

## **JULY 12, 2016 – REGULAR MEETING**

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on July 12, 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.

Mr. Jones presented two deletions to the agenda and reported bids had been received for ITB 016-014 Western Lake Pedestrian Bridge Improvement Phase I. There were issues with the financials of the lowest bidder and the second lowest bidder was being considered. The State intervened and requested to review the process to insure the right choice was made. He asked the two following items be removed from the agenda:

1. Deletion: TDC-Request to award ITB 016-014 Western Lake Pedestrian Bridge Improvements Phase I to North Florida Construction, Inc. in the amount of \$1,477,265.00
2. Deletion: Request to approve and authorize the Chairman to sign the contract with North Florida Construction, Inc. for the Western Lake Pedestrian Bridge Phase I in the amount of \$1,477,265.00

Commissioner Meadows questioned how long it would take for the State to review the process and said the citizens are asking why it is taking so long to get the project done. Chairman Comander suggested the citizens contact the State with their concerns regarding the delay. Mr. Jay Tusa, TDC Executive Director, said he had spoken with Mr. Buddy Wright, Public Works, and was informed it should take two to three weeks. Mr. Jones said staff would contact the State to see if the review could be expedited.

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

There were no public comments regarding items on the agenda.

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

1. Clerk's Items:

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

Fund Accounts	Fund Totals	Waste Management
General Fund	\$ 1,400,635.40	
County Transportation	\$ 324,098.16	
SHIP	\$ 10.00	
Fine & Forfeiture	\$ 16,953.76	
Section 8 Housing	\$ 147,823.00	
Tourist Dev. Council	\$ 198,131.92	
N.W. Mosquito Control	\$ 3,007.73	
W. Co. Library	\$ 5,976.76	
Solid Waste Enterprise	\$ 385,551.01	\$ (361,776.31)
Bldg Dept/Enterp. Fund	\$ 810.42	
Mossy Head Ind. Park	\$ 1,822.00	
Infrastructure Improvements	\$ 850.00	
Stormwater Drainage	\$ 50,892.50	
Totals	\$ 2,536,562.66	\$ (361,776.31)
<b>Grand Total</b>		<b>\$ 2,174,786.35</b>

2. Approve Minutes of the June 21, 2016 Workshop, June 21, 2016 Land Use Hearing, and June 27, 2016 Regular Meeting

2. Administrative Items:

1. Request to approve a **Resolution (2016-44)** authorizing the First Amendment of the Small County Outreach Program Agreement ARK18 with the Florida

Department of Transportation regarding the limits of the project to be modified to the paving of Walton Bridge Road from south of Doctor's Road to Rock Hill Road

2. Request to approve the revised Local Housing Assistance Plan (LHAP) covering Fiscal Years 2016-2017, 2017-2018, and 2018-2019
3. Request to approve and authorize the Chairman to sign the 2016-2017 SHIP Funding certification
3. Budget Amendment Resolutions/Transfers:
  1. Approve a **Resolution (2016-45)** amending the FY 2015-2016 budget in the Solid Waste Fund for unanticipated grant revenue from Florida Department of Environmental Protection in the amount of \$90,909.00
4. Agreements/Contracts:
  1. Request to approve the First Amendment to the State of Florida Department of Transportation Small County Outreach Program Agreement for the paving of Walton Bridge Road
  2. Request to approve to authorize the Chairman to sign modification #3 to Subgrant Agreement 15-DS-P4-01-76-01-457 to extend the grant period to end on July 21, 2016
  3. Request to approve Change Order No. 1 to Contract 016-016 for C.R. 181C SCOP Improvement Project with Roberts and Roberts, Inc.
  4. Request to approve and authorize the Chairman to sign the 2015-2016 Small County Consolidated Solid Waste Grant Agreement with Florida Department of Environmental Protection for the award of \$90,909.00
  5. Request to approve and authorize the Chairman to sign the State funded Emergency Management Preparedness and Assistance Grant Agreement (EMPA contract #: 17-BG-83-01-76-01-073)
  6. Request to approve and authorize the Chairman to sign the Emergency Management Performance Grant (EMPG) agreement #: 17-FG-01-76-01-140
  7. Request to approve and authorize the Chairman to sign the contract with Turner Public Relations, Inc. for public relations services
  8. Request to approve and authorize the Chairman to sign the State of Florida Communications Services Tax Agreement for Access to Confidential State Tax Information
  9. Request to approve and authorize the Chairman to sign the Exercise First Option to Renew the contract with Alaqua Animal Refuge, Inc. for management of the dog off-leash play area (Bark Park/Alaqua Unleashed)
5. Expenditure Requests:
  1. Request approval to purchase two Dell Latitude 14 Rugged 5414 laptop computers for the two recently approved code enforcement positions
6. Grant Applications:

