

REGULAR MEETING – APRIL 10, 2018

The Board of County Commissioners, Walton County, Florida held a Regular Meeting on April 10, 2018 at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following board members were present: Commissioner W. N. (Bill) Chapman, Chairman; Commissioner Tony Anderson, Vice-Chairman; Commissioner Sara Comander; Commissioner Cecilia Jones; and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator, and Attorney Sidney Noyes, County Attorney, were also present.

Chairman Chapman called the meeting to order.

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

There were no public comments on agenda items.

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

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

	Total	WM
General Fund	\$ 1,609,243.83	
County Transportation	\$ 1,304,008.10	
Fine & Forfeiture	\$ 334,515.83	
Mosq. Control State	\$ 2,696.89	
Section 8 Housing	\$ 171,342.20	
Tourist Dev. Council	\$ 575,539.96	
N.W. Mosquito Control	\$ 3,118.85	
Recreation Plat Fee	\$ 4,039.00	
Solid Waste Enterprise	\$ 829,287.49	\$ 387,719.35
Bldg. Dept./Enterp.		
Fund	\$ 162.80	
Debt Service Fund	\$ 880.00	

Capital Projects Fund	\$	556,481.34	
Increment Tax Funding	\$	89,741.02	
Totals	\$	5,481,057.31	\$ 387,719.35
Grand Total (less WM)	\$	<u>5,093,337.96</u>	

2. Approve Minutes of the March 27, 2018 Regular Meeting
3. Request to approve and authorize the Chairman to sign an engagement letter with Carr Riggs & Ingram for County Funded Court Related Services Audit
4. Request to authorize the Chairman to sign and execute a SHIP Mortgage Release of Lien for Michael and Sharon Packer
5. Request to approve a **resolution (2018-29)** amending the FY 2018 Budget in the Road & Bridge Fund for unanticipated revenue in the amount of \$135,250.00 to account for the receipt of insurance proceeds from BCC 8479 (a totaled dump truck)
6. Request to approve a **resolution (2018-30)** amending the FY 2018 budget in the Fine and Forfeiture Fund for unanticipated revenue from Insurance Proceeds, Training Reimbursements and School Resource Deputy Funding in the amount of \$50,965.00
7. Request to approve and authorize the Chairman to sign Contract No. 018-001 with Langton Group for grant writing services
8. Request to approve and authorize the Chairman to sign Contract No.: 018-001 with Northwest Florida Regional Planning Council for grant writing services
9. Request to approve and authorize the Chairman to sign Contract No: 018-001 with The Color Nine Group for Grant Writing Services
10. Request to approve and authorize the Chairman to sign the First Option to Renew Contract No. 017-017 for Gasoline and Diesel Fuel Supply Services with RETIF Oil & Fuel, LLC
11. Request to approve and authorize the Chairman to sign Renewal #2 of the Department of Revenue (DOR) Contract CST66 for Child Support Enforcement Service of Process
12. Request to approve and authorize the Chairman to sign the FWC Grant Agreement No. 17260 for the removal of five (5) derelict vessels in the Choctawhatchee Bay and authorize staff to advertise an ITB for derelict vessel removal services
13. Request to approve and authorize the Chairman to sign the final renewal of the Florida Department of Corrections (DOC) Work Squad Contract No. WS 979 Amendment No. 1 for the Landfill
14. Request to approve and authorize the Chairman to sign the Amendment and Exercise of Second Option to Renew, effective as of March 11, 2018, to the Agreement for Services-Emergency Planning, Disaster Recovery, and Hazard Mitigation Grant Program (HMGP) and RESTORE Act Grant Program Management dated March 11, 2015 between Walton County, Florida and Tetra Tech, Inc. Contract No.: 015-002
15. Request to approve and authorize the Chairman to sign the Amendment No. 1 and Exercise of First Option to Renew the Agreement for 2017-2018 Sea Turtle Monitoring Services with South Walton Turtle Watch Group, Inc.
16. Request to approve and authorize the Chairman to sign Change Order No. 8 for Contract No. 017-006 30A South Parking improvements with Gulf Coast Utility Contractors, LLC; crediting the contract \$2,050.00 due to savings from utility coordination efforts

