JUNE 14, 2016 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on June 14, 2016 at 4:00 p.m. at the Walton County Courthouse 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.

Chairman Comander called the meeting to order.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to adopt Resolution 2016-40 recognizing June 20-26, 2016 as Amateur Radio Week in Walton County as presented by Mr. T. H. Merritt. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Chapman, second by Commissioner Jones, to approve the agenda with the following revisions. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

1. Addition: Consent Agenda 4.5-Request to approve and authorize the Chairman to sign the Automatic/Mutual Aid Agreement with Liberty Volunteer Fire Department
2. Addition: Administration 4-Request to approve expenditure of $73,000 from BP lawsuit funds (un-restricted dollars) in order for the Muscogee Nation of Florida to leverage funds against possible grant dollars
3. Addition: County Attorney-Request to approve and authorize the Chairman to sign the agreement for the Real Property purchase from 187 San Roy Beach Holding, LLC
5. Deletion: TDC-Request approval of the TDC redefined Council roles and responsibilities
6. Deletion: Consent Agenda 4.4- Request to approve and authorize the Chairman to sign the revised contract with Jones Edmunds and Associates for Engineering

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Prepared by: Kimberly Wilkins
Services for new Solid Waste Transfer Station Engineering Design & Permitting and Design

There were no public comments regarding agenda items.

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

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

<table>
<thead>
<tr>
<th>Fund Account</th>
<th>Waste Management</th>
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<tr>
<td>General Fund</td>
<td>$ 1,483,758.16</td>
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<tr>
<td>County Transportation</td>
<td>$ 569,003.56</td>
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<td>SHIP</td>
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<tr>
<td>Mosq. Control State</td>
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<tr>
<td>Section 8 Housing</td>
<td>$ 648.35</td>
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<td>Tourist Dev. Council</td>
<td>$ 167,729.13 ($ 10,691.69)</td>
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<td>N.W. Mosquito Control</td>
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<tr>
<td>Recreation Plat Fee</td>
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<td>Public Safety- 911</td>
<td>$ 8,364.00</td>
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<tr>
<td>Solid Waste Enterprise</td>
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<tr>
<td>Bldg Dept/Enterp. Fund</td>
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<td>Imperial Lakes MSBU</td>
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<tr>
<td>Capital Projects Fund</td>
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<tr>
<td>Mossy Head Ind. Park</td>
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<tr>
<td>Tax Increment Financing</td>
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<tr>
<td><strong>Totals</strong></td>
<td><strong>$ 2,904,878.59 ($ 371,345.69)</strong></td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>$ 2,533,532.90</strong></td>
</tr>
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</table>

2. Approve Minutes of the May 24, 2016 Regular Meeting and the corrected Minutes of the May 10, 2016 Regular Meeting

2. Administrative Items:
   1. Request approval to surplus six computers from the State Attorney’s Office and additional vehicles/equipment for the 2016 County Auction

3. Budget Amendment Resolutions/Transfers:
   1. Approve a **Resolution (2016-39)** amending the FY 2016-2017 budget for unanticipated grant revenue from the Florida E911 Board in the amount of $8,364.00
   2. Approve a **Resolution (2016-38)** amending the FY 2016-2017 budget for the Fine and Forfeiture Fund to account for unanticipated revenue from auto insurance claims and recycling proceeds in the amount of $16,777.00
4. **Agreements/Contracts:**
   1. Request to approve and authorize the Chairman to sign the Hazard Mitigation Grant Program (HMGP) Contract, number HMGP-4177-20-R, Walton County, Big Redfish Lake Drainage Improvements, not to exceed the amount of $603,450.00
   2. Request to approve and authorize the Chairman to sign the agreement and related documents with the Florida Department of State, Division of Elections for receipt and use of grant funds to purchase voting equipment as requested by the Supervisor of Elections.
   3. Request to approve and authorize the Chairman to sign the Memorandum of Understanding with the University of Florida for IFAS Extension Service.
   4. Request to approve and authorize the Chairman to sign the revised contract with Jones Edmunds and Associates for Engineering Services for new Solid Waste Transfer Station Engineering Design & Permitting and Design.
   5. Request to approve and authorize the Chairman to sign the Automatic/mutual Aid Agreement with liberty Volunteer Fire Department.