1. Request to approve submission of a grant application for the FY 2017 Citizen Corps Program Sub-grant from Volunteer Florida (VF) under the Florida Division of Emergency Management (FDEM) and the U.S. Department of Homeland Security (DHS): Federal Emergency Management Agency (FEMA)
2. Request to approve submission of a grant application for the FY 2017 Community Emergency Response Team (CERT) Program Sub-grant from Volunteer Florida (VF) under the Florida Division of Emergency Management (FDEM) and the U.S. Department of Home Land Security (DHS): Federal Emergency Management Agency (FEMA)

Commissioner Chapman announced his conflict regarding the Waste Management Expenditures and submitted Form 8B to the clerk.

Motion by Commissioner Imfeld, second by Commissioner Jones, to approve the Waste Management Expenditure Approval List (EAL) in the amount of \$361,776.31. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Form 8B: Chapman)**

Motion by Commissioner Jones, second by Commissioner Chapman, to accept Ms. Sudelle Wilkerson's resignation from the Contractor's Competency Board and appoint Mr. Bob Hoke as her replacement as requested by Mr. Jones. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Jones discussed the selection process for RFQ 016-026 Professional Engineering Services firms. He stated the current contracts will be expiring within the next couple of months. There were 14 responses to the RFQ and were submitted to the Board for review. Commissioner Meadows said she had not received her copies of the responses. Mr. Jones asked the Board to review the responses and asked how many they wished to select for consideration. Commissioner Chapman suggested four firms should be hired to cover the county's needs. Chairman Comander suggested interviewing six firms and to select the top four. Mr. Jones asked the Board to review the responses and submit their top six firms. He asked to revisit this issue later in the meeting.

Mr. Jones requested approval of a **resolution (2016-47)** relating to the provision of fire rescue services, facilities, and programs in the Walton County Fire Rescue Municipal Service Benefit Unit (MSBU). There are no changes being recommended with the exception of the inclusion of the City of Freeport. The inclusion will allow the city to participate in the collection of the fees.

Motion by Commissioner Chapman, second by Commissioner Jones, to adopt **Resolution 2016-47** Preliminary Rate Resolution for Fire Rescue MSBU. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Jones requested direction to schedule a date and time to interview the top three engineering firms for RFQ 016-024 Engineering Services for C.R. 395 N road reconstruction and addition of multi-use path. He referred back to the previous issue regarding the selection of six engineering firms associated with RFQ 016-026 and said the three being requested will be for the C.R. 395 N project only. Mr. Jones said there would be a total of nine different presentations and asked if the Board wished to hold a special meeting to hear all nine presentations. Discussion ensued regarding the date and time of the presentations.

Motion by Commissioner Chapman, second by Commissioner Jones, to schedule a Special Meeting to hear presentations for RFQ 016-026 on August 9, 2016 at 3:00 p.m. to be held at the Walton County Courthouse in DeFuniak Springs, FL. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

The Board concurred to hear the presentations for RFQ 016-024 during the Regular Meeting to be held on August 9, 2016 at 4:00 p.m. at the Walton County Courthouse in DeFuniak Springs, FL.