17. Request to approve and authorize the Chairman to sign Public Works Task Order 18-06 Professional Engineering Services for Seagrove Stormwater Drainage Improvements Phase IV with Dewberry/Preble-Rish, Inc. in the amount of \$125,560.00
18. Request to approve and authorize the Chairman to sign TDC Task Order 18-02 for design services with Atkins North America, Inc. at a cost not to exceed \$25,301.00 for replacement of an existing dock at Cessna Landing
19. Request to approve and authorize the Chairman to sign TDC Task Order 18-003 for design services with Atkins North America, Inc. at a cost not to exceed \$26,917.00 for replacement of an existing seawall at Kellogg Bayside Park
20. Request to approve the purchase of a mobile lift for the County Shop in an amount not to exceed \$25,861.92
21. Request to approve the purchase of a diagnostic scan tool for vehicle maintenance at a cost not to exceed \$3,500.00 as requested by the TDC

Chairman Chapman announced his voting conflict regarding the Waste Management expenditures and submitted Form 8B: Memorandum of Voting Conflict to the clerk.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the Waste Management expenditures in the amount of \$387,719.35. Ayes 4, Nays 0. Chapman Abstain, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Form 8B: Chapman)**

Mr. Larry Jones, County Administrator, announced the Florida Association of Counties Annual Conference in Orlando, Florida will be conflicting with the June 26, 2018 Regular Meeting and the June 28, 2018 Land Use Hearing. He recommended to reschedule the Regular Meeting and the Land Use Hearing to June 25, 2018. Discussion was held regarding the most appropriate time to hold the Land Use Hearings on that day.

Motion by Commissioner Comander, second by Commissioner Jones, to reschedule both the Regular Meeting and the Land Use Hearing to June 25, 2018 to be held at the Walton County Courthouse Annex in Santa Rosa Beach, Florida. The Land Use Hearing will be held at 9:00 a.m. with the Regular Meeting to follow soon thereafter. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Nipper, to direct staff to draft an RFP for County Health Insurance and bring back to the board for approval and permission to advertise as requested by Mr. Jones. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. The current contract will expire September 30, 2018.

Motion by Commissioner Anderson, second by Commissioner Comander, to award RFQ 018-014 for CEI Services for the Construction of the New Class I Solid Waste Transfer Station to Jones Edmunds and Associates, Inc., and begin negotiations as requested by Mr. Jones. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. Mr. Jones reported the contract would be brought back for board consideration.

Commissioner Comander noted a recent article written by Mr. Billy McKee, Landfill Operations Manager, and Mr. Louis Svehla, Public Information Officer, regarding the county's recycling program. She asked Mr. McKee to address the audience regarding the program. Mr. McKee gave a brief update on the recycling program and the impact of China's recent actions to no longer accept plastics from other countries for recycling. He announced the landfill is currently baling the plastics received until another recycling market can be found. Mr. Jones stated that some of the recycling trailers were being relabeled due to age and mislabeling. Mr. McKee discussed the types of recycling trailers available for residents to drop recyclable materials.

Mr. Jay Tusa, TDC Executive Director, presented an update on the properties located south of the bridge on U.S. Highway 331 available for purchase. He announced a special TDC Council meeting will be held on Friday, April 13, 2018 at 9:00 a.m. at the Courthouse Annex in Santa Rosa Beach, Florida to evaluate and make recommendations to be presented to the board regarding the properties for the purpose of building TDC Administrative and Beach Maintenance facilities. Chairman Chapman asked that the area between the courthouse annex and the Eglin tower be

presented for consideration as well. He stated the monies to be used to purchase the properties could be used to build the facilities on county owned land. Mr. Tusa stated he would present that for consideration at the April 13, 2018 meeting and would bring back the information.

Mr. Mike Kerrigan, TDC Marketing Director, discussed the FY 2019 TDC Event Marketing Grant Program and stated it had been approved by the Events Committee, the Marketing and Communications Committee, and the TDC Advisory Council. Commissioner Nipper asked if this was the same program presented for the creation of a north Walton County TDC. Mr. Kerrigan said this information was specific to south Walton County. He stated the North Walton Committee has not met.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve the FY 2019 TDC Event Marketing Grant Program. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Nipper, to appoint the individuals as presented to the 2018-2019 TDC Beach Management Advisory Committee as requested by Mr. Tusa.

Mr. Bob Brooke discussed the function of the Beach Management Advisory Committee and asked that his name be removed as an applicant to eliminate any conflict of interest. He stated that positions on the committee had been removed and requested local beach residents be appointed to the committee. Mr. Tusa discussed the individuals appointed to the committees and the challenges that have occurred with maintaining a quorum with nine people on the committee. He stated he would go back and review the possibility of increasing the committee member numbers at the board's direction. Mr. Brooke voiced the need for local beach residents to be appointed to the committee.

