

REGULAR MEETING – DECEMBER 11, 2018

The Board of County Commissioners, Walton County, Florida held a Regular Meeting on December 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 Tony Anderson, Chairman; Commissioner W. N. (Bill) Chapman, Vice-Chairman; Commissioner Danny Glidewell, Commissioner Trey Nick, and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator; and Attorney Sidney Noyes, County Attorney; were also present.

Chairman Anderson recognized Mr. Alex Alford, Clerk of Courts; and Mr. Boots McCormick, Freeport City Councilman. He announced the changes in meeting dates due to the upcoming Christmas holiday: Regular Meeting to be held on December 17, 2018 at 9:00 a.m. in DeFuniak Springs and the Land Use Hearing to be held on December 18, 2018 at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach. Chairman Anderson briefly discussed meeting procedures and comment time.

Chairman Anderson called the meeting to order.

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve the agenda with the revisions as follows as presented by Mr. Larry Jones, County Administrator.

Commissioner Glidewell asked if both of the Beach Activities issues could be held simultaneously. Chairman Anderson stated plans had been made to hear them together.

Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

1. Addition: Consent Agenda (18-1861)-Request to approve the purchase of a commercial shredder in an amount not to exceed \$1,600.00
2. Addition: Administration (18-1862)-Request to award ITB 019-003 for Security Monitoring Services to the sole bidder, JSC Systems, Inc.

3. Deletion: Consent Agenda #6 (18-1817)-Request to accept the Internal Audit Report from the Clerk's Office regarding Fixed Assets and the current Management Response letter
4. Deletion: Public Works (18-1836)-Request to approve and authorize the Chairman to sign an agreement between Walton County and Cultivate Community Gardens, Inc. to allow Cultivate Community Gardens, Inc. the use of county property located at Padgett Park, Santa Rosa Beach, FL for the purpose of establishing, managing and maintaining a community garden
5. Deletion: County Attorney (18-1819)-Request to approve and authorize the Chairman to sign a contract with Yelco, Inc. for the sale of property in Mossy Head Industrial Park

There were no items pulled from the Consent Agenda for discussion.

There were no public comments on agenda items.

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

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

	Total	WM
General Fund	\$ 150,492.98	
County Transportation	\$ 8,213.85	
Fine & Forfeiture	\$ 13,405.47	
Section 8 Housing	\$ 151,741.02	
Tourist Dev. Council	\$ 21,132.14	\$ -
N.W. Mosquito Control	\$ 662.26	
Solid Waste Enterprise	\$ 553.53	\$ -
Bldg. Dept./Enterp. Fund	\$ 745.22	
Capital Projects Fund	\$ 737.63	
Totals	\$ 347,684.10	\$ -
Grand Total (minus WM)	\$ 347,684.10	

2. Approve Minutes of the November 13, 2018 Customary Use Hearing; November 20, 2018 Regular Meeting; and the November 20, 2018 Final Budget Hearing
3. Approve the Investment Report for Quarter ended September 30, 2018 as requested by the Clerk's Office
4. Request to approve the 2019 BCC Meeting Schedule including BCC Land-Use Hearings
5. Request approval to surplus items from the Veterans Department and Mosquito Control Department
- ~~6. Request to accept the Internal Audit report from the Clerk's Office regarding Fixed Assets and the current Management Response letter~~
7. Request travel authorization for the Board of County Commissioners and staff to attend the attached conferences in accordance with the County Travel Policy
8. Request to approve and authorize the Chairman to sign Tenant Estoppel Agreements for Tower Leases between Walton County and telecommunications companies
9. Request to approve and authorize the chairman to sign Change Order No. 1 to Public Works Task Order No. 17-15 C.R. 383 Drainage Improvements Phase II with Genesis; increasing the contract price \$14,845.00
10. Request to approve and authorize the Chairman to sign a Memorandum of Agreement (MOA) with the Florida Division of Emergency Management (FDEM) to establish the terms and conditions under which FDEM will provide to the County 25 Generac GP5500 watt generators for storage, maintenance, and official government use
11. Request to approve the acceptance of the RESTORE Direct Component Grant No. 1-RDCGR250070-01-00 with the U.S. Department of Treasury for the Old Town of Santa Rosa TMDL Water Quality Restoration, Phase 1
12. Request to approve the purchase of a new truck to replace BCC 7420 (a 2010 Ford F150 4x4) using State Funds rolled forward from last budget year in an amount not to exceed \$23,000.00 as requested by North Walton Mosquito Control
13. Request to approve the purchase of a replacement ID card printer for security badges at the courthouse in an amount not to exceed \$2,309.04
14. Request to approve the purchase of a commercial shredder in an amount not to exceed \$1,600.00

