

AUGUST 8, 2017 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on August 8, 2017 at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following Board members were present: Commissioner Cecilia Jones, Chairwoman; Commissioner W. N. (Bill) Chapman, Vice-Chairman; Commissioner Tony Anderson; and Commissioner Sara Comander. Mr. Larry Jones, County Administrator; Attorney Sidney Noyes, County Attorney; and Mr. Alex Alford, Clerk of Courts and County Comptroller; were also present. Commissioner Nipper was not present.

Chairwoman Jones recognized Ms. Rhonda Skipper, Walton County Tax Collector, and Sheriff Mike Adkinson.

Chairwoman Jones called the meeting to order.

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

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

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

<u>Fund Account</u>	<u>Totals</u>	<u>Waste Management</u>
General Fund	\$ 2,971,169.92	
County Transportation	\$ 264,808.56	
SHIP	\$ 6,000.00	
Fine & Forfeiture	\$ 440,949.55	
Section 8 Housing	\$ 241.53	
Tourist Dev. Council	\$ 1,120,515.15	(\$ 3,571.38)

N.W. Mosquito Control	\$	1,264.40	
Recreation Plat Fee	\$	3,053.01	
Public Safety- 911	\$	1,200.00	
Solid Waste Enterprise	\$	14,648.26	
Bldg. Dept./Enterp. Fund	\$	18,052.02	
Daughette Subdivision	\$	5,462.50	
Capital Projects Fund	\$	7,760.00	
Infrastructure Improvements	\$	378.98	
Increment Tax Funding	\$	<u>6,313.86</u>	
Totals	\$	<u>4,861,817.74</u>	<u>(\$ 3,571.38)</u>
Grand Total	\$		<u><u>4,858,246.36</u></u>

2. Approve minutes of the July 25, 2017 Regular Meeting
3. Request to approve the Quarterly Report for the Third Quarter (April, May, and June 2017) from the Life Enrichment Senior Center
4. Request to approve the title change of three vehicles (BCC: 4351, 4352, 4659) from the BCC to the Property Appraiser
5. Request to approve and authorize the Chairwoman to sign the Satisfaction of Mortgage for a SHIP Mortgage for Nathan and Frances Hanson.
6. Request to approve and authorize the Chairwoman to sign the Satisfaction of Mortgage for a SHIP Mortgage for Weldon and Theresa Sasnett
7. Request to obligate \$66.00 in District One Recreational Plat Fees for Douglass Crossroads Park
8. Request to approve and authorize the Chairwoman to sign an agreement with Carr, Riggs, & Ingram for the annual required testing of compliance with the County's Investment Policy
9. Request to approve and authorize the Chairwoman to sign an agreement with Carr, Riggs, & Ingram for reporting on compliance with F.S. 218.415 related to Government Investment Policies
10. Request to approve and authorize the Chairwoman to sign the First Option to Renew to Contract 016-026G, Agreement for Professional Engineering Services with Genesis
11. Request to approve and authorize the Chairwoman to sign the first Option to Renew to Contract No.: 016-026P, Agreement for Professional Engineering Services with Polyengineering, Inc.
12. Request to approve and authorize the Chairwoman to sign the First Option to Renew to Contract No.: 016-026 D/PR, agreement for Professional Engineering Services with Dewberry/Preble-Rish, Inc.
13. Request to approve and authorize the Chairwoman to sign the First Option to Renew to Contract No.: 016-126A, Agreement for Professional Engineering Services with Atkins North America, Inc.

14. Request to approve and authorize the Chairwoman to sign the State-Funded Subgrant Agreement from the FL Division of Emergency Management (Contract No.: 18-CP-XX) for completion of hazard analyses for \$4,479.00
15. Request to approve and authorize the Chairwoman to sign the 2017-2018 Interlocal Agreement with the Choctawhatchee Basin Alliance of Northwest Florida State College in the amount of \$25,000.00 annually for water quality sampling and analysis in support of the County's Coastal Dune Lakes efforts
16. Request to approve and authorize the Chairwoman to sign the 2nd and final option to renew the agreement with Taylor Engineering for Coastal Engineering Services Contract No.: 014-010
17. Request to approve and authorize the Chairwoman to sign Amendment No. 1 for Contract No.: 017-018 (Highway 98 Median and Right-of-Way Landscaping) with Harper Landscaping, LLC increasing the contract price by \$4,170.00 per month
18. Request to approve and authorize the Chairwoman to sign the Memorandum of Agreement with Pancare of Florida, Inc. for primary and specialty medical and dental services as needed from its Mobile Medical and Dental Clinics via providers stationed on the mobile unit and providers accessed via telehealth
19. Request to approve and authorize the Chairwoman to sign Public Works Task Order No.: 17-12 for C.R. 30A Signage Rehabilitation with Dewberry/Preble-Rish, Inc. in an amount not to exceed \$24,115.00
20. Request to approve the purchase of a laptop for the Extension Office in an amount not to exceed \$1,300.00
21. Request to approve to submit a Grant Application for the C.R. 30A Mobility project from the Florida Department of Economic Opportunity

Commissioner Chapman announced his conflict regarding the Waste Management Expenditure Approval List (EAL) and submitted Form 8B: Memorandum of Voting Conflict to the clerk.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve the Waste Management EALs in the amount of \$3,571.38. Ayes 3, Nays 0. Jones Aye, Chapman Abstain, Anderson Aye, Comander Aye, Nipper Absent. **(Form 8B: Chapman)**

Sheriff Mike Adkinson thanked the board for their consideration to allow the WCSO to occupy space at the Freeport Business Center. He asked the board to consider partnering with

WCSO and Constitutional Officers in considering a 20 year plan for future facility needs throughout the county. He discussed the safety and cost benefits of co-locating facilities.

