still available. Ms. Loughman stated there has been no notification that they were unavailable. No purchase commitment will be made without the approval of the board.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve the Brand TV/Outdoor Media Plan.

Commissioner Comander voiced concern with the gathering of individuals' cell phone data. Commissioner Nipper said it would be beneficial in reaching the target market.

Ms. Harris asked if the tracking program only captured the phone number. Ms. Loughman responded that it captured public data that is tied to the phone. Ms. Harris asked if it captured email addresses. Ms. Loughman said only if it was publicly available.

Mr. David Jarnecke asked for clarification on the reasons why the data was being picked up. Ms. Loughman replied that each person can chose to share their location and this particular system tracks only the data available in certain zip code areas. She said this not a government initiative, but rather an advertiser initiative. Discussion continued on participating advertisers.

Chairwoman Jones asked if there were ways to opt out. Ms. Loughman said there are actions an individual could take to not receive the ads and to protect their information.

Ayes 3, Nays 2. Jones Aye, Chapman Nay, Anderson Aye, Comander Nay, Nipper Aye.

Discussion ensued on the intrusion of the system into personal data and the use of this system by other advertisers throughout the country. Chairwoman Jones asked if the tracking portion of the contract could be removed. Ms. Loughman said the plan would have to be restructured.

Commissioner Chapman asked if the Shoulder Season and Emerging Markets Campaigns had the same tracking system as the Brand TV/Outdoor Campaign. Ms. Loughman said that it did.

Ms. Mary Nielson expressed concern that the people in the targeted areas will not be forewarned that their information is being tracked.

Commissioner Anderson asked how often the tracking system is used. Ms. Loughman replied 24 hours a day by other advertisers.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve the Shoulder Season and Emerging Markets Campaigns. Ayes 3, Nays 2. Jones Aye, Chapman Nay, Anderson Aye, Comander Nay, Nipper Aye.

Ms. Loughman presented two opportunities for exclusive advertising on the exterior of a shuttle service. Visit South Walton (VSW) is not involved with the operational side of the shuttle service, but has been approached by both vendors to wrap their vehicles with VSW advertising and information. Ms. Loughman discussed the benefits to using the shuttles as a moving billboard for VSW events, education, and basic advertising. The vendors presented these proposals in response to community needs regarding traffic reduction, safety, and parking solutions. She presented the similarities and differences between the two vendors for the 100 days of summer. The costs of the two proposals are Sunshine Shuttle-\$168,000 and 654Limo Chauffeured Services-\$163,000.

Chairwoman Jones asked for an explanation of the funding mechanism. Ms. Loughman said both proposals are a “pay to play” business models where businesses/communities pay to have a stop located in their area. Sunshine Shuttle has a fixed price which is negotiated with the stop location. The 654Limo business model is willing to work with the stop purchaser to establish a fixed price or fee. There is also a shared partner contribution with 654Limo which would allow more than one establishment to jointly fund a stop.

Attorney Davis said neither proposal would use bed tax funds and asked how the bed tax funds would be used. Ms. Loughman replied said it would be used to create the mobile billboards.

Commissioner Comander expressed concern with the times of operation for each service and said most people want to be out before 10 a.m. She noted that Sunshine Shuttle is willing to extend their services for an additional \$32,000.

Commissioner Chapman expressed concern with the difference in pricing due to Sunshine Shuttle charging extra for extended services. He asked if the vendors had been vetted. Ms. Loughman said that meetings have been held with both companies. Commissioner Chapman asked if they already have stops in place. Ms. Loughman said there are established stops for both companies. There are also signed letters of intent from other businesses.

Attorney Davis voiced concern that if there is an additional charge to extend the hours of service, then that will be considered payment of operational costs. Attorney Clay Adkinson, TDC Attorney, agreed and said this had been discussed as a potential issue at the recent TDC meeting. An Attorney General Opinion states that TDC cannot fund the operational cost of the business.

Chairwoman Jones briefly discussed the pilot transportation program for north end workers and voiced concern with the availability for workers who arrive prior to 10 a.m. She said the shuttle service must be willing to supply the early morning transportation and the county will only pay for the marketing. Attorney Adkinson said the county cannot govern the operation of the shuttle services and TDC marketing expenditures cannot be tied to operational costs.

Commissioner Comander asked for clarification on the request being presented. Ms. Loughman clarified that if the board was in favor of the TDC placing advertising on shuttles then one provider should be selected. Approval would be needed to expend the funds. Attorney Davis remarked this was not limited to part of the southern portion of the county, but rather to the full length of C.R. 30A, Old Highway 98, and U.S. Highway 98 within the Walton County borders.