5. **Expenditure Requests:**
   1. Request to approve the purchase of a computer for the District Two Commissioner Office in an amount not to exceed $1,300.00
   2. Request to approve the purchase of a diagnostic tablet for the County Shop in an amount not to exceed $2,000.00

6. **Grant Applications:**
   1. Request to approve Emergency Management to apply for a CHELCO/CoBank Sharing Success grant to purchase two Unmanned Aerial Vehicles (UAVs-drones) to assist with damage assessment and other emergency response operations.

*(Strikethroughs are deletions; Underlined are additions)*

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 Imfeld, second by Commissioner Jones, to approve the Waste Management expenditures in the amount of $371,345.69. Ayes 4, Nays, 0. Comander Aye, Jones Aye, Chapman Abstain, Imfeld Aye, Meadows Aye. (Form 8B: Chapman)

Chairman Comander called to order the Public Hearing to amend Chapter 22 of the Walton County Code of Ordinances (Ordinance 2013-04) relating to obstructions on the beach.
Attorney Mark Davis, County Attorney, presented the changes to the Beach Activities Ordinance (2013-04). He said the amendment would remove all obstructions, including fences, poles, etc., subject to the “Leave No Trace” portion of the ordinance. He said sand fences are exempt from the ordinance. Attorney Davis clarified this amendment does not address customary use. This amendment would allow compatibility with the Habitat Conservation Plan and the pending application for a take permit. He said it will apply to the area from south of the vegetation or construction line to the wet sand area.

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

Commissioner Meadows asked if the removal would apply 24 hours a day or only at night. Attorney Davis stated it would be 24 hours.

Commissioner Jones discussed correspondence regarding obstructions on the beach and her recent visit to see what obstructions were in place. She voiced that the beaches need to be made safer for residents and visitors.

Several citizens spoke in opposition to the ordinance amendment citing that removal of the fencing and signage was a taking of private property owners’ rights. Some discussed the disrespectful nature of beach goers and vendors; overcrowding; and the need to protect their property from trespassers. Several citizens spoke in favor of the amendment and voiced that the beach was for everyone; not a select few. Areas of concern discussed were economic impacts to the county and area businesses; storm safety; and the safety of both people and wildlife. There were some who did agree the fencing, signs, and chains were unsightly. They suggested including in the amendment a sign design requirement which would allow for uniform boundary

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Prepared by: Kimberly Wilkins
designations without the need for fencing and chains. One citizen expressed safety concerns with holes being dug and left unattended and/or not refilled. Attorney Davis noted sand fences were exempt from the ordinance because those structures are approved and permitted by FDEP.

Commissioner Imfeld said he did not feel signs should be included as an obstruction and that clarification was needed to determine the differences between an obstruction and a property right. He supported the removal of chains, ropes, and fences and felt the signs should remain. He recommended excluding the language regarding signs.

Chairman Comander addressed the issue regarding unfilled/unattended holes and asked if language could be added to the amendment. Attorney Davis said it could be added. Discussion ensued on the appropriate language defining holes and the requirement to refill them. Commissioner Meadows said she felt the issue should be addressed by the TDC Beach Enforcement. She voiced concern regarding the need for more enforcement and stricter regulations regarding tents, vendor setback distance, and times people are allowed in certain areas.

Commissioner Chapman discussed the Sheriff's Standard Operating Procedure (SOP) and explained the process to address a trespass complaint. He supported the use of mono-pole signs with verbiage requirements consistent with Statute and the SOP. He also supported the removal of fences, chains, and ropes.

Commissioner Jones discussed the safety issues of having signs on the beach. She voiced the need to clean the beaches and to implement guidelines to keep the beaches beautiful.

Chairman Comander spoke in favor of more code enforcement officers and conducting a review of beach activities at the end of the summer season. She voiced her support of property rights, but felt the chains, ropes and fences needed to be removed.
Commissioner Meadows discussed the inconsistency of the signs, the effects the issue has on the county’s economy, the right of everyone to enjoy the beach, and the need for a comprehensive beach management plan.

Motion by Commissioner Chapman, second by Commissioner Jones, to close the Public Hearing. Ayes 5, Nays, 0. Commander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Commissioner Imfeld stated the language pertaining to the chains, ropes, and fences should not include signs (Sec. 22-54(g)(2)(a)(3).

