

## JUNE 27, 2016 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on June 28, 2016 at 9:00 a.m. at the Walton County Courthouse in DeFuniak Springs, Florida.

The following Board members were present: Commissioner Sara Comander, Chairman; Commissioner Cecilia Jones, Vice-Chairman; Commissioner W. N. (Bill) Chapman; and Commissioner Bill Imfeld. Mr. Larry Jones, County Administrator, and Attorney Mark Davis, County Attorney, were also present.

Chairman Comander recognized Mr. David Kramer for his dedicated service on the Code Enforcement Board and the Planning Commission over the years. Mr. Kramer thanked the Board for the opportunity to serve.

Chairman Comander called the meeting to order.

Mr. Jones advised the Board of a vacancy on the Board of Adjustments needing to be filled quickly and asked the commissioners to bring back names at the next meeting for consideration.

Motion by Commissioner Imfeld, second by Commissioner Jones, to approve the agenda with the following revisions. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

1. Addition:

Under Administration:

- 9. Update on Harrell and Head Property at Eastern Lake
- 10. Discussion on Oyster Lake Outfall

Under Administration/OMB

3.2 Request to approve the use of budgeted contingency funding not to exceed \$50,000 for repairs to the Mossy Head Waste Water Treatment Plant

Mr. David Kramer spoke about property near beach parking accesses under consideration for purchase by the county. He asked the commissioners to either turn the offer down or negotiate the price in half. He felt the property is not worth the asking price.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to approve the Consent Agenda as follows. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

1. Clerk Items:

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

	Total	WM	Grand Total
General Fund	\$ 429,492.77		
County Transportation	\$ 397,730.55		
SHIP	\$ 195,031.00		
Fine & Forfeiture	\$ 2,205,163.48		
Section 8 Housing	\$ 773.58		
Tourist Dev. Council	\$ 538,884.22		
N.W. Mosquito Control	\$ 1,593.79		
Recreation Plat Fee	\$ 306.76		
Solid Waste Enterprise	\$ 268,257.47	\$ (262,945.78)	
Bldg Dept/Enterp. Fund	\$ 632.87		
Daughette Subdivision	\$ 13,022.98		
Four Mile Village/Leisure Lake MSBU	\$ 11,896.82		
Capital Projects Fund	\$ 554,756.76		
Mossy Head Ind. Park	\$ 11,422.86		
Infrastructure Improvements	\$ 117.34		
Stormwater Drainage	\$ 78,778.80		
<b>Totals</b>	\$ 4,707,862.05	\$ (262,945.78)	\$ 4,444,916.27

2. Approve the Minutes of the June 8, 2016 Workshop and the June 14, 2016 Regular Meeting

2. Administrative Items:

3. Budget Amendment Resolutions/Transfers:

1. Request a budget transfer in the amount of \$122,685 from the Fire Rescue Buildings account to purchase capital machinery & equipment

4. Agreement/Contracts:

1. Request to approve and authorize the Chairman to sign the contract with CivicPlus for the design and maintenance of Civic HR in the amount of \$5,163.00
2. Request to approve and authorize the Chairman to sign a sub-grant agreement with the Florida Division of Emergency Management (FDEM) for the award of \$5,700.00 of funding from the Federal Emergency Management Agency's Emergency Management Performance Grant program
3. 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
4. Request to approve and authorize the Chairman to sign the contract amendment request to grant number S1656 for the Darlington School/Community Center Restoration Phase I
5. Request to award, approve, and authorize the Chairman to sign Contract No. 016-011 for Consulting Services for the pre & post monitoring of NRDA Artificial Reef Projects with CB&I Environmental & Infrastructure in the amount of \$52,076.45
6. Request to approve and authorize the Chairman to sign the Memorandum of Understanding between Walton County and South Walton Artificial Reef Association, Inc. (SWARA, Inc.) identifying SWARA, Inc. as the County's Coordinator for all Natural Resource Damage Assessment (NRDA) artificial reef deployment activities
7. Request to approve the assignment of Preble-Rish, Inc. agreements with Walton County to Dewberry Engineers, Inc. d/b/a/ Dewberry/Preble-Rish
8. Request to approve and authorize the Chairman to sign the Exercise of First Option to Renew Contract 015-011 for one additional year with Jones, Lang, LaSalle Americas, Inc. for Strategic Planning
9. Request ratification of the signed Artist of the Year agreement
10. Request to approve and authorize the Chairman to sign Amendment No. 1 to the 2016-2017 Automatic/Mutual Aid Agreement with Liberty Volunteer Fire District, Inc.
11. Request to approve and authorize the Chairman to sign the Fiscal year 2015-2016 Mosquito Control Contract Amendment with Florida Department of Agriculture and Consumer Services for additional funding
12. Request to approve and authorize the Chairman to sign the Interlocal Agreement with South Walton County Mosquito Control District for Ingress, Egress, and Indemnification for the purpose of assisting in the maintenance of roadside ditches as part of its mosquito control program
13. Request to approve the reappointment of Dr. James Howell as EMS Medical Director for a period of two years with a stipend of \$1,500.00 per month