Sheriff Adkinson reported the Florida Sheriffs' Risk Management Fund now allows the board and constitutional officers to partner with the Sheriff's office in considering insurance for the future. He requested to allow Mr. Larry Jones, County Administrator, and Mr. Stan Sunday, Deputy County Administrator, to determine which health and workers comp insurance would be best suited for the county.

Sheriff Adkinson addressed the need for security cameras to be installed at Pilcher Park and stated that FDOT considered the park their right-of-way. He asked the board to consider creating a document which would show support of the safety measures being installed.

Sheriff Adkinson talked about the recent purchase of 55 acres for the WCSO farming operation and asked the board to consider allowing county staff to help in the clearing of the land upon the availability of staff.

Sheriff Adkinson announced the legislative committees will be starting in September and asked the board to consider areas in which his assistance as President of the Florida Sheriffs Association could be used. Commissioners Chapman and Anderson asked to schedule a time to individually meet with the Sheriff.

Commissioner Comander said that she had received a request to support a resolution opposing texting and driving and that a resolution would be placed on the next agenda. Sheriff Adkinson announced that there were 55 fewer accidents on U.S. Highway 331 this year compared to last year.

The board concurred to direct staff, as time allows, to work with the Sheriff in clearing the land.

Mr. Jones asked Sheriff Adkinson to inform staff when a letter in support of the Pilcher Park security is needed. Appreciation was expressed by Mr. Jones and Sheriff Adkinson to all who have worked diligently during the budgeting process.

Commissioner Anderson asked to schedule a meeting with Sheriff Adkinson.

Commissioner Comander commended the constitutional officers, judges, and staff for their work in the budget process.

Ms. Kathy Ahlen requested, on behalf of the West Florida Local Emergency Planning Committee, board consideration of a **resolution (2017-66)** recognizing the week of August 14, 2017 as Hazmat Awareness Week. She discussed the events which would be held in the seven county district during the week.

Motion by Commissioner Comander, second by Commissioner Anderson, to adopt **Resolution 2017-66** recognizing the week of August 14, 2017 as Hazmat Awareness Week.

Commissioner Chapman questioned if there would be hazmat awareness training for businesses located near the railroad tracks. Ms. Ahlen said the area would be serviced by the hazmat team located in Okaloosa County and invited everyone to attend a training held in Okaloosa County. Commissioner Chapman questioned if a training could be held closer. Mr. Jeff Goldberg, Emergency Management Director, stated a training would be held in two weeks in Walton County. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Motion by Commissioner Anderson, second by Commissioner Chapman, to close a portion of C.R. 30A from the intersection of U.S. Highway 98/C.R. 30A to the intersection of C.R. 30A/Blue Mountain Beach Road on September 23, 2017 from 6:30 a.m. to 10:30 a.m. for the 31st Annual Sandestin Triathlon as presented by Mr. Jones on behalf of Mr. Adam Alfonso. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Mr. Jones noted the agenda submission form now includes an area to provide contact information for individuals submitting agenda requests.

Mr. Jones requested approval for the scope of work and to advertise for an RFP to design and construct the renovations to the Freeport Business Park and the Planning Department at the Walton County Courthouse Annex. He stated the Freeport location would need to be completed prior to beginning the renovations at the annex. He discussed the benefits to using one firm to perform the renovations for both areas.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve the scope of work and approval to advertise for RFP for the design and construction of the Freeport Business Park and the renovation of the Planning Department at the South Walton Courthouse Annex.

Chairwoman Jones requested an area be designated for the commissioners at the Freeport location to meet with constituents.

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

Motion by Commissioner Chapman, second by Commissioner Comander, to approve and authorize the Chairwoman to sign the Employment Agreement with Attorney Sidney Noyes as County Attorney. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent. Commissioner Comander recommended the process begin immediately to hire an Assistant County Attorney. Attorney Noyes noted the employment date on the contract would be August 9, 2017 and stated that the process had already begun to hire an assistant attorney.

Mr. Jones presented an update on the sale of the Freeport Business Park Unit 2 and the purchase of Unit 28. He reported the process is still ongoing and staff is working diligently to maintain the footprint and to keep the financial costs equal.