Motion by Commissioner Chapman, second by Commissioner Jones, to approve to advertise for construction bids for C.R. 183N Kidd Road Small County Road Assistance Program (SCRAP) improvement project as requested by Mr. Jones. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Jones, second by Commissioner Chapman, to approve to advertise for construction bids for Walton Bridge Road from south of Doctor's Road to Rock Hill Road upon receipt of Notice to Proceed by FDOT as requested by Mr. Jones. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Imfeld, second by Commissioner Meadows, to adopt **Resolution 2016-46** approving the establishment of the South Walton TIF percentage (28.23%) for the 2017 Fiscal Year as presented by Ms. Melissa Thomason, County Finance Manager. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Jay Tusa, TDC Executive Director, stated Mr. Dan Fenton, of Jones Lang LaSalle, would be presenting information regarding the Governance Model of the TDC Strategic Plan. He said the Governance Plan is the first stage of the Strategic Plan. Mr. Tusa reported it would take two to four months to go through the process of implementing the first stage.

Mr. Fenton briefly discussed the changes to the components of the TDC governance approach implemented after discussion during the April 12, 2016 Workshop. He discussed the size, makeup and terms of service of the TDC Board. Mr. Fenton reviewed the council's attendance, duties, functionality, and nominating process. He stressed the need for the TDC to have an internal communication plan to effectively address and present issues which have been raised. He recommended approval of the redefined TDC roles and responsibilities.

Commissioner Jones commended the TDC Council for their dedication.

Mr. Fenton said upon approval, confirmation of commitment to the redefined roles and responsibilities would be required from the current TDC; open TDC positions will be posted, and the new responsibilities would be implemented immediately. Chairman Comander said these standards should apply to all county boards. She recommended including a requirement to attend annual training on Government in the Sunshine.

Commissioner Meadows commented that the requirement to attend 85% of the meetings should be clarified to include whether missed meetings would require written excuses. Mr. Fenton said that has been addressed.

Mr. Jim Bagby, former TDC Executive Director, encouraged support of the approach and discussed the TDC Board's main function as financial oversight committee.

Mr. Allen Osborne addressed the communication requirement and felt it would be limiting the members' ability to speak out on issues. Commissioner Jones clarified the requirement was not to prevent members from coming before the Board as individuals. Mr. Fenton clarified the requirement creates an opportunity for the council to discuss issues among themselves and to appoint a representative to present the council's view in an organized approach. Commissioner Meadows said she understood the requirement to address media, such as local or national press, on tourist issues and asked if that was the intent of the requirement. Mr. Fenton said that it was. Attorney Mark Davis, County Attorney, said that language could be added to clarify the policy was not intended to prevent a council member from speaking on any issue as long as there is no proclamation they are speaking on behalf of the TDC. The Board concurred. Discussion continued on the more strict requirements of the elected boards.

Motion by Commissioner Imfeld, second by Commissioner Meadows, to approve the redefined TDC Council roles and responsibilities with the recommendations regarding training

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

Mr. Tusa requested to add the TDC Administrative and Beach Operations buildings to the county access control. He reported the Administrative building is on an independent system and the Beach Operation building is not monitored at all. The total cost will be \$24,662.00 (Fire aspect: \$1,216.00; Administration: \$17,160.00; Beach Operations: \$6,286.00). This does not include video monitoring which will be done as a separate bid. Chairman Comander asked if the monitoring will be tied into the Sheriff's department. Mr. Tusa stated it would.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve to add the TDC Administrative and Beach Operation buildings to the county access control. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Tusa reported there was a 2.74% increase in May bed tax numbers which is a total of \$2,071,355.25.

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

Ms. Thomason requested adoption of a **resolution (2016-42)** amending the FY 2016 Budget to bring forward \$73,000.00 in reserves for the Muscogee Nation of Florida to leverage against a \$30,000.00 grant with Engineers Without Borders and \$600,000.00 grant with the Administration of Native Americans. She stated this resolution was presented and approved at the June 27, 2016 Regular Meeting after which it was determined it had been erroneously advertised.

There were no public comments.