5. Expenditure Requests:

1. Request to approve redesign of website and the expenditure of \$1,200.00 for the training of the new online web system
  2. Request to purchase a gate operator for the south side of Purchasing Department Building in an amount not to exceed \$4,463.00
  3. Request approval to replace the AC unit at the TDC Administration Building in an amount not to exceed \$6,373.00 and approve the transfer of \$6,373.00 from the TDC Administration Repair & Maintenance account to the TDC Administration Buildings account
6. Grant Applications:

Commissioner Chapman announced his conflict regarding the Waste Management EAL's and submitted Form 8B to the Clerk.

Motion by Commissioner Jones, second by Commissioner Imfeld, to approve the Waste Management EAL's in the amount of \$262,945.78. Ayes 3, Nays 0. Comander Aye, Jones Aye, Chapman Abstained, Imfeld Aye.

Mr. Larry Jones presented an update and requested direction regarding the appraisal received for the two parcels which adjoin the Health Department. The asking price of \$159,000 exceeds the appraisal of \$130,000. Commissioner Jones asked staff to renegotiate the price with the owner.

Mr. Jones presented updates and requested direction on the following properties located on U.S. 331 at the north shore of the Choctawhatchee Bay. The property is listed at \$250,000 which is substantially higher than the appraised value. Commissioner Jones suggested offering \$50,000. Discussion occurred regarding the poor condition of the building and dock located on site, both of which would need to be torn down. Commissioner Imfeld concurred with offering \$50,000.

Mr. Jones presented information relating to the parcel across U.S. Highway 331 from the previous property discussed. The property (approximately 2 acres) has a beach area and is currently listed for \$825,000.

Motion by Commissioner Chapman, second by Commissioner Imfeld, to obtain an appraisal of the property on the west side of U.S. Highway 331. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Mr. Jones presented information regarding four additional parcels adjacent the bay front property. The owner is willing to sell and asked the county to make an offer. Commissioner Chapman asked about an access point. Mr. Jones confirmed there is an access and stated there is also a county easement nearby which may allow for a boat ramp and parking.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to obtain an appraisal on all four parcels. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Motion by Commissioner Chapman, second by Commissioner Jones, to approve to move the August 9, 2016, 4:00 p.m. Regular Meeting from the south Walton Courthouse Annex to the Walton County Courthouse in DeFuniak Springs and move the August 23, 2016 9:00 a.m. Regular Meeting from the Walton County Courthouse in DeFuniak Springs to the south Walton Courthouse Annex due to the Supervisor of Elections utilizing the Boardroom in DeFuniak Springs for Early Voting the week of August 20-27, 2016 as presented by Mr. Jones. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Mr. Rick Wilson and Mr. Jed Sconiers appeared before the Board to address the issues relating to the phone system provided by CenturyLink. In an attempt to fix the problem for the county Mr. Wilson asked the Board to change to CYSKO which is on state contract and would be a \$400.00 per month increase. He asked if the Board would like to lease or purchase the phones. A lease is \$4.00 per phone but they are covered if there are any problems. Mr. Wilson

presented both lease and purchase costs for review. Mr. Imfeld stated the lease option makes most sense to him with replacement costs and technology changes.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to authorize a change from the current Hosted VOIP provider to ITS Networks under a lease option. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Mr. Jones presented an update on the Choctawhatchee Beach Mouse permitting process. Florida Fish and Wildlife will be removing the state parks and the remaining coastal property will be divided in two zones. One zone will allow construction with an agreement and certain conditions. The county will not be responsible for enforcing those conditions. The most critical habitat will require a permitting process, but is on a smaller scope. There will be some areas Fish and Wildlife staff will review for permitting. However, that will not require a two year process.

