

NOVEMBER 7, 2017 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on October 10, 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; Vice-Chairman; Commissioner Tony Anderson; Commissioner Sara Comander; and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator; Attorney Sidney Noyes, County Attorney; and Mr. Alex Alford, Walton County Clerk of Court and County Comptroller; were also present. Commissioner W. N. (Bill) Chapman was not present for the Regular Meeting.

Chairwoman Jones called the meeting to order.

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

1. Addition: Consent Agenda-Request to approve and authