

REGULAR MEETING – MARCH 8, 2016

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on March 8, 2016 at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following Board Members were present: Commissioner Sara Comander, Chairman; Commissioner Cecilia Jones, Vice-Chairman; Commissioner W. N. (Bill) Chapman; Commissioner Bill Imfeld; and Commissioner Cindy Meadows. Mr. Larry Jones, County Administrator; Attorney Mark Davis, County Attorney; and Mr. Alex Alford, Clerk of Court and County Comptroller; were also present.

Mr. Tom Patton and Ms. Suzanne Harris were recognized for their dedicated service while serving on the Planning Commission. Mr. Stan Sunday was recognized for his service as interim TDC Executive Director.

Chairman Comander called the meeting to order.

There were no additions or deletions to the agenda.

Motion by Commissioner Chapman, Second by Commissioner Jones, to approve the agenda as presented. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. David Kramer voiced his appreciation for the County Grants Department and the work they do.

Ms. Teresa DesGrangs, Habitat for Humanity of Walton County, thanked the Board for their support in the facilitating of the replacement housing strategy. She briefly discussed the Local Housing Assistance Plan and invited the Board to attend the 39th home dedication on April

9, 2016 in DeFuniak Springs. She said the homeowner is the 10th homeowner to be removed from the Housing Authority Voucher Assistance Program.

Ms. Anne Crawley briefly discussed the Village Station. Chairman Comander said this was a Quasi-Judicial item and asked Ms. Crawley to continue her discussion during the hearing for that issue.

Mr. Larry Jones, County Administrator, said there was a correction to be made to the Consent Agenda. He announced funding for the purchase of four (4) Mission SCADA Systems for the Water Tank at the Waste Water Treatment Plant will be made through the Mossy Head Land Purchase Account. (Consent Item 11)

Motion by Commissioner Jones, Second by Commissioner Chapman, to approve the Consent Agenda as follows including the correction as discussed. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

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

General Fund	\$	1,383,026.30
County Transportation	\$	291,458.06
Fine & Forfeiture	\$	601.00
Section 8 Housing	\$	140,291.18
N.W. Mosquito Control	\$	2,466.06
Recreation Plat Fee	\$	13,049.92
Bldg Dept/Enterp. Fund	\$	1,253.02
Capital Projects Fund	\$	30,898.20
Mossy Head Ind. Park	\$	78.00
<u>Permit Fee/Walton Way</u>	<u>\$</u>	<u>420.00</u>
Totals	\$	<u>1,863,541.74</u>

2. Approve the minutes of the February 23, 2016 Regular Meeting

3. Request to adopt **Resolution 2016-10** amending the General Fund budget in the amount of \$60,000 for unanticipated grant revenue for the federally funded Artificial Reef Construction Project
4. Request to adopt **Resolution 2016-11** amending the General Fund budget in the amount of \$1,735,882.00 for unanticipated grant revenue for the Natural Resources Damage Assessment (NRDA) Artificial Reef Project
5. Request to adopt **Resolution 2016-12** amending the General Fund budget in the amount of \$207,850.00 for unanticipated grant revenue for the Lafayette Creek Boat Ramp
6. Request to adopt **Resolution 2016-13** amending the Section 8 housing Fund budget in the amount of \$30,000.00 for unanticipated grant revenue for the Family Self-Sufficiency Grant
7. Request to approve Change Order No. 1 to Contract No.: 015-034 with H & T Contractors, LLC for McKinnon Bridge Road Improvements increasing the contract price \$4,810.00
8. Request to approve and authorize the Chairman to sign the Renewal of the Service Contract with Bay Area Printing & Graphic Solutions for the Canon iPF760 MFP Plotter Printer in the South Walton Courthouse Annex Planning Department
9. Request to approve and authorize the Chairman to sign the Amendment and Exercise of Second Option to Renew the Agreement for Market Research Services with Kerr & Downs Research, LLC as requested by the TDC
10. Request to purchase security system for Cessna Landing in an amount not to exceed \$2,588.00 with funds from District Five (5) Recreational Plat Fees
11. Approve purchase of four (4) Mission SCADA Systems for Water Tank at the Waste Water Treatment Plant in an amount not to exceed \$6,829.60 with funding through the Mossy Head Land Purchase Account
12. Request approval to apply for an internship grant
13. Adopt **Resolution 2016-14** authorizing the County Grants Coordinator to apply for and administer a grant from the Florida Fish and Wildlife Conservation Commission through the Florida Boating Improvement Program for the Dead River Boat Landing and approve to earmark \$31,250.00 of the Recreational Vessel Registration fees to be used as the match for the grant application