Mr. Jones presented for consideration a resolution authorizing the Chairwoman to sign the Second Amendment to the State of Florida Department of Transportation (FDOT) Small County Outreach Program (SCOP) Agreement ARK 18 (Walton Bridge Road). He stated there was \$207,751.00 in surplus funds that remained in the project after it was bid. The State is requesting the remaining funds be released back to the State. Due to a change order there is \$38,000.00 in a contingency fund for the completion of the project. He recommended approval.

Motion by Commissioner Comander, second by Commissioner Anderson, to adopt **Resolution 2017-67** authorizing the Chairwoman to sign the Second Amendment to the State of Florida Department of Transportation (FDOT) Small County Outreach Program Agreement ARK 18 (Walton Bridge Road). Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve and authorize the Chairwoman to sign the Second Amendment to the FDOT Small County Outreach Program Agreement ARK 18 (Walton Bridge Road) as presented by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Motion by Commissioner Chapman, second by Commissioner Anderson, to award ITB 017-027: Bridge Material for Big Redfish Bridge Improvements to Conecuh Bridge & Engineering, Inc. as lowest responsive responsible bidder in an amount not to exceed \$78,240.38 as presented by Mr. Jones. The project will begin and be completed prior to the 2018 tourist season.

Commissioner Anderson voiced that all the bridge repair projects should be completed within 60 days due to the effects the construction would have on surrounding businesses. Mr. Jones said the alternate would include a 60 day time limit. The alternate may cost additional money, but would be worth the difference.

Chairwoman Jones requested signs be put up and the businesses informed of the construction.

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

Motion by Commissioner Anderson, second by Commissioner Chapman, to adopt **Resolution 2017-68** authorizing the Chairwoman to execute a Maintenance Agreement with Geneva County, Alabama regarding maintenance of the bridge over UT to Limestone Creek on Alaflo Road in Geneva County, Alabama as presented by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent. Alabama will be funding the maintenance of the bridge and is asking for a right of entry to allow its workers to perform bridge work on the Florida side. There will be no cost to Walton County.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve and authorize the Chairwoman to sign the Maintenance Agreement with Geneva County, Alabama regarding maintenance of the bridge over UT to Limestone Creek on Alaflo Road in Geneva County, Alabama as presented by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve to designate \$32,000.00 from the sidewalk funds for the construction of approximately 1,100 feet of sidewalk along John Baldwin Road to Wee Care Park.

Commissioner Chapman asked if the Walton School Board and the City of DeFuniak Springs have agreed to put money into the project. Mr. Jones said cost sharing is being discussed.

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

Motion by Commissioner Anderson, second by Commissioner Comander, to seek quotes to have two derelict vessels removed from Hogtown Bayou in the vicinity of Cessna Park as presented by Mr. Jones.

Commissioner Anderson said there were other vessels needing to be removed. He thanked Mr. Buddy Wright, Public Works Program Manager, for the work he has done on this project.

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

Mr. Jones presented an update regarding the improvements to the intersection of C.R. 393 and Ridge Road and requested direction. Mr. Chance Powell, Walton County Engineer, addressed three improvement solutions at the intersection: 1. Multi-use path: Would require a survey, conceptual plan, and meeting with residents. There would be utility conflicts and impacts to recent landscaping upgrades. 2. Turn lanes: Would not be safe and would add conflict opportunities due to no signalization at the intersection and would limit the opportunity for a sidewalk or multi-use path on Ridge Road. 3. Caution light: The cost estimate for installation is between \$29,000.00 and \$42,000.00.

Motion by Commissioner Comander, second by Commissioner Anderson, to move forward with the installation of a caution light at the intersection of C.R. 393 and Ridge Road.

Discussion ensued on whether or not to include the construction of a sidewalk. Mr. Powell stated a survey would be needed to install a sidewalk. The board concurred to move forward with the signal. Mr. Jones said if the board wished to use Proportionate Fair Share funds a Public Hearing would be needed to approve the use of those funds. He suggested up to \$50,000.00 be requested for the installation.

Motion amended by Commissioner Comander, second amended by Commissioner Anderson to advertise and schedule a Public Hearing on September 12, 2017 to approve up

\$50,000.00 of Proportionate Fair Share funds for the installation of the caution light. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve to advertise and hold a Public Hearing at 9:00 a.m. on August 22, 2017, at the Walton County Courthouse in DeFuniak Springs to bring forward \$5,307,040.00 in the Debt Service Fund for the purchase of property on South Bay Grove Road and U.S. Highway 331 South, and improvements related to the properties purchased with excess bridge tax funds.

Ms. Leigh Moore voiced her support of the park and encouraged the preservation of as many trees as possible.

Ms. Coy Bowman spoke in opposition to the park and stated the money should be returned to the taxpayers.

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

Motion by Commissioner Comander, second by Commissioner Anderson, to allocate an additional \$35,000.00 for the Grayton Beach State Park Parking Initiative Program as requested by Mr. Jay Tusa, TDC Executive Director. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Motion by Commissioner Anderson, second by Commissioner Comander, to award RFP 017-023 Marketing Research Services to the top ranked firm, Downs & St. Germain Research as topped ranked firm as presented by Mr. Tusa. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Mr. Tusa requested direction regarding RFQ 17-025 Parking. He said an unsolicited proposal was submitted under Florida's P3 Law in March, 2017 from Structured Parking Solutions. An RFQ was advertised in response to that submission. There were two companies which

responded to the RFQ: Structured Parking Solutions and Premium Parking. He questioned if the two responses should be reviewed by a team or by the board. The review team would consist of Mr. Chance Powell, Mr. Mac Carpenter, and Mr. Jay Tusa. The board concurred to allow the review team to present a recommendation. Mr. Tusa said a recommendation would be presented at the August 22, 2017 Regular Meeting.

Mr. Tusa announced the TDC Advisory Board did not renew the membership with VisitFlorida. He briefly discussed the new parameters which were put in place during the special session in June. The VisitFlorida program will be monitored to determine if the TDC wished rejoin in the future.

Chairwoman Jones asked Mr. Tusa to address the potential TDC expansion. Mr. Tusa stated that TDC Advisory Council discussed the possibility of a north Walton TDC or TDT collections. He said he would be contacting the local municipalities and accommodation partners to determine how to move forward. He said more information will be reported to the board within the next four to six months. Commissioner Comander said this has been discussed for a while. Mr. Tusa stated it would require a referendum by the voters of North Walton. He said input from all parties involved and determination of type of funding needs to be taken into consideration.

Mr. Tusa discussed the need to begin the process to revise beach ordinances and announced the Destination Improvement Committee and Beach Management Committee meetings. Information from those meetings will be presented to the Advisory Council. He requested a workshop be scheduled to present the information to the board for consideration. Discussion continued on the need to start the amendment process and the appropriate time to hold the workshop. The board concurred to schedule the workshop at a later meeting.

Ms. Suzanne Harris asked that improved rules for beach vendors be considered and announced a third beach vendor was recently arrested on drug charges. Attorney Noyes said she had researched the issue and there is nothing the board can do about the matter. Ms. Harris suggested rules be enacted which would revoke the permits of vendors who have been arrested and convicted.

Mr. Jones presented for consideration an ordinance renewing the 9th Cent and Local Option Fuel Taxes.

Motion by Commissioner Comander, second by Commissioner Chapman, to call to order the Public Hearing to consider an ordinance renewing the 9th Cent and Local Option Fuel Taxes. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Mr. Jones said this ordinance will re-levy the taxes which have been in place since 1998 with no changes. This ordinance must be renewed every 10 years and greatly impacts municipalities and Public Works.

Ms. Coy Bowman suggested using the remaining bridge tax funds instead of implementing the ordinance.

Ms. Melissa Thomason, County Finance Director, said this tax is a large part of the funding for Public Works and is dedicated to roads and bridges. The tax will be placed on gas and diesel.

Motion by Commissioner Comander, second by Commissioner Anderson, to adopt **Ordinance 2017-20** renewing the 9th Cent and Local Option Fuel Taxes. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

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

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve the settlement agreement in Harry A. Laird, IV v. Walton County (Case No.: 3:15-cv-394-MCR-CJK) as presented by Attorney Sidney Noyes, County Attorney.

Ms. Harris asked how much the county would be paying. Attorney Noyes stated \$130,000.00 with \$50,000.00 of that amount to be paid by the county's insurer.

Ayes 3, Nays 1. Jones Aye, Chapman Nay, Anderson Aye, Comander Aye, Nipper Absent.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve and authorize the Chairwoman to sign the contract for the purchase of five (5) parcels located on South Bay Grove Road and U.S. Highway 331 South as presented by Attorney Noyes. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent. Attorney Noyes stated the billboard cannot be removed due to a 2008 Perpetual Easement.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve by **Resolution 2017-69** stating the purchase of 907 Scenic Gulf Drive (Parcel No.: 33-2S-21-42170-018-0010) is an appropriate expenditure of TDT funds as requested by Attorney Noyes. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve and authorize the Chairwoman to sign the closing documents for the purchase of 907 Scenic Gulf Drive (Parcel No.: 33-2S-21-42170-018-0010). Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Commissioners Anderson, Comander, and Chapman had no items to present.

Chairwoman Jones recognized the Kiwanis Club of Freeport-South Walton which is celebrating its tenth anniversary. Mr. Bill Fletcher discussed projects supported by the Kiwanis

Club. Chairwoman Jones asked that a plaque be created to present to the Kiwanis Club at their meeting on August 16, 2017.

Motion by Commissioner Comander, second by Commissioner Anderson, to present a plaque to the Freeport-South Walton Kiwanis Club. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Chairwoman Jones announced Governor Rick Scott has signed an order designating north Walton County as a Rural Area of Economic Opportunity (RAEO). This designation will help the economic growth of the area.

Chairwoman Jones announced a Round Table will be held August 16, 2017 at Freeport Community Center at 3:00 p.m. She briefly listed items to be discussed during the meeting.