Ms. Loughman announced there would be seven shuttles proposed on the routes.

Commissioner Anderson asked if the bed tax collectors had submitted feedback. Mr. Jay Tusa, TDC Executive Director, said he had had conversations with bed tax collectors and they have voiced opposition to paying a fee per room. He said the prices submitted by 654Limo have been modified and are now similar to Sunshine Shuttle.

Commissioner Nipper voiced concern with the monthly cost of advertising for only three aspects of VSW and questioned how often the wraps would be changed. Mr. Tusa replied that shoulder season events would also be a part of the advertising and that it will be designed so that the wraps would not have to be changed.

Commissioner Comander questioned, since information will be gathered through the media plans, why tourists could not be contacted through email. She voiced concern with the cost for wrapping the shuttles. Ms. Loughman said the tracking of cell phones does not take place in Walton County, but in other demographic areas who visit. She discussed the ways the visitors have been contacted regarding the visitors' guide and other events.

Commissioner Comander asked if the TDC board recommended one of the services. Commissioner Anderson said they did not and stated he would like to hear from both companies. The board concurred to hear a three minute presentation from each company.

Mr. John Finch, Sunshine Shuttle, discussed the ones who are in support of the program and the advertising. He gave a brief history of the three years the company has been operating and said that the first two years were not profitable and is hoping for a profit this year. He said this is the first year to operate seven trollies. Mr. Finch said there is less than 30 days to wrap the trollies to be used during the summer season. Commissioner Nipper asked if the establishments on the list would be willing to pay to wrap a vehicle. Mr. Finch replied they were paying for a stop and said he had letters of commitment. Commissioner Comander voiced concern regarding

the extra charge for the extended hours. Mr. Finch said the extra time would be beneficial to the county and that the majority of their riders are those leaving the beach for lunch. He reported the restaurants start closing at 10 p.m.

Mr. Nathan Wilson, 654Limo, discussed his proposal and how it is different than Sunshine Shuttle. He said there are multiple media partners who have agreed to write stories and promote this new service available to guests. He reported his company worked longer hours and would provide the same service as they do in Okaloosa County. He reported they currently have no signed contracts on C. R. 30A because some of the establishments were under the impression that Sunshine Shuttles had contracted with the county. Mr. Wilson said his company would be open to discussion regarding shuttle service in the north portion of the county. Commissioner Anderson asked about signed contracts. Mr. Wilson said they have signed contracts on U.S. Highway 98, but not C.R. 30A. Commissioner Anderson voiced concern with the difficult beginnings in regards to bed tax collectors. Mr. Wilson briefly discussed the current Okaloosa County models.

Mr. Tusa discussed the pros and cons of both companies. He stated 654Limo has better pricing and hours.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the proposal submitted by 654Limo.

Mr. Alan Ficarra said whoever is chosen the marketing should also include the name of the service so the tourist will know who to look for.

Ms. Suzanne Harris voiced concern that the size of the advertising on the trollies would be too small to read while passing. She said being a bed tax collector she has not heard anything regarding stops that could be recommended to her patrons. She voiced concern with the stop

times and questioned the possibility of having to change shuttles midway of 30A. Ms. Harris stated she was told that Sunshine Shuttle was already under contract with the county. She questioned what payment methods were available for riders and encouraged the board to get more answers.

Ms. Lisa Boushy noted it was late in the tourist season and suggested considering this item for the next summer tourist season.

Ms. Loughman addressed the concerns raised by the public. She discussed the pilot program hours, the size of the vehicles, and the timing of the stops. Chairwoman Jones said Sunshine Shuttle has a phone app which shows shuttle location and arrival time. Ms. Loughman said that TDC would also develop an app which would incorporate with the shuttle service app.

Discussion ensued on the legal limitations and the need for more information.

Commissioner Comander withdrew her motion and Commissioner Nipper her second.

Chairwoman Jones said the issue could be tabled to allow more time to get answers and stated we need a transportation system in south Walton County. She also suggested the board meet individually with Mr. Finch and Mr. Wilson.

Motion by Commissioner Anderson, second by Commissioner Chapman, to table the shuttle service issue until April 25, 2017.

Ms. Lori Reichenbach spoke in favor of tabling the issue and meeting with each company. She stated a busing system is needed to alleviate traffic and safety issues.