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

Motion by Commissioner Glidewell, second by Commissioner Nipper, to approve the Waste Management Expenditures. Ayes 4, Nays 0. Anderson Aye, Chapman Abstain, Glidewell Aye, Nick Aye, Nipper Aye. (Form 8B: Chapman) (There were no Waste Management Expenditures for approval at this meeting.)

Motion by Commissioner Chapman, second by Commissioner Nick, to appoint Commissioner Glidewell and Chairman Anderson to serve on the Okaloosa-Walton Transportation

Planning Organization as presented by Mr. Jones. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye. Commissioners Chapman, Nipper, and Nick have requested the appointment of alternates in the event one of the appointees cannot attend a scheduled TPO meeting.

Commissioner Chapman announced a TPO meeting has been scheduled for December 13, 2018 at 3:00 p.m. to be held at Okaloosa County Annex in Shalimar, Florida. Commissioner Nick stated he would be in attendance.

Mr. Jones requested direction regarding property located on Sloss Avenue (Parcel Nos.: 25-3N-19-19070-000-8741 and 25-3N-19-19070-000-8750) west of the County Administration building. The property has been on the market for some time and the asking price has been reduced significantly. He recommended obtaining one appraisal of the property to determine value. The only plans for the property would be for future expansion and/or parking.

Motion by Commissioner Glidewell, second by Commissioner Nick, to move forward with an appraisal on the property on Sloss Avenue as presented by Mr. Jones. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Mr. Jones announced that the Freeport Business Park is now being utilized by county offices and thanked the board for providing that facility. He briefly discussed the leasing history of units two and three. He presented a request from Crosspoint Church to lease units two and three for five years in order to get their facilities established on their property and requested direction. Mr. Jones reported that the building was purchased to be used by county offices and stated that the other leases contain a “walk-away” clause in which a 120 day notice is required to cancel the lease. He suggested that similar terms be included in the Crosspoint Church lease if the board chose to move forward. Commissioner Nipper agreed a “walk away” clause is needed and asked the

numbers of years a typical lease was. Mr. Jones replied three years. Commissioner Nipper voiced concern with a five year agreement. Mr. Jones stated the lease would be for three years with the 120 day cancellation requirement. The board directed that staff convey to Crosspoint Church the requirements of the lease. Mr. Jones stated he would bring back the results of the communication with Crosspoint Church.

Mr. Greg McKinnon, Crosspoint Church, reported the church was planning to come to Freeport and discussed the churches plans to build a facility on their 15 acre parcel.

Motion by Commissioner Chapman, second by Commissioner Glidewell, to award ITB 019-003 for Security Monitoring Services to the sole bidder, JSC Systems, Inc. as presented by Mr. Jones. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Motion by Commissioner Nipper, second by Commissioner Nick, to approve to reject RFP 019-004 for Pest Control and Termite Services and approve to re-advertise due to the response received exceeding the budgeted amount as requested by Mr. Jones. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Mr. Brian Kellenberger, TDC Director of Beach Operations; presented for discussion the 2018 Beach Code Revision Recommendations and requested feedback and direction. He said the recommendation were for changes specific to sections of Chapter 22 of the Beach Activities Ordinance. Commissioner Chapman said due to possible lengthy discussion he recommended setting a Public Workshop to discuss these changes and receive public input. Attorney Noyes asked the workshop be set as soon as possible so that the changes could be made prior to a Public Hearing to adopt the changes. Mr. Kellenberger said January would give an appropriate amount of time to discuss and implement the changes. A brief discussion was held to determine an appropriate date in January.

Motion by Commissioner Chapman, second by Commissioner Nipper, to set a Public Workshop for January 9, 2019 at 9:00 a.m. to be held at the Walton County Courthouse Annex in Santa Rosa Beach, Florida to discuss and accept public input on the amendments to the Beach Activities Ordinance, contingent upon construction activities.