Further discussion was held regarding the Rules of Committee and decreasing the number required for a quorum. Mr. Tusa stated he would bring back more information on committee appointments.

Mr. Tusa reported the February TDT numbers were up 8.73% over last year for a total of \$626,264.74 and up 8.83% year-to-date for a total of \$3,954,430.00. He stated that the spring break season had been good. He stated he was still meeting with individual commissioners regarding the gateway signs and will bring the information to the April 24, 2018 Regular Meeting.

The Motion by Commissioner Jones, and second by Commissioner Nipper, to appoint the individuals as presented to the 2018-2019 TDC Beach Management Advisory Committee were withdrawn.

Motion by Commissioner Anderson, second by Commissioner Nipper, to continue the 2018-2019 committee appointments as follows: Beach Management Advisory Committee, Destination Improvements Advisory Committee; Marketing and Communications Advisory Committee; and Events, Activities, Arts, and Culture Advisory Committee to allow time for Mr Tusa to bring back further information. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Further discussion was held on the determination of which seat would be replaced.

Motion by Commissioner Comander, second by Commissioner Jones, to call to order the Public Hearing regarding the Solid Waste Transfer Station resolution. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Mr. Jones requested to adopt a **resolution (2018-31)** to bring forward \$4,600,000.00 into the current budget for the Solid Waste Fund for the new transfer station.

Mr. Bill Fletcher asked how much was in reserve. Mr. Jones stated he did not have that information on hand, but would get it to Mr. Fletcher. Commissioner Comander clarified that this was Landfill Reserves.

Motion by Commissioner Comander, second by Commissioner Jones, to adopt **Resolution 2018-31** approving to bring forward \$4,600,000.00 for the new transfer station. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

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

Motion by Commissioner Comander, second by Commissioner Jones, to approve and authorize the Chairman to sign Contract No. 018-004 for the Construction of the New Class I Solid Waste Transfer Station with Kokalakis Contracting, Inc. as requested by Attorney Sidney Noyes, County Attorney. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Attorney Noyes requested to schedule a Public Hearing to consider an amendment to the Beach Activities Ordinance, Section 22-54(g) and 22-55 Obstructions on the Beach, Section 22-54(h) Authorization to Close the Beach (as request from South Walton Fire Department). She recommended the hearing be scheduled for a time in May prior to the summer season. She stated a draft of the ordinance would be presented at the next Regular Meeting for the board to review. Attorney Noyes briefly discussed the rulings in the Alford/Goodwin v. Walton County case regarding the prohibition of signs and fences. A brief discussion was held to determine the appropriate time and date to schedule the hearing.

Motion by Commissioner Comander, second by Commissioner Jones, to approve to schedule a Public Hearing on May 8, 2018 at 1:00 p.m. to consider an amendment to the Beach

Activities Ordinance, Section 22-54(g) and 22-55 Obstructions on the Beach; and Section 22-54(h) Authorization to Close the Beach. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Attorney Noyes presented a contract with Environmental Research and Design, Inc. (Dr. Harper) for the Walton County Driftwood Estates Stormwater System Evaluation Project in the amount of \$48,516.70 and requested the board's direction. She stated that Dr. Harper was requesting to have survey work done which was not included in the 2015 Scope of Services. She recommended either approving the new contract with the expanded Scope of Services or allowing her to contact Dr. Harper to ask him to complete the original Scope of Services. Attorney Noyes reported Dr. Harper had stated in 2015 he would not be performing survey work; he is now asking to expand the Scope of Services to include surveying. Discussion ensued on Dr. Harper's request, changes to Driftwood since 2015, and requiring Dr. Harper to complete the original 2015 Scope of Services.

Motion by Commissioner Comander, second by Commissioner Jones, to direct Attorney Noyes to bring back a contract with Dr. Harper to complete the original Scope of Services.

Mr. Bob Brooke asked if all the invoices submitted by Dr. Harper had been paid. Attorney Noyes stated that all the invoices for work performed under the 2015 contract had been paid; however, the invoice which was submitted after the contract expiration has not. Mr. Brooke asked if there was still funding allocated for the contract which will be paid once the work has been completed satisfactorily. Attorney Noyes stated there was.