Discussion ensued regarding the scheduling of the meetings with the companies prior to April 25th.

Mr. Jim Bagby reported his board had voted to buy a stop with other partners at One Seagrove Place and would sign a contract with the company chosen by the board. He encouraged the board to not wait to make a decision.

Commissioner Comander asked if both companies could be used to determine who does the best job. Mr. Tusa said it would be too complicated to use both companies.

Mr. Bob Hudson discussed the benefits of a shuttle service and voiced concern with the legality of request.

Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

The meeting recessed at 5:57 p.m. and reconvened at 6:25 p.m.

Mr. Tusa requested approval to expend funds up to \$25,000.00 from the remaining budgeted bridge funds for the procurement of accessories for Pilcher Park. The accessories include benches, bike racks, grills, and picnic tables. Chairwoman Jones asked that signs designating parking areas for boats and trailers be installed. Commissioner Anderson asked that signs saying "Stay off the Rocks" be installed also. Commissioner Chapman asked if this was extra funds left over from the allocated \$50,000.00. Mr. Sunday replied the painting only cost \$15,000.00 which left \$35,000.00.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve the expenditure of up to \$25,000.00 from the remaining budgeted bridge funds for the procurement of accessories for Pilcher Park. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Nipper, to award, approve, and authorize the Chairwoman to sign the Sea Turtle Monitoring Services contract with South Walton Turtle Watch Group for one year with the option to renew for two additional terms

of one year each in the amount of \$85,000.00 as requested by Mr. Jason Cutshaw, TDC. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye. Attorney Davis reported this contract is an update from the previous contract and is a much better deal.

Mr. Tusa reported that Structured Parking Solutions presented an unsolicited proposal regarding parking solutions in south Walton County. He said under the Public-Private Partnerships (P3) Law (F.S. 334.30) the board can either accept and publicize a RFP in response, or reject the proposal. The proposal will remain confidential until other proposals have been received. Attorney Davis said when an unsolicited proposal is received, an RFP must be advertised for other proposals or the unsolicited proposal must be rejected. He said the board has a 30 day period to make the decision.

Commissioner Chapman asked if the bid could be rejected and then a RFP advertised. Mr. Tusa said it could be rejected and the board could proceed however they wish. Attorney Davis said if the board decides to reject and then advertise, the company will submit a bid. Discussion continued on advertising a RFP if the proposal is accepted.

Motion by Commissioner Anderson to accept the proposal and move forward with advertising.

Commissioner Anderson said there were a lot of aspects that need to be reviewed. Attorney Davis requested to keep within the parameters of the statute and to include the right to reject any and all bids to the motion.

Motion amended by Commissioner Anderson, second by Commissioner Chapman to include the language reserving the right to reject any and all bids.

Ms. Leigh Moore encouraged the board to look at this as a holistic solution for the area. She discussed the benefits of paid parking. Mr. Tusa responded to Ms. Moore's comments and said the proposal was submitted as a holistic solution and is fairly comprehensive.

Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Tusa announced there were several items regarding Seacrest, Seagrove, and Miramar Beach properties. He discussed the request to approve and authorize the Chairwoman to sign the purchase agreement with Thomas Lavin and Suzanne Kelli Lavin for the Seacrest property (Parcel No.: 27-3S-18-16050-00C-0010) in the amount of \$6 million. He has contacted the owners and they are firm in their asking price. He said the two county sponsored appraisals returned were in the amounts of \$4.4 million and \$3.95 million. The owners submitted two appraisals which were both \$6 million. Chairwoman Jones clarified a supermajority would be needed to purchase the property. Mr. Tusa said this has been rejected once before and to reconsider, a motion by a commissioner who previously voted in favor would be required.

Chairwoman Jones stepped down as Chair to make the following motion.

Motion by Commissioner Jones, second by Commissioner Anderson, to reconsider the purchase agreement with Thomas Lavin and Suzanne Kelli Lavin for the Seacrest property (Parcel No.: 27-3S-18-16050-00C-0010) in the amount of \$6,000,000.00. Ayes 2, Nays 3. Jones Aye, Chapman Nay, Anderson Aye, Comander Nay, Nipper Nay. Motion failed and the issue will not be considered.

Chairwoman Jones resumed the position as Chair.