Motion by Commissioner Chapman, second by Commissioner Jones, to adopt **Resolution 2016-42** to amend the FY 2016 budget to bring forward \$73,000 in reserves for the Muscogee Nation of Florida. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

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

Motion by Commissioner Meadows, second by Commissioner Imfeld, to approve the retention of Conerly, Bowman and Dykes (Attorney Hayward Dykes) as the Board Attorney for the Walton County Board of Adjustments and authorize the Chairman to sign the retainer agreement as requested by Attorney Davis. 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 retention of Attorney Rene Youell as Board Attorney for the Walton County Code Enforcement Board and authorize the Chairman to sign the retainer agreement as requested by Attorney Davis. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to approve and execute the Developer Consent and Estoppel Certificate allowing the sale of property in the Mossy Head Industrial Park (MHIP) (FedEx parcel) by Pensacola FG, LLC, to David L. Hunter. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. Attorney Davis explained that FedEx will lease the property from Mr. Hunter.

Motion by Commissioner Jones, second by Commissioner Chapman, to approve and authorize the Chairman to sign the Agreement for the Real Property Purchase from Head & Harrells located in Seagrove Beach Near Eastern Lake. Ayes 5, Nays 0. Comander Aye, Jones

Aye, Chapman Aye, Imfeld Aye, Meadows Aye. Attorney Davis said the purchase price will be \$850,000.

The commissioners had no items to present.

Ms. Carrie Nelle Moye requested the county accept into maintenance Blue Bayou Drive. She discussed the issues which occur during rain events. Mr. Buddy Wright, Public Works, was instructed to bring back more information.

Mr. Bob Hudson voiced concern with developer signs which are still in place long after the time allowed. He recommended a deposit be required from the developer which would be returned once the signs are removed.

Mr. Jim Bagby, Walton Area Chamber of Commerce, announced the dates of upcoming candidate forums. (July 12, 2016-School Board and Superintendent; July 13, 2016-State Representative and Congressional; July 26, 2016-Board of County Commissioners and Tax Collector; July 27, 2016-State and U.S. Representatives)

Mr. Jim Hopson, Greater Driftwood HOA President, discussed a June 8, 2016 letter sent by Mr. Wilmer Stafford, Public Works Director, to selected homeowners in the Driftwood community. The letter addressed the storm water repair at various locations within the county right-of-way at Driftwood and what would be required if the homeowner desired a higher level of service. Mr. Hopson voiced concern that it should not be homeowner's responsibility to pay for a higher level of service which will be installed in county right-of-ways. He stated both their attorney and an engineer have reviewed the drainage plans attached to the letter and concur that it does not meet an acceptable level of service. Mr. Hopson questioned why the letter was not sent to the entire Driftwood community and what the intent of the letter was.

Mr. Osborne stated he had also received the letter and voiced it was the responsibility of the county to design and fund the storm drainage repair. He claimed other homeowners could bring suit if the drainage was not repaired correctly. He asked that a letter be sent to DEO to request a Notice of Violation be filed on the Sandestin DRI and stated the notice would protect the county. He requested drainage standards south of the bay be changed.

Ms. Suzanne Harris questioned who instructed Mr. Stafford to send the letter and said she had been told that the direction had come from Chairman Comander. She voiced concern with the Chairman having the ability to instruct staff and open the county to further lawsuits. She said any instruction to staff should be brought to the Board. Mr. Harris also voiced concern regarding an issue involving a PAC group.

Mr. Robert Monk briefly discussed the letter from Mr. Stafford regarding the drainage in Driftwood. He reported he owned three homes in Driftwood and questioned why only one of his homes received the letter.

The meeting briefly recessed.

Commissioner Meadows did not immediately return to the meeting.

Motion by Commissioner Jones, second by Commissioner Imfeld, to approve the resignation of Mr. Tim Norris from the Design Review Board and approve the recommendation of Ms. Donna Johns as his replacement as requested by Mr. Wayne Dyess, Planning and Development Director. Ayes 4, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Absent.

Commissioner Meadows returned to the meeting.

