

## DECEMBER 13, 2016 - REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on December 13, 2016 at 4:00 p.m. at the courthouse annex in Santa Rosa Beach, Florida.

The following Board members were present: Commissioner Cecilia Jones, Chairman; Commissioner Melanie Nipper; Commissioner Sara Comander; and Commissioner Tony Anderson. Mr. Larry Jones, County Administrator, and Attorney Mark Davis, County Attorney, were also present. Commissioner Chapman was out due to surgery.

Chairwoman Jones asked everyone to remember Mr. Billy Williams' wife, who was in an automobile accident, in their thoughts and prayers.

Mr. Carlos Brown, Department of Emergency Management, presented the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Class 5 plaque by the Federal Emergency Management Agency (FEMA) and the Florida Division of Emergency Management (FDEM) to the Board of County Commissioners in Recognition of Walton County Emergency Management and Planning and Development Staff. Mr. Brown provided information relating to the county's participation in the program and presented the plaque. Chairwoman Jones thanked staff for their hard work.

Chairwoman Jones called the meeting to order.

The following additions and deletions were considered:

Mr. Larry Jones: Move Waste Management bills to the consent agenda in the absence of Commissioner Chapman.

Attorney Mark Davis: Delete #48 – Request to authorize the County Attorney to sign an affidavit verifying that County Highway 30A is a county highway and that the State of Florida no longer has an interest in the right of way.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve the agenda with additions and deletions. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Bob Hudson spoke regarding the proposed feasibility study removing Fire and Rescue to the sheriff's department. He recommended a professional study be performed and not in-house. In addition, he requested the funding issues also be reviewed.

Ms. Suzanne Harris addressed the commissioners regarding her previous lawsuits against the county and the amount of money the county has spent in attorney fees.

Mr. Mario Obstbaum made comments regarding Item 48 that was pulled from the agenda. He questioned why and when the contract was signed and if it is valid.

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

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

General Fund	\$	2,318,151.51
County Transportation	\$	1,100,064.41
Fine & Forfeiture	\$	200,998.64
Mosq. Control State	\$	1,400.00
Section 8 Housing	\$	880.53
Tourist Dev. Council	\$	757,657.74
N.W. Mosquito Control	\$	3,055.81
Solid Waste Enterprise	\$	1,913,581.96
Bldg Dept/Enterp. Fund	\$	1,139.26
Infrastructure Improvements	\$	1,126.25
Tax Increment Financing	\$	<u>56,014.99</u>
<b>Totals</b>	\$	<b>6,354,071.10</b>

2. Approve Minutes of the November 22, 2016 Regular Meeting
3. Approve the Investment Report for Quarter ending September 30, 2016 as requested by the Clerk's Office
4. Request approval and execution of Records Disposition Document #2017-001

5. Request to approve the Fiscal Year 2016-2017 Walton County Public Library Annual Plan
6. Request to approve the Fiscal Year 2017-2022 Walton County Public Library System Long Range Plan
7. Request to surplus voting equipment as requested by the Supervisor of Elections
8. Request to approve and authorize the Chairwoman to sign the Release of Lien for SHIP recipients Bennie and Katie Hardwick upon receipt of the funds necessary to satisfy the lien agreement
9. Acceptance of the Economic Development Alliance's Strategic Plan, which is an Exhibit to their Fiscal year 2016-2017 Discretionary Funding Agreement
10. Request to surplus BCC 5243 (2006 Ford Taurus) and donate it to the Economic Development Alliance
11. Request to schedule a Public Hearing to be held January 10, 2017, to consider a Resolution of Intent to use the uniform method of collection for any assessment program (MSBU) in the calendar year
12. Request to approve a resolution (2016-92) amending the FY 2017 budget in the Mosquito Control State Aid Fund to recognize revenues earned for the Mosquito Control State Aid
13. Request to approve a resolution (2016-93) amending the FY 2017 budget in the General Fund to recognize revenues earned for the State Aid to Libraries
14. Request to approve a resolution (2016-94) amending the FY 2017 budget in the General Fund to recognize revenues earned for the Emergency Management hazardous materials Analysis Grant
15. Request to approve a resolution (2016-95) amending the FY 2017 budget in the General Fund for unanticipated grant revenue from FL Department of Transportation for the Walton County Intermodal Transportation Innovation Program Project
16. Request to approve a resolution (2016-96) for financing the purchase of two ambulances and one tanker for Fire Rescue and authorize the Chairwoman to sign the necessary documents to complete the closing
17. Request to approve and authorize the Chairwoman to sign the Exercise of Third Option to Renew the Agreement for Lobbying Services with Heffley and Associates, Inc.
18. Request to approve and authorize the Chairwoman to sign an addendum to the Local Plan for Workforce Innovation and Opportunity Act (WIOA) services in Local Workforce Investment Area 2, Okaloosa and Walton Counties as requested by CareerSource Okaloosa Walton
19. Request to approve and authorize the Chairwoman to sign the lease agreement with Pitney Bowes for the Central Purchasing/OMB postage machine
20. Request to approve and authorize the Chairwoman to sign the License Agreement between Walton County and the Library Corporation
21. Request to approve and authorize the Chairwoman to sign an amendment to the Fiscal year 2016-2017 Discretionary Funding Agreement with the Northwest Florida Comprehensive Services for Children, Inc. doing business as 90 Works
22. Request to approve and authorize the Chairwoman to sign an agreement with Carr, Riggs and Ingram for reporting on compliance with F.S. 218.415, Government Investment Policies