Chairman Anderson asked if Mr. John Reichenbach, South Walton Community Council (SWCC), wished to make his presentation for his agenda item at the Public Workshop or during this meeting. Mr. Reichenbach stated he would be out of town when the workshop is held and asked to briefly discuss his organization's recommendations. The SWCC recommendations are as follows: a managed beach vendor program; no new vendor permits; allow vendors at Regional Beach Accesses only; one vendor per access through a bid process; RFP should include insurance, boundary requirements, and background checks; vendor to provide a full-time attendant to eliminate ghost sets; vendor signs removed from the beach; minimum setbacks to be 15 feet from the water's edge; vendor equipment stored at the toe of the dune; and a county employed Beach Ambassador or Code Enforcement Officer designated for each Regional Beach access to monitor and enforce the code. He recommended a pilot program be implemented to determine what will work. Chairman Anderson recommended that a representative from SWCC attend the meeting on January 9th.

Mr. Phillip Poundstone, South Walton Beach Services Association President, thanked the board for setting a Public Workshop to discuss proposed changes and submitted recommendations from the association. He said he agreed with most of the recommendations presented by Mr. Reichenbach. He requested the board review the recommendations in preparation for the meeting on January 9th and said his organization's recommendations would allow all vendors to operate on the beaches and will not single out vendors based on a lottery or a bid process.

Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Mr. Kellenberger presented and discussed a map of all the beach accesses. He asked to come back after the first of the year with ideas for the improvement of the accesses and requested direction from the board. Discussion ensued regarding the need for larger copies of the access map to study, allowing public comment on beach accesses during this meeting, and setting a Public Workshop to gather input. It was determined public comment could be taken but there would be no decisions made on this issue at this meeting. Discussion continued on possible accesses to be improved. The board directed staff to gather information and present their recommendations for review.

Mr. Steve Junker spoke in opposition to the development of an access at Walton Dunes citing environmental and safety issues.

Mr. Richard Butela, Mr. John Harlow, and Ms. Alice Butela spoke in support of improving public beach accesses.

Ms. Celeste Cobena voiced concern with the conservation issues at the Stallworth Beach access.

Commissioner Chapman reported that he had heard rumors of a move to use quiet title action in the Headland Avenue area. Attorney Noyes reported that regular monitoring is being done to determine if quiet title actions are being filed and the board will be alerted to any actions taken.

Commissioner Glidewell asked about the ownership of the Montego access. Attorney Noyes stated there are still questions surrounding the ownership of the Montego access and that each commissioner will be briefed. Commissioner Glidewell requested that proper ownership information be verified for all of the beach accesses.

Mr. Jay Tusa, TDC Executive Director presented an update on the high impact penny and stated the Department of Revenue (DOR) would remit a response in February. He reported that the October Tourist Development Tax (TDT) numbers were up 23.11% (\$1,663,000.00). He stated there were numerous people staying in Walton County due to Hurricane Michael relief efforts.

Mr. Tusa briefly discussed the Seacrest Property and staff's recommendation is to not move forward with its purchase until the beach ownership determination could be made. Attorney Noyes reported the lot lines did not go all the way to the mean high water line (MHWL) when the subdivision was developed in the 1960's. It is her opinion that the original developer still owns to the MHWL. She did not feel it would be in the best interest of the county to purchase the property with this issue still unresolved. Continued research could still be done and brought back for review. The board concurred.

Mr. Tusa discussed a parcel on C.R. 393 which was recommended by Ms. Mary Neilson at a previous meeting and questioned if the board wished to consider that parcel along with the other parcels for sale on Leisure Lane. Commissioner Glidewell discussed his visit to and review of the properties and stated the property is worth looking at. Mr. Tusa asked to place this item on the next meeting agenda for discussion as it was only presented as an update during this meeting. The board concurred.

Motion by Commissioner Chapman, second by Commissioner Nipper, to call the Public Hearing to order.

Commissioner Chapman asked if both Public Hearings could be heard without multiple motions to open and close the hearings. Attorney Noyes replied that the motions would be needed to hold the two separate Public Hearings.

Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Mr. Jones presented for consideration a resolution to bring forward \$500,000.00 in the Mossy Head Infrastructure Fund for the improvements to the Mossy Head Industrial Park. These funds will be used to clean up the eastern end of the property.

Motion by Commissioner Chapman, second by Commissioner Glidewell, to adopt **Resolution 2018-99** to bring forward \$500,000.00 in the Mossy Head Infrastructure Fund for the improvements to the Mossy Head Industrial Park.