(Additions are underlined and deletions are ~~striketroughs~~.)

Commissioner Chapman announced his conflict of interest regarding Waste Management expenditures and reported he had filed Form 8B: Memorandum of Voting Conflict with the clerk.

Motion by Commissioner Meadows, Second by Commissioner Imfeld, to approve the payment of Waste Management expenditures. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Abstain, Imfeld Aye, Meadows Aye. **(Form 8B: Chapman)**

Chairman Comander announced the Beach Access Workshop would be held on March 16, 2016 at the Emerald Coast Middle School from 5:00 p.m. until 8:00 p.m.

Mr. Jones requested to approve an amendment to the Walton County Housing Agency Administrative Plan, Chapter 4 Section C: Waiting List Preferences, and Chapter 4 Section D: Local Preferences. He announced the approval of this request would allow Walton County residents to have priority over out-of-county applicants for available housing through the Housing Agency.

Motion by Commissioner Chapman, Second by Commissioner Jones, to approve the amendment to the Walton County Housing Agency Administrative Plan, Chapter 4 Section C: Waiting List Preferences, and Chapter 4 Section D: Local Preference. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Jones presented an update on the Penderly Property (Wee Care Park). The \$150,000.00 offer was rejected. He presented possible options: 1. Resubmit an offer; 2. Remove the offer; 3. Seek a third appraisal. Commissioner Jones asked the results of the first appraisal. Mr. Jones replied the first appraisal value was \$400,000 which was later determined that the comparable properties were not sufficient. He said the second appraisal resulted in a value of \$125,000. He said the asking price was \$225,000. Commissioner Imfeld said the property would be beneficial to the existing park and suggested obtaining a third appraisal due to the significant difference between the first two. Mr. Jones said staff would proceed with obtaining a third appraisal.

Motion by Commissioner Jones, Second by Commissioner Chapman, to award ITB 016-008 for Underground Utility Locator Services to Southland Utility Services, Inc. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. As presented by Mr. Jones.

Motion by Commissioner Imfeld, Second by Commissioner Chapman, to approve and authorize the Chairman to sign Contract No.: 016-008-Underground Utility Locator Services Agreement with Southland Utilities Services, Inc. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. As presented by Mr. Jones.

Mr. Jones requested approval for staff to advertise an ITB announcement to solicit for a contractor who can deploy a minimum of 50 pre-fabricated artificial reef modules as four patch reefs (approximately 12-13 per patch reef) within the Walton County Grayton Beach Nearshore Fish/Dive Artificial Reef permitted area. The area is located approximately 0.66 nautical miles offshore of Grayton Beach State Park in the Gulf of Mexico at an approximate depth of 58 feet.

