

## **JUNE 12, 2018 – REGULAR MEETING**

The Board of County Commissioners, Walton County, Florida held a Regular Meeting on June 12, 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, Attorney Sidney Noyes, County Attorney, and Mr. Alex Alford, Clerk of Court and County Comptroller, were also present.

Chairman Chapman called the meeting to order.

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

1. Addition: Administration (18-0926) Request approval to begin negotiations with the highest ranked firm, Blue Cross Blue Shield of Florida, in response to RFP 018-029 for Group Health Insurance
2. Deletion: County Attorney (18-0888) Request to approve and authorize the Chairman to sign the settlement Agreement in Greater Driftwood Estates Homeowners Association, Inc. et al v. Walton County, et al (Case No.: 3:17cv294-MCR/CJK)
3. Deletion: Planning and Development Services (18-0899) Request to approve the Preservation Fee Calculation Policy as requested by the Office of Management and Budget
4. Deletion: Planning and Development Services (18-0905) Request to approve the Recreation Plat Fee Calculation Policy as requested by the Office of Budget and Management
5. Deletion: Commissioner Jones (18-0918) Request to purchase property at Eastern Lake.

There were no public comments on agenda items.

Motion by Commissioner Nipper, second by Commissioner Comander, 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	\$ 1,638,892.65	
County Transportation	\$ 1,716,379.07	
Fine & Forfeiture	\$ 449,219.16	
Mosq. Control State	\$ 5,610.00	
Section 8 Housing	\$ 166,644.30	
Tourist Dev. Council	\$ 756,563.83	\$ 26,423.40
N.W. Mosquito Control	\$ 6,770.49	
Recreation Plat Fee	\$ 18,507.62	
Solid Waste Enterprise Bldg. Dept./Enterp. Fund	\$ 889,471.60	\$423,840.25
Debt Service Fund	\$ 1,884.07	
Capital Projects Fund	\$ 27,590.00	
Increment Tax Funding	\$ 12,046.05	
<b>Totals</b>	\$ 5,807,727.05	\$450,263.65
<b>Grand Total (less WM)</b>	\$ 5,357,463.40	

2. Approve Minutes of the May 22, 2018 Regular Meeting; May 24, 2018 Land Use Hearing; and the May 27, 2018 Emergency 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 approve and authorize the Chairman to sign the Walton County Housing Agency Family Self-Sufficiency Action Plan
5. Request to approve and authorize the Chairman to sign a **resolution (2018-49)** for unanticipated revenue from the sale of land at the Mossy Head Industrial Park in the amount of \$30,000.00
6. Request to approve and authorize the Chairman to sign a **resolution (2018-50)** for unanticipated revenue from fees collected for Recreational Plan Fund in the amount of \$630,000.00
7. Request to approve and authorize the Chairman to sign a **resolution (2018-51)** There being no further items to present, the meeting was ad amending the FY 2018 budget in the General Fund for unanticipated grant revenue in the amount of \$40,000.00 from the Florida Department of Economic Opportunity for the Community Planning Technical Assistance Grant Program
8. Request to approve and authorize the Chairman to sign a **resolution (2018-52)** amending the FY 2018 budget in the 911 Fund for unanticipated grant revenue in the amount of \$850,882.00 from the Florida #911 Board for the Spring 1018 Rural County Grant Program
9. Request to approve an authorize the Chairman to sign a three year lease agreement with The Green Air Group, L.L.C. d/b/a Green Air Controls for Building A Unit 13, Suites 102 and 104 of the Freeport Business Complex

10. Request to approve and authorize the Chairman to sign Change Order No. 2 to Contract No. 017-030 Helen McCall Park Improvements with CW Roberts, Inc. increasing the contract price \$13,071.23
11. Request to approve and authorize the Chairman to sign change Order No. 1 Additional Professional Engineering Services to Task Order No. 16-05 Palmetto Road Drainage Improvements with Dewberry/Preble-Rish for additional Engineering Services in the amount of \$15,050.00
12. Request to approve and authorize the Chairman to sign Exhibit D of the agreement with VRC Companies for scanning and online digital storage of records
13. Approve to enroll as a member with TIPS-USA in order to purchase the lighting for the Sports Complex and authorize Glyndol Johnson to e-sign the membership agreement
14. Request to approve the purchase of sports park lighting from Qualite Sports Lighting, LLC through TIPS-USA at a cost not to exceed \$832,000.00
15. Request to approve the purchase of 10 dog waste stations and supplies at a cost not to exceed \$2,859.70 as requested by the TDC
16. Request to approve the purchase of thirty (30) 32-gallon trash barrels at a cost not to exceed \$16,484.48 as requested by the TDC
17. Request approval to pay 2018 membership dues to Northwest Florida Tourism Council at a cost not to exceed \$24,500.00
18. Request to approve the purchase of a server for security needs at the South Walton Annex at a cost not to exceed \$9,707.06