Motion by Commissioner Imfeld, second by Commissioner Jones, to approve making improvements to the county owned parcel at the corner of Moll Drive and U.S. Highway 98 including installation of a fence, landscaping, irrigation well, and a security camera at a total cost not to exceed \$44,000 as presented by Mr. Jones. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Ms. Dede Hinote, Assistant County Administrator, stated she held a meeting for all Walton County Funeral Home Directors to discuss indigent burial and only one Director showed up. She presented for consideration a resolution establishing a policy and procedure for both cremation and final disposition of the indigent and unclaimed bodies in Walton County. She also discussed an agreement provided by the county to all funeral homes allowing them to receive payment for services rendered for indigent services upon submittal of an invoice.

Motion by Commissioner Jones, second by Commissioner Imfeld, to adopt a Resolution (2016-41) establishing policy and procedure regarding cremation and final disposition services for indigent and unclaimed deceased persons. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Ms. Hinote stated documentation would be required to show the deceased are Walton County residents. She further commented a funeral home would only receive payment for their services if they sign the agreement being provided. Discussion also followed regarding who contacts the funeral homes to pick up the deceased.

Ms. Hinote presented the agreement that will be provided to the funeral homes which provides direction for residency requirements and federal poverty guidelines. If they do not sign the agreement, they will not be paid for services rendered for indigent burial. Commissioner Chapman recommended staff communicate this issue with law enforcement

Motion by Commissioner Jones, second by Commissioner Imfeld, to approve and authorize the Chairman to sign a letter of agreement with each funeral home in Walton County for payment of cremation and final disposition of indigent/unclaimed deceased persons as presented. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Mr. Jones presented information relating to the Harrell Head property at Eastern Lake. The owner is now asking \$925,000 and asked for direction. Commissioner Chapman felt the price is too high and suggested offering \$850,000 as the final offer.

Motion by Commissioner Chapman, second by Commissioner Jones, to offer \$850,000 as the final offer for the Harrell Head property. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Mr. Chance Powell, Public Works, addressed the commissioners regarding Oyster Lake stating the lake rose above sea level and overflowed causing the wall to fall and the bridge to be in jeopardy causing the need for repairs. Mr. Powell spoke with the contractor and they are considering a retaining wall from the existing 30A bridge and up the south side of the channel. Repair costs will be approximately \$250,000. He commented on the safety issues and stated 30A is in jeopardy. Mr. Powell stated the work would need to be contracted out. Attorney Davis advised this would need to be declared as an emergency.

Motion by Commissioner Chapman, second by Commissioner Imfeld, to declare the damages to the retainer wall and bridge on CR 30A at Oyster Lake as an emergency situation and in need of repair. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Commissioner Imfeld questioned funding for the project. Ms. Melissa Thomason, Finance Director, stated there are contingency funds available in Public Works for the repairs.

Motion by Commissioner Imfeld, second by Commissioner Jones, to approve expenditures from Public Works contingency funds for the necessary repairs. Commissioner Chapman questioned if this was part of the scope of work when Oyster Lake Bridge was replaced and if it was constructed pursuant to the specifications. Mr. Powell stated it was. Commissioner Chapman voiced concern with how the water got in. Mr. Powell stated the water got in underneath through the channel causing the material to fall out. Mr. Cliff Knauer stated the wall was only designed to be exposed about 3 feet. In April 2014 the county experienced a disaster with a 100 year storm event and Oyster Lake outfall lost 2200 cubic yards of sand. The wall is exposed eight to nine feet high which should not have occurred and the channel was never stabilized. Mr. Knauer explained how it would be rebuilt to prevent this from occurring



again. These repairs will be made after turtle season in November. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Commissioner Imfeld recognized Mr. Terry Robinson for 22 years of service to the county at Mosquito Control and thanked him for his service.

Commissioner Imfeld also recognized Mr. Raymond Spencer for 37 years of service to the county working as part of the District 3 Road Crew.

Mr. Chance Powell presented an update regarding Alaqua Drive and presented a traffic count report. He stated there was not enough traffic at that location to warrant multi-way stops and recommended not going forward with the multi-way stop signs. He stated he also recorded the speed of traffic with posted speed limits of 25 mph north of Don Blizzard Road and 15 mph south of Don Blizzard Road. He found 85% of the traffic north of Don Blizzard Road was recorded going 38-40 mph and south of Don Blizzard Road was 27-33 mph. He further recommended increasing the speed back to 35 mph north of Don Blizzard and 25 mph south of Don Blizzard Road.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to accept the report for discussion. Commissioner Imfeld felt the engineer's recommendation should be accepted. Commissioner Chapman clarified the changes would be no three-way stop, 35 mph north of Don Blizzard Road to Highway 20 and 25 mph south of Don Blizzard Road to the bay. Mr. Powell recommended 35 mph from Highway 20 to Don Blizzard Road, 25 mph from Don Blizzard Road to Thelma Road and 15 mph from Thelma Road to the bay. Commissioner Jones requested a policy be brought back to help unite communities. Attorney Davis asked Mr. Powell if he was comfortable with the recommended changes being reasonable and in conformity with

DOT's criteria; he stated he was comfortable. The commissioners agreed to leave the current signage in place.

Ms. Tammy Levins appeared before the Board presenting a portion of the report showing 589 vehicles; 130 (25%) were going the speed limit and 380 (75%) going above the posted speed limit. The second report shows 522 vehicles with 81 (13%) going the speed limit and 508 (85%) speeding. She also presented a list of individuals who signed the petition and do not reside on the road. She stated she has video of people destroying the traffic counters and she is concerned for the safety of the children.

Commissioner Jones questioned Mr. Powell regarding speed limits and how fast they were going. Mr. Powell stated some were going over 60 mph.

Mr. Vincent Wilder stated he signed the petition and has witnessed the speeding first hand. He felt the entire situation needed to be looked at when establishing a speed limit.

Mr. Charles Glen stated his property is on Alaqua Drive and spoke against the statement regarding people who signed the petition did not live on the road. He has property there but does not reside there, but visits daily and he has not seen any problems on the road.

Ms. Eda Busby lives on Ruth Road and stated they have a quiet neighborhood and thanked the board for working through this issue.

Mr. Becky Haney recommended going by the data presented and stated everyone on her petition lives on the road. She asked the commissioners to take the recommendation of the Engineer and Florida Statutes. She is concerned with safety, but felt the information is being misrepresented.

Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye. Commissioner Jones asked the community members to communicate with each other to provide better solutions to the problem.

Motion by Commissioner Jones, second by Commissioner Chapman, to approve earmarking the remaining funds allocated for Helen McCall Park improvements for design, permitting, and construction of a new press box/concession stand adjacent to the football field. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Mr. Jones presented RFQ 016-026 Professional Engineering Services for continuing services. The current contracts expire soon. He stated 14 responses were received for review. Chairman Comander recommended Public Works review the responses and bring the top four or five back. Commissioner Jones suggested the county contract with four firms rather than the three due to the workload.

Mr. Jones stated staff would prefer the commissioners hold a meeting where all 14 submittals are presented for each commissioner to review and provide their top four or five choices. A public meeting would then be held for presentations by the firms selected for the commissioners to decide on the top five to seven firms that meet the qualifications necessary for the county's needs. Attorney Davis reminded the Board that scoring/ranking would have to be done in a public meeting.

Motion by Commissioner Jones, second by Commissioner Imfeld, to approve for the commissioners to review and rank all 14 submittals by the engineering firms and narrow the list to the top five to seven firms selected for interviews at which time the county will contract with the top four. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Mr. Jones presented RFQ 016-024 Engineering Services for C.R. 395N Road Construction. Six submittals were received and need to be ranked for qualifications and selections.