23. Request to approve and authorize the Chairwoman to sign the Annual Support Maintenance Contract Agreement for Firehouse Software for Walton County Fire Rescue
24. Request to approve and authorize the Chairwoman to sign the Amendment and Exercise of First Option to Renew Contract No.: 015-014 for Security Monitoring Services with Siemens Industry, Inc.
25. Request ratification of the signed 2017 Artist of the Year Agreement with Marisol Gullo and the Tourist Development Council
26. Request to approve and authorize the Chairwoman to sign the amendment to Contract No.: 015-027 with Turner Public Relations Inc. to increase compensation from \$144,000 to \$154,800 to cover the scope as outlined in the original contract and to require prior approval by the BCC for use of contingency funds for any work outside of the scope, and require description and cost of work to be performed
27. Request to approve and authorize the Chairwoman to sign the amendment to 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
28. Request to approve the purchase of an ADA assisted beach access mat to be installed at Ed Walline Public Beach Access and be observed for one year with a cost not to exceed \$3,000.00

Mr. Jones presented a request to consider a recommendation for the Customary Use Ordinance Advisory Committee. He presented the names of 11 individuals and two alternates recommended to serve on the Customary Use Advisory Committee: Mr. David Bailey; Ms. Lisa Boushy; Ms. Beth Clay; Ms. Celeste Cobena; Ms. Lisa Evans; Mr. Mike Huckabee; Mr. Tom McGee; Ms. Tami Mims; Ms. Brenda Rees; Mr. Chuck Schneider; Mr. Mike Sturdivant; Mr. Richard Harrell (alternate) and Ms. Janet Huckabee (alternate). He requested a meeting date be set in early 2017 and begin working with a mediator. A total of 22 individuals applied to serve on the committee.

Commissioner Anderson raised questions regarding Governor Huckabee and his wife Janet Huckabee both being on the recommended list. Mr. Jones stated they would not serve together, but Ms. Huckabee would serve in Mr. Huckabee's absence. Commissioner Nipper questioned if there is a balanced committee. Mr. Jones stated that was the intent.

Motion by Commissioner Comander, second by Commissioner Anderson, to appoint the 11 individuals and two alternates as named to serve on the Customary Use Ordinance Advisory Committee.

Mr. Alan Ficarra asked for clarification regarding the purpose of the committee. Mr. Jones stated the board previously adopted a Customary Use Ordinance with an effective date of April 1, 2017. The committee will meet to find alternatives, enhancements, or supplements to provide to the Board of County Commissioners for consideration. The meeting will be open to the public.

Ms. Kathy Kojm questioned how the committee was chosen. Mr. Jones stated the individuals submitted volunteer applications. He the ordinance, as approved, would go into effect April 1, 2017 if there are no recommended changes.

Ms. Suzanne Harris questioned appointing an individual to the committee who is suing the county and also selling property to the county.

Mr. Bob Brooke questioned if any of the committee members were interviewed. Mr. Jones stated they were not. However, they each submitted a letter and resume. Mr. Brooke asked if any of the potential committee members' position on customary use has been made known and if not, how the county or public can be sure the committee is balanced. Mr. Jones stated they asked the questions presented by the board.

Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jones presented an update on the C. R. 30A Traffic Study with Atkins Engineering. He stated this meeting was to review and accept the findings, not to adopt them.

Mr. John Fielding, Atkins Engineering, addressed the board and stated this was an update to the study performed in 2006. He explained the area studied and presented existing conditions and

operational analysis. He performed travel time studies; crash data; and Intersection operations. He presented four (4) alternative future corridor recommendations. Brief discussion ensued regarding the alternatives

Motion by Commissioner Comander, second by Commissioner Nipper, to accept the updated C.R. 30A Traffic Study by Atkins Engineering.

The following individuals spoke in response to the traffic study: Mr. David Cook; Ms. Kathy Kojm; Mr. Matt Brandon; Mr. Leslie Forester; Mr. Howard Hoch; Mr. Richard Brandon; and Mr. Richard Butella.

Commissioner Anderson commented on the need to alleviate traffic at C.R. 30A and C.R. 395.

Chapman Aye, Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jones presented an update on Turquoise Beach Drive and Sally Lane. He stated the review has been completed with a determination it does not meet standards of Chapter 5 of the Land Development Code. Staff recommended denial. Mr. Jones suggested offering the residents assistance through the pay to grade program.

Motion by Commissioner Anderson, second by Commissioner Nipper, to accept staff's recommendation.

Mr. Russ Weinshenker agreed the road does not meet the county standards, however the road is owned by the county and already maintained by the county. He stated the southern portion of the road is not maintained and that is the part he is asking to be maintained. The road is not identified in his deed as a private road. He stated it was not his responsibility to pay for a county easement to be brought up to standards.

Mr. Buddy Wright, Public Works, stated the portion Mr. Weinshenker is speaking about is a public easement and easements are not maintained by the county. If it were accepted it would create a domino effect because of the number of situations just like this.

Further discussion occurred regarding the easement and pay-to-grade policy. Attorney Davis explained the difference between easements and county right of ways. He stated the county does not maintain easements.

Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Anderson, to begin negotiations with top ranked firm, Dewberry/Preble-Rish, for RFQ 017-003 C.R. 30A Corridor Intermodal Transportation Study as recommended by staff.

Ms. Celeste Cobena presented a map showing C.R. 30A which was part of the Mobility Study. She requested to add an addendum to the study that precludes any state lands from being impacted for parking lots or transportation corridors.

Mr. Jay Liles, Seaside Institute, spoke about bringing autonomous vehicles to C.R. 30A to relieve parking and congestion problems. He explained why the corridor was in the study and only reported what was discussed in their meetings. Discussion at their meetings centered on using electric carts.

Mr. Frank Day stated he had spoken with the engineer and asked about looking into reopening the Historic Point Washington/Eastern Lake Road. That road would get people further east and back to U.S. Highway 98 east of C.R. 395.

Ms. Celeste Cobina spoke about working with the park service to get the trail system in. Many people use the trails and she felt that the nature trails do not need to be turned into roads.

Commissioner Nipper questioned if there is a way to control development if another road is opened. Attorney Davis stated if a road were created through the forest, the state would still own the property on both sides.

Commissioner Comander called the question. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Nipper, second by Commissioner Anderson, to advertise two (2) vacant positions (1-On Lake and 1-At large) on the Coastal Dune Lakes Advisory Board. Commissioner Jones requested environmental staff review the Coastal Dune Lake Ordinance for update. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Anderson, to award, approve and authorize the Chairwoman to sign Contract No. 017-002 C.R. 393 Drainage Improvements with C.W. Roberts in the amount of \$87,214.00. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye. Mr. Jones stated it would require a short road closure.

Motion by Commissioner Anderson, second by Commissioner Nipper, to award, approve and authorize the Chairwoman to sign Contract No. 016-034 C.R. 30A Resurfacing Project with the lowest, responsive, bidder, C.W. Robert Contracting, Inc., in the amount of \$400,724.00. There will be periodic one lane road closures.

Mr. Buddy Wright stated the work is expected to begin in January. Work on Big Red Fish Bridge will begin around Labor Day in 2017. Attorney Davis complemented his staff for working through the holidays to prepare this contract in a short timeframe.

Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.



