

AUGUST 22, 2006 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on Tuesday, August 22, 2006, at 4:00 p.m. in Courtroom A of the Walton County Courthouse.

The following Board members were present: Chairman Scott Brannon, Vice-Chairman Kenneth Pridgen, and Commissioner Larry Jones. Mr. Ronnie Bell, County Administrator, and Mr. David Hallman, County Attorney, were also present.

Commissioner Pridgen led with prayer followed by the Pledge of Allegiance to the American flag. Chairman Brannon called the meeting to order.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve the consent agenda consisting of the items below. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

1. EAL Approval

General Fund	\$ 860,883.35
County Transportation	\$2,313,375.04
SHIP	\$ -
Fine & Forfeiture	\$ 90,715.31
Debt Service Hospital	\$ -
Mosq. Control State	\$ 9,999.12
Mott Sign Grant	\$ -
Section 8 Housing	\$ 438.00
Tourist Dev. Council	\$ 378,267.67
N.W. Mosquito Control	\$ 16,614.42
W. Co. Library	\$ 13,929.50
Tax Deed Surplus Trust	\$ -
Recreation Plat Fee	\$ -
Public Safety- 911	\$ 14,545.19
Solid Waste Enterprise	\$ 136,849.55
Mossy Head VFD	\$ -
Glendale VFD	\$ 2,131.25
Darlington VFD	\$ -
Red Bay VFD	\$ -
Preservation	\$ -
Sidewalk Fund	\$ -



Chairman Brannon called to order the advertised public hearing to consider an amendment to Ordinance 2001-08, E9-1-1 Addressing Ordinance, changing the agency responsible for administering Walton County's E9-1-1 addressing system, providing for subdivision entrance identification signage, and providing for an effective date.

Mr. Bell presented the proposed amendment.

Mr. Harold Bigham, GIS Coordinator, was present to answer questions.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Jones, to adopt the proposed amendments to the E-911 Addressing Ordinance (Ord. 2006-17). Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Allen Brown, Interim Public Works Director, presented the bid results for the RFP 06-031, to purchase a semi truck to haul heavy equipment loads. Public Works requested that the Board approve the proposal submitted by Gulf Coast Equipment in the amount of \$95,384. Gulf Coast was not the low bidder; however, they were the only company that met the RFP specifications.

Motion by Commissioner Jones, second by Commissioner Pridgen, to approve to award the bid to Gulf Coast Equipment in the amount of \$95,384. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Brown gave an update on the status of RFP 06-030, for the purchase of a hydraulic excavator to be used at the landfill. Mr. Brown informed that they were keeping the current equipment at this time and wished to withdraw the request for proposals. He turned the floor over to Mr. Ryan Douglass, Staff Engineer, to explain a situation

involving a county project on County Highway 3280 that had caused heavy traffic delays earlier in the day.

Mr. Douglass stated that the problem had been resolved. He pointed out that there traffic delays are unavoidable when closing a road, but the delays should be shortened to 5 to 10 minutes.

Mr. Ken Little, Citizen Services Director, presented the following recommendations from the Walton County SHIP Committee Meeting on August 16:

- Increase the maximum award for replacement housing from \$25,000 to \$50,000;
- Allocate \$100,000 of SHIP funds as matching dollars to participate in the Florida Comprehensive Hurricane Damage Mitigation Program, if the grant is awarded;
- Change the Substantial Rehabilitation Strategy to include assisting one moderate-income family per funding year;
- Adopt a resolution to increase the SHIP Program maximum purchase price to \$204,432 for both new and existing homes retroactively with an effective date of July 1, 2004

Motion by Commissioner Jones, second by Commissioner Pridgen, to accept the Walton County SHIP Committee's recommendations and adopt the proposed resolution presented by Mr. Little (2006-78). Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Ed Baltzley, Emergency Response Director, requested approval to purchase a new chassis, in the amount of \$35,000, to be used with the forestry firefighting unit obtained through the Division of Forestry Equipment grant program. Mr. Baltzley stated that there is money in this year's budget to cover the cost of the new chassis; no additional funding is needed.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve the purchase of a new chassis in the amount of \$35,000. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Baltzley requested approval to submit an application for the SAFER act grant for 9 additional firefighters and a volunteer coordinator. The positions would compliment the approved six year plan and lessen the financial impact on the taxpayers of Walton County.