Chairman Chapman announced his voting conflict regarding Waste Management items 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 \$450,263.65. Ayes 4, Nays 0. Chapman Abstain, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Form 8B: Chapman)**

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the CareerSource Okaloosa Walton 2018-2019 Initial Budget as presented by Mr. Larry Jones, County Administrator. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Comander, to approve the appointment of Mr. Jay Tusa, TDC Executive Director, to the Panama City-Bay County Airport and Industrial District Board. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve the appointment of Mr. Jeremy Goss, Northwest Florida State College; and Councilman Ron Kelley, City of DeFuniak Springs; to fill the two vacancies on the Local Triumph Board as presented by Mr. Jones. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve and authorize the Chairman to sign and send a letter to the Florida Department of Transportation which will formalize the state roads in Walton County that will be incorporated into a state wildflower road map to be created by VisitFlorida. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. The roads to be included are: S.R. 81, S.R. 20, and S.R. 285.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve the re-advertisement of ITB 018-006: Records Storage Building as requested by Mr. Jones. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. There were no responses to the original bid and the Scope of Services has been improved.

Motion by Commissioner Jones, second by Commissioner Anderson, to reject all bids for RFP 018-013 Category 2 E-Rate Services as requested by Mr. Jones. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. The needs have changed and is currently being handled in-house.

Motion by Commissioner Anderson, second by Commissioner Jones, to begin negotiations with the highest ranked firm, Blue Cross Blue Shield of Florida, in response to RFP 018-029: Group Health Insurance. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Mr. Jones reported the new sports park in Peach Creek would be opened during the fall and requested the board submit potential names for the park. Discussion was held regarding the facilities naming policy and presenting the opportunity to the public to submit names. The board concurred to bring back potential names.

Mr. Jones presented the Local RESTORE Committees 2018 Rankings and Funding List. He requested approval of projects to be funded with Direct Component (Pot #1) funding and approve to move forward with the amendment process for the Multi-Year Implementation Plan. Ms. Melinda Gates, Coastal Resource Liaison, discussed the rankings and funding of the eight projects. If more than one project is selected for funding, a timeline to complete all the selected projects will be required. Commissioner Comander discussed the processes which the Local RESTORE Committee followed to create the two lists. A discussion was held regarding the top two projects: 1. Choctawhatchee Bay Estuary Program-Comprehensive Conservation Management Plan and 2. U.S. 331 Water-Sewer. Concern was voiced that the U.S. 331 Water-Sewer project was not ranked as the top project.

Motion by Commissioner Commander, second by Commissioner Nipper, to switch the ranking to 1. U.S. 331 Water-Sewer and 2. Choctawhatchee Bay Estuary Program-Comprehensive Conservation

A brief discussion was held to determine if the motion should include the approval of the ranking of the other projects.

Motion amended by Commissioner Comander, second amended by Commissioner Nipper, to include the approval of the ranking list for the eight projects.

Mr. Brooke commended Commissioner Comander and Ms. Gates for adhering to the rules for ranking within the Local RESTORE Committee. He expressed concern that the Triumph

Committee has had no rankings or analysis of projects. Mr. Jones stated the Triumph Committee had followed through with the appointed tasks.

Ms. Gates stated she understood the priorities change and questioned which projects were to be funded: 1. Use the funding for one project, or 2. Divide the funding between the projects. Ms. Gates reported there was \$5 million available in Pot 1 and approximately \$12.6 million in Pot 3. Commissioner Jones asked if the monies would be used to make the U.S. 331 project shovel ready. Ms. Gates replied yes. Chairman Chapman questioned if the first \$5 million was strictly to be used for design and permitting. Ms. Gates stated he was correct. Further discussion was held on the projects to be funded.