Motion by Commissioner Anderson, second by Commissioner Nipper, to award, approve and authorize the Chairwoman to sign Contract No: 016-033 Walton Bridge Roadway Improvements to the lowest, responsive, responsible bidder, Roberts and Roberts, Inc., in the amount of \$1,440,401.20. This is SCOP funded project with state appropriated funds. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve and authorize the Chairwoman to sign Task Order No. 016-016 CEI Services for the Western Lake Pedestrian Bridge Improvements Phase II with Dewberry/Preble-Rish in the amount of \$25,015.00. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve and authorize the Chairwoman to sign Task Order No. 016-017 for the Helen McCall Park Concession Stand and Call Box with Dewberry/Preble-Rish in the amount of \$19,400.00. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

The meeting recessed at 5:50 p.m. and reconvened at 6:10 p.m.

Mr. Jay Tusa, TDC Executive Director, presented the final copy of the Public Space Design Charrette completed by RAM Professionals. He stated he would be presenting the information in January.

Mr. Tusa introduced Ms. P.J. Loughman, TDC Marketing Director, and gave an overview of her experience.

Ms. Loughman introduced the Special Event Marketing Grant Program and introduced Ms. Kelly Carter to provide more information. Ms. Carter stated they are moving toward a unified south Walton brand. They are taking a new approach to the Visit South Walton brand and will use the advertising agent of record, Zehnder Communication, to maximize the dollars.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve the TDC's advertising agency of records, Zehnder Communications, to administer the advertising of the Special Event Marketing Program beginning in 2018. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Tusa requested approval for the TDC to fund the right of way maintenance for gateways on U.S. Highway 98 at a cost of \$31,869 for the first year and \$46,104 for subsequent years. He spoke about the budget process and stated TDC funds can be used. He presented a map depicting the areas covered. Attorney Davis recommended including a legislative finding that the property is a gateway for tourists to access both Walton County and the beaches of south Walton and is tied to part of the marketing of the beaches of south Walton, if they chose to approve the request.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve for TDC to fund the right of way maintenance for gateways on U.S. Highway 98 at a cost of \$31,869 for the first year and \$46,104 for subsequent years and to include a legislative finding as stated by Attorney Davis.

Brief discussion occurred regarding the current signage and the possibility of upgrading the entry way signage. Further review will be done regarding the upgrading of current signage and review of the budget for that project.

Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Tusa stated the October visitor numbers were up 23.94% for a total of \$1,384,154.27.

Mr. Tusa requested direction on the beach ordinances. He commented on the number of beach meetings held by various departments and said the items are ready to be presented.

Chairwoman Jones asked about beach meetings set for January. Mr. Tusa said those are meetings for the vendors. Commissioner Nipper questioned how a meeting could be held with the vendors when a decision has not been made. Commissioner Nipper stated it cannot continue being pushed off. Mr. Tusa questioned if he should bring back the TDC recommendations. Chairwoman Jones recommended bringing those back at the January 10<sup>th</sup> meeting.

Mr. Tusa announced the retirement of Ms. Pamela Watkins after 20 years. Ms. Watkins will be moving to be with family. He thanked her for her many years of service.

Attorney Mark Davis, County Attorney, requested approval and authorization for the Chairwoman to sign the proposed Interlocal Agreement between the Walton County Board of County Commissioners, the City of Freeport and the city of DeFuniak Springs, Florida regarding water and sewer installation along the U.S. Highway 331 corridor from Interstate 10 to the Choctawhatchee Bay. He clarified the agreement did not require the county to form an entity, but would allow one to be formed if it is later determined that one is needed.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the interlocal agreement as presented. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve to schedule a Special Meeting to hold an Executive Session on December 27, 2016, at the Walton County Courthouse at 9:00 a.m., or as soon as possible to that time, to discuss Robin Soles vs. Walton County Board of County Commissioners, et al; Case No.: 2015CA527 as requested by Attorney Mark Davis. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Attorney Davis requested authorization to direct the law firm of Beasley Allen in Montgomery, Alabama, and its local counsel, Adkinson Law Firm, to take action to file a claim

for punitive damages in the BP oil spill litigation. He stated the county hired the firm to file all claims related to the BP oil spill. A settlement was reached over a year ago, but money is now available against Haliburton in the form of punitive damages for damages that may have occurred to properties the county owns on the beach. The firm of Beasley Allen has contacted Attorney Davis and asked to proceed with filing a claim. They agreed to indemnify and hold the county harmless in the event there is any loss associated with making the claim. He recommended moving forward.