Mr. Tusa said there were three Seagrove parcels for consideration: the upland parcel on C.R. 30A (Parcel No.: 24-3S-19-25050-000-0061) in the amount of \$799,000.00; the middle property (Parcel No.: 24-3S-19-25050-000-0062) in the amount of \$3.4 million; and the beach

front property (Parcel No.: 24-3S-19-25050-000-0060) in the amount of \$780,000.00. He reported the owner of the beach front parcel has decreased the selling price to the current amount.

He requested to approve and authorize the Chairwoman to sign the purchase agreement with GPMM, LLC for the Seagrove Beach property (Parcel No.: 24-3S-19-25050-000-0062) in the amount of \$3.4 million. Commissioner Chapman stated the asking price is above the appraisal amount. Mr. Tusa confirmed it was and would take a super majority to approve the purchase.

Mr. Tusa stated the appraisals were \$3 million and \$3.15 million (average appraisal \$3.075 million). He reported the asking price of \$780,000.00 for the beach parcel was also above the \$500,000 and \$100,000 appraisals (average appraisal-\$300,000.00).

Commissioners Comander and Anderson voiced concern that a precedent is being sent when the county pays more than the appraised value for property.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve and authorize the Chairwoman to sign the purchase agreement with GPMM, LLC for the Seagrove Beach property (Parcel No.: 24-3S-19-25050-000-0062) in the amount of \$3.4 million.

Mr. Tusa questioned if these properties needed to be discussed collectively since they are all connected. Attorney Davis said they could be discussed collectively, but separate motions would be required for approval.

Mr. Tusa briefly discussed the GPMM, LLC Seagrove parcel and said the asking price is \$325,000.00 more than the appraised value. He said the asking price for the property owned by 30AMM, LLC is under appraised value by approximately \$50,000.00 Even though there are two different names on the property, it is the same owner. Commissioner Chapman asked if the beach

front parcel was a different owner. Mr. Tusa said it was. Commissioner Chapman noted without the road front parcel and the middle parcel, the beach front parcel would be useless. Mr. Tusa agreed.

Mr. Alan Ficarra voiced concern with the differences in the appraisals. Need to get another appraisal and hold the sellers to the appraised value. Attorney Davis said there are few comparable beach properties without adjoining upland properties.

Mr. William Smith discussed the appraisal of the beach front parcel.

Mr. Randy Gardner discussed the value of parcels and said the price to purchase all three parcels would be under the total amount of the appraisals. He encouraged the board to purchase the properties.

Commissioner Chapman said the total to purchase all three parcels would be \$4.979 million; however, two of the properties would require a super majority. Attorney Davis said each property should be voted on individually. He said Attorney Sidney Noyes, Assistant County Attorney, suggested including the condition upon the approval of the other two parcels.

Motion amended by Commissioner Anderson, second amended by Commissioner Nipper, to approve and authorize the Chairwoman to sign the purchase agreement with GPMM, LLC for the Seagrove Beach property (Parcel No.: 24-3S-19-25050-000-0062) in the amount of \$3.4 million upon the condition the other two parcels are approved. Ayes 4, Nays 1. Jones Aye, Chapman Nay, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve and authorize the Chairwoman to sign the purchase agreement with 30AMM, LLC for the Seagrove Beach property (Parcel No.: 24-3S-19-25050-000-0061) in the amount of \$799,000.00. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve and authorize the Chairwoman to sign the purchase agreement with Becky Ann Burkhart-Smith for the Seagrove Beach Property (Parcel No.: 24-3S-19-25050-000-0060) in the amount of \$780,000.00.

Mr. Bill Fletcher asked if contingencies would be placed on all three parcels. Attorney Davis said it should have been and that it would be addressed.

Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Attorney Davis said since both the 30AMM parcel and the Burkhart-Smith parcel were approved, a motion would be needed to approve the purchase of the GPMM parcel as proposed.

Motion by Commissioner Nipper, second by Commissioner Anderson, to approve and authorize the Chairwoman to sign the purchase agreement with GPMM, LLC for the Seagrove Beach property (Parcel No.: 24-3S-19-25050-000-0062) in the amount of \$3.4 million as proposed. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Tusa presented for approval and authorization for the Chairwoman to sign the purchase agreement with Amalfi Coast Development, Inc. for the Miramar Beach property (Parcel No.: 33-2S-21-42195-000-00A0). This property was originally presented to the TDC for purchase in the amount of \$1.8 million. Mr. Tusa said the property owner had two appraisals performed since the county appraisals were confidential. The owner's two appraisals averaged \$4,787,500.00. The owner is now asking \$4.5 million for the property. Mr. Tusa said the county legally did not have to share its appraisals. Attorney Davis said he has reviewed the contract and said this was the parcel which had a deed restriction. It was determined once the county took title the property was not subject to the deed restriction. There is an easement which requires the