Mr. Bob Brooke questioned what the return on the investment would be to the county. Mr. Jones stated that the amount would not be known until the property is sold.

Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

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

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

Mr. Jones presented for consideration a resolution to bring forward \$682,000.00 from the General Fund Reserves for the purchase of land on Moll Drive.

Motion by Commissioner Nipper, second by Commissioner Glidewell, to adopt **Resolution 2018-100** to bring forward \$682,000.00 in the General Fund Reserves for the purchase of land on Moll Drive. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

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

Motion by Commissioner Glidewell, second by Commissioner Nipper, to approve and authorize the Chairman to sign the amended Donation Agreement and to formally accept the

Warranty Deed for a 90+/- acre parcel of property in Paxton (Parcel No.: 26-6N-21-40000-001-0000) as presented by Attorney Noyes. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Motion by Commissioner Nipper, second by Commissioner Nick, to approve and authorize the Chairman to execute the agreement for the purchase of the real property located at 280 Moll Drive and owned by Coastal Land Development, LLC as presented by Attorney Noyes.

Mr. Brooke asked if the purchase would be covered with monies from the General Fund or the District 5 Recreation Plat Fees. Chairman Anderson stated monies would come from both accounts with District 5 paying nearly half of the amount.

Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Attorney Noyes requested direction from the board regarding the updating of board meeting policies and procedures. She discussed the research completed by staff regarding language which would clarify meeting decorum and public comment. A draft can be prepared and presented at the January 8, 2019 Regular Meeting.

Motion by Commissioner Chapman, second by Commissioner Nipper, to direct staff to prepare a draft document proposing changes to update the meeting policies and procedures to be presented at the January 8, 2019 Regular Meeting. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Attorney Noyes announced that the Customary Use Complaint was filed in Circuit Court today. She stated staff will be working on getting notices out to the beach front property owners; which should be received by the beginning of the year. Commissioner Nipper asked if the motion made during November 3, 2018 Special Meeting allowed us to move forward legally. Attorney Noyes stated it did.

Commissioners Chapman, Glidewell, and Nick wished everyone a Merry Christmas. Commissioner Glidewell commended Ms. Haley Graham, Walton High School student, for breaking the school's record for the most points scored by one player in a girls' basketball game by accumulating 51 points in last night's game.

Motion by Commissioner Nipper, second by Commissioner Glidewell, to appoint Ms. Barbara Brooke to the Planning Commission District 3 Seat as presented by Commissioner Nipper. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Motion by Commissioner Nipper, second by Commissioner Glidewell, to appoint Mr. John Reichenbach to the Local Triumph Committee District 3 Seat as presented by Commissioner Nipper. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Motion by Commissioner Nipper, second by Commissioner Glidewell, to appoint Mr. Gary Adams to the Zoning Board of Adjustments District 3 Seat.

Commissioner Nick asked Commissioner Nipper who Mr. Adams was and how she knew him. Commissioner Nipper stated he was a citizen from Freeport that she has known since she's been on the board. She stated he was on the Planning Board and is originally from Miami.

Ayes 2, Nays 3. Anderson Nay, Chapman Nay, Glidewell Aye, Nick Nay, Nipper Aye. Motion failed.

Chairman Anderson wished everyone a Merry Christmas.

Ms. Coy Bowman came before the board with a large poster sized map. Attorney Noyes informed Ms. Bowman that posters were not allowed in a meeting. Ms. Bowman objected to the inability to use the poster sized map to prove that the individuals she discussed at a prior meeting were corrupt. Attorney Noyes stated to Ms. Bowman that the poster was not allowed without the approval of the board and that she was to refrain from slandering individuals. The board upheld

the meeting rules. Attorney Noyes advised Ms. Bowman that if she wished to present any evidence to the board, that six copies must be submitted. Ms. Bowman discussed that she felt individuals, beginning with J.P. Morgan, were fraudulently deeding land in Walton County and how it related to the Spanish Land Grants. She announced she had been working with several agencies regarding the land fraud.

The meeting was recessed at 5:19 p.m. and reconvened at 5:42p.m.

Mr. Mac Carpenter, Planning and Development Director, requested direction on the review process of RFQ 019-022 for Professional Transportation Services Review Team. He questioned if the board would consider sitting as the review committee or if a team should be appointed. Mr. Jones discussed the RFQ stating it will only be decided upon qualifications; not on price. Negotiations are made and the contract is brought back for approval. Commissioner Nipper asked if staff or a firm had met with each commissioner regarding mobility within the last year. Mr. Carpenter stated staff had met with each of the commissioners and was directed to move forward in seeking professional assistance. He said a transportation planning consultant reviewed the existing system and also recommended moving forward with an RFQ.