Motion by Commissioner Chapman, second by Commissioner Jones, for staff to vet the submittals to the top three and present to the commissioners for selection. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to approve for staff to re-advertise a RFP 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 located approximately 0.66 nautical miles offshore of Grayton Beach State Park in the Gulf of Mexico at the approximate depth of 58 feet as presented by Mr. Jones. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Commissioner Chapman questioned why there were no responses for this project. Ms. Melinda Gates stated there was one contractor who attempted to bid, however he did not make the deadline, but would most likely resubmit. She stated the short time frame to deploy is difficult.

Mr. Chance Powell requested authorization to apply for the FDOT Service Development Grant for Public Transportation and allowing West Florida Regional Planning Council to assist in writing the grant.

Motion by Commissioner Chapman, second by Commissioner Jones, to approve submitting a letter of intent FDOT. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Motion by Commissioner Imfeld, second by Commissioner Chapman, approving expenditures from budgeted contingency funding not to exceed \$50,000 for repairs to the Mossy Head Waste Water Treatment Facility. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye. Mr. Jones advised the damage was from a lightning strike and insurance would be filed.

Motion by Commissioner Chapman, second by Commissioner Jones, to approve to hold a tentative Budget Hearing for the FY 2017 Budget on September 12, 2016 at 5:01 p.m. in the Walton County Courthouse Annex in Santa Rosa Beach, FL and to hold the Final Budget Hearing on September 26, 2016 at 5:01 p.m. in the Walton County Courthouse in DeFuniak Springs, FL. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Mr. Jay Tusa, TDC Executive Director, requested direction regarding four available parcels located on C.R. 30A and Woodward Drive for parking and regional beach access. The property is 1.1 acres, 220 ft. of beach front property and ideal for regional beach access. The property north of C.R. 30A is 0.52 acres and the agent has presented a proposal showing approximately 50 parking spaces could be constructed on each side of C.R. 30A. The building could possibly be used as an event venue. Mr. Tusa stated an appraisal would be needed. Mr. Jones stated this issue was presented at the last meeting for a development order. The price for all four parcels is \$7.5 million and the two parcels north of C.R. 30A is \$1 million. The property just north of CR 30A is \$600,000 and the parcel north of that is \$400,000. The four parcels on the gulf front would need to be purchased as a package. Attorney Davis stated the parcels on the north side are within 300 feet of the coastal dune lake and currently has restrictions (25% rule) limiting what it could be used for.

Motion by Commissioner Imfeld, second by Commissioner Jones, to proceed with obtaining appraisals for all of the parcels presented and present back to the board. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye. Mr. Tusa stated the house is in fair shape and TDC will consider the best use of the property after appraisals are received.

Mr. Tusa stated a new zip code (32461) is being implemented for Rosemary at Inlet Beach, Watersound, and Seacrest and would be effective July 1<sup>st</sup>.

Chairman Comander called to order the Public Hearing to consider a request to approve a resolution amending the FY2016 Budget to bring forward \$73,000 in reserves for the Muscogee Nation of Florida.

Motion by Commissioner Chapman, second by Commissioner Imfeld, to open the Public Hearing. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Ms. Thomason presented a resolution amending the FY2016 Budget to bring forward \$73,000 in reserves for the Muscogee Nation of Florida from the BP settlement. The funds will be leveraged against a \$30,000 grant with Engineers Without Borders and a \$600,000 grant with the Administration of Native American.

Motion by Commissioner Chapman, second by Commissioner Jones, to adopt a Resolution (2016-42) amending the FY2016 Budget to bring forward \$73,000 in reserves for the Muscogee Nation of Florida. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Motion by Commissioner Chapman, second by Commissioner Imfeld, to close the Public Hearing. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Commissioner Jones announced Mr. Tim Norris resigned from the Design Review Board and Ms. Donna Johns has shown interest in serving. She requested this item be placed on the next agenda for approval. Commissioner Jones wished everyone a happy 4<sup>th</sup> of July.

Chairman Comander stepped down as Chair and requested approval to earmark \$35,000 from the Vessel Registration Fees for the Mack Bayou Boat Ramp.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve earmarking \$35,000 from the Vessel Registration Fees for the Mack Bayou Boat Ramp.

Ms. Thomason advised there is \$38,425 in the fund. Additional funds are available in the Conservation/Preservation Account.

Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Chairman Comander resumed her position as Chair.