Motion by Commissioner Imfeld to approve the amendment excluding the language regarding signage. Commissioner Meadows questioned if the signage would be allowed during the day light hours only and removed at night. Commissioner Imfeld agreed to the removal of signs at night and replaced each morning after turtle watch clearance. Commissioner Jones asked if sign requirements should be included. Commissioner Imfeld said that should be addressed separately from this amendment.

Attorney Sidney Noyes, Assistant County Attorney, reiterated for clarification that the language regarding signs was to be removed and said the language regarding signs found in Section 54(g) would remain, but would be deleted from Section 22-55. Attorney Davis said this change would allow signs only during the daytime.

Second by Commissioner Chapman for discussion. Commissioner Chapman voiced concern with the lack of enforceability against trespassers if the signs are removed at night. Discussion continued on the removal of the language regarding signs and determining what items should be removed at night.
Commissioner Meadows recommended adopting the ordinance as written and then address the obstruction issues in a comprehensive beach management plan.


Motion by Commissioner Jones, second by Commissioner Meadows, to adopt Ordinance 2016-16 as presented and move forward with discussion regarding the hiring of more code officers, hiring more beach ambassadors, and addressing sign requirements.

Commissioner Chapman voiced concern with insuring what the Sheriff and property owners' need to enforce no trespassing. He clarified the signs would be addressed at a later date.

Commissioner Meadows called for the question.


The meeting recessed at 5:55 p.m. and reconvened at 6:20 p.m.

Motion by Commissioner Jones, second by Commissioner Chapman, to authorize Seaside Arts & Entertainment Corporation to hold their Annual 4th of July Parade and close two lanes of C.R. 30A from Seagrove Plaza to Quincy Circle in Seaside as presented by Mr. Larry Jones, County Administrator. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Jones, to advertise for RFP's for administering the Driving on the Beach Lottery Process and Permit Applications as presented by Mr. Jones. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. Mr. Jones reported in 2011 there were 195 lottery applications; this year there were 713 applications. He said the increase in applications have become a burden on staff.
Motion by Commissioner Meadows, second by Commissioner Jones, to approve and authorize the Chairman to sign the retainer agreement with Attorney Steve Hall to provide the requested services in regard to Quiet Title actions on Walton County Beach parcels as presented by Mr. Jones.

Mr. Emmitt Hildreth spoke in opposition of hiring an attorney to research Quiet Title actions and said it was a violation of a court order. Commissioner Meadows stated the Board needs as much information possible to determine what actions need to be taken.

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

Mr. Jones requested to approve expenditure of $73,000 from BP lawsuit funds (unrestricted dollars) in order for the Muscogee Nation of Florida to leverage funds against possible grant dollars. He discussed the possibility of receiving additional funding and the process in which the monies would be made available.

Motion by Commissioner Chapman, second by Commissioner Jones, to approve expenditure of $73,000 from BP lawsuit funds (un-restricted dollars) in order for the Muscogee Nation of Florida to leverage funds against possible grant dollars.

Commissioner Imfeld questioned if the action would be to encumber reserves or have the money made available. Mr. Jones suggested the motion should be to hold a Public Hearing to move the money from Reserves unto the General Fund Account.

Motion amended by Commissioner Chapman, second amended by Commissioner Jones, to set a Public Hearing to move $73,000 from BP lawsuit funds (un-restricted dollars) in order for the Muscogee Nation of Florida to leverage against possible grant dollars.

Mr. Bob Brooke asked if any other RESTORE Act submissions which were approved would be offered the same opportunity. Mr. Jones replied due to the tribal unit, the nation is
eligible for certain opportunities which are not available to others. However, if there is another project outside of the NGO that had some need it would be brought to the Board for consideration. Mr. Brooke asked if the Coastal Dune Lakes would fall into that category. Mr. Jones said if it met the proper criteria then it could be submitted for approval. Chairman Comander said this issue is time sensitive.