Motion by Commissioner Jones, second by Commissioner Pridgen, to approve submission of application for the SAFER act grant. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Chairman Brannon requested approval to earmark \$40,000 of District 1 Parks and Recreation Plat Fees for improvements to the Eucheeanna Community Center. The plan for the improvements is available for public review by contacting Mr. Brad Alford, Parks and Recreation Manager, or Chairman Brannon's office.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve designating \$40,000 of District 1 Parks and Recreation Plat Fees for the improvements to the Eucheeanna Community Center. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Billy McKee, Environmental Planner, and Mr. Mark Martin, Planner, addressed the Board in regards to the Morrison Springs Land Management Plan. Mr. Martin requested that the Board schedule a public hearing to discuss the plan. A copy of the plan was entered into the record and is available for public review at the Clerk's

Office in the Courthouse in DeFuniak Springs and at the South Walton Courthouse Annex.

Motion by Commissioner Jones, second by Commissioner Pridgen, to approve to set a public hearing for September 26, 2006, to discuss the Morrison Springs Land Management Plan. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. David Kramer requested clarification regarding hearsay that the county was going to impose an admission charge to enter the springs. The Board advised that there are no plans to implement an admission fee.

Mr. Gary Mattison, Human Resources Director, presented for a first reading proposed revisions to BCC Personnel Policies and Procedures Policy 15.2 and 15.8, Pension Program. No action was required.

Chairman Brannon called to order the advertised public hearing to impose and provide for collection of Fire Protection Special Assessments.

Mr. Bell presented the proposed resolution.

Ms. Ruth Bjorkman, Woodlawn resident, requested that the county publish information to keep the citizens informed about safety.

Motion by Commissioner Jones, second by Commissioner Pridgen, to adopt the proposed Fire Rescue Special Assessment Resolution (2006-79). Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

On behalf of Mr. Brad Pickel, Director of Beach Management, Mr. Bell presented a proposed amendment #4 for FDEP Agreement #00WL1- Hurricane Opal, Earl and George Beach and Dune Recovery Project.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve the proposed amendment. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Attorney Hallman pulled the agenda item regarding the request for Board direction for land use legal counsel for the Planning Department.

Attorney Hallman presented a letter prepared by Mossy Head Water Works for the Chairman's signature confirming the "understanding and desire to provide a coordinated and cooperative approach to the rendition of both water and wastewater service on an efficient, regional basis in and around the Mossy Head Water Works, Inc. franchise area in northern Walton County." Attorney Hallman requested approval of the proposed letter agreement between Walton County and Mossy Head Water Works.

Mr. Tom Terrell, President of Mossy Head Water Works, stated that they concurred with the revised letter agreement.

Mr. Brian Armstrong with Nabors, Giblin & Nickerson was present to answer questions.

Commissioner Jones requested that the language "or its designee" be added to the sentence in amendment #3 that reads, "...will require Mossy Head to discontinue water service to its water customers upon receipt of a request to do so by the County...".

Mr. Terrell agreed to the suggested change.

Motion by Commissioner Jones, second by Commissioner Pridgen, to approve the proposed letter agreement with the suggested change to the language. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Bell requested approval to advertise a request for qualifications for engineering services to prepare specifications and a design for a wastewater plant that will be located on the Mossy Head Industrial Park.

Commissioner Jones questioned if any of the existing engineering firms that are currently under contract with the county had qualifications to prepare the specifications for the wastewater plant. Mr. Bell stated that he could review the current contracts.

Motion by Commissioner Jones, second by Commissioner Pridgen, to authorize the Administration Office to review the resources available under continuing contracts with existing engineering firms. If the resources are not available, the Board authorized Administration to proceed with advertising a RFQ. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Bell presented an issue that was addressed by Commissioner Pridgen at the last meeting regarding a proposal to rename WW II Veteran's Lane and designate an alternate roadway as "WW II Veteran's Lane". Mr. Bell presented a suggestion to designate the portion of Bob Sikes Road from US Highway 331 to Eglin Reservation as a memorial county highway, naming it "WW II Veteran's Lane". The suggested names for renaming WW II Veteran's Lane include WCI Road, Justice Road or Recycle Road.

Mr. Don Crim and Ms. Ruth Bjorkman felt that the road should be renamed to honor all veterans, not just the WW II veterans.