Mr. Bill Fletcher asked if the \$5 million would cover the design and permitting, why do away with the other projects. Chairman Chapman stated that the full amount was not available, only the \$5 million. Commissioner Comander clarified that the other projects were not excluded, but rather this would be the first project to receive funding.

Ms. Amy Stoyles encouraged the completion of the top six projects.

Chairman Chapman said the total for the first six projects was over \$6 million. Ms. Gates recommended a modification to the estuary program in which only \$300,000 of the \$1.2 million will be applied to the planning phase and then at a later date consider using some of the remaining funds toward projects within the plan. Mr. Jones said if these are the projects the board wished to complete, staff can be directed to move up each project as funding becomes available.

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

Additional discussion was held regarding the funding of the projects.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve to move the projects forward according to ranking as funding becomes available.

Commissioner Comander clarified that the first \$5 million would be spent on the U.S. 331 water/sewer project.

Mr. Jay Evans, Main Street DeFuniak, questioned if any of the projects secured their own funding and are completed prior to the Pot 3 monies becoming available, would they be dropped off the list and the other projects moved forward. Commissioner Comander confirmed they would.

Mr. Fletcher questioned if newer projects were submitted which may rank higher than the current listed projects would be added to the list. Chairman Chapman stated that this was a fixed list and that other projects would be addressed at a later date.

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

Chairman Chapman welcomed Commissioner Kelly Windes, Okaloosa Board of County Commissioners.

Motion by Commissioner Comander, second by Commissioner Nipper, to appoint Mr. Mark Messerly to the At-Large Position on the Coastal Dune Lakes Advisory Board upon staff's recommendation. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Anderson, to accept Suzanne Drive into county maintenance upon the condition the road is brought up to county standards as recommended by staff. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Nipper, second by Commissioner Jones, to accept Sandy Dune Circle into county maintenance upon the condition the road is brought up to county standards as

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

Motion by Commissioner Jones, second by Commissioner Anderson, to advertise a Public Hearing to be held on June 25, 2018 at 9:00 a.m. or soon thereafter at the Walton County Courthouse Annex in Santa Rosa Beach, Florida, to bring forward \$196,750.00 from the Preservation Fund Reserves as a grant match for the Choctawhatchee Paddle Trail. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the FY 2019 TDC Media Plan as presented by Mr. Mike Kerrigan, TDC Director of Marketing. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve the FY 2019 TDC Co-operative Advertising Plan as requested by Mr. Kerrigan. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. Only two changes have been made to the plan: 1. Rate increase across the board by 20% and 2. Opened a small amount of opportunities to non-bed tax collectors.

Motion by Commissioner Nipper, second by Commissioner Comander, to approve the guidelines for the FY 2019 TDC North Walton Event Support Program as requested by Mr. Kerrigan. The North Walton Events Committee will review the applications.

Ms. Donna Donfrancesco stated an event has been planned for July 1, 2018 on the beach regarding customary use and asked how the event will be effected. Mr. Kerrigan stated this activity was not related to the North Walton Event Program and stated the customary use issue and events would be addressed on the South Walton website.

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



Motion by Commissioner Jones, second by Commissioner Anderson, to approve the FY 2019 TDC South Walton Events as requested by Mr. Kerrigan. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Anderson, second by Commissioner Nipper, to move forward with the land use change to Public Facilities on parcels 33-2S-21-42195-000-00A0, 33-2S-21-42170-018-0010, 24-3S-19-25050-000-0060, 24-3S-19-25050-000-0062, and 24-3S-19-25050-000-0061 to allow for use as Regional Beach Accesses as requested by Mr. Brian Kellenberger, TDC Director of Beach Operations.

A brief discussion was held between Mr. Kellenberger and Ms. Coy Bowman regarding potential land uses.

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

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the 90% design plans for the new Regional Beach Access in the Dune Allen area and to approve to advertise an Invitation to Bid (ITB) for the construction of the project as requested by Mr. Kellenberger. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Mr. Tusa reported the April bed tax numbers were \$1,745,617.00 which was down 10.87% year over year. The decrease was due to the fluctuation of Spring Break dates and Tropical Storm Alberto. The overall numbers are still strong. Commissioner Comander discussed the formation of a North Walton TDC and asked how it was progressing. Mr. Tusa stated he was still meeting with elected officials within the municipalities and that the formation would require a referendum.