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

Motion by Commissioner Jones, second by Commissioner Chapman, to approve Change Order No. 3 to Contract No. 015-034 for McKinnon Bridge Road Improvements with H & T Contractors, Inc. increasing the contract price $2,470.00 and the contract time 16 calendar days as presented by Mr. Jones. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Chapman, second by Commissioner Jones, to award ITB 016-023 Bridge Material for Crooked Creek Bridge Improvement to Conecuh Bridge & Engineering, Inc. in the amount of $66,264.72 as presented by Mr. Jones. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Attorney Davis asked that the item to award, approve, and authorize the Chairman to sign Contract No. 016-011 for Consulting Services for the pre and post monitoring of NRDA Artificial Reef Projects with CB&I Environmental & Infrastructure in the amount of $52,076.45 be moved to the June 27, 2016 Regular Meeting. He said South Walton Artificial Reef Association (SWARA) was not included as the county's monitoring agent in the contract's scope of services. He needs time to communicate with CB&I to insure they will approve that condition. The Board agreed to have the item placed on the June 27, 2016 agenda.
Motion by Commissioner Meadows, second by Commissioner Jones, to utilize the county's Continuing Professional Engineering Services to provide a preliminary engineering report to incorporate drainage, infrastructure and potential pedestrian facilities within the right of way associated with Driftwood Road and Ellis Road as presented by Mr. Jones. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. Chairman Comander clarified that this issue was not Driftwood Estates.

Mr. Jones gave an update on the signalization of M.C. Davis Boulevard and U.S. Highway 98. The developer has paid for a warrant study. FDOT comments determining whether a light is warranted will be brought back to the Board. When the information is brought back, a request will be presented allowing the county to act as the permitting agency and for the cost to be split between the County, the developer, and the School Board. No action was taken.

Mr. Jones gave an update on the request to accept Bayou Road into county maintenance. Public Works has reviewed the request and found the road does not meet the requirements of the Land Development Code and recommended denial. Commissioner Meadows asked if there were any other options. Mr. Jones said the road could be brought up to standard or a MSBU implemented.

Motion by Commissioner Chapman, second by Commissioner Imfeld, to deny the request to accept Bayou Road into county maintenance. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Jon Ervin, TDC Director of Marketing and Communications, requested approval of the north and south Walton Special Event Sponsorship Grants totaling $573,000. Commissioner Meadows asked why the Sea Turtle Education Events/Program did not receive funding. Mr. Ervin discussed the criteria which must be met to receive funding and replied they did not meet
the criteria. Commissioner Meadows asked how much was spent on educating the public and tourist about sea turtles. Mr. Ervin said education is presented through the direct support by the TDC and the Turtle Watch Program, support of the “Leave No Trace” Ordinance, and media messages. Commissioner Meadows said the issue needed to be addressed in a comprehensive beach management plan and the information needed to be sent to the bed tax collectors and tourist. She discussed recent issues which endanger the turtles. Chairman Comander stated a lot of the tourist are unaware of what can and cannot be done in regards to the turtles and encourage working with the bed tax collectors to insure the information is given to the visitors. Mr. Ervin said the Sea Turtle Education Events/Program has a good relationship with the Turtle Watch group and they will also work together to get the public informed.

Motion by Commissioner Jones, second by Commissioner Chapman, to approve the north and South Walton Special Event Sponsorship Grants totaling $573,000.00. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Jones, to begin negotiation of services with Turner PR to meet the stated scope for Public Relations Services for fiscal year 2017 as presented by Mr. Ervin. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Brian Kellenberger, Director of Beach Operations, presented and discussed the AVCON South Walton Parking Assessment Study-C.R. 30A Parking Project – 60% Design Development Plan and stated there were issues at the Fort Panic area which has caused the project to exceed the original budget. He briefly discussed plan estimates and made the following recommendations: approving the 60% plans as designed; abandon the seven parking spaces on the northern portion of C.R. 30A in the Fort Panic area; construct a physical barrier with a curb
and gutter in the abandoned area to prevent people from parking in that area and creating an unsafe condition; continue with the parking on the south side of the Fort Panic area; and seek other possible areas for parking near Fort Panic. Commissioner Meadows expressed concern with abandoning the parking area. Mr. Kellenberger explained there were other opportunities for additional parking to the west and south of the area. Discussion continued on the costs per parking space and the safety issues at the Fort Panic access.

Motion by Commissioner Jones, second by Commissioner Chapman, to approve the recommendations as presented by Mr. Kellenberger for the Avcon South Walton Parking Assessments Study- C.R. 30A Parking Project- 60% Design Development Plan and omit the parking on the north side of C.R. 30A across from the Fort Panic Regional Beach Access.

Commissioner Imfeld clarified that the Ed Walline parking was not included due to a long term lease. Mr. Kellenberger replied yes.