The Board ensued discussion regarding this matter. Chairman Brannon suggested that they ask the Walton County Middle School to conduct a contest to rename the road and let the teachers select the top three names. Commissioner Jones felt that at the same



time staff should look into selecting another road to preserve the name “WW II Veteran’s Lane”.

Motion by Commissioner Pridgen, second by Commissioner Jones, to direct staff to contact the Walton County Middle School and request their participation in a contest to rename WW II Veteran’s Lane. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Bell addressed an offer from Mr. Byron Aldridge of BayOak Estates Limited, Inc., to sell 1.35 acres at the corner of Highway 331 and Chat Holley Road to the county for 3.75 million. The Board decided not to proceed with an appraisal of the property.

Mr. Bell addressed an appraisal for a parcel of property located at 112 7<sup>th</sup> Street that was offered to the county for the price of \$100,000. Mr. Bell stated that the property was appraised at \$16,000, and the seller is not willing to sell the property at that price.

Motion by Commissioner Jones, second by Commissioner Pridgen, to reject the offer to purchase the property for \$100,000. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Bell addressed an appraisal for 3.61 acres located on the west side of Highway 83 that was offered to the county for \$325,000. Mr. Bell stated that the property appraised at \$80,000. He said that the seller furnished a recent appraisal for \$225,000, and the seller was willing to sell the property at that price. It was the general consensus of the Board to continue this item to the September 12 meeting to allow Mr. Bell time to review the appraisals.

Mr. Bell submitted an additional appraisal report for 4 acres of land at Squirrel Haven that was offered to the county for \$200,000. He said that the property was

appraised at \$36,500. He stated that the owners had provided an earlier appraisal for \$120,000, and they were willing to accept that price. Mr. Bell said that he would further review the appraisals to bring back additional information at the next meeting.

Chairman Brannon presented a request to advertise for bids for a pedestrian and bike bridge at Eastern Lake.

Mr. Cliff Knauer with Preble-Rish addressed the Board and submitted photographs of Eastern Lake. He was present to answer questions about the design and engineering aspects of the proposed bridge. He stated that the total cost estimate for the bridge is \$267,000.

Motion by Commissioner Jones, second by Commissioner Pridgen, to approve advertising for bids for an Eastern Lake pedestrian and bike bridge. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

The Board recessed at 5:00 p.m. and then reconvened into the Land Use Hearing portion of the meeting. Attorney Hallman administered the oath to those individuals intending to present testimony during the quasi-judicial proceedings.

Commissioner Pridgen and Chairman Brannon entered ex parte communications disclosure forms into the record.

Ms. Lois La-Seur, Planner, requested that Prominence DRI and South Walton New Town Master Plan of Development be continued to the Tuesday, September 26, 2006, BCC meeting to be held at the Walton County Courthouse in DeFuniak Springs at 5:00 p.m. or as soon thereafter as may be heard.

Motion by Commissioner Pridgen, second by Commissioner Jones, to continue to the items to the September 26 BCC meeting.

Mr. David Kramer suggested that the New Town Master Plan be continued to a meeting that would be held at the South Walton Annex.

The motion and second were withdrawn.

Motion by Commissioner Pridgen, second by Commissioner Jones, to continue Prominence DRI to the September 26 BCC meeting. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Motion by Commissioner Pridgen, second by Commissioner Jones, to continue the proposed South Walton New Town Master Plan of Development to the October 10 BCC meeting to be held at the South Walton Courthouse Annex at 5:00 p.m. or as soon thereafter as may be heard. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Ms. Melissa Ward, Planning Assistant, presented a request for final plat approval for Bungalow Beach Subdivision. Mr. Kaleb Meek of Destin Construction, LLC, and Mr. Wilson Miller, agent, requested approval of a final plat consisting of a 6-lot single-family subdivision on 0.831 +/- acres of land with future land use designation of Coastal Center. The site located at the southwestern corner of Norwood Drive and Windancer Lane in Miramar Beach Area. Staff finds that the proposed project meets the technical requirements of the Comprehensive Plan and Land Development Code.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve the final plat for Bungalow Beach Subdivision for recordation. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Ms. Ward presented a request for final plat approval for Magnolia Beach Block 52. Reinhardt, LLC, and Mr. David Kramer, agent, requested approval of a final plat

consisting of a 4-lot replat from 6 lots of record in the Magnolia Beach Subdivision on 1.0 +/- acres of land with a future land use designation of NPA/Residential Preservation Area. The site is located on the north side of Point Washington Road, on the east side of Cabbage Rose Lane. Staff finds that the proposed project meets the technical requirements of the Comprehensive Plan and Land Development Code.