Motion by Commissioner Jones, second by Commissioner Chapman, to approve the resignation of Mr. Arthur Miller from the Zoning Board of Adjustments and appoint Mr. Blon

Carter as an "At Large" member to fill the vacancy as requested by Mr. Wayne Dyess, Planning and Development Director.

Attorney Davis questioned if the position had been advertised. Mr. Jones stated applications had been received.

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

Motion by Commissioner Chapman, second by Commissioner Jones, to continue Surfsong Estates to August 9, 2016 to be held at 5:00 p.m. or soon thereafter at the Walton County Courthouse in DeFuniak Springs, FL.

Commissioner Imfeld asked if this was the first continuance. Mr. Dyess replied it was and clarified the meeting would be held in DeFuniak Springs per the meeting changes approved at the June 27, 2016 Regular Meeting.

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

Motion by Commissioner Chapman, second by Commissioner Jones, to continue Culver's Restaurant to August 9, 2016 to be held at 5:00 p.m. or soon thereafter at the Walton County Courthouse in DeFuniak Springs, FL as requested by Mr. Dyess. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. This is the first continuance.

Motion by Commissioner Jones, second by Commissioner Chapman, to table Peach Creek Phase IV Plat as requested by Mr. Dyess.

Commissioner Imfeld asked if this project would have to go back to the Planning Commission. Mr. Dyess said it would.

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

Motion by Commissioner Meadows, second by Commissioner Jones, to continue Ciboney Plat to August 23, 2016 to be held at 9:00 a.m. or soon thereafter at the Walton County Courthouse Annex in Santa Rosa Beach, FL. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Dyess presented for adoption LSA 2015-020 Portland Community a large scale map amendment application submitted on behalf of Walton County requesting approval to change the future land use designation of +/- 109 acres from General Commercial to Rural Low Density for the subject property. The project is located approximately 3.5 miles west of the S.R. 20 and U.S. Highway 331 intersection. The Department of Economic Opportunity (DEO) has reviewed the request and had no objections.

There was no public comment.

Motion by Commissioner Chapman, second by Commissioner Jones, to adopt **Ordinance 2016-19** approving LSA 2015-020 Portland Community. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye.

Mr. Tim Brown, Senior Planner, presented for first reading the Topsail West PUD Overlay Ordinance an ordinance amending Section 2.06.00 of the Walton County Land Development Code (LDC) by addition of Sub-Section 2.06.05 to adopt the Topsail West Mixed Use Conceptual Planned Unit Development (PUD) and Master Plan as an Overlay District; establishing a defined boundary; establishing regulatory conditions for the Topsail West Mixed Use Conceptual PUD Overlay District; and providing for the incorporation of the Topsail West Mixed Use Conceptual PUD and Master Plan as Appendix PDO-3 to the LDC. The proposed amendment to the LDC does not contravene the Goals, Objectives and Policies of the Walton County Comprehensive Plan. Mr. Brown said this amendment would allow the land uses to be

moved between the categories of the PUD. Commissioner Meadows questioned which area was Village Mixed Use (VMU) and how the move would impact the residential units. Mr. Brown said a Master Plan for Topsail West has been approved and any changes would have to be brought to the Board for approval. He indicated on the site plan the location of the VMU area. Discussion ensued on possible establishments which could be built in the VMU area and floating land uses. Commissioner Meadows voiced concern that the ordinance was a blanket approval of projects without Board approval and that the Topsail West PUD had not been discussed in years. Mr. Mac Carpenter, Planning and Development Manager, discussed the areas of the plan which are already built and the proposed development in the other areas. Commissioner Meadows asked that more information be submitted. Mr. Carpenter said this amendment would not allow anything to be moved in the Master Plan without first being presented to the Board. Discussion continued on the proper procedures which should be followed to be able to move land uses.

Ms. Bridget Precise, St. Joe Company, discussed the history of the Topsail West PUD and the staff recommendations to adopt a PUD overlay ordinance. She said there were no plans to change anything and this was to insure compliance with the approvals already in place. This is the first reading and discussions can be held before the next reading.