Motion by Commissioner Imfeld, Second by Commissioner Chapman, to advertise an ITB announcement to deploy a minimum of pre-fabricated artificial reef modules as four patch reefs within the Walton County Grayton Beach Nearshore Fish/Dive Artificial Reef permitted area. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Stan Sunday, Interim TDC Executive Director, announced Ms. Julie Morgan, Mr. Jay Tusa, and Mr. David West were the top three candidates for the TDC Executive Director position. He requested the Board rank the candidates on the provided ranking sheets and submit to the clerk for tallying. Commissioner Meadows asked what the procedure would be should the number one choice not work out. Mr. Sunday suggested negotiations proceed with the top ranked individual and return to the Board for further direction should negotiations fail. Chairman

Comander suggested Mr. Sunday and Attorney Davis be appointed to conduct the negotiations. Commissioner Chapman suggested Ms. Ella Mae Walters, HR Director, also be a part of the negotiations. He reported the final agreement will be presented to the Board for approval. Discussion ensued on whether or not an employee agreement would be considered along with the salary and terms and conditions of employment.

Motion by Commissioner Chapman, Second by Commissioner Jones, to appoint Mr. Stan Sunday, Ms. Ella Mae Walters, and Attorney Mark Davis to conduct the negotiations on behalf of the Board. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Imfeld, Second by Commissioner Jones, to approve the scope of services for a public relations firm and permission to advertise an RFP for such services. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. As requested by Mr. Sunday.

Mr. Sunday reported the Bed Tax Collections for January, 2016 were up 3.28% over January, 2015. Collections for FY 2016 were up 12.42% over FY 2015.

The rankings were tallied and the results were as follows: 1. Mr. Jay Tusa 2. Mr. David West and 3. Ms. Julie Morgan. Mr. Alex Alford, Clerk of Court and County Comptroller, read the rankings as submitted by each Commissioner.

Motion by Commissioner Chapman, Second by Commissioner Jones, to direct the appointed individuals to begin negotiations with Mr. Jay Tusa. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Attorney Mark Davis, County Attorney, requested approval to schedule a Special Meeting to hold an Executive Session on March 22, 2016, at the Walton County Courthouse at

8:30 a.m. to discuss litigation strategy and to consider a proposed settlement agreement tentatively agreed upon at court mediation in Cynthia L. Abbott, et al v. Olson & Associates of NW Florida, Inc., et al (Case No.: 3:14-cv-646-MCR/EMT). Those in attendance will be the Board of County Commissioners, County Administrator, County Attorney, Assistant County Attorney, Special Counsel and a certified court reporter.

Chairman Comander reported her conflict of interest with this issue and submitted Form 8B to the clerk. She stepped down as Chair, and Commissioner Jones assumed the Chairman position.

Commissioner Imfeld reported his conflict of interest with this issue and submitted Form 8B to the clerk.

Motion by Commissioner Chapman, Second by Commissioner Meadows, to schedule a Special Meeting to hold an Executive Session on March 22, 2016, at the Walton County Courthouse at 8:30 a.m. to discuss litigation strategy and to consider a proposed settlement agreement tentatively agreed upon at court mediation in Case No.: 3:14-cv-646-MCR/EMT. Ayes 3, Nays 0. Comander Abstain, Jones Aye, Chapman Aye, Imfeld Abstain, Meadows Aye.

(Form 8B: Comander, Imfeld)

Chairman Comander resumed the Chairman position.

Attorney Davis requested review and approval of the agreement with Attorney Lawrence E. Sellers from Holland & Knight to represent Walton County in the 1000 Friends of Florida, et al., v Walton County, the Comprehensive Plan Amendment challenge, and authorize the Chair to sign the agreement. He also requested approval and authorization of the Chair signature on the Advance Waiver of Conflicts of Interest Agreement.

Motion by Commissioner Chapman, Second by Commissioner Meadows, to approve the agreement with Attorney Lawrence E. Sellers and the Advance Waiver of Conflicts of Interest Agreement and authorize the Chair's signature on both.

Ms. Bonnie McQuiston questioned when the hearing would be held. Attorney Davis said he did not have the information at that time. Commissioner Meadows asked if a reply had been received from the counter offer. Attorney Davis said no.

Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Imfeld, Second by Commissioner Jones, to approve and authorize the Chair signature on the Settlement Agreement and Release between Walton County and Carr, Riggs & Ingram, LLC.