The meeting recessed at 4:53 p.m. and reconvened at 5:10 p.m.

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

Motion by Commissioner Comander, second by Commissioner Nipper, to adopt **Resolution 2018-** to bring forward \$450,000.00 in the General Fund Reserves for the construction of the Records Storage Building as requested by Mr. Jones.

Ms. Bowman objected to building the facility.

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

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

Attorney Noyes presented for consideration an ordinance amending the Walton County Code of Ordinances Chapter 22, Sections 54 and 55. She briefly discussed the changes which were made as a result of the May 8, 2018 meeting and include: address signs on the beach and tent definition. She stated that a representative from the South Walton Fire Department was available to discuss possible language changes to Section 54(h)(2). Sign prototypes indicating personal property were exhibited for review. The board held a discussion regarding permanent signage indicating property boundaries and the effects the permanent placement of signs near the water's edge would have on endangered wildlife. (A memorandum from Ms. Sherry Chase was submitted for the record.)

Mr. Keith Dean reported that the Sheriff's deputies have equipment that could be used other than signs which would indicate the location of property boundaries.

Mr. Brooke and Attorney Kent Safriet spoke in support of permanent signage for the enforcement of trespass laws. Mr. Brooke noted there would be fewer than 12 properties which would erect signs and the landscape of the beach would not be unsightly.

Chairman Chapman stated the signage would benefit both the property owner and the public to lessen trespassing occurrences.

Ms. Bonnie McQuiston discussed the negative effects the signs would have on the beach and asked if a smaller sign could be used nearer the water. Attorney Noyes stated only one sign is allowed at each property corner or 250 feet depending on lot size. She said the maximum sign size would be 18" x 24" and that there was no minimum size.

Mr. Fletcher stated the signs would not impede the turtles and spoke in favor of smaller signs.

Ms. Leigh Moore discussed the community division caused by the customary use issue and stated with time there would be significantly more than 12 homeowners who would place signs. She also stated the increased number of signs would interfere with turtle nesting and other wildlife.

Ms. Bowman spoke against the signage and asked for the tent definition. Attorney Noyes read the definition as requested.

Ms. Lisa Boushy asked if it was a requirement that all four corners are marked and recommended placing signs only at the property corners to lessen the number of signs on the beach. She asked what equipment the Sheriff used for the GPS property location. Chairman Chapman and Attorney Noyes both noted the board was not aware of the type of GPS equipment used by the Sheriff.

Commissioner Anderson spoke his reluctance to placing permanent signs due to the increase of signs over time. He also expressed that the permanent signage would negatively affect the Leave No Trace Ordinance and the wildlife.

Commissioner Comander commented that in years past people traversed the beach freely without worrying about boundaries. She said she does not like what will happen to beaches, but recognized the need to protect the personal property boundaries.

Commissioner Jones voiced opposition to placing permanent signs nearer to the water and recommended using removable signs.

Motion by Commissioner Jones, second by Commissioner Anderson, to place permanent signs at the tow of the dunes and utilize removable signs nearer the water's edge.

Attorney Noyes noted the motion would be to adopt the changes as written. Commissioner Comander questioned if the motion should be made outside the Public Hearing. Attorney Noyes confirmed it should.

Motion by Commissioner Comander, 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 Jones, second by Commissioner Anderson to approve the ordinance with the changes as written. Attorney Noyes stated the SWFD issue would be addressed.

Chairman Chapman agreed there are too many signs and voiced concern that if this issue is not properly addressed, the county would be faced with more lawsuits. He stated he would like more information on the technology used by the Sheriff to identify property boundaries. Commissioner Jones recommended tabling the issue until more information could be obtained.

Motion and second were withdrawn.

Motion by Commissioner Jones, second by Commissioner Anderson, to continue the Public Hearing to June 25, 2018. Ayes 4, Nays 1. Chapman Aye, Anderson Aye, Comander Nay, Jones Aye, Nipper Aye.