parcel owner to maintain the current improvements. He expressed concern if the structures are removed it would not be considered maintaining. He said payment would be required to the county for the maintenance and that what the county plans would be better than the existing structures. He did not think they would want to pay for an inferior structure. Commissioner Comander asked if the structure could be moved to another area of the property. Attorney Davis said he thought it could be moved and that the wording only says maintained. He said there were other easements which were for exclusive access, but if there will be a public access at that location those easements would not be a problem.

Commissioner Chapman noted the change in the asking price and questioned why the owner did not get an appraisal before making the original offer. Mr. Tusa said the owner indicated he was waiting on the county's appraisals.

Chairwoman Jones asked if a motion to reject the offer was needed. Mr. Tusa said the board could make that motion or they could not take any action. Chairwoman Jones asked if a counter offer should be made. Attorney Davis said if the board chose to make a counter offer then a motion to reject would be recommended.

Motion by Commissioner Comander, second by Commissioner Chapman, to reject the Amalfi Coast Development, Inc. offer for the Miramar Beach property (Parcel No.: 33-2S-21-42195-000-00A0).

Mr. Robert Zimmerman discussed the concerns of the Amalfi Homeowners Association which include traffic, parking, and safety.

Attorney John Townsend, representing the Amalfi Resort Owners Association, said the property owner had an appraisal prepared in October, 2016 to present to the Resort Owners Association in negotiating a possible purchase. The negotiations ended when the county became

interested. The property owners' appraisal at that time was \$2.4 million. He voiced concern that the appraisal amount had increased nearly double since that time. He supported the motion to reject.

Mr. Andy McAlexander, representing the seller, briefly discussed the history of the property negotiations and said there have been several beach transactions which have affected the appraisals. He said the seller ordered two appraisals which came back as \$4.5 million and \$5.75 million. Mr. McAlexander said with the linear footage of the property and recent transactions, the property would be worth more than \$7 million. The property owners do not know if their offer would require a super majority without knowing the amount of the county's appraisals. He asked if a super majority would be needed to reject the offer. Attorney Davis said no. Mr. McAlexander said the property owner would like to see that area as a public access and reduced the asking price to \$4.25 million.

Attorney Coleen Sachs, representing the seller, discussed the different appraisals and said other than the lapse of time; the \$2.4 million appraisal was an income approach appraisal because they wanted to sell it to someone other than a governmental entity. The new appraisals were adjusted for the possible purchase by a governmental entity. The difference in the appraisals is because governmental entities have benefits in the ways the land can be used that differs for individuals.

Mr. Jim Bagby stated the county over paying for property is increasing the appraisal amounts. He asked if an analysis had been done to determine the number of parking spots that could be provided on the property. Commissioner Nipper responded 25-30 parking spots would be available on the south side. Mr. Bagby calculated that would be in excess of \$100,000 per parking space.

Ayes 4, Nays 1. Jones Aye, Chapman Aye, Anderson Nay, Comander Aye, Nipper Aye.

Chairwoman Jones asked if someone would like to make a counter offer. Attorney Davis said if a counter offer is desired, then the board should authorize Mr. Tusa to negotiate a counter offer.

Mr. Tusa said the voice of the board needed to be heard in negotiations. Chairwoman Jones suggested using the October 2016 appraisal for negotiations.

Commissioner Comander stated rule of thumb is if it takes a super majority the board is not interested.

Motion by Commissioner Anderson, second by Commissioner Nipper, to renegotiate an offer with Amalfi Coast Development, Inc. for the Miramar Beach property (Parcel No.: 33-2S-21-42195-000-00A0). Ayes 3, Nays 2. Jones Aye, Chapman Nay, Anderson Aye, Comander Nay, Nipper Aye.

Mr. Tusa said the TDC is requesting to hold a public workshop on April 25, 2017 to discuss design review and take public comment regarding the multi-use path between C.R. 283 and C.R. 83. He said the TDC would also like to hold a public workshop on May 23, 2017 to discuss conceptual design review and take public comment regarding the Dune Allen beach access. The meeting on April 25th will be held from 4:30 p.m. to 6:00 p.m. and the meeting on May 23rd will be held from 5:30 p.m. to 7:00 p.m.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve two TDC sponsored workshops to be held on April 25, 2017 and May 23, 2017 as presented. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Tusa reported the TDT collections for the month of February was a 6.09% increase year over year. He reported the collections year to date is a 13.57% increase. He announced

today was his one year anniversary as TDC Executive Director and commented on the great experiences he has had.