Mr. David Kramer was present to answer questions.

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Pridgen, to approve the final plat for Magnolia Beach Block 52 for recordation. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Ms. Ward conjointly presented requests for final plat approval for Gate House at WaterSound Beach – I and WaterSound Beach – II:

WaterSound Beach – I – St. Joe requested approval of a final plat consisting of a six unit multi-commercial spatial subdivision on 3.4 +/- acres of land with a future land use designation of Coastal Village. The site is located on the south side of CR 30-A, 510 feet east of intersection of Boatwright Way and CR 30-A within WaterSound Beach.

WaterSound Beach – II – St. Joe requests approval of a final plat consisting of 11 multi-family condominiums on 0.305 +/- acres of land with a future land designation of Coastal Village. The site is located on the south side of CR 30-A, 510 feet east of the intersection of Boatwright Way and CR 30-A within WaterSound Beach.

Staff finds that the proposed project meets the technical requirements of the Comprehensive Plan and Land Development Code. Staff recommended that approval of

the project be contingent upon the final approval and signatures of the Planning staff, County Surveyor, County Engineer, and County Attorney.

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Pridgen, to approve the final plats for Gatehouse at WaterSound Beach – I and Gatehouse at WaterSound Beach – II, for recordation contingent upon final approval and signatures. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Ms. Ward presented the final plat for Seaview Trace at Inlet Beach. Spicy Noodle Holding Company requested approval of a final plat consisting of an eight- unit single-family subdivision on 1.11 +/- acres of land with a future land use designation of Neighborhood Planning Area/Infill. The site is located on the south side of Holly Leaf Shore Drive. Staff finds that the proposed project meets the technical requirements of the Comprehensive Plan and Land Development Code.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve the final plat for Seaview Trace at Inlet Beach for recordation. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Ms. Ward presented the final plat for South Haven. Aquarian Development, II, LLC, and Mr. Wilson Miller, agent, requested approval of a final plat consisting of a 28-unit townhome development on 3.44 +/- acres of land with a future land use designation of Village Mixed Use. The site is located on the south side of US 98, west of Sugar Drive. Staff finds that the proposed project meets the technical requirements of the Comprehensive Plan and Land Development Code.

Ms. Ward requested that approval be contingent upon one correction that needed to be made to the letter of credit.

Ms. Trisha Hall with Aquarian Development was present as representative of applicant.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve the final plat for South Haven for recordation contingent upon the correction to the letter of credit being made. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Ms. Renee Bradley presented a request for approval of a major development identified as "Sawmill Court". Mr. Wayne Bunch and Mr. Scott Jenkins, P.E., Jenkins, Stanford and Associates, Inc., requested approval of a project consisting of a 91-lot single-family residential subdivision on 55.65 acres of land with a future land use designation of Rural Village. The site is located north of County Highway 183, on Sue Lane.

Staff finds that the proposed project meets the technical requirements of the Comprehensive Plan and Land Development Code. A staff report was entered into the record (**Exhibit #1**).

Mr. Mark Jordan with Jenkins, Stanford and Associates was present as representative for the project.

Ms. Corina Gainey voiced concern regarding the amount of traffic that would be generated by the project. She also expressed concern regarding septic tank issues.

Ms. Gudren Manning, adjacent property owner, addressed the Board and stated that there was a discrepancy regarding the boundary line between her property and the

subject property. She submitted a composite exhibit including a warranty deed dated March 27, 1984 and various surveys (**Composite Exhibit #2**).

Mr. Marvin Christianson reviewed the surveys that were included in the material submitted by Ms. Manning.

Ms. Helen Linck expressed concerned regarding traffic, water pressure and septic tank issues.

Mr. Scott Jenkins, Jenkins, Stanford and Associates, Inc., addressed the Board to respond to the concerns that were expressed by the citizens. He noted for the record that Jenkins, Stanford and Associates was in no way associated with Thomas E. Jenkins & Associates, Inc., the company who prepared the survey included in Composite Exhibit #2. He stated that Sue Lane would be improved to manage the traffic impacts and the proposed septic system was approved by the Health Department of State. Mr. Jenkins pointed out that there was a letter in the staff report from the Argyle Water System stating that there is capacity for the development. He further stated that the applicant would upgrade the water line to address the water pressure issue. Mr. Jenkins said that he hadn't reviewed the information regarding the land dispute, but pointed out that a clear title had been provided to the county.