Attorney Noyes stated that she would individually meet with the board to discuss the ordinance. The discussion regarding the SWFD would be held on June 25, 2018.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve and authorize the Chairman to sign the closing documents for the purchase of real property with property identification numbers of 29-2S-19-24000-008-0040 being purchased from Florida Community Services Corporation of Walton County and 29-2S-19-24000-008-0070 being purchased from SRB Holdings, LLC as requested by Attorney Noyes.

Ms. Bowman spoke in opposition.

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

Commissioner Comander spoke about the next steps for Broadband and Walton County. She discussed how broadband will allow the county to compete in the open market for economic growth and aid in education. She briefly discussed the two pilot areas being considered: Flowersview and Coastal Branch Library. Commissioner Comander recommended more lobbying be done to obtain funding. Mr. Rick Wilson, Special Projects Manager, discussed the broadband initiative and its effect on businesses and schools. Chairman Chapman asked how many providers had he spoken with. Mr. Wilson replied two. He stated the goal is a private-public partnership to provide fair prices to residents.

Commissioner Nipper questioned if the “dig once” policy was being considered. Mr. Wilson replied that it was.

Commissioner Comander stated the board needed to decide the best ways to move forward, recommended setting aside money in the upcoming budget to fund one of the projects, and make this a priority issue with lobbyists.

Chairman Chapman questioned if the two areas would be sufficient enough to gather information and how long it would take to get started. Mr. Wilson said the areas would be sufficient for data gathering and that it could be started immediately. Chairman Chapman questioned the cost of the project. Mr. Wilson stated it would take between \$300,000 and \$500,000 per site. Discussion ensued to determine which location would be best served first. The board concurred that the Flowersview site should be considered first.

Commissioner Nipper had no items to present.

Commissioner Jones asked that the Eastern Lake property purchase which was removed from the agenda be brought back at the June 25, 2018 Regular Meeting. She announced the June 13<sup>th</sup> Joint Meeting of the board and the city councils of Freeport and DeFuniak Springs to discuss the U.S. 331 water/sewer project.

Commissioner Anderson discussed complaints he had received regarding vendors driving on the beach. Attorney Noyes stated she would come up with a draft ordinance to be presented in two weeks. The board could then decide whether or not to move forward.

Commissioner Chapman had no items to present.

Ms. Bonnie McQuiston thanked the board for the completed improvements at the C.R. 395/30A intersection. Commissioner Anderson commended the staff on the effort put into completing the project. Commissioner Jones asked if the beach access would be opened by July 4<sup>th</sup>. Commissioner Anderson said the walk/do not walk signs need to be installed first.

Ms. Bowman addressed the board regarding Chat Holley Road.

Ms. Kristen Shell, Planning Manager, presented for second reading the Comprehensive Plan Amendments an ordinance adopting substantial and substantive amendments to the Conservation, Housing and Recreation and Open Space Elements of the Comprehensive Plan; creating the Coastal Management Element; and striking both the Economic Development and Public Schools Facilities Elements in their entirety. The proposed amendments created consistency with the adopted and proposed Land Development Code, Florida Statute, and other regulations. The proposed amendments also create internal consistency, eliminate redundant and out of date references, and substantively change policy related to the topics of the elements.

There was no public comment.

Motion by Commissioner Jones, second by Commissioner Anderson, to adopt **Ordinance 2018-13** approving the Comprehensive Plan amendments as presented. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Ms. Shell presented for second reading the Land Development Code Amendments Part 1 an ordinance substantively amending Chapter 4, Resource Protection Standards, of the Walton County Land Development Code. The proposed amendments include changes to: create consistency with the proposed Comprehensive Plan; consolidate similar regulations and requirements or reformatting; create a wetland and natural community restoration density bonus for large scale Planned Unit Development; create a maintenance permit process for preserved natural areas; and other changes.

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Anderson, to adopt **Ordinance 2018-14** Land Development Code Amendments Part 1 as presented. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

The board expressed their gratitude to staff for the hard work put into presenting the amendments.

Ms. Rene Bradley, Senior Planner, presented Azland SSA, a request to approve by ordinance a small scale amendment application submitted by Dewberry, on behalf of Azland 1, LLC, requesting approval to change the adopted future land use of 2.65 acres of Large Scale Agriculture and 1.93 acres of Estate Residential to Industrial on +/-4.57 acres. The project is located on Ed Brown Field Road (Parcel No.: 06-1N-18-08000-004-0000.). The Staff Report was entered into the record. She reported traffic would be further review with future amendments and stated the change would allow Azland to add to the scales and scale/ticket booth area.