Motion by Commissioner Comander, second by Commissioner Nipper, to open the Public Hearing to consider an ordinance amending Ordinance 1998-23 to provide for the levy of a third cent Tourist Development Tax for the purpose of beach re-nourishment and maintenance and for other capital projects and expenditures. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Attorney Davis said a significant amount of funds is being spent to purchase property. He requested to repurpose a portion of the beach re-nourishment funds to be applied to capital projects which would include purchasing of the property.

Motion by Commissioner Comander, second by Commissioner Chapman, to adopt an **ordinance (2017-11)** amending Ordinance 1998-23 to provide for the levy of a third cent Tourist Development Tax for the purpose of beach re-nourishment and maintenance and for other capital projects and expenditures. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

There were no public comments.

Motion by Commissioner Chapman, second by Commissioner Anderson, to close the Public Hearing. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Attorney Davis requested approval of the Sandestin Investments, LLC NOPC Final Order. He said the only discussion required would be to determine whether or not the Final Order and the two ordinances are consistent with the actions taken during the March 13, 2017

Special Meeting. He was confident that the two ordinances and the Final Order which were drafted by staff and the applicant's attorney were consistent.

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve the Sandestin Investments, LLC NOPC Final Order. Ayes 3, Nays 2. Jones Aye, Chapman Aye, Anderson Aye, Comander Nay, Nipper Nay.

Motion by Commissioner Anderson, second by Commissioner Chapman, to adopt **Ordinance 2017-12** approving the Notice of Proposed Change (NOPC) by Sandestin Development, Inc. with the amendments as voted upon at the March 13, 2017 Special Meeting. Ayes 3, Nays 2. Jones Aye, Chapman Aye, Anderson Aye, Comander Nay, Nipper Nay.

Motion by Commissioner Anderson, second by Commissioner Chapman, to adopt **Ordinance 2017-13** approving the (e)(2) change regarding Jolee Island as voted upon at the March 13, 2017 Special Meeting. Ayes 3, Nays 2. Jones Aye, Chapman Aye, Anderson Aye, Comander Nay, Nipper Nay.

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve to advertise and hold a Public Hearing on April 25, 2017 to consider amending Ordinance 2002-105 to allow the expenditure of funds for expressions of sympathy or congratulations by the county under certain circumstances. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Attorney Davis stated the Assignment of the Coastal Armoring License Agreement was pulled because the property associated with this agreement did not sell.

Commissioner Anderson had no items to present.

Motion by Commissioner Comander, second by Commissioner Nipper, to obligate \$1,000.00 in Recreational Plat Fees for repairs to the Liberty Community Center. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Commissioner Comander requested to have staff prepare a resolution rededicating the old portion of the U.S. 331 Bridge and dedicating the new portion of the bridge as the Clyde B. Wells Bridge. Commissioner Chapman noted that the FDOT dedicated the old bridge through a legislative act and that the new bridge will have to be dedicated by FDOT as well. He suggested sending a resolution to FDOT requesting the dedication.

Motion by Commissioner Comander, second by Commissioner Anderson, to direct the County Attorney staff to research the issue of dedicating the new bridge and draft a resolution to be sent to FDOT. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Commissioner Comander discussed the recent agreement with the City of DeFuniak Springs regarding the maintenance of roads. She asked if a city takes a street into its boundaries is the county still responsible for the maintenance of that road. Attorney Davis said he would research the issue and bring back the information for review.

Commissioner Nipper requested approval to designate \$30,000.00 from the sidewalk fund for pedestrian facilities along John Baldwin Road and Walton Road and direct Public Works staff to engage the City of DeFuniak Springs and the Walton County School Board to inquire as to a possible cost sharing proposal. Mr. Buddy Wright, Public Works, said there was adequate right-of-way and asked that staff be allowed to communicate with the School Board and the City of DeFuniak to get assistance with the project. Commissioner Chapman asked if the \$30,000.00 would be sufficient. Mr. Wright said the amount would be sufficient for the project

to be done in house. He said he hoping to get assistance from the city and school board; their assistance would allow expansion of the project area.