Motion by Commissioner Glidewell to review the RFQ responses on December 18, 2018 as requested by planning staff.

Discussion was held whether or not the selection could be done on December 18th. It was determined that advertisement would be required and the meeting would be held on January 9, 2019 at 11:00

Motion amended by Commissioner Glidewell, second by Commissioner Nipper, to hold a Special Meeting on January 9, 2018 at 11:00 a.m. to be held at the Walton County Courthouse

Annex following the Beach Activities workshop, to review the responses to RFQ 019-022 Professional Transportation Services.

Mr. Bob Brooke asked if the RFQ was available for public review. Ms. Melissa Thomason, County Finance Manager, stated the RFQ is available; the responses are not.

Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Mr. Jones stated that once a selection is made, a contract will be negotiated and brought back for approval.

Ms. Kristen Shell, Planning and Development Manager, presented for final adoption hearing the Comprehensive Plan and Land Development Code Update Project: proposed amendments to the Comprehensive Plan Future Land Use Element and Future Land Use Map. This proposed amendment contains technical and substantive amendments to the Future Land Use Element and substantively revises the Future Land Use Map including all amendments adopted subsequent to the Transmittal Hearing.

Commissioner Glidewell asked staff to address the language of Policy L.1.16.1 pertaining to the 30A Scenic Corridor. Ms. Shell stated the language would allow variances on the 20 foot landscape buffer. Commissioner Glidewell voiced concern that this would weaken the 30A Scenic Corridor Standards. Attorney Noyes briefly discussed circumstances, such as irregular configured properties, in which variances could be applied for. Ms. Shell discussed reasons based on design purposes with Mixed Used development. The variance would be considered on a project by project basis. She stated the buffer language has been fine-tuned in the LDC Chapter 6.

Commissioner Glidewell questioned why the Design Review Board administers the U.S. 98 Scenic Corridor Design Standards, but does not administer the 30A Scenic Corridor Standards. Attorney Noyes stated there were larger projects on U.S. 98. Ms. Shell stated the U.S. 98 standards

are much more involved and strict. Mr. Carpenter presented a brief history of the Scenic 98 Corridor and stated it was established after the 30A Corridor was in place.

Motion by Commissioner Chapman, second by Commissioner Glidewell, to adopt **Ordinance 2018-28** approving the Comprehensive Plan Future Land Use Element and Future Land Use Map amendments.

Mr. Fred Tricker, SWCC, voiced concern regarding the variance language in the scenic corridor landscape area. He asked if this was the first presentation on this specific issue. Ms. Shell stated the changes were discussed during the transmittal hearing and that it is allowable for minor changes to be made between transmittal and adoption as long as the changes are explained to the State agencies when the adoption package is presented. Mr. Tricker requested the board not adopt this portion of the ordinance so that the public could have time to review the additional changes. He voiced concern with density being based upon the gross land area and stated it is inconsistent with what is currently in the LDC. Ms. Shell stated there may have been an inconsistency between the old and the new plans and said it is not normal to base density on net developable area. She briefly discussed gross density, flood plains, and wetlands.

Commissioner Glidewell asked if one unit per twenty acres was an adequate penalty for wetlands. Ms. Shell stated it is one of the stiffest penalties she has seen. Mr. Tricker said language is provided in the current Comprehensive Plan for Mixed Use developments that excludes wetlands and stormwater facilities from the acreages of the density calculations. He said that has been removed along with the language addressing double dipping requirement in Mixed Use development. Ms. Shell addressed Mr. Tricker's comments and said the intensity standard is still there for portions of the projects related to commercial or non-residential. The Mixed Use category is required to do a form base with a straight density instead of density bonus standards. She said

there are no high density developments in Walton County; the highest is 30 units per acre in areas such as Seaside and Rosemary with the next highest category being eight units per acre. She continued discussing Mixed Use category requirements.

Ms. Leigh Moore expressed concern with the movement of the buffer out of the Comprehensive Plan. She asked if there was still a requirement for landscaping between the road and the building. Ms. Shell stated there was and that it has been improved. She said Chapter 5 has a driveway standard; the entire frontage is not to be used for parking.