Commissioner Meadows announced her conflict of interest and submitted Form 8B to the clerk.

Mr. Bob Hudson questioned if the current contract extended through two more years or was it a part of the Settlement Agreement. Attorney Davis said the original contract called for two more years of extension and this agreement formalizes the next two years. Mr. Hudson voiced concern there was no outlet for the county contained in the contract.

Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Abstain. **(Form 8B: Meadows)**

Motion by Commissioner Chapman, Second by Commissioner Jones, to advertise and hold Public Hearings for revisions to Land Development Code Chapter 13: Scenic Corridor Standards. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. As requested by Attorney Sidney Noyes, Assistant County Attorney. The revisions will be presented to the Planning Commission and heard twice before the Board prior to approval.

Attorney Noyes presented the results of the easement mail-out for the Hurricane Storm Damage Reduction (HSDR) Project. She reported there were 511 easements returned which represents approximately 49.3% of beach front parcels. Of the easements returned 87.5% voted no and 12.5% voted yes. She said Army Corps of Engineers (ACOE) representatives and Mr. Matt Trammell, Taylor Engineering, were present to answer questions. Attorney Noyes reported that the ACOE does not believe there is a viable project. Staff recommends tabling the project at this time.

Motion by Commissioner Chapman, Second by Commissioner Imfeld, to table the HSDR Project.

Commissioner Jones questioned if FEMA funds would be received if no restoration occurred. Attorney Noyes understood that FEMA funds were only available for re-engineered beaches and would only be on the four miles which have been re-nourished. Mr. Trammell confirmed Attorney Noyes' statement and said property surveys and data would also be needed to show an actual loss. He briefly discussed FEMA berms which could be used. Commissioner Chapman asked how the action taken today would affect the county's restoration of its beaches. Mr. Trammell stated this was a difficult issue to address and said reimbursement requests could be filed on the western portion of the beaches. He said the recommendation for this project was to give a proactive approach to re-nourish the eastern portion of the beaches. He said there are studies which show the beaches are eroded and have not fully recovered from hurricanes Opal, Dennis, and Ivan. Mr. Trammell said the dune enhancements do not provide enough storm protection. Tabling the project would require another assessment to be performed. He discussed the possibility of losing federal funding should the BC ratio fall into the negative.

Mr. Alan Ficarra suggested a policy be adopted which would apply to future sea walls in the event of storms.

Mr. Emmett Hildreth voiced concern that tabling the project would allow it to be brought back up and requested abandoning the project. Attorney Davis said whether or not the issues is tabled or abandoned, it still can be brought back for consideration and would have to start over from the beginning. Chairman Comander said this language must be used if the ACOE is ever used again.

Attorney Kent Safriet spoke in favor of the motion and recommended amending the motion to add that direct notice would be sent to the beach front property owners should the project be brought back. Commissioner Imfeld asked since the project would have to be brought back for public hearings, what other actions would be required. Attorney Davis said a pre-project approval notice is not required, but easement will have to be resent. Commissioner Imfeld said workshops and public hearings will be held should the Board decide to revisit the issue. Attorney Safriet replied that many property owners are not permanent residents and would not be aware of the public meetings.

Mr. Maurice Stouse asked if the percentage of no votes included the unreturned responses. Attorney Noyes replied that 50.7% of the easements sent out no response was received. The remaining easements (49.3%) were returned and 87.5% of the returned easements were against the project.

Mr. Gary Drake discussed the withdrawal of the permit and the possibility of another application of the project being submitted.

Ms. Linda Hildreth voiced her opposition to the project and why she did not return her response.

Commissioner Jones called for the question and then rescinded her call to allow for one more public comment.

Ms. Zuma Banks said the reason different residents did not return their response was because they understood that no response would be considered a no vote.

Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Attorney Noyes requested direction regarding the two bids which were received for RFP 016-003 HSDR Offshore Vibracore Sampling. She questioned whether the Board wished to continue with the sampling considering the vote to table the HSDR project. She said if the Board chose to proceed with the sampling, staff did not recommend the lowest bidder due to credit issues.

Motion by Commissioner Imfeld, Second by Commissioner Jones, to reject all bids submitted for RFP 016-003 and not proceed with the sampling. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Attorney Noyes presented for review and comment, an ordinance banning hydraulic fracturing. She asked for comments to be submitted within the next week. The draft ordinance will be presented at the March 22, 2016 Regular Meeting. Chairman Comander reported the multiple calls to the Commissioners in support of this ordinance.

Attorney Noyes requested to execute a Warranty Deed conveying 0.09 acres in the Mossy Head Industrial Park to Vista of Fort Walton Beach, LLC. She reported the owner of Vista of Fort Walton, LLC has a small one acre tract which will be swapped to enable the construction of drainage. She announced two deeds would be executed.

Motion by Commissioner Imfeld, Second by Commissioner Chapman, to approve to execute a Warranty Deed conveying 0.09 acres in the Mossy Head Industrial Park to Vista of

Fort Walton, LLC. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Commissioner Meadows requested approval to allocate an additional \$30,000.00 from District Five (5) Recreational Plat Fees for the construction of the Helen McCall Skate Park. The group Walton Sk8s has raised another \$30,000.00 which would provide a total of \$90,000.00 for the construction of the park.

Motion by Commissioner Meadows, Second by Commissioner Imfeld, to allocate \$30,000.00 from the District 5 Recreational Plat Fees to the Helen McCall Skate Park. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Commissioner Meadows presented an update on the Northwest Florida Beaches International Airport. The numbers for total operations have increased since last year.

Commissioner Jones asked Mr. Jones to present an update on the Grand Jury report at the March 22, 2016 Regular meeting.

Commissioner Chapman had no items to present.

Commissioner Imfeld announced he would not be present at the March 16th meeting due to his presence in Washington, D.C. He said he would be meeting with Senator Nelson and Congressman Miller to discuss the latest issues regarding the Choctawhatchee Beach Mouse and to attempt to have the Federal Fish and Wildlife provide appropriate staffing to assist with the issue.

Chairman Comander announced that Walton County has been awarded a cornerstone award by Broadband Communities Magazine for the multi-agency collaboration in building a fiber infrastructure to bring better broadband to businesses. She commended everyone who has worked to get the initiative underway. Mr. Jones expressed his gratitude on behalf of the Board

for allowing the projects to move forward and discussed the amicable relationship between the Clerk of Court, Walton County Sheriff's Office, School Board and the County.

Chairman Comander requested to schedule a Visioning Workshop to discuss the future of Walton County and suggested scheduling meetings at both the north and south ends of the county. Commissioner Meadows questioned what type of format would be used during the meetings and whether a facilitator would be used. Discussion ensued on the different issues which must be addressed before visioning can be discussed. The Board concurred to have staff look into possible facilitators and schedule meetings after Labor Day.

Mr. Bob Hudson, WCTPA Executive Director, voiced concern regarding the refusal of Liberty Fire Department to offer mutual assistance for service outside the Liberty area based on political reasons. He discussed the need to resolve this issue and to better equip North Walton Fire District should the issue not be resolved.

Mr. Bonnie McQuiston discussed the issues at the intersection of C.R. 395 and C.R. 30A and the timeframe to complete the project. She voiced concern that the project would not be started until the latter portion of 2017. She questioned if Options 1 and 2 would have taken less time and if the agreement associated with Option 3 had a deadline to be returned. Attorney Davis replied that a meeting would be held next week with the agreement parties. He said there were a number of issues that had to be addressed prior to the beginning of the project and that the date was to allow enough time to address the issues. Commissioner Meadows stated that the project could be started as early as May, 2017 but that date would interfere with the summer season. She also reported permits must be obtained before construction could begin. Attorney Davis anticipated the agreement to be ready for presentation at the March 22, 2016 Regular Meeting. Mr. Jones said staff will move as fast as possible.