Mr. Jim Hobson, Greater Driftwood Homeowners Association, thanked the board for the work that has been done and discussed the effects Dr. Harper's report would have on the quality of life for Sandestin DRI. He encouraged the county to continue with Dr. Harper's report.

Mr. Fletcher asked when the original report was due. Attorney Noyes reported April 2016. Mr. Fletcher recommended firing Dr. Harper due to his inability to complete the report as contracted.

Commissioner Nipper questioned if the Scope of Services could be done without the survey. Attorney Noyes stated that Dr. Harper indicated he could, but preferred to have the survey.

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

Chairman Chapman reported the amount in the Landfill Reserve was \$5.39 million as requested earlier by Mr. Fletcher. Mr. Jones stated these funds have been anticipated to be used for this facility over the last several years.

Motion by Commissioner Jones, second by Commissioner Anderson, to schedule an Executive Session on April 24, 2018 at 9:00 a.m. or immediately following the Regular Meeting to discuss Forehand v. Preble-Rish and Walton County (Case No.: 2012CA750). Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Chairman Chapman, Commissioners Anderson, Comander, and Jones had no items to present.

Commissioner Nipper discussed the urgent need for tree preservation language in the Land Development Code. She recommended that certain caliber/sized trees be considered for saving and fees applied for removing those trees. She requested the Planning Department come back with ordinance language. Commissioner Jones recommended researching the City of Destin's Tree Protection Ordinance. Mr. Jones briefly discussed the City of Destin's ordinance and announced they are currently in the revision process with public hearings to be held next month. Discussion was held regarding the importance of completing the process to update the Comprehensive Plan

and Land Development Code. The board directed the Planning Department to review the City of Destin's tree preservation recommendations and to bring back a report on the information.

Motion by Commissioner Jones, second by Commissioner Anderson, to adopt **Resolution 2018-32** recognizing June 14, 2018 as Grandparent Alienation Awareness Day in Walton County as presented by Ms. Ann Haigh. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Mr. Paul Smith requested the board accept Sandy Dunes Circle for county maintenance. He stated the residents will repair the road with their own money and asked that the county take over the maintenance once the repairs have been completed. The board directed Public Works to perform the assessment and bring back the information.

Mr. Peter G. Koury requested the board accept Suzanne Drive for county maintenance. He stated the residents would make the repairs and that information has been submitted to Public Works. The board directed Public Works to begin the assessment and present the information to the board.

Mr. Paul Klocek requested staff partner with the St. Joe Company and the community to apply for a Joint Coastal Permit (JCP) from the Florida Department of Environmental Protection (FDEP) for the management of the lake level in Camp Creek. Chairman Chapman asked Ms. Melinda Gates, Coastal Resource Liaison, to respond to the request. Ms. Gates stated since the county did not own property in the area it could not be a partner on the application; however, staff could help facilitate the process. Mr. Jones stated as the process moves forward it will be determined who will be appointed to open the outfall when the trigger point is met.

Motion by Commissioner Comander, second by Commissioner Jones, allow staff to work with Mr. Klocek and the St. Joe Company regarding the Joint Coastal Permit.

Mr. Fred Tricker questioned if the Coastal Dune Lakes Advisory Board (CDLAB) had been consulted. Chairman Chapman stated this was the first time hearing the request and therefore CDLAB has not been consulted. Ms. Gates stated staff would be in communication with CDLAB.

Mr. Bob Brooke voiced concern with statements in the application and stated the majority of the homes were at a substantial elevation and he did not see how the rising lake levels would damage the houses. Discussion was held regarding the DEP process for opening the lake to recede the waters.

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

Mr. David Lilienthal discussed white sand protection, the Prominence Development's increased elevation, and the prohibited material being brought in for the development. He discussed the lack of Code Enforcement action and asked the board to look into the violations. Mr. Carpenter addressed Mr. Lilienthal's comments and stated that the imported material would be encapsulated in concrete and asphalt for the road base. He stated changes are being proposed for the White Sands Protection Ordinance to make it more enforceable. He said moving the same material within the Parcel ID has always been allowed by Walton County. A brief discussion was held regarding the proposed changes to the ordinance. Mr. Carpenter stated he would present more information on the proposed changes within 30 days.

Mr. Fletcher asked if there was a deadline for the Matrix Study. Commissioner Anderson stated it was to be completed June 2018. Attorney Noyes stated she would send Mr. Fletcher copies of the contracts.