Mr. Brooke asked if the Friends of Scenic 30A have had an opportunity to talk with the project planners to discuss the impacts on 30A. Mr. Kellenberger stated numerous workshops have been held and this is the third time the project/study has been presented to the Board in the design development approval process. Mr. Brooke asked that the Friends of 30A be contacted and offered the opportunity to make comments. Mr. Kellenberger said it could be done. Discussion continued on the number of occasions which were made available for public input.

Mr. Jimmy Kuhn asked if the storm water on Eastern Lake Road would be addressed. Mr. Kellenberger replied all storm water permitting is done by the Engineer of Record in accordance to the FDEP standards.

Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.
Motion by Commissioner Chapman, second by Commissioner Jones, to proceed with the process for procurement of beach safety deck boards for 40 beach access locations in an amount not to exceed $41,480.00 as presented by Mr. Kellenberger. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve to purchase two utility vehicles for trash collection in an amount not to exceed $28,000 as presented by Mr. Kellenberger. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Jones, to convert three part-time seasonal Beach Maintenance Specialist positions to the three full-time Beach Maintenance Specialist positions as presented by Mr. Kellenberger. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Jones, second by Commissioner Chapman, to engage continuing services engineering firm to design a storm water mitigation system at the Nightcap NBA (Access #27) as presented by Mr. Kellenberger. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Chapman, second by Commissioner Jones, to engage continuing services engineering firm to design a storm water mitigation system at Wall Street NBA (Access #3) as presented by Mr. Kellenberger. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Kellenberger requested approval to hold a staff public workshop to discuss alternate forms of beach management in the event of a storm or other natural disaster. Commissioner Meadows questioned if a management plan was already implemented. Mr. Kellenberger said
there was no current plan; the previous one was changed under the HSDR project. A workshop would enable the development of a current plan and to discuss alternatives/components to be included. Commissioner Chapman asked if the plan was strictly for the public beaches. Mr. Kellenberger replied it would be for all beaches in the event of a large storm. Commissioner Meadows asked to review an outline of what would be discussed at the workshop and who the presenters would be before deciding on a scheduled date. Mr. Kellenberger said he would present that information at the July 12, 2016 Regular Meeting. Commissioner Jones suggested proactively seeking DEP permits prior to a storm event.

Motion by Commissioner Chapman, second by Commissioner Imfeld, to approve and authorize the Chairman to sign the assignment and assumption agreement for the original agreement between South Walton Utility and the Walton County TDC for the water tower at Sandestin in the amount of $85,495.83 as presented by Mr. Jay Tusa, TDC Executive Director. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Tusa requested further direction regarding the Headland Avenue as a Neighborhood Beach Access point. He announced several residents had expressed their desire for the Board to reconsider their decision not to construct a beach access at Headland Avenue. Chairman Comander said procedure would direct that a commissioner on the prevailing side must request it be reconsidered. Commissioner Chapman, who was on the prevailing side, reported he had had the same request from several in the Headland Avenue community. While some residents were in favor of a Public Workshop being held to receive additional information from both sides, others were opposed to a workshop.
Motion by Commissioner Chapman, second by Commissioner Meadows, to hold a Public Workshop on July 12, 2016 at 3:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, FL, to discuss the Headland Avenue Neighborhood Beach Access.

Commissioner Jones asked if new information was available. Mr. Tusa said that according to County Legal there was no deed to the property, but there is a dedication on the plat. Mr. Kellenberger addressed Commissioner Imfeld’s prior concerns regarding the cost of the boardwalk system compared to Walton Dunes and said the reason for the higher cost was due to the increased amount of upland portion of the boardwalk at Headland Avenue. Commissioner Imfeld asked the numbers be clarified prior to presentation at the workshop.

Commissioner Jones requested clarification be presented whether or not the area was historically a drainage ditch or an access. Mr. Kellenberger said he would research the history of the property. A brief discussion ensued regarding the need for an additional access in that area.

Ms. Heidi Ellis and Mr. Hugh Marse spoke in favor of the reconsideration.

Commissioner Meadows called for the question.


Mr. Tusa requested direction on available property located on C.R. 30A to be used for parking.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to move forward in obtaining appraisals on property located on C.R. 30A west (parcel #: 02-3S-20-34300-00C-0010) near the Ed Walline Beach and Gulfview Heights Accesses to be used for parking. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. Mr. Tusa reported the asking price for the property is $3.095 million with a potential of 169 parking spaces.
Motion by Commissioner Meadows, second by Commissioner Imfeld, to move forward in obtaining appraisals on property located on C.R. 283 south (parcel #: 08-3S-19-25000-004-0030) near Grayton Beach to be used for parking. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. Mr. Tusa reported the asking price for the property is $7.785 million.