Chairman Comander stated the Choctaw Park is complete and Boundary Line Road has now been paved. A ribbon cutting ceremony will be held on July 18<sup>th</sup> at 10:00 a.m. and she invited everyone to attend. She also requested to solicit bids for security cameras for Choctaw Park.

Chairman Comander stepped down as Chair.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve allocating funds in the amount of \$3,800 from District 4 Recreational Plat Fees for security cameras at Choctaw Park. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye.

Chairman Comander resumed her position as Chair.

Chairman Comander announced the Fourth of July Fireworks schedule stating the event will be held at the Wee Care Park due to the height of water in Lake DeFuniak.

Mr. Chester Carter discussed the Azland Recycling Center and requested the Board continue the protection of the citizens' environmental health as recorded in the Memorandum of Agreement between the county and Azland I, LLC. He objected to the project going in near his home due to leaching. He voiced concern that a limited budget would determine the quality of liner and voiced concern with future leaching.

Ms. Tammie Levins thanked the commissioners for the consideration they have given to the Alaqua Drive issue.

Mr. Charles Glen asked the commissioners to bring back the dumpster for use by those in Choctaw for construction debris. Chairman Comander stated the dumpsters were used for items that did not belong in them causing the need for them to be removed. Commissioner Chapman stated he would look into the situation.

The meeting briefly recessed at 10:40 and reconvened at 11:00 a.m.

Mr. Mac Carpenter, Planning Manager, presented for final hearing the Kaiya Planned Unit Development (PUD) Overlay Ordinance, an ordinance amending Section 2.06 of the Walton County Land Development Code (LDC) to adopt the Kaiya PUD Conceptual Master Plan as an Overlay District; 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 Jones, to adopt an Ordinance **(2016-18)** approving the Kaiya PUD Conceptual Master Plan as an Overlay District. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye. There were no public comments.



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 are to be submitted to the clerk.

Commissioner Imfeld recused himself, submitted Form 8B and exited the meeting.

Ms. Renee Bradley, Sr. Planner, presented Grand Boulevard Building T, a major Development Order application submitted by Innerlight Engineering, Inc. requesting approval of a 38,560 square foot general commercial building. The project is on a 1.83 Parcel with a future land use of Coastal Center. The project is located on the south side of Grand Boulevard, east of Baytowne Lane and west of Sandestin. 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)**

Mr. Jim Martelli, P.E. for Innerlight Engineering Corporation, appeared before the Board stating this project is the mirror image of a project previously approved by the Board. He also spoke about project compliance and stated the project meets the Comprehensive Plan, Land Development Code, and Sandestin DRI requirements.

Attorney Davis questioned the remaining square footage. Ms. Bradley stated there were 42,414 remaining square feet.

Ms. Susan Paladini appeared before the commissioners representing neighboring property owners of the proposed project. Ms. Paladini spoke about storm water, flooding and parking issue.

Mr. Martelli stated the storm water runs north on this entire parcel which will prevent it from running into the coastal dune lake. He also stated parking requirements have been met by adding the additional parking garage.

Motion by Commissioner Jones, second by Commissioner Chapman, to approve Grand Boulevard Building T. Ayes 3, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Abstained. **(Exhibit 1: Staff Report) (Form 8B: Imfeld)**

Ms. Bradley presented Grand Boulevard-Hyatt Place a Major Development Order application submitted by Innerlight Engineering, Inc. requesting approval to build an 84 unit hotel on +/- 1.69 acres with a future land use of Coastal Center. The project is located on the north side of Grand Boulevard, east of Baytowne Lane and west of Sandestin Lane. 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)**

Ms. Bradley presented an email regarding one outstanding technical review comment from South Walton Utilities which states they are working with the Howard Group to resolve their issues. A parking agreement will be recorded in official records as a condition to the Development Order to account for hotel parking due to two entities being involved. The agreement will ensure the parking will go with the hotel in the event the hotel is ever sold.

Commissioner Imfeld announced his conflict of interested and submitted Form 8B to the clerk.

Mr. Martelli, representing The Howard Group, spoke about the project and stated he is working with the neighbors on the storm water management concurrency and explained how they revised the plans to deal with storm water. All other conditions have been met.