Mr. Leigh Moore spoke in favor of tree preservation and encouraged the board to expedite the ordinance process.

Mr. Brooke addressed Consent Agenda Items 7, 8, and 9. He asked how much was in the 2018 budget for grant writing support. Mr. Jones responded that the amount was not a line item budget, but rather some would be paid out of grant receipts and some through budget amendments. Grant writers will not be funded for private initiatives. Mr. Brooke asked it be allocated in the budget. Discussion commenced on the evaluation of the performance of the grant writers and the amounts received in grants last year.

Ms. Coy Bowman spoke in opposition to clear cutting land.

Mr. Randy Gardner commented on the tree preservation ordinance and stated the language change should be carefully considered.

Commissioner Nipper asked how many public meetings had been held regarding tree preservation. Ms. Moore stated approximately three.

The meeting recessed at 5:34 p.m. and reconvened at 5:59 p.m.

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

Motion by Commissioner Comander, second by Commissioner Jones, to remove Bayshore Townhomes from the agenda as requested by Mr. Mac Carpenter, Planning and Development Director. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Memo-1)** The applicant has requested the project be withdrawn.

Mr. Carpenter presented Mercy Multiplied Women's Center, a request to approve by Final Order a Major Development Order application submitted by Jenkins Engineering, Inc. on behalf of Mercy Multiplied, requesting approval to develop an approximately 22 room women's center and associated infrastructure improvements on 11.60+/- acres with a future land use of Village

Mixed Use. The project is located on the east side of U.S Highway 331, north of Greenway Trail and south of Bay Magnolia Lane (Parcel No.: 29-2S-19-24000-008-0080). 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. **(Staff Report-1)**

Mr. Scott Jenkins, Jenkins Engineering-applicant representative, briefly discussed the site plans. Commissioner Jones asked if there were businesses planned within the project. Mr. Jenkins stated not at this time.

Ms. Coy Bowman spoke in opposition to the project.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve by Final Order Mercy Multiplied Women's Center with conditions as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)**

Mr. Carpenter presented Tops'1 Essentially Build-out Agreement pursuant to Section 380.06(15)(g) F.S. is being reviewed. This is a Major Development Order application submitted by Mr. Lino Maldonado, as agent for and on behalf of The Tops'1 Group, Inc., requesting approval of an agreement between the county, the Florida Department of Economic Opportunity (DEO), the applicant, and other owners of property within the Tops'1 DRI, and which are identified in the agreement. The Tops'1 DRI is approximately 52 acres within the Coastal Center future land use category. The application does not request approval of any physical development. (Parcel No.: 35-2S-21-42100-003-0000). Staff found the request to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Staff Report-1; Staff Memo, Modified Agreement and Legislation-2)**

Attorney Jesse Rigby, Clark Partington Law Firm-applicant representative, discussed the recent legislation (HB 1151) regarding DRI's, and the modification to the agreement. The agreement eliminates the taking of property. He discussed the benefits of the agreement to the future of the development. Attorney Rigby discussed what development remained to be built.

Discussion was held regarding the undeveloped commercial and residential areas at Tides and Captiva.

Mr. Lino Maldonado, applicant, discussed the movement of non-residential entitlements, the age of the development, and the need for updates.

Attorney Brandon Burg discussed the complexity of the issue and asked the request be tabled until May 8, 2018 to give the Homeowners Association time to review and make recommendations. Discussion ensued regarding HOA voting procedures.

Attorney Rigby addressed Attorney Burg's comments and discussed the density of the areas. He stated there were only 25 areas which would generate traffic. He said the project was downsized, but the traffic allowance was still there. He asked the request for continuance be denied.

Mr. Mike Speicher, Tops'l Master Association President, requested the issue be continued to May 8th to allow the association to learn more about the legislative changes which were made.

Ms. Bowman spoke in opposition to the request.

Chairman Chapman clarified that any development would have to proceed through the normal planning process.

A brief discussion was held regarding the recently passed DRI Legislation (HB 1151) and the inadequate amount of time to review the legislation.

Attorney Noyes stated the modifications to the agreement removed any references to the statute and Department of Economic Opportunity (DEO).

Commissioner Anderson questioned if there would be a problem if the request was continued for 30 days. Mr. Carpenter stated that there would be no issues on the county's part. Attorney Rigby stated there is development on Parcel 626 which would be affected and is owned by I & M Development. Attorney John Dowd, Jr., representing I & M Development, stated his client is ready to get started with the development process.