Mr. Bob Hudson asked how many parking spaces would be made available. Mr. Tusa said an estimate is unavailable due to wetlands being associated with property and would present that information with the property appraisals. Mr. Jones estimated approximately 4 acres is considered uplands which would allow for approximately 300-400 parking spaces. Commissioner Meadows suggested considering charging businesses to use the parking area.

Mr. Tusa presented TDC updates stating bed tax revenue was up 0.68% over April, 2015 and up 12.01% year to date. He announced that he and Mr. Jon Ervin were recently appointed to VisitFlorida committees.

Motion by Commissioner Jones, second by Commissioner Chapman, to approve a letter of agreement between Nabors, Giblin & Nickerson, P.A. and Walton County for that firm to represent Walton County as Special Counsel on matters assigned to them by either the County Attorney or the Director of Planning and Development as presented by Attorney Mark Davis, County Attorney. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Attorney Davis reported there was a price change in the sale amount of the Head/Harrell property located in Seagrove Beach near Eastern Lake. The amount which was previously approved by the Board was $600,000; the new asking price is $1.0175 million. He requested approval of the contract as presented. Discussion ensued regarding the change in price due to the

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Prepared by: Kimberly Wilkins
recent purchase of an adjacent property and whether or not the seller could be held to the original price. It was noted the first appraisal was on 0.6 acres as reported by the seller, but the parcel is actually 0.8 acres. The Board directed staff to return to negotiations in an attempt to lower the price.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to review the Litigation Matrix and ratify actions of the Office of the County Attorney as presented by Attorney Davis. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to approve and authorize the Chairman to sign the agreement for the Real Property Purchase from 187 San Roy Beach Holdings, LLC in the amount of $3.25 million (Russell Property).

Mr. Kuhn voiced support of the property purchase

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

Motion by Commissioner Meadows, second by Commissioner Jones, to approve a plaque commemorating Ed Stuart to be placed on a bench at the South Orange Street Access point in Inlet Beach. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

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

Motion by Commissioner Imfeld, second by Commissioner Meadows, to approve and authorize the Chairman to sign the Interlocal Agreement between Okaloosa County, Walton County, and Okaloosa Walton Jobs & Education Partnership, Inc. d/b/a CareerSource Okaloosa Walton, and sign the individual training Account Waiver Request and Direct Services Waiver as

There were no additional public comments.

The meeting recessed at 7:15 p.m. and reconvened at 7:37 p.m.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to adjourn the meeting at 9:00 p.m. and to continue unheard issues to the June 21, 2016 Land Use Hearing.

Commissioner Imfeld clarified that should an issue be in active discussion at 9:00 p.m. it would be heard through completion; however, no new issues would be heard after 9:00 p.m.

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

Motion by Commissioner Meadows, second by Commissioner Chapman, to appoint Mr. Bradford Davis, Landscape Architect, to the Design Review Board to fill the Design Professional vacancy as requested by Mr. Wayne Dyess, Planning and Development Director. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Jones, second by Commissioner Chapman, to replace Ms. Geneva Lee and appoint Mr. Mac Work as the real estate professional on the Affordable Housing Advisory Committee as requested by Mr. Dyess. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Chapman, second by Commissioner Jones, to approve and authorize the Chairman to sign the three year agreement between Walton County and West Florida Regional Planning Council for the administration and implementation of the State Housing Initiatives Partnership (SHIP) Program for the period of July 1, 2016 through June 30, 2019 as presented by Mr. Dyess. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.
Mr. Mac Carpenter, Planning and Development, requested to move to second hearing the Kaiya PUD Overlay Ordinance amending Section 2.06 of the Walton County Land Development Code (LDC) to adopt the Kaiya Planned Unit Development (PUD) Conceptual Master Plan as an Overlay District (Section 2.06.04); establishing a defined boundary; establishing regulatory conditions for the Kaiya PUD Overlay District; providing for the incorporation of the Kaiya PUD Overlay District as Appendix PDO-2 to the LDC.