Mr. David Kramer addressed the fracking ordinance and said it should also be a Comprehensive Plan amendment. Attorney Noyes said the goal was to pass an ordinance while the Legislature was still in session and that the Comprehensive Plan amendment could be addressed at a later date. Mr. Jones announced the fracking bill has been killed.

Ms. Linda Hildreth thanked the Board for the traffic light at the intersection of C.R. 83 and U.S. Highway 98.

Mr. Cromwell Letcher voiced concern with the lack of parking for boats and trailers at the Inlet Beach access. He requested limiting the parking to only boat launching vehicles and trailers. Mr. Jones said staff would look into what is available for parking.

The meeting recessed at 5:20 p.m. and reconvened at 5:40 p.m.

Motion by Commissioner Meadows, Second by Commissioner Jones, to approve the SHIP Local Housing Assistance Plan (LHAP) update via the required **Resolution (2016-15)**. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. As presented by Mr. Wayne Dyess, Planning and Development Director.

Motion by Commissioner Chapman, Second by Commissioner Jones, to continue Fox Lake LSA 2015-014 to the April 12, 2016 Regular Meeting to be held at 5:00 p.m., or soon thereafter, at the Walton County Courthouse Annex in Santa Rosa Beach. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. As requested by staff and the applicant.

Ms. Christine Sammelmann, Planning and Development Services, presented South Walton County Sports Complex LSA 2015-017 (**Ordinance 2016-07**) a Large Scale Amendment submitted by Walton County requesting approval to change the land use from

General Commercial/Public Facility to Parks and Recreation, on +/- 35.2 acres. The project is located 3.2 miles east of C.R. 395 and U.S. Highway 98 intersection on an unnamed road.

Motion by Commissioner Chapman, Second by Commissioner Meadows, to adopt **Ordinance 2016-07** approving South Walton County Sports Complex LSA 2015-017.

Commissioner Chapman announced he and Mr. Jones had met with the St. Joe Company and is working on an agreement to move the retention pond from on site to an adjacent area off site to the north. This will free up additional space for future amenities.

There was no public comment.

Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Dyess presented the Fish Pond Text Amendment **Ordinance (2016-08)** amending Walton County Comprehensive Plan Policy L-1.4.1 Large-Scale Agriculture (LSA) and Policy L-1.4.2 General Agriculture (GA) to allow flexibility in the regulation of borrow pits and fish ponds; providing for severability and an effective date.

There was no public comment.

Motion by Commissioner Chapman, Second by Commissioner Jones, to adopt **Ordinance 2016-08** amending the Walton County Comprehensive Plan Policies L-1.4.1 and L-1.4.2. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Dyess presented an **Ordinance (2016-09)** amending Section 11.03.04 of the Walton County Land Development Code to provide that no Recreational Plat Fee shall be required for property that is being re-platted or re-subdivided if the property subject to the re-plat or subdivision had previously been subjected to a recreational plat fee and such fee was paid; providing for severability and providing for an effective date.

There was no public comment.

Motion by Commissioner Meadows, Second by Commissioner Chapman, to approve amending Section 11.03.04 of the Land Development Code by **Ordinance 2016-09**. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

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

Mr. Brian Underwood, Planning and Development Services, presented Village Station, a major Development Order application submitted by Emerald Coast Associates, Inc. requesting approval to construct a 17,000 square foot shopping center on +/- 2.53 acres with a future land use of Small Neighborhood. The project is located on the northeast and southeast corners of the C.R. 30A and Village Boulevard intersection. Staff found the project to be consistent with Walton County Comprehensive Plan and Land Development Code contingent upon comments and conditions are met as stated in the Staff Report. (**Exhibit 1: Staff Report; Exhibit 2: Frawley Letter**)