Motion by Commissioner Anderson, second by Commissioner Comander, to negotiate with the City of DeFuniak Springs and the Walton County School Board a cost sharing proposal to fund the pedestrian facilities along John Baldwin Road and Walton Road and direct staff to bring back the information.

Commissioner Chapman asked if the motion approved the allocation of the \$30,000.00. Commissioner Anderson said it was made to approve negotiations only.

Attorney Davis asked if the area in question was inside the limits. Mr. Wright replied that it was. According to the agreement the city will maintain the normal maintenance of the road, but resurfacing will come back to the county.

Mr. Alan Ficarra questioned if the sidewalk funds were generated because developers did not want to put in sidewalks. Chairwoman Jones confirmed that it was. Mr. Ficarra questioned where the developments were located that generated the money going into the fund. Chairwoman Jones and Commissioner Nipper replied countywide. Mr. Ficarra questioned if sidewalk funds were being generated in the north end of the county and how much is being generated in the area. Commissioner Comander voiced that the money is to benefit all citizens of Walton County. Commissioner Chapman suggested researching the Safe Schools Grant for additional funding. Mr. Wright said the city would have to apply for the grant.

Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Chapman, to de-obligate the \$30,000.00 to be used in addition to the funds from the participation of the City of DeFuniak Springs and the Walton County School Board.

Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Commissioner Chapman said the negotiations should be had prior to approving the funds.

Commissioner Comander withdrew her motion.

Commissioner Chapman had no items to present.

Chairwoman Jones stated Mr. Leonard Adams approached her with a request for a resolution to enter his 1,700 acre farm land on S.R. 185 into the Conservation Land Program. There will be no major development on this land. She stepped down from the Chair position to make the following motion.

Motion by Commissioner Jones, second by Commissioner Comander, to adopt a resolution **(2017-29)** encouraging the legislation to fund conservation land acquisition.

Commissioner Anderson questioned if this land could be used for property mitigation for the C.R. 395 bypass and question if the county could purchase for that purpose. Chairwoman Jones said Mr. Leonard is not interested in selling his property. Attorney Noyes said the conservation easement will still allow the property owner to farm the land. Once the resolution has been adopted the lobbyist can be contacted to help with the process.

Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Chairwoman Jones resumed her position as Chair.

Mr. Bill Fletcher announced that April is Child Abuse Protection Month and discussed the Emerald Coast Children's Advocacy Center.

Mr. David Jarnecke voiced concern regarding the scheduling of the north Walton Mosquito Control spray. He was directed to speak with North Walton Mosquito Control and the University of Florida regarding solutions to the type of spray used.

Mr. Sunday asked for clarification on Commissioner Comander's suggestion regarding the maintenance of municipal roads and if both Freeport and Paxton are to be included. Commissioner Comander said to include both. Mr. Sunday said based on the 1991 agreement there are approximately 25 miles of roads within the City of Freeport which are maintained by the county. The city has since accepted 14 miles of roads in Hammock Bay and has requested the county take those roads into maintenance. He said every 10 years the formula is recalculated for the cities to obtain the Local Option Gas Tax distribution. Freeport has been directed to submit a list of road maintenance costs to be factored into the calculation. Commissioner Comander said Hammock Bay is a private subdivision within the city limits of Freeport. Commissioner Chapman said all of those roads, except those which use pavers, are under the city's maintenance. He discussed the issues regarding the signage in Hammock Bay. Mr. Sunday said the agreements will be brought back for review and consideration. Commissioner Anderson asked if there is recourse if the roads taken in do not meet county standards. Attorney Davis said the 1991 agreement regarded roads in existence at that time. The county is not responsible for the roads created since that time. Mr. Sunday said information would be brought back to the board.

Motion by Commissioner Chapman, second by Commissioner Nipper, to reappoint Mr. Thomas Stein to the Code Enforcement Board to fill the "subcontractor" seat as requested ny Mr. Mac Carpenter, Planning Department. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

The Quasi-Judicial Hearing was called to order and Attorney Davis administered the oath to those intending to speak. There were no objections to the advertisements. Attorney Davis instructed the Board to submit any Ex Parte forms to the clerk.

Mr. Mac Carpenter, Planning and Development, requested to continue Thomas Lavin SSA to May 9, 2017 upon request of the applicant. Dr. Lavin and the county are negotiating the purchase of the property by the county for use as a public beach access.

Motion by Commissioner Chapman, second by Commissioner Nipper, to continue Thomas Lavin SSA to May 9, 2017 to be held at 5:00 p.m. or soon thereafter at the Walton County Courthouse Annex in Santa Rosa Beach, Florida. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Carpenter requested to table Santa Rosa Place Apartment Re-plat until all unresolved plat issues have been addressed.