Mr. Charles Garner requested to transfer ownership of Emma Huggins Road from the Gulf Reflections Homeowners Association (HOA) to Walton County. The road is open to two other public roads and cannot be used privately. The road was installed according to county specifications. Mr. Jones stated that Public Works has begun the preliminary work on this issue. The board concurred to direct staff to continue working with the HOA to address this issue.

There being no further items to present, the meeting was recessed at 5:06 p.m. and reconvened at 5:36 p.m.

Mr. Jones clarified that the request to close a portion of C.R. 30A for the Annual Sandestin Triathlon was for the western end of U.S. Highway 98 and C.R. 30A.

Mr. Rick Wilson, Technology Support Coordinator, announced that staff has been working with Brighthouse/Spectrum, Cox, and Mediacom to get residential customers better service. It has been agreed upon for families with children receiving free or reduced lunches would be eligible for 30mgb of service to the families in DeFuniak Springs and 10mgb of service to the families in

Freeport and South Walton. The cost per household will be \$14.99 per month. He also announced that Charter/Spectrum is donating 10 computers to the SPICE program in DeFuniak Springs. An effort is being made to have Cox/Mediacom to provide the same for the South Walton area.

Ms. Coy Bowman expressed concern with the continued development in south Walton County.

Mr. John King congratulated the county for the purchase of the property at the north end of the bridge and commended staff for the work they have done.

Mr. Mac Carpenter, Planning and Development Director, requested the following item be tabled: Gailey Estates Plat. He also requested the following items be continued: Santa Rosa Beach COW to September 12, 2017, and Peach Creek Phase IV Plat to August 22, 2017.

Motion by Commissioner Comander, second by Commissioner Anderson, to table Gailey Estates. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

(Exhibit: Exhibit 1-Staff Memo)

Motion by Commissioner Anderson, second by Commissioner Chapman, to continue Santa Rosa Beach COW to September 12, 2017 to be held at the Walton County Courthouse Annex in Santa Rosa Beach, Florida at 5:00 p.m. or soon thereafter. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent. **(Exhibit: Exhibit 1-Staff Memo)**

Motion by Commissioner Chapman, second by Commissioner Comander, to continue Peach Creek Phase IV Plat to August 22, 2017 to be held at the Walton County Courthouse in DeFuniak Springs, Florida at 9:00 a.m. or soon thereafter. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent. **(Exhibit: Exhibit 1-Staff Memo)**

Chairwoman Jones questioned if the board wished to set a time limit on the meeting. After brief discussion it was agreed to continue as scheduled.

Mr. Carpenter presented Chandler LSA (Project No.: 17-00700001) a request to approve by ordinance a Large Scale Text Amendment application submitted by McNeil Carroll Engineering, Inc. on behalf of Chandler Inlet Beach Holdings, LLC. The request is to amend the Walton County Comprehensive Plan Appendix F: Inlet Beach Traditional Neighborhood Plan (IBTNP) Land Use Map designation from Residential to Neighborhood Commercial in the Inlet Beach Traditional Neighborhood Plan, and update the Inlet Beach Traditional Neighborhood Plan Appendix D: Neighborhood Commercial Designations to reflect the map amendment of Parcel .0620 on 0.86 +/- acres. The project is located on the east side of North Wall Street, north of U.S. Highway 98 East and south of Pinewood Lane (Parcel No.: 36-3S-18-16100-000-0620). This is the only Neighborhood Plan (NP) that is a component of the Comprehensive Plan; all others are components of the Land Development Code (LDC). He briefly discussed the process begun in 2008 to move NP from the Comprehensive Plan to the LDC. He read Section 2.03.02 Subsection F of the LDC noting that the Inlet Beach NP would remain a part of the Comprehensive Plan until the Inlet Beach neighborhood agrees to change to an overlay district. Mr. Carpenter stated that discussions have been held with members of the neighborhood regarding a possible change. The Planning Department is prepared to assist the neighborhood. The change being presented would add a parcel to the Doughnut Hole Development Order to provide additional supporting infrastructure (parking lot) for the restaurant. **(Submission: Staff Report)**

Attorney Gary Shipman, representing the applicant, briefly discussed the request to amend the Neighborhood Plan and stated the applicant's plan for the parcel would be less intrusive to the surrounding area than the current apartment complex.

Mr. Robert Carroll, McNeil Carroll Engineering, discussed the amendment to the text, parcel location, and surrounding designations. He reported a meeting was held with the

neighborhood community and was told that the neighborhood was concerned with the changes to the overall NP. Mr. Carroll stated that nothing could be built on that parcel without the changes. He stated the proposal is to place a 50' buffer to the east and a 20' buffer to the north. A privacy fence would be placed project side of the buffer. He said the parcel would strictly be used for overflow parking.

Commissioner Comander questioned if there would be a way to insure that the area would not be developed into an office building in the future. Attorney Noyes stated there was not. Mr. Carroll stated if this amendment is approved input from the community on the proposed project would be required before an application can be submitted. Attorney Shipman said if this amendment is approved the community may vote to make their NP subject to the LDC. At that point anything other than a parking lot would be required to go through the Development Order process.