Attorney Clay Adkinson asked the county to appoint Attorney Davis as the claim representative. He also advised the county was not a part of the initial BP Class because all local governments were exempted from the Class.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve Beasley Allen in Montgomery, Alabama, and its local counsel, Adkinson Law Firm, to take action to file a claim for punitive damages in the BP oil spill litigation. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Attorney Davis stated there is a recommendation in the Harris case and the board can set an Executive Session at the next board meeting or the recommendation can be considered at the meeting on December 27<sup>th</sup>. Chairwoman Jones recommended discussing it in regular session at the next meeting. The commissioners agreed.

Commissioners Anderson and Comander did not present any items for discussion.

Motion by Commissioner Nipper, second by Commissioner Comander, to appoint Mr. Danny Glidewell to the Planning Commission as District Three Representative. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Nipper, second by Commissioner Comander, to direct staff to draft an RFQ, to be brought back for approval, for consulting services for a feasibility study to determine the viability of transferring Walton County Fire/EMS under the oversight of the Walton County Sheriff's Department.

Commissioner Comander agreed with Mr. Bob Hudson's comments regarding the need of an independent study. Brief discussion followed regarding an estimated cost, drafting an RFQ, and timing on getting a study completed. It could be February or March to complete the process.

Commissioner Anderson stated he had visited some of the fire stations and was appalled at the living conditions. He said the study needs to be completed as expeditiously as possible.

Mr. Dominick Maestre, Vice-President of Professional Fire Fighters of Walton County Local 4413, stated he has received backlash from discussing this issue and is concerned with losing his job. Commissioner Comander commented that the problems are going to be addressed, but it will take time and the county will need to work within the budget.

Mr. Terry Raffield, fire rescue member, thanked the board for looking at their stations and living conditions. He spoke about issues within the stations that need fixed.

Mr. Frank Day spoke in favor of the feasibility study. He also visited the stations and spoke about the poor living conditions in the fire stations. Commissioner Comander suggested if it is money that is needed to make repairs then the county should come up with the money and proceed. Mr. Bill Fletcher agreed to come up with funding and resolve the issues.

Commissioner Comander addressed Mr. Bobby Martin, Fire Chief, asking him to produce a cost estimate for needed repairs. Chief Martin spoke about the problems he inherited when he took over the Freeport and Choctaw fire stations. He stated those problems are being

addressed. He spoke about budget shortfalls and stated he has asked for funding over the last two years. Chief Martin stated he has not received any funding from grants and stated they received six new ambulances and will receive two more this year. He is working with GSG to obtain grant funding. Discussion took place regarding the poor conditions at different locations throughout the county including Freeport, Paxton, and Windswept and what is currently being done to fix the problems. Chief Martin stated he has made over 50 changes and will meet with any of the commissioners to show what progress they have made.

Commissioner Nipper reiterated the need for a study and suggested asking Broward or Citrus County to visit Walton County.

Ms. Bernadette Canut spoke about the lack of improvements, living conditions and firefighter's pay. She spoke about discrepancies in pay between men and women.

Mr. Mike Flynt spoke about the fire assessment in north Walton and stated that of \$150 only \$75 is being assessed. He suggested finding out what funding is needed to fix the problems and then considering a mechanism to pay for services.

Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Chairwoman Jones wished everyone a Merry Christmas.

Ms. Leigh Moore presented a request regarding joint funding by the Board of County Commissioners and the Tourist Development Council for gateway landscaping. Estimates and a map were supplied by Cost Source BrightView Landscape Services Company (formerly ValleyCrest). The information included defined geographic split between the Board and TDC funding areas as well as corrections BrightView made to a previously submitted estimate.

Ms. Moore stated they have worked to get the costs down to a minimum. After a few changes and BrightView finding an error the costs were reduced by \$100,000. Funding for a

partial year, seven months, is \$146,000. The Department of Transportation has committed to \$45,000; TDC has committed to \$32,000; leaving \$69,000 they are requesting from the Board of County Commissioners. A full year estimate is \$206,000. The split would be \$60,000 for DTO; \$46,000 TDC; and approximately \$100,000 from the county. She spoke about the importance of the project.

Mr. Jones stated if the board chose to provide funding, the money would come from contingencies. Commissioner Anderson questioned how much money was placed in the TDC budget. Mr. Jones stated there is currently \$400,000 in the TDC contingency funds.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve funding the project as presented.

Mr. Jim Bagby addressed the board as a member of the Scenic Corridor Foundation Board and urged the board to provide the needed help.