Mr. Jenkins requested that the Board consider approving the project subject to the applicant meeting with the county surveyor to resolve the survey discrepancy prior to the issuance of a development order. He stated that the residents could be involved in the meeting.

Ms. La-Seur suggested that the item be continued to the September 12 meeting.

Motion by Commissioner Jones, second by Commissioner Pridgen, to continue

Sawmill Court to the Tuesday, September 12 BCC meeting to be held at the South Walton Courthouse Annex at 5:00 p.m. or as soon thereafter as may be heard. This will allow the citizens to meet with the developers and Attorney Hallman to resolve the boundary line discrepancy. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Hal Laird, Planning Department, presented a request for approval of a major development identified as “Mossy Head Mini-Storage”. Mr. Kevin O’Hara, applicant, and Mr. Van Butler, P.E., Barnhill, Barnhill, & Barnhill, LLC, agent, requested approval of a project consisting of 443 mini-storages on 3.26 acres of land with a future land use designation of Commercial. The site is located on the north side of Highway 90, 1.5 miles west of the intersection of Highway 90 and State Highway 285.

Staff finds that the proposed project meets the technical requirements of the Comprehensive Plan and Land Development Code. A staff report was entered into the record (**Exhibit #1**).

Mr. Darrell Barnhill with Barnhill, Barnhill, & Barnhill was present to answer any questions.

Mr. Kevin O’Hara was also present.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve Mossy Head Mini-Storage. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Tim Brown, Planning Department, presented a request for approval of a major development identified as “Serenity at the Gulf” (f/k/a Commiskey Property). 30-A, LLC, and Mr. Dean Burgis of Emerald Coast Associates, Inc., requested approval of a project consisting of 3 multi-family units on 0.54 +/- acres with a future land use



designation of Neighborhood Planning Area/Infill. The site is located on the south side of County Road 30-A, east of Pelican Glide Lane and west of Cottage Way.

Mr. Brown informed that the applicant had provided a revised site plan and architectural plans at a special Planning Commission Meeting that was held on August 21, 2006. The Planning Commission recommended approval of this project contingent upon the following three conditions:

1. The parking lot on the west side of the building will be enclosed with a solid wall;
2. No balconies will be present on the west side of the building; and
3. A provision will be provided within the restrictive covenants prohibiting using the roof for recreation purposes.

With the conditions recommended by the Planning Commission, staff finds that the proposed project meets the technical requirements of the Comprehensive Plan and Land Development Code. A staff report was entered into the record (**Exhibit #1**).

Attorney Dana Matthews was present as legal council for the applicant. He stated that the applicant concurred with the conditions recommended by the Planning Commission. He noted that there were no balconies proposed for the west side on the revised plans.

Mr. Dean Burgis addressed the Board and submitted the revised plans (**Exhibit #2**).

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Pridgen, to approve Serenity at the Gulf with the conditions recommended by the Planning Commission. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

Mr. Jason Brown, Planner, presented a request for approval of a major development identified as "Forest Grove". Mr. Vigilos Rodas, Forest Grove, LLC, applicant, and Mr. Dean Burgis of Emerald Coast Associates, agent, requested approval of a project consisting of a 27-lot single-family residential subdivision located along the east side of Ellis Road, 0.01 miles south of Highway 98. The subject property has a future land designation of Neighborhood Planning Area/Infill. A staff report was entered into the record (**Exhibit #1**).

Mr. Brown stated that the Planning Commission recommended approval contingent upon the applicant participating in the preservation buy out and transportation proportionate fair share, and obtaining the appropriate state permits. Mr. Brown stated that they could not accept the proportionate fair share until DOT comes to a resolution on how to collect the funds. He stated that a development order would not be issued until that time.

Mr. Dean Burgess with Emerald Coast Associates stated that the applicant concurred with the conditions presented by Mr Brown.

There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Jones, to approve Forest Grove contingent upon the conditions recommended by the Planning Commission. Ayes 3, Nays 0. Jones Aye, Brannon Aye, and Pridgen Aye.

There being no further comments, the meeting adjourned at 5:50 p.m.

APPROVED: \_\_\_\_\_  
Scott Brannon, Chairman

ATTEST: \_\_\_\_\_  
Martha Ingle, Clerk of Court