Chairwoman Jones clarified that if the amendment is not approved the current building could be renovated and could use the minimum buffer requirement. She discussed the extra buffers and fencing to be installed if the amendment is approved. Attorney Shipman discussed what would be allowed if the amendment is not approved and the benefits to what the applicant is proposing.

Several audience members spoke in opposition to the request. Some cited that the NP should not be changed based on individual needs, but should rather be changed as a community effort. Some voiced concern that approval of the amendment would allow commercial to begin edging into the residential areas.

Commissioner Anderson noted there was an area designated Industrial within the NP that could not be changed until the community decided to have the NP become a component of the LDC.

Attorney Shipman addressed the concerns raised by the public and said the application would affect only one parcel and changing the NP to the LDC would prevent commercial from edging into the residential areas.

Motion by Commissioner Anderson, second by Commissioner Chapman, to adopt an ordinance approving Chandler LSA with conditions as stated in the Staff Report.

Discussion continued on what would be allowed if the amendment is approved or not.

Ayes 2, Nays 2. Jones Aye, Chapman Nay, Anderson Aye, Comander Nay, Nipper Absent.

Attorney Noyes stated based on 2016 approved Board Meeting Procedures a tie vote is considered a denial of this Legislative land use.

Commissioner Comander voiced concern regarding the change to the industrial area within the NP.

Mr. Carpenter presented The Crossings Phase 3 LSA (Project No.: 17-00700002) a request to approve by ordinance a Large Scale Text Amendment application submitted by McNeil Carroll Engineering, Inc. on behalf of Mr. Gerald Hawkins. The request is to amend the Walton County Comprehensive Plan Appendix F: Inlet Beach Traditional Neighborhood Plan (IBTNP) Land Use map designation from Residential to Neighborhood Commercial in the Inlet Beach Traditional Neighborhood Plan, an update the Inlet Beach Traditional Neighborhood Plan Appendix D: Neighborhood Commercial Designations to reflect the map amendment of Parcel on 1.19 +/- acres. The project is located on the east side of North Wall Street, north of U.S. Highway 98 East and south of Pinewood Lane (Parcel No.: 36-3S-18-16100-000-0621). **(Submission: Staff Report)**

Mr. Robert Carroll, McNeil Carroll Engineering, said this is the parcel to the south of the previous item. The applicant is requesting to develop a commercial building on the parcel. Mr. Carroll discussed the buffers and the interconnectivity with The Crossings.

Several audience members spoke in opposition to the request citing the same concerns as stated during the previous issue.

Mr. Carpenter said the neighborhood does include workplace designations and is not entirely residential. Commissioner Comander asked if the property could be used to develop townhomes. Mr. Carpenter replied that it could. Commissioner Comander asked which would have the greater impact to the neighborhood an office building or condominium/townhomes. Mr. Carpenter stated it would be dependent upon the size and use of the development.

Discussion was held on the number of units allowed on the parcel.

Mr. Carroll briefly reiterated the details of the project.

Commissioner Comander asked when the project could be brought back for consideration, if the project is denied and the neighborhood decides to update their NP to the LDC. Attorney Noyes stated that according to the LDC a denial must wait 12 months to be represented. Commissioner Comander asked how long it would take to update the NP to the LDC. Mr. Carpenter stated it could take several months and the Planning Department is available to assist the neighborhood.

Chairwoman Jones stepped down as Chair to make the following motion. Commissioner Chapman assumed the Chair position.

Motion by Commissioner Jones, second by Commissioner Comander, to deny The Crossings Phase 3 LSA. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

Chairwoman Jones resumed the Chair position.

Recessed at 6:49 pm reconvene at 6:59 p.m.

Mr. Carpenter presented Ocean Estates SSA (2016-13) a Small Scale Amendment application submitted by McNeil Carroll Engineering. The applicant requests to amend the Future Land Use designation from Residential Preservation to Low Density Residential on 8.29 +/- acres. The project is located south on Thompson Road from U.S. Highway 98, .075 miles with the property on the left side of the road (Parcel No.: 34-2S-20-33270-051-0000). **(Submission: Staff Report)**

Attorney Noyes reminded the board that Small Scale Amendments are to be reviewed as Legislative and not Quasi-Judicial pursuant to the Supreme Court ruling in Coastal Development of North Florida, Inc. v. City of Jacksonville Beach (788 So.2d 204 (2001)).

Attorney Shipman briefly discussed the Supreme Court ruling referred by Attorney Noyes. He reviewed the request and said there is no development plan. He said the land was not intended to be three lots and Residential Preservation was an inappropriate category. He noted public comments were not about the designation, but rather discussed issues regarding development. A Development Order has not been requested and the developer has not decided on a development plan. He briefly discussed Low Density Residential and the reasons why the developer is asking for the change. He said since this is a legislative issue, a denial of the request would require a determination stating why the current designation is appropriate.