Chairwoman Jones stated this will allow them to apply for additional grants.

Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Ms. Brenda Sarper, Beachview Heights Neighborhood, appeared before the board requesting to add the remaining three roads in the Beachview Heights Neighborhood to the Walton County Road Maintenance List. There are currently two of the five roads, Sunset Road and Breeze Road, on the list. Tanglewood Road, Grande Road, and Sandstone Road are in bad condition with large potholes and are not up to the standards required for easy access by ambulances and fire trucks. Brush is converging over the few stop signs and roads making them very narrow and dangerous. Mr. Sarper stated they are asking for the roads to be made safe and passable for all vehicles at this time.

Chairwoman Jones asked public works to look at the roads.

Mr. Buddy Wright stated the roads do not appear to meet the standards of Chapter 5 of the land development code. Commissioner Nipper asked about the Pay-to-grade Policy. Ms. Sarper stated the two roads are not wide enough for emergency vehicles. Public Works will look at the roads and report back to the board.

Mr. Scott Carlton spoke about the poor conditions of the road.

Mr. Robert Raymond appeared before the board requesting to remove the maintained portion of Dalton Drive from the Walton County Road Maintenance List. The property owners requested administrative action to remove that portion of roadway. Attorney Davis stated the county previously voted to accept the road for maintenance years ago. Once it is accepted, they must go through the formal abandonment process. Attorney Davis stated the undertaking of maintenance creates an easement. The county also formally accepted the road for maintenance. Mr. Raymond felt it is infringing on their private rights. Attorney Davis stated if the county wants to abandon the road they can go through the abandonment process.

Mr. Ted Missildine also spoke about the Dalton Drive easement, how it was acquired and questioned why they would have to go through the abandonment when the road was not taken properly. Attorney Davis advised it must go through the abandonment process according to state law. Chairwoman Jones stated they must abide by the current law.

Ms. Leigh Moore, thanked the board for approving the TDC's gateway project. She also thanked Mr. Tusa and the TDC Advisory Council.

The commissioners recessed briefly and reconvened at 7:30 p.m.

Mr. Wayne Dyess, Planning and Development Services Director, requested the board consider an ordinance amending the Walton County Land Development Code Chapter 11; amending the requirement in 11.01.02.C.(4) which requires that all Infill proposals in the NPA's



be reviewed as a Major Development application and providing for lot splits/minor replats to be exempted from the requirement; providing for compatibility standards; providing for severability; and providing for an effective date.

Motion by Commissioner Comander, second by Commissioner Anderson, to adopt an ordinance **(2016-27)** amending the Walton County Land Development Code Chapter 11.

Chapman Aye, Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Mac Carpenter, Planning and Development Services, requested the board consider an ordinance amending the Walton County Land Development Code Chapter 4 relating to the Coastal Dune Lake Protection Zone. Walton County is proposing to amend the Walton County Land Development Code Chapter 4 to incorporate the implementing land development regulations for the Walton County Comprehensive Plan Policy C-1.4.1 Remedial Comprehensive Plan Amendment adopted on September 20, 2016, pursuant to the August 23, 2016 Compliance Agreement in 1000 Friends of Florida, Inc., et al vs. Walton County, Case No. 15-5619GM. Proposed changes include revisions providing for up to 40% impervious development and up to 50% clearing of native vegetation within the Coastal Dune Lake Protection Zone; providing for storm water requirements, connection to central sewer under some circumstances, hardship relief, and a grandfathering provision.

Motion by Commissioner Comander, second by Commissioner Anderson, to adopt an ordinance **(2016-28)** amending the Walton County Land Development Code Chapter 4 relating to the Coastal Dune Lake Protection Zone. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson 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 advertisement. Attorney Davis instructed that any Ex Parte forms are to be submitted to the clerk.

Motion by Commissioner Anderson, second by Commissioner Nipper, call to order a Public Hearing to consider first amendment to essentially built out agreement for Town of Seaside Development of Regional Impact.

Attorney Davis advised the commissioners the county received a letter of opposition from Mr. Stengle and the letter would be entered into the record.