Motion by Commissioner Imfeld, second by Commissioner Meadows, to move to second hearing the Kaiya PUD Overlay Ordinance to be held on June 27, 2016 at 9:00 a.m. at the Walton County Courthouse in DeFuniak Springs, FL. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Carpenter presented Fox Lake LSA 2015-14 a large scale amendment application submitted by Emerald Coast Associates, Inc. requesting approval to change the future land use designation of +/- 29.34 acres from Neighborhood infill and Traditional Neighborhood Development to Low Density Residential for the subject property. The project is located approximately 0.4 miles southwest of the Fairway Drive and C.R. 393 South intersection. This is a transmittal hearing.

Commissioner Imfeld understood the new category would allow for 117 dwelling units on the entire property and questioned why other information says the project will include 86 single-family and 72 multi-family units. Mr. Carpenter said that was the initial project request, but throughout the process the project has gotten smaller. He said the total proposal is 110 units. Commissioner Imfeld asked if the duplexes are being removed. Mr. Carpenter replied they were not. He reported there would be 17 duplex buildings totaling 34 units and 76 single-family home sites on 29.58 acres. Commissioner Imfeld questioned the Planning Commission
recommendations. Mr. Carpenter said the Planning Commission approved the project as submitted subject to staff’s conditions and added three more conditions. There was a subsequent recommendation to remove the duplexes and increase the lot sizes. This will not have any effect on the item being presented due it being a land use change and a down-zoning from the present land use category.

Attorney Gary Vorbeck, representing Friends of the Ridge, said he does not oppose the land use change; however he does oppose the vacation of easement and project development which will be presented following this item.


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.

Discussion ensued regarding the inability to hear all of the planning issues within the meeting timeframe.

Mr. Shawn McNeil requested Dr. Patton Primary Care South not be continued. He stated the project would take only a couple of minutes to be heard. Commissioner Meadows felt it would be unfair to the others to hear that one and not the rest.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to continue the following Quasi-Judicial items to June 21, 2016 at 5:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida: 5. Martha’s Lane Townhomes Final Order, 6. Holiday Beachside Center, 8. Southern Pines Subdivision, 9. Ridgewalk Subdivision Plat, 10. Electric

Commissioner Imfeld announced his conflict of interest regarding the Grand Boulevard-Hyatt Place request to continue and submitted Form 8B to the clerk.

Motion by Commissioner Chapman, second by Commissioner Jones, to continue Grand Boulevard-Hyatt Place to June 27, 2016 at 9:00 a.m. or soon thereafter to be held at the Walton County Courthouse in DeFuniak Springs, Florida as requested by Mr. Wayne Dyess. Ayes 4, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Abstain, Meadows Aye.

Mr. Carpenter presented Fox Lake Development Easements, a Petition for Abandonment application submitted by Emerald Coast Associates, Inc., requesting the abandonment of existing 33-foot public utility and access easements containing +/- 0.75 acres within the proposed Fox Lake Development site, with a future land use of Neighborhood infill. The project is located on the south side of Fairway Drive approximately ½ mile west of C.R. 393. He requested should the Board approve the abandonment that it do so on the condition it would be effective upon the platting of the proposed subdivision. 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)(Exhibit 3-Staff Emails)

Commissioner Meadows discussed the lack of no deeded access for lots 5, 6, 7, and 10. She asked if the abandonments were approved what would happen to the project. Mr. Carpenter was unsure whether or not the project could move forward. Commissioner Meadows asked about the other lots left which are only accessed by Bunker Place. Mr. Carpenter reported there are easements running north and south to Bunker Place. The easements presented for abandonment
would not be the easements used for access; there is another easement to the east which is closer. Commissioner Meadows voiced concern that lots 5, 6, 7, and 10 would be inaccessible.

Attorney Will Dunaway, applicant representative, submitted a notebook with petitioner exhibits and briefly discussed the exhibits. He briefly discussed the area to be abandoned. He requested the abandonment be approved. *(Exhibit 2-Petitioner Exhibits)*

Chairman Comander asked if there were more than two conditions of approval. Mr. Dyess stated there were only two.

Discussion ensued on the location of the proposed plans' accesses in conjunction with the requested abandonment.

Commissioner Chapman voiced concern with the opposition submitted by Public Works. Attorney Dunaway said their response was standard regarding abandonments. Mr. Jones discussed the reasons for Public Work’s opposition. Attorney Dunaway said the utilities access issues are addressed in the development plan and would be discussed at that time.