Commissioner Meadows asked for clarification on the ability to float land uses. Mr. Carpenter said this amendment would allow the rearrangement of multiple land uses within the development, but would not allow the entire project to be changed to a specific land use. The PUD overlay ordinance would authorize the movement of the land uses. Attorney Davis added the Development Order associated with the use would have to be approved. Discussion continued on the PUD overlay and floating land uses.

There was no public comment.

Motion by Commissioner Imfeld, second by Commissioner Jones, to move forward to second hearing the Topsail West PUD Overlay Ordinance and have staff meet with each Board member to further explain the overlay. 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 are to be submitted to the clerk.

An introduction of the new Planning and Development staff was made by Mr. Dyess.

Mr. Brown presented Seven Palms at Inlet Beach a Major Development Order application submitted by Core Engineering & Consulting, Inc. requesting approval for the development of 5 single family lots on 1.26 acres with a future land use of Neighborhood Infill and an Inlet Beach Neighborhood Plan Designation of Residential. The project is located at 160 Pompano Street. 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 if there were restrictions regarding building height. Mr. Brown said there was nothing in the Code which limited the height.

Commissioner Chapman asked how the storm water would be managed. Mr. Brown said it was a closed basin with a 100 year storm attenuation.

Ms. Betty Letcher said she did not oppose the project, but asked that the building height be limited to three stories.

Commissioner Meadows asked if there was encroachment into the landscape buffer. Mr. Brown said it was a storm water swale and was allowed in Code.

There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to approve by Final Order Seven Palms at Inlet Beach with conditions as stated by staff. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Exhibits: Staff Report-1)**

Mr. Brown presented Good News United Methodist Church Expansion a Major Development Order application submitted by O'Connell & Associates Consulting Engineers, LLC requesting approval to add 2,936 square feet to an existing preschool on 6.85 acres with a future land of Village Mixed Use. The project is located at 4747 U.S. Highway 98 West. He briefly discussed the three deviations granted by the Design Review Board: color, buffer/sidewalk along U.S. Highway 98, and roof pitch. Unless other evidence is presented to the contrary, the requested project is consistent with the Walton County Comprehensive Plan and Land Development Code. **(Exhibit 1: Staff Report)**

Chairman Comander said, in order to maintain transparency, her daughter attended Good News United Methodist Church.

Commissioner Meadows asked if there was a drop off zone for the preschool. Mr. Brown deferred the question to the applicant. Mr. John Nash, of O'Connell & Associates, said the preschool was moving to a separate building with a drop off zone in the back. Commissioner Meadows asked if other drainage would be provided. Mr. Nash said there was adequate retention.

There were no public comments.



Motion by Commissioner Imfeld, second by Commissioner Jones, to approve Good News United Methodist Church Expansion. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Exhibits: Staff Report-1)**

Mr. Dyess presented Magnolia Cottages by the Sea Phase 2 a subdivision plat application submitted by Emerald Coast Associates, Inc. requesting approval to develop 11 single family residential lots consisting of 8.49 acres with a future land use of Traditional Neighborhood Development. The project is located along Patina Boulevard approximately ¼ mile north of C.R. 30A. Staff found there are no known code violations on the subject property. Unless other evidence is presented to the contrary, the requested plat is compliant with the Development Order and meets the requirements of F.S. Chapter 177. **(Exhibit 1: Staff Report)**

Commissioner Meadows asked if there was another outlet or any way to connect to another road. Mr. Dyess said no. Discussion continued on the single ingress/egress to the development.

Attorney Davis asked if a Homeowners' Association had been formed. Ms. Kristen Shell, Planning and Development, replied she would check before the plat is recorded. Mr. Dyess said the parking would be evaluated during the building permit stage.

Commissioner Meadows asked if there was a beach access. Mr. Bill Smith said there was.

There were no public comments.