Motion by Commissioner Nipper to continue Tops'1 Essentially Build-out Agreement. Motion failed for lack of second.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the Tops'1 Essentially Build-out Agreement with conditions as stated in the Staff Report. Ayes 4, Nays 1. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Nay. **(Exhibits: Staff Report-1; Staff Memos-2)(Ex Parte: Chapman, Jones)**

Mr. Carpenter presented Point Washington F814C Cell Tower, a request to approve by Final Order a Major Development Order application submitted by Matthews & Jones, LLP, on behalf of H. Buddy Robinson, Jr. and Stanley W. Connally, Jr., requesting approval to construct a Southern Link Cell Tower on +/- 0.25 acres with a future land use of Village Center. The project is located approximately 800 feet north of the U.S. Highway 98 right-of-way, east of U.S. Highway 331 (Parcel Nos.: 09-3S-18-16000-001-0000, 09-3S-18-16000-001-0020). 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. **(Staff Report-1)**

Attorney Dana Matthews, applicant representative, briefly listed the co-applicants and discussed the photos showing tower locations. **(Petitioner Photos-2)** He reported a change had

been made to the Final Order to correct the date. Commissioner Nipper questioned if the conditions of the South Walton Fire Department had been met. Attorney Matthews stated it had.

Ms. Bowman spoke in opposition of the request.

Discussion was held regarding the positive effect the project would have on cell service and broadband.

Motion by Commissioner Comander, second by Commissioner Jones, to approve the Point Washington F814C Cell Tower with conditions as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1; Petitioner Photos-2)**

Mr. Carpenter presented Alys Beach Lot 3, Block AC Re-plat, a request to approve by Final Plat a Minor Plat application submitted by Innerlight Engineering, Corp., on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to re-plat Lot 3 Block AC on +/- 0.426 acres with a future land use of Traditional Neighborhood Development. The project is located on the east side of Sea Castle Alley, south of Sea Garden Street (Parcel No.: 27-3S-8-16438-0AC-0300). 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. **(Staff Report-1)**

There was no public comment.

Motion by Commissioner Comander, second by Commissioner Jones, to approve Alys Beach Lot 3, Block AC with conditions as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)**

Mr. Carpenter presented Alys Beach Phase 2A, Lots T5-T6 Plat, a request to approve by Final Plat, a Minor Plat application submitted by Innerlight Engineering, Corp., on behalf of

EBSCO Gulf Coast Development, Inc. requesting approval to plat two residential lots in Block T on +/- 0.19 acres with a future land use of Traditional Neighborhood Development. The project is located on the west side of North Castle Harbour Drive and south and west of Nonesuch Way (Parcel No.: 26-3S-18-16000-003-0000). 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. **(Staff Report-1)**

There was no public comment.

Motion by Commissioner Jones, second by Commissioner Nipper, to approve Alys Beach Phase 2A, Lots T5-T6 Plat contingent upon conditions being met as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)**

Mr. Carpenter presented Alys Beach Block M Plat, a plat application submitted by Innerlight Engineering Corp. on behalf of EBSCO Gulf Coast Development, Inc. requesting the approval to plat 14 single family lots on 2.64 acres with a future land use of Traditional Neighborhood Development. The project is located west of North Charles Street and north of North Somerset Street, approximately 1,000 feet north of C.R. 30A (Parcel No.: 27-3S-18-16000-027-0010). 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. **(Staff Report-1)**

There was no public comment.

Motion by Commissioner Nipper, second by Commissioner Jones, to approve Alys Beach Block M Plat contingent upon conditions being met as stated in the Staff Report. Ayes 5, Nays 0.

Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)**

Mr. Carpenter presented Newbama Steel II, a request to approve by Final Order, a Major Development Order applicant submitted by Choctaw Engineering, Inc. on behalf of K5 Development, LLC, to develop a 7,500 square foot commercial warehouse and associated infrastructure on +/- 0.67 acres with a future land use of Business Park. The project is located on the south side of Serenoa Road, north of U.S. Highway 98 East (Parcel No.: 05-3S-18-16010-000-0250). 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. **(Staff Report-1)**

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Nipper, to approve Newbama Steel II contingent upon conditions being met as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)**

There being no further items to present, the meeting was adjourned at 6:58 p.m.

Approved: 

W. N. (Bill) Chapman, Chairman

Attest: 

Alex Alford, Clerk of Courts and County Comptroller