Ms. Renee Bradley, Planning and Development Services, presented a request to consider approval of a First Amendment to the Essentially Built Out Agreement for the Town of Seaside Development of Regional Impact (“Amendment”), pursuant to Fla. Stat. § 380.06(15)(g)4. If approved, the Amendment would permit relocation of the Town’s Post Office to within the median of the private right-of-way of Seaside Avenue which will be redesignated as “Civic,” along with enhancement of pedestrian walkways for access to same. The Chairwoman accepted all exhibits into the record. **(Exhibits: #1-staff report; #2-letter by Mr. Stengle; #3-county’s response letter to Mr. Stengle; #4- response from emergency services)**

Ms. Angel Salvey appeared before the board on behalf of Seaside Town Council who represents the nine various homeowners associations within the residential areas of Seaside. She read a letter into the record stating the Town Council does not oppose the proposed relocation of the post office with the understanding that the pending application does not include anything relating to the amphitheater.

Motion by Commissioner Comander, second by Commissioner Nipper, to close the public hearing. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the First Amendment to the Essentially Built Out Agreement for the Town of Seaside Development of Regional Impact application. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Bob Baronti, Planning and Development Services, presented a major development order application for Chiringo submitted by The Grayton Chiringuitos, LLC requesting to relocate an existing commercial location in Grayton Beach. The project is located on the northeast corner of the intersection of DeFuniak St. and Hotz Ave. in Grayton Beach consisting of 0.16 acres with a future land use of Neighborhood Infill. The project is identified by parcel number(s) 08-3S-19-25030-004-0010.

Mr. Tom Talty, representing ECM Engineering and Mr. Darrel Barnhill, appeared before the commissioners to answer questions. He stated there is no dining, which was added to the Development Order.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the Final Order for Chiringo. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Baronti presented Bayou Breeze Warehouse, a major Development Order Application submitted by Darrell Barnhill. The project consists of construction of a warehouse with a future land use of Business Park (BP) on +/- 9.75 acres. The project is located on CR 83 North and identified by parcel number(s) 36-2S-20-33290-000-0030.

Mr. Tom Talty explained the project on behalf of Mr. Barnhill. Commissioner Comander questioned storm water retention. Mr. Brian Barnhill explained the storm water retention which will accommodate a 100 year storm event.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve Bayou Breeze Warehouse. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Ms. Christine Sammelmann, Planning and Development Services, presented Santa Rosa Retreat SSA, a Small Scale Amendment (SSA) application submitted by Jenkins Engineering, Inc. who was requesting to amend the Future Land Use designation from Neighborhood Infill to Low Density Residential on 2.5 acres. The project is located 0.3 miles East on Seacroft Drive from C.R 393 and identified by parcel number(s) 02-3S-20-34160-000-0130. Approval would lower the density. Commissioner Nipper asked if it would still require a major Development Order if it were approved as low density. Ms. Sammelmann stated it would.

Mr. Scott Jenkins gave a brief overview of the project and its location. He stated the applicant is requesting to reduce the density.

Mr. Dyess stated the small scale amendment will allow them to move forward and apply for a certain density. The next step would be to apply for a Development Order.

Motion by Commissioner Anderson, second by Commissioner Nipper, to adopt an ordinance **(2016-29)** approving Santa Rosa Retreat SSA. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Tim Brown, AICP, Senior Planner, presented the Howell Abandonment Petition for Abandonment application submitted by Jenkins Engineering, Inc., requesting the abandonment of a portion of Roberts Avenue right-of-way consisting of approximately 0.10 acres with a future land use of Rural Village. The project is located south of S.R. 20 W and west of Wildwood Street and does not have an assigned parcel number. The Planning Commission recommended approval.

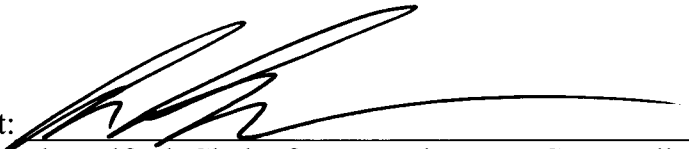
Commissioner Comander questioned the reason for abandonment since the county normally does not abandon property. Mr. Scott Jenkins explained it is due to the location of the property which is not accessible.

Commissioner Nipper asked if this would allow a bigger home to be built. The home currently on the site is 670 s.f. and is neither habitable nor salvageable. The setbacks on the lot would make it even smaller.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the abandonment as requested. Ayes 4, Nays 0. Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Anderson, second by Commissioner Nipper, to adjourn. The meeting adjourned at 7:54 p.m.

Approved:   
Cecilia Jones, Chairwoman

Attest:   
Alex Alford, Clerk of Court and County Comptroller