Motion by Commissioner Imfeld, second by Commissioner Jones, to approve Magnolia Cottages by the Sea Phase 2 subdivision plat application with conditions as stated by staff. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Exhibits: Staff Report-1)**

Mr. Bob Baronti, Senior Planner, presented Carson Oaks Second Addition Subdivision Re-plat a plat application submitted by Emerald Coast Associates, Inc. requesting approval of a re-plat for Lots 1 and 2 of the Carson Oaks First Addition on 0.307 acres with a future land use of Neighborhood Infill. The project is located on Carson Oaks Lane on the east side of Driftwood Drive. Staff found there are no known code violations on the subject property. Unless other evidence is presented to the contrary, the requested plat is compliant with the Development Order and meets the requirements of F.S. Chapter 177. **(Exhibit 1: Staff Report)**

Attorney Davis said the recreation plat fee had been paid for the entire parcel therefore a second fee is not required. Mr. Baronti replied all fees have been paid.

There were no public comments.

Motion by Commissioner Imfeld, second by Commissioner Jones, to approve Carson Oaks Second Addition Subdivision Re-plat with conditions as stated by staff. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Exhibits: Staff Report-1)**

Mr. Carpenter presented Gulf Place PUD a Major Development Order application submitted by Jenkins Engineering, Inc. requesting the approval to amend the Gulf Place PUD to convert 50 hotel units entitled on Lot 20 to 30 multifamily residential condominium units. These 30 units along with 40 residential condominium units and 2,150 square feet of commercial space on Lot 19 are proposed to be located on parcels totaling approximately 2.2 acres with a future land use of Village Mixed Use. The project is located within the Gulf Place community, north of C.R. 30A adjacent to the west side of south C. R. 393. Staff found there were no known code violations and unless other evidence is presented to the contrary, the project is 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 if the amendment would affect the parking requirements. Mr. Carpenter replied the only change is the reduction of one handicapped parking space and the inclusion of one regular parking space. Chairman Comander asked if the required handicapped spaces would be met. Mr. Carpenter said it would.

Commissioner Imfeld asked what the difference was between a multi-family condominium and a residential condominium. Mr. Carpenter said they were the same. Commissioner Meadows asked if there would be a condominium plat. Mr. Carpenter said there would be a plat.

There were no public comments.

Motion by Commissioner Imfeld, second by Commissioner Jones, to approve Gulf Place PUD with conditions as stated by staff. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Exhibits: Staff Report-1)(Ex Parte: Jones)**

Mr. Carpenter presented Gulf Place Lots 19 and 20 Condo Layout a Major Development Order application submitted by Jenkins Engineering, Inc. requesting the approval for 70 residential condominium units and 2,150 square feet of commercial space on Lots 19 and 20 of the Gulf Place PUD on approximately 2.2 acres with a future land use of Village Mixed Use. The project is located within the Gulf Place community, north of C.R. 30A adjacent to the west side of south C.R. 393. He said there was an offer to provide eight additional public parking spaces to be determined by the Gulf Place HOA throughout the project and additional parallel parking spaces along C.R. 30A with the approval of the Board. Staff found there are no known code violations and unless evidence is presented to the contrary, the project is 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)**

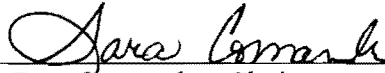
Commissioner Meadows asked if a meeting had been held with the homeowners. Mr. Jamie Eubanks, Jenkins Engineering, said the developer's representative has been working with the community and the concerns were satisfied with the reduction.

There were no public comments.

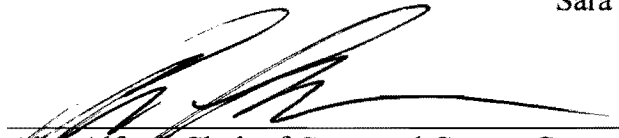
Motion by Commissioner Imfeld, second by Commissioner Chapman, to approve Gulf Place Lots 19 and 20 Condo Layout with conditions as stated by staff. Ayes 5, Nays 0. Comander Aye, Jones Aye, Chapman Aye, Imfeld Aye, Meadows Aye. **(Exhibits: Staff Report-1)(Ex Parte: Jones)**

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

Approved:

  
Sara Comander, Chairman

Attest:

  
Alex Alford, Clerk of Court and County Comptroller