Ms. Susan Paladini asked if there would be access to the beach through the Sandestin Resort. She also questioned the issue of height with this project being seven stories. Ms. Bradley stated Grand Boulevard has approval for a 14 story hotel based on like-kind transfer language

approved by a previous Planning Director. Based on a legal opinion they are also vested for height based on the previous determination thereby allowing 50 feet. Mr. Martelli stated there is no agreement for the Grand Boulevard facilities to utilize the beach and will be required to use a public access.

Motion by Commissioner Chapman, second by Commissioner Jones, to approve Grand Boulevard-Hyatt Place with conditions as stated. Ayes 3, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Abstain. **(Exhibit 1: Staff Report) (Form 8B: Imfeld)**

Commissioner Imfeld returned to the meeting.

Ms. Bradley presented Azland Recycle Center a/k/a Azland Class III Landfill a Major Development Order application submitted by Preble-Rish, Inc. requesting approval of a four (4) phased master plan development of a lined C & D Landfill with a 35,000 square foot metal building to be used to recycle materials. The project is on 132.95 acres with a future land use of Industrial. The project is located 2 miles down Rock Hill Road and then northeast onto Ed Brown Field Road. Ms. Bradley presented the conditions of approval. 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 spoke about Mr. Carter's concerns relating to the liner. Mr. Cliff Knauer, engineer for the applicant, addressed Mr. Carter's concerns stating DEP takes clean drinking water very serious. This is the first Class III landfill constructed that will include a liner according to DEP's new regulations. He presented a piece of 60 mil liner showing what is required by DEP and what will be used for this project. Mr. Jones asked Mr. Knauer to address Leachate collection. Mr. Knauer spoke about the site selection and what is known as a confining unit located between where the waste goes and the surface of the drinking water aquifer. He

spoke about the permeability of the soil stating it will perk about 1” per year and will take approximately 1500 years for any leakage to reach the ground water table. Boring and monitor wells have been installed. He explained the four phases of the project and stated they are expecting a 25 year buildout.

Mr. Lee Perry addressed the Board stating the Class III landfill is a step above a C&D facility that will accept treated lumber, furniture and white goods. Monitoring will be conducted 30 years after closure of the landfill. He stated the 140 acres to the east was purchased and will be used as a buffer. The leachate pipe drains through a series of lined ponds and final testing will be done in the last pond by DEP.

Mr. Thomas Hicks stated he owns property on the north side, east side, and south side of the proposed landfill. Mr. Perry has reconstructed the road leading into his house increasing the buffer. He sated he will be applying for a LSA in order to construct a lake.

Mr. Vincent Wilder, General Manager for Disposal Services, stated his company hauls approximately five million cubic feet of debris to current landfills and approximately 75% comes from south Walton. Mr. Wilder stated there is a huge need for this facility and feels the location will provide the least detriment to everyone.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to approve the Development Order Application for the Azland Recycle Center a/k/a Azland Class III Landfill with the conditions as stated. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye. **(Exhibit 1: Staff Report)**

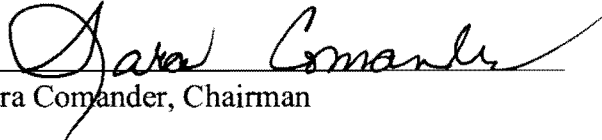
Mr. Mac Carpenter, Planning and Development, presented the Walton County C.R. 395/30A Abandonment submitted by Walton County consisting of 0.138 acres of right-of-way with a future land use of Residential Preservation. The project is located on the southeast corner

of the intersection of C.R. 395 and C.R. 30A. The project is part of a land swap for property on the north side of C.R. 30A for intersection improvements. 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)** Attorney Vorbeck will be preparing a deed for the county immediately.

Mr. Carpenter stated the recommendation included moving the bike path to the south side of C.R. 30A but is not consistent with the previous agreement the commissioners entered into.

Motion by Commissioner Chapman, second by Commissioner Imfeld, to adopt a resolution **(2016-43)** approving the Walton County C.R. 395/30A Abandonment with staff comments and the bike path being located on the north side of C.R. 30A as previously approved. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye. **(Exhibit 1: Staff Report)**

There being no further items to present, the meeting was adjourned at 11:37 a.m.

Approved:   
Sara Comander, Chairman

Attest:   
Alex Alford, Clerk of Court and County Comptroller