Ms. Melissa Ward, Dunlap and Shipman, discussed project density and how it is determined.

Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Ms. Shell presented for final adoption hearing the Comprehensive Plan and Land Development Code Update Project: proposed amendment to the Land Development Code. The Proposed ordinance contains substantive and technical amendments to: Chapter 2 - Land Use, creating official zoning districts and establishing official zoning district boundaries on the proposed Official Zoning Map; Chapter 6 – Signs and Scenic Corridors; Chapter 7 – Code Enforcement; Chapter 8 – Neighborhood Plans; and Chapter 9 – Glossary. The proposed ordinance also deletes the following chapters and appendices: Chapter 6 – Accessory and Temporary Structures and Uses; Chapter 13 – Scenic Corridors and Vistas; Chapter 14 – Litter Citation; Chapter 15 Detection and Elimination of Inappropriate Discharges into the Stormwater System; Appendix C1 Neighborhood Planning Area Density Bonus Charts; Appendix C2 Transportation Concurrency Management System Methodology and Procedures; and Appendix C4 Density Bonus Pont Scoring System. The changes for Chapter 5 will be presented in January. She submitted a substitute amendment for definitions which staff felt were needed to help implement the new

Stormwater Management Technical Manual. The manual will be presented in January. Ms. Shell also submitted changes to Chapter 2.02.01 Large-Scale Agriculture (LSA) which coincides with Ordinance 2016-15. Commissioner Chapman discussed the issues leading to the adoption of Ordinance 2016-15.

Motion by Commissioner Chapman, second by Commissioner Glidewell, to adopt **Ordinance 2018-29** approving the Land Development Code Amendments as presented and including the substitute amendment language to Chapter 2. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Ms. Shell presented for first reading the Comprehensive Plan and Land Development Code Update Project: amending Chapter 5: Development Design and Improvement Standards of the Land Development Code. The proposed ordinance contains substantive and technical amendments to Chapter 5 of the Land Development Code including changes to setback areas, parking standards, buffering requirements, and single family residential stormwater management requirements.

Commissioner Glidewell asked for an explanation of the changes to the parking requirements. Ms. Shell discussed the parking requirements relating to permanent residents and short-term vacation/seasonal rental homes and the move toward multi-modal on C.R. 30A. She said the complicating issue to the requirements is enforcement. Attorney Noyes stated this will require a change to the parking ordinance not contained within the LDC. A brief discussion was held regarding short-term rental homes parking, reviewing it separately from the ordinance, and the need to hold workshops to collect input. Commissioner Nipper questioned if the parking requirement would be based on the square footage. Ms. Shell discussed the negative issues which were raised when the parking was based on the number of bedrooms. She said a square footage requirement could be considered. Commissioner Glidewell said the desire is to limit the number

of monster houses. Ms. Shell stated that setting a maximum number of cars, instead of a minimum allowance, would incentivize the visitors to bring only needed vehicles or risk being ticketed. Ms. Shell discussed limitations and stated that more green is better than more parking. Commissioner Glidewell asked that draft language be prepared for future workshops. Attorney Noyes stated the parking ordinance could easily be cleaned up and stated the issue would be enforcement. Commissioner Chapman discussed enforcement issues and that a commitment is needed from the Sheriff's Office.

Commissioner Chapman questioned which chapter addressed setbacks. Ms. Shell replied Chapter 4 and stated some of that was removed from the Comprehensive Plan. Commissioner Chapman discussed the need for the change in setbacks for the northern portion of the county.

Commissioner Glidewell discussed the concern regarding family lot splits in the northern Walton County. Attorney Noyes stated there is a provision for families. Discussion ensued on the requirements of the family provision.

Motion by Commissioner Glidewell, second by Commissioner Chapman, to move forward to second hearing the Comprehensive Plan and Land Development Code Update Project: amending Chapter 5: Development Design and improvement Standards of the Land Development Code.

Ms. Moore commended staff for addressing the short term rental parking issue. She encouraged to move as quickly as possible in an attempt to grandfather in this action.

Ms. Ward stated her firm represents several short-term rental property owners/managers and said they are in support of the parking regulations being presented which limits the number of vehicles allowed.

Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

There being no further items to present, the meeting was adjourned at 6:43 p .m.

Approved: Tony Anderson
Tony Anderson, Chairman

Attest: [Signature]
Alex Alford, Clerk of Courts and County Comptroller