Motion by Commissioner Chapman, second by Commissioner Comander, to table Santa Rosa Place Apartments. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Ms. Vivian Shamel, Planning and Development, presented Sugar Sands Estates PUD (Planned Unit Development), a major Development Order PUD application submitted by Core Engineering and Consulting, Inc. consisting of 39 single-family homes on 19.61 +/- acres with a future land use of Conservation Residential, two units per acre. The project is located at 637 Sugar Drive, South of U.S. Highway 98 East (Parcel No.: 33-2S-20-33260-023-0000 and 33-2S-20-33260-024-0000). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Commissioner Chapman asked what the Planning Commission had recommended. Ms. Shamel stated there was a comment to review the intersection with U.S. Highway 98 and Sugar

Drive to determine a need for a traffic light. FDOT will be improving that location during the four-lane expansion of U.S. Highway 98.

Mr. Ed Stanford, Coy Engineering and Consulting, discussed the 5 foot setbacks and the parking area encroaching into the private right-of-way at the pool facility. Commissioner Nipper asked if the homes would be five bedrooms and a maximum of 50'. Mr. Stanford replied the homes would be up to 5 bedrooms.

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve Sugar Sands Estates PUD. Ayes 4, Nays 1. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Nay. **(Exhibits: Staff Report 1)(Ex Parte: Anderson)**

Mr. Carpenter presented Alys Beach Block S-The May Plat, a Plat Development Order application submitted by Innerlight Engineering Corporation requesting approval to plat 1 lot on 0.20 acres with a future land use of Traditional Neighborhood Development in Block S of the Alys Beach PUD. The project is located on the north side of C.R. 30A at the intersection of North Castle Harbour Drive and East La Garza Lane (Parcel No.: 26-3S-18-16000-003-0000). Staff found the request is compliant with the Development Order and meets the requirements of F. S. Chapter 177 contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the Alys Beach Block S-The May Plat. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye. **(Exhibits: Staff Report 1)**

Mr. Carpenter presented Sea 30A Place a Major Development Order application submitted by Choctaw Engineering, Inc., requesting approval to construct a 122 unit apartment complex on 28.25 acres with a future land use of Neighborhood Infill. The project is located on the east side of C.R. 393 south, north of Rena Arnett Lane and south of Shannon Lane (Parcel Nos.: 35-2S-20-33280-000-0590; 35-2S-20-33280-000-0600; and 35-2S-20-33280-000-0610). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Tim Brown said the applicant is requesting to buy out the sidewalk in the amount of \$21,000.00 and that a condition would be added to the Development Order that a pedestrian crossing would be installed by the developer across C.R. 393 South.

Commissioner Chapman voiced concern with the wetlands on the property and asked how the storm water was being addressed. Mr. Brown said the project is being developed in the uplands and deferred the storm water question to the applicant. Mr. Mark Siner, Choctaw Engineering-Applicant, discussed the treatment process and said the project meets storm water requirements.

Commissioner Nipper asked if this would be high end apartments or for workers. Mr. Siner replied the project is not intended to be high end apartments.

Motion by Commissioner Chapman, second by Commissioner Comander, to approve by Final Order Sea 30A Place. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye. **(Exhibits: Staff Report 1)**

Mr. Carpenter presented Hidden Palms plat application submitted by Innerlight Engineering Corporation requesting approval to plat 20 residential lots on 2.5 +/- acres with a

future land use of Neighborhood Infill. The project is located on the south side of Hatchew Road, 300 feet west of South Holiday Road (Parcel Nos.: 30-2S-21-42290-000-0700 and 30-2S-21-42290-000-0430). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

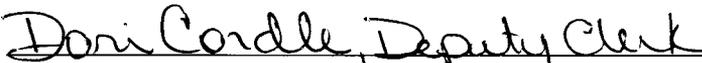
Mr. Bob Baronti, Planning and Development, Applicant, reported that all conditions have been met.

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve Hidden Palms Plat. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye. **(Exhibits: Staff Report 1)**

Motion by Commissioner Anderson, second by Commissioner Nipper, to adjourn the meeting at 8:07 p.m. Ayes 5, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye.

Approved: 
Cecilia Jones, Chairwoman

Attest: 
Alex Alford, Clerk of Courts and County Comptroller