Mr. Dean Burgis, Emerald Coast Associates, briefly discussed the project and said this is the third and final phase of the Village at Blue Mountain Beach Master Plan. Commissioner Chapman asked if the fencing addressed in the conditions would be constructed around the entire perimeter of the project. Mr. Burgis reported the southern line would be fenced. The northern line is an existing 10' natural vegetation buffer and the eastern line will either be fenced or berm and landscaped. Commissioner Chapman asked how the south side parking area would be accessed. Mr. Burgis said it is not accessed by this project and that the parking area was for the multi-family housing. Discussion continued on the entrances to the project. Commissioner Meadows voiced concern with the access to the project from Triggerfish Street. She

recommended that the southern access be eliminated. She questioned who would occupy the commercial areas. Mr. Burgis said tenants have not been secured. Possibly two restaurants are anticipated. Commissioner Meadows expressed concern with the lack of parking for the commercial areas. Mr. Burgis replied the parking was based on shopping center requirements.

Commissioner Meadows asked if the storm water would be collected under the parking area. Mr. Burgis replied yes and that it was an exfiltration system. Discussion ensued on drainage issues in closed basins, who would be responsible for maintaining the drainage system, parking, and the possible elimination of the access onto Triggerfish Street.

Several citizens came forward to express their concern regarding access to the project, the lack of notification to the surrounding neighbors, future drainage issues, and traffic safety.

Mr. Dean Burgis addressed the comments made and said notice was sent as required. Commissioner Meadows asked if the applicant would be willing to meet with the neighbors and eliminate the access from Triggerfish Street. Mr. Burgis agreed to eliminate the access onto Triggerfish Street and have a fence installed.

Commissioner Chapman addressed the storm water issues and asked where the water would drain from the parking area. Mr. Burgis said there is an emergency pop-off drain and currently does not discharge anything during a 25 year storm calculations. Commissioner Chapman asked where the excess would drain in the case of 100 year storm events. Mr. Burgis said the exfiltration system could be resized and re-engineered to drain onto C.R. 30A.

Motion by Commissioner Meadows, Second by Commissioner Imfeld, to approve Village Station with conditions as stated in the Staff Report, a fence constructed along the southern property line, no vehicular nor pedestrian access onto Triggerfish Street, add additional landscaping to fill out the buffer area on the north side of the project, and the relocation of the

storm water pop-off drain to the southwestern most property line to allow drainage onto C.R. 30A. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Exhibits: Staff Report-1; Staff Letter-2) (Ex Parte: Comander, Jones, Chapman, Imfeld Meadows)**

Mr. Underwood presented the Derrick Ballard Petition for Abandonment, an abandonment development order application submitted by Mr. Derrick Ballard requesting approval for abandonment of property described as North Water Street located immediately south of Lots 11 and 12, Block 21, Town of Santa Rosa as recorded in Plat Book 2, Page 61, with a future land use of Residential Preservation. The project is located south of Santa Rosa Street adjacent to Hogtown Bayou in Santa Rosa Beach. Staff found the request to be consistent with the Comprehensive Plan and Land Development Code. Walton County Public Works Engineering Department does not support the abandonment of public right of ways that could serve future needs. **(Exhibit 1: Staff Report)**

Commissioner Chapman asked if the block to be abandoned was Water Street. Mr. Underwood replied yes. He reported the area does not have a parcel number, but a single family home exists in that location. He stated the adjacent east and west portions of Water Street were abandoned in 1994, 1996, and 2000. Commissioner Chapman voiced concern with Public Works' comments on the abandonment. Mr. Dyess said the single family home was built circa 1993-1994. Commissioner Chapman asked who owned the home. Mr. Underwood replied Mr. Ballard. Discussion ensued on comments by Public Works and the abandonment of the adjacent areas.