Attorney Vorbeck spoke in opposition of the abandonment and discussed storm water problems which exist in that area.

Mr. John Hieser and Mr. Lee Dickerson spoke in opposition of the abandonment citing inaccessibility and storm water issues. Attorney Dunaway questioned Mr. Heiser regarding the inaccessibility and storm water issues.

Mr. Dean Burgis, Emerald Coast Associates-Project Engineer, addressed the north and south access as well as the storm water drainage. Commissioner Meadows asked if the access from Fairway Drive to Allen Loop would be only used for emergency purposes. Mr. Burgis stated the access would be gated and allowances given to the South Walton Fire District and EMS to control and operate the gates in emergency situations.

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Commissioner Imfeld asked about the jutted out section to the north and how it would affect this issue. Mr. Burgis said that that is the 60 foot access easement and it was not included in the Low Density Residential designation. Mr. Carpenter said the reason the connection to Fairway Drive is not shown was due to the connection having no density and no need to change the land use.

Ms. Amanda Shuette and Mr. Tom Schnapp spoke in opposition of the abandonment.

Attorney Dunaway referenced Exhibit-2 Tab 11 which is a copy of the Santa Rosa Ridge Fairway Addition Plat showing an easement between lots 3 and 4 which allows access to the project.

Ms. Mary Nielson spoke in opposition of the project and discussed the drainage issues. She encouraged the Board to review the Tetra Tech drainage study conducted for Fox Lake Drive.

Attorney Vorbeck introduced Mr. Curtis Smith, Innerlight Engineering, who was hired by his clients to review the project.

Attorney Dunaway asked Attorney Vorbeck to identify his clients and state where they reside. Attorney Vorbeck reported Friends of the Ridge are property owners in Santa Rosa Ridge and asked his clients to stand.

Mr. Smith submitted his background and credentials (Exhibit 4-Smith Resume) and discussed the effects approving the abandonments would have on storm water drainage.

Mr. Burgis addressed the drainage concerns raised during public comment. He discussed the pipe sizes which would be used for drainage and stated the sizes have been enlarged upon the request of Public Works. Commissioner Meadows asked if a meeting had been held with Preble-Rish and Tetra Tech to discuss the recommended drainage improvements. Mr. Burgis replied
Preble-Rish had reviewed the project and their comments/questions were taken into account, but he was not familiar with the Tetra Tech recommendation. He felt the drainage to be provided will perform better than the current drainage system. Commissioner Meadows stated there may be a conflict of interest since Preble-Rish performed the drainage analysis for the county and reviewed this project. She requested to review drainage information from other drainage engineers. She also expressed concern with traffic on the smaller roadways.

Attorney Dunaway stated he had no further evidence for the abandonment of the easements. He recommended approval with the set conditions based upon the staff’s recommendations, the Planning Commission’s recommendation of approval, and the competent substantial evidence presented by the applicant.

Commissioner Meadows said the project should have been presented prior to the request for abandonment. She did not feel the issues had been addressed and the assessment should have included the properties surrounding the project.

Chairman Comander voiced concern what drainage/utility needs which may arise in the future.

Commissioner Meadows stated she wanted to hear the information from Tetra Tech, Preble-Rish, and Public Works regarding the storm water drainage recommendations. She did not feel there was enough information.

Attorney Davis said the Board could choose to continue to allow time to hear from the engineering consultants or the project could be denied and restarted.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to deny Fox Lake Development Easements Petition for Abandonment. Ayes 5, Nays, 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. (Exhibits: Staff Report-1; Petitioner Exhibits-2;
Mr. Dyess announced without the approval of the abandonment the Fox Lake Residential Development Order current plan does not meet the conditions.

Attorney Davis said the applicant does have the right to move forward without the abandonment; however the current renderings are based upon the abandonments being approved. Attorney Dunaway questioned if the Board would issue Findings of Fact on the vote. Attorney Davis said he would draft the appropriate order. Discussion continued on whether the applicant could go forward without the abandonment. Attorney Dunaway said the applicant would consider its options after reviewing the Findings of Fact. Commissioner Meadows recommended Mr. Burgis meeting with all the engineers to discuss all the drainage facts. Attorney Davis announced this was not a continuance and should the applicant decide to go forward with the project then it must be re-applied and re-advertised.

There being no further items to discuss, the meeting was adjourned.

Approved: [Signature]
Sara Comander, Chairman

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