Commissioner Nipper asked if this action would allow the permitting of landfill recycling. Ms. Bradley stated it would only allow the relocation of the scales and booth on the parcel. Commissioner Nipper asked if it would comply with FDEP. Ms. Bradley confirmed it would.

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Jones, to adopt **Ordinance 2018-12** approving the Azland SSA. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Ms. Shell presented the second of two grant required workshops to discuss the U.S. 331 Economic Development Corridor Plan to consider the recommendations of the plan including potential amendments to the Comprehensive Plan. The Scope of Work for the U.S. 331 Economic Development Corridor Study requires that the Board hold two separate advertised public workshops to discuss the recommendations of the Plan. The first of these required workshops was held during the May 24, 2018 Board of County Commissioners Meeting. The Planning



Commission will also hold a transmittal hearing on June 14, 2018 for the implementing plan amendment. This will be presented to the board on June 25, 2018 for approval.

No action was taken due to it being a workshop.

Commissioner Nipper discussed Site C-6 and asked if the commander could be contacted and recommended working with Eglin as a whole. Ms. Shell stated she had been in close communication with base planners. As discussed at the last workshop, the county will comply with Eglin standards for that area.

Mr. Fletcher recommended an improved turn lane onto Bay Grove North.

Mr. Brooke questioned what the deliverable is under the grant and if a physical written plan is to be delivered. Ms. Shell discussed the plan and the submittal of Comprehensive Plan Amendments. She stated it would be ready within the next couple of weeks. Mr. Brooke asked if it would be available to the public for comment. Ms. Shell stated it would be available on both the county and EDA websites.

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 commissioners to submit any Ex-parte to the clerk.

Mr. Tim Brown, Senior Planner, presented Cypress Breeze Entrance - Phase 1 Plat a request to approve by final plat a plat application submitted by Innerlight Engineering Corporation on behalf of Emerald Coast Premier Builders, LLC, to plat 4 single family lots on +/- 0.84 acres with a future land use of Conservation Residential 2:1. This project was previously approved on October 11, 2016 via a plat application submitted by Innerlight Engineering Corporation, requesting approval to plat 4 single family lots on +/-2.70 acres with a future land use of Conservation Residential 2:1 (Development Order #15-00100205). Subsequently, a LTM

application to phase the project into two phases for platting purposes was approved via Development Order #17-00300019 on March 13, 2018. On September 6, 2017, the Technical Review Committee voted to recommend approval of the project subject to outstanding comments/conditions and move the project forward to the Board of County Commissioners. The project is located on the east side of C.R. 393, south of Ridge Road and north of Cypress Breeze Drive (Parcel No.: 02-3S-20-34000-002-0040 and 02-3S-20-34000-002-0050). **(Exhibit 1: Staff Report)**

Commissioner Nipper noted there was a differences in the documentation which stated the request was for 2.70+/- acres and for 0.84+/- acres. She asked for clarification. Mr. Brown said the 2.70 +/- acres is the conservation easement and stated half will go with Phase I and the other half with Phase II. He stated the 0.84+/- acres are the actual four lots. Discussion continued on density.

There was no comments from the applicant.

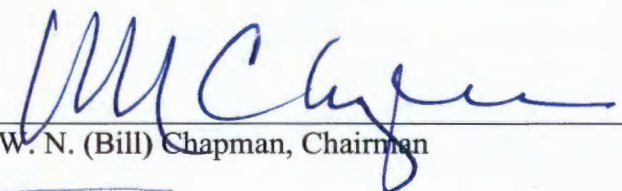
Ms. Bowman spoke in opposition of the request.

Mr. Palmer, project developer, expressed his gratitude to the planning staff.


Motion by Commissioner Comander, second by Commissioner Anderson, to approve the Cypress Breeze Entrance Phase I Plat. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits 1: Staff Report) (Ex Parte: None)**

There being no further items to discuss the meeting was adjourned at 6:30 p.m.

Approved:

  
W. N. (Bill) Chapman, Chairman

Attest:

  
Alex Alford, Clerk of Courts and County Comptroller