Mr. Alan Ficarra noted the road easements (Eddy Lane and N. 7th Street) on either side of the property extended to the water and asked how wide the easements were. Mr. Underwood said

the original Santa Rosa plat would have to be reviewed to determine if the streets went all the way to the water. Mr. Ficarra suggested the road easements could be used as a public access. Discussion continued on the Eddy Lane and N. 7th Street road easements. It was clarified that the request for abandonment did not include the Eddy Lane and N. 7th Street road easements.

Motion by Commissioner Chapman, Second by Commissioner Meadows, to approve the Ballard Petition for Abandonment by **Resolution 2016-16**. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Exhibits: Staff Report-1)**

Ms. Dyess presented Prominence Phase II North Plat, a plat application submitted by Innerlight Engineering, Corp. requesting approval to plat 78 residential multifamily units (26 triplex units) on 6.91 acres with a future land use of Traditional Neighborhood. The project is located on the north side of C.R. 30A. Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Commissioner Meadows asked how close the project was to build out. Mr. Mark Murray, developer, said there were two more phases to the north and one more phase to the south. Commissioner Meadows asked how many more units were left. Mr. Murray did not have that information. Commissioner Meadows asked if the units would be triplexes. Mr. Murray replied the units to the north will be and did not have the information regarding the units to the south.

There was no public comment.

Motion by Commissioner Meadows, Second by Commissioner Jones, to approve Prominence Phase II North Plat contingent upon the conditions being met as stated in the Staff Report. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Exhibits: Staff Report-1)**

Mr. Brown presented Warehouses of Santa Rosa Beach II f/k/a Sundial Phase II, a major Development Order application submitted by Jenkins Engineering, Inc., requesting to construct a new five (5) unit warehouse complex on 5.74 acres with a future land use of Light Industrial. The project is located on the west side of South C.R. 393, north of Cypress Pond Road and south of Edgewood Terrace. Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Commissioner Chapman asked if there was an existing structure on the site. Mr. Brown said it has been demolished.

Attorney Davis asked if the Public Works comments were addressed. Mr. Brown said that it was not mentioned because the project was in compliance.

Commissioner Meadows voiced concern with the stub-out all the way to Rena Arnett Road which will connect to Helen McCall Park. Mr. Jamie Eubanks, Jenkins Engineering, said the applicant prefers not to connect to the new road, but was rather a request by Public Works. Commissioner Meadows requested the stub-out be removed.

There was no public comment.

Motion by Commissioner Meadows, Second by Commissioner Imfeld, to approve Warehouses of Santa Rosa Beach II f/k/a Sundial Phase II contingent upon the conditions being met as stated in the Staff Report and the removal of the stub-out to Rena Arnett Road. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Exhibits: Staff Report-1)**

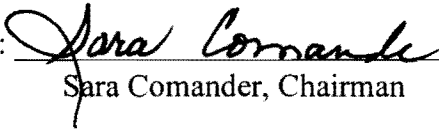
Mr. Dyess presented Churchill Bayou Preserve Plat, a plat application submitted by Jenkins Engineering, Inc., requesting approval to plat three single family residential lots on 7.032

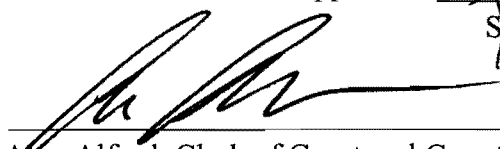
acres with a future land use of Conservation Residential. The project is located southwest of the South Church Street and Churchill Bayou intersection. Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

There was no public comment.

Motion by Commissioner Chapman, Second by Commissioner Imfeld, to approve Churchill Bayou Preserve Plat with conditions being met as stated in the Staff Report. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Exhibits: Staff Report-1)**

There being no further items to present, the meeting was adjourned at 6:53 p.m.

Approved: 
Sara Comander, Chairman

Attest: 
Alex Alford, Clerk of Court and County Comptroller