Commissioner Comander noted the findings in the Staff Report state that the developer is wishing to create a 33 lot subdivision. Attorney Shipman said that is not correct and that a schematic plan is to be submitted which would show the maximum allowable density to determine traffic impacts. A proposed development plan has not been submitted. He discussed the process that would be followed with a proposed Development Order. Attorney Shipman said the approval of this request is not approving a 33 lot subdivision only a change in designation. Commissioner

Comander questioned why the developer is seeking to change the designation if he does not know what he is wanting to develop. Attorney Shipman replied the developer needs to know what the county will allow before a development plan can be created.

Mr. Jones addressed the components which have to be considered when a Development Order is presented; specifically preservation buyout. He said the board would determine the preservation criteria that must be met. He discussed the Comprehensive Plan Text Amendments which would be presented at this meeting and stated approval of the amendments would require a 50% preservation outside of the platted areas. The board will have the authority to determine what the Ocean Estates plan will look like and place requirements on the preservation.

Ms. Melissa Ward, Dunlap and Shipman, submitted and discussed information regarding Ocean Estates SSA. She reviewed the history of the land designations for the area and compared this request to Edgewood Terrace. She stated the parcel in question is currently undeveloped and cannot be developed as designated. She presented reasons why Low Density Residential would be the best category for the property. **(Submission: Power Point Printout)**

Mr. Ted Borowski, representing Country Club Hills and Country Club Estates, spoke in opposition of the request and discussed reasons the area was designated Residential Preservation. He encouraged the board to wait until changes recommended by the Matrix have been made. (Mr. Borowski was allowed 10 minutes to speak due to his representation of numerous individuals.)

Attorney Noyes stated individual speakers would be allowed three minutes to speak.

Several audience members spoke in opposition to the request citing incompatibility, increased traffic, and safety issues. Some encouraged the board to postpone approval until the Matrix has submitted their recommendations. **(Submissions: Petition and Flyer)**

Attorney Shipman addressed the concerns raised by the public and stated that a Development Order application is not required to request a change to the land designation. Meetings will be held to determine what would be allowed within a Development Order.

Commissioner Chapman said the board is tasked to decide whether or not the land use is appropriate for this property. He discussed the process a project would have to follow and encouraged the developer to consider the density, storm water, and preservation should the board choose to approve the request. He spoke in opposition to allowing a preservation buyout for the property.

Commissioner Comander voiced concern that what is decided tonight will not be followed. She voiced a need to consider the established residences and to encourage responsible, compatible growth.

Commissioner Anderson stated he was not in favor of a 33 lot subdivision and that the details could be addressed within the Development Order process.

Chairwoman Jones voiced concern regarding what could happen with the development and stated conditions should be placed on it. She said community meetings with the developer should be held.

Commissioner Anderson strongly recommended the developer work closely with the adjacent neighborhoods and reach an agreement before bringing the development request back for consideration.

Motion by Commissioner Anderson, second by Commissioner Chapman, to adopt **Ordinance 2017-21** approving Ocean Estates SSA with the direction that the developer meet with the surrounding neighborhoods. Ayes 3, Nays 1. Jones Aye, Chapman Aye, Anderson Aye, Comander Nay, Nipper Absent.

The meeting briefly recessed at 8:15 p.m. and reconvened at 8:26 p.m.

Commissioner Comander asked if the remaining issues could be continued to August 15, 2017 at the Walton County Courthouse Annex. Discussion ensued on the best time to hold the meeting. The board concurred to hold the meeting at 10:00 a.m.

Attorney Noyes questioned if Legislative items were to be held after 5:00 p.m. Mr. Carpenter replied they did. Chairwoman Jones recommended hearing the last Legislative item at this time and to continue the Quasi-Judicial to August 15th.

Attorney Dana Matthews, representing Azzurro Condominium; and Attorney Will Dunaway, representing the objectors to Azzurro Condominium; responded to the request to continue. Attorney Matthews recommended that Azzurro Condominium be the first Quasi-Judicial item heard at the August 22, 2017 Regular Meeting. Attorney Dunaway agreed with Attorney Matthews and asked the board to take note of the objectors attending this meeting. Discussion continued on the date in which to continue the Quasi-Judicial items.

Motion by Commissioner Chapman, second by Commissioner Comander, to continue all Quasi-Judicial items to August 15, 2017 at 10:00 a.m. to be held at the Walton County Courthouse Annex, Santa Rosa Beach, Florida.

Mr. John Martin objected to the continuance and stated people had traveled from out of state to attend this hearing.

Attorney Noyes suggested that Attorney Dunaway make note of the objectors attending and submit their objections at the hearing. She asked that the objections also be submitted to the Planning Department so that it can be circulated to the board for consideration. Attorney Matthews asked that opposition not be submitted to the board, but rather to the Planning Department for proper distribution during the hearing. Mr. Carpenter said the normal procedure is to submit

opposition to the Planning Department. If the opposition is submitted eight days before the hearing it will be included in the board packet.

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

Mr. Carpenter presented the Comprehensive Plan Text Amendments for transmittal to the Department of Economic Opportunity (DEO), an ordinance making substantive, technical and organizational changes to the Walton County Comprehensive Plan including changes to the Conservation Element, Recreation, Open Space and Greenways Element, Housing Element, and creation of a new Coastal Management Element.

Ms. Kristen Shell, Planning and Development-Planning Manager, stated the project team consisted of Planning Staff and the Matrix Design Group. She stated this presentation is Phase I of III of the project to update the Comprehensive Plan and Land Development Code to make them consistent. Public Workshops were held and the Planning Commission recommendations are submitted in this report. Ms. Shell briefly covered the changes common to all the elements which include reorganization; eliminating outdated or duplicated statements; and Statute and code related changes. The transmittal of this update to state agencies for review will eliminate an Evaluation and Appraisal Report (EAR) cycle.

Ms. Shell discussed the Conservation Element which includes the following Policy Level Issues: 1. Wetland Scenarios; 2. Tree Preservation; 3. On-lot Preservation; and 4. Coastal Upland Preservation. She stated there was one inconsistency which would allow for the full land use category entitlement for parcels that have wetlands and discussed the Planning Commission recommendation which would keep the one unit per 20 acres density transfer for impacted wetlands. She said the wetland buffer was moved to the LDC.

Ms. Shell discussed heritage tree preservation which is covered in both Conservation and Recreation Elements of the Comprehensive Plan, but it is not implemented in the LDC. The Planning Commission recommended including the implementation in the LDC regulations for all or a portion of the county. Commissioner Chapman asked for an example of a heritage tree. Ms. Shell replied that would be decided when the LDC is updated and is dependent upon the geographic area. Chairwoman Jones asked if this coincided with Commissioner Nipper's recommendations. Ms. Shell said that it was and that staff had already begun reviewing the elements prior to her recommendations. Commissioner Anderson voiced concern with the regulations when someone purchases property to be used agriculturally. Ms. Shell said most tree preservations will have an agricultural exemption. Chairwoman Jones expressed concern with smaller lots. Ms. Shell stated a tree mitigation bank could be created.

Ms. Shell discussed On-lot Preservation and stated the Planning Commission recommended using a 25% buy-out option and must place preservation in the common area or easement off-lot. Commissioner Chapman asked how the issue would be addressed without a homeowners association (HOA). Ms. Shell stated new developments will require an HOA due to the maintenance of storm water systems.

Ms. Shell discussed the interpretation concerns of the Coastal Upland Preservation and stated the Planning Commission recommended clarifying that 95% of Coastal Uplands must be preserved within the Coastal Protection Zone (CPZ) and that 100% of Coastal Uplands must be preserved outside of the building footprint landward of the CPZ.

Ms. Shell said staff is recommending the deletion of Policy C-1.8.1 due to competing and conflicting language within the land use element. The Department of State would require the remediation of an archaeological resource on a site.

Ms. Shell discussed the Coastal Management-non-substantive changes; Recreation, Open Space and Greenways-Recreation Plat Fees Planning Commission recommendations to add multi-family residential and allow for optional off-site land dedication with criteria; and Housing-substantive changes and historic structures.

Commissioner Anderson asked if the 10 day window would be enough time to submit this document to the state. Ms. Shell stated she would work diligently and that all the supporting documentation had to be done at the same time. Commissioner Anderson asked if staff preferred to submit in phases rather than all at once. Ms. Shell said it would be better done in phases. If this is approved for transmittal, staff will have 240 days to get all the phases completed. Staff also wants the implementing code completed as well.

Commissioner Chapman asked how Matrix would respond to the transmittal and would they be able to meet the timelines. Ms. Shell said if it is sent there will be no choice but to keep up or withdraw. A large portion of the work was done with the land use element. Commissioner Anderson questioned if the process would start over if the 240 days are not met. Ms. Shell stated it would.

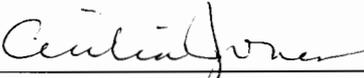
Mr. Jones asked Ms. Shell if she would be more comfortable having a discussion with the consultants to lay out specific timelines and have that information presented at the September 12, 2017 Regular Meeting. Ms. Shell said Matrix has a schedule and will be here in September. Delaying the transmittal will allow more time for feedback.

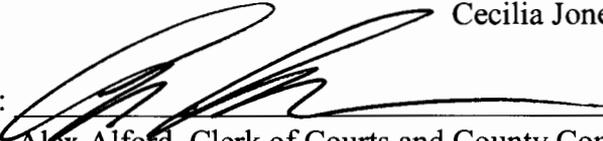
Mr. John King asked for clarification on whether action is being taken to move this item forward. Mr. Jones stated no action is being taken tonight.

Motion by Commissioner Chapman, second by Commissioner Anderson, to continue the transmittal hearing to September 12, 2017 to be held at the Walton County Courthouse Annex, in

Santa Rosa Beach, Florida at 5:00 p.m. or soon thereafter. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye, Nipper Absent.

There being no further items to present, the meeting was adjourned at 9:04 p.m.

Approved: 
Cecilia Jones, Chairwoman

Attest: 
Alex Alford, Clerk of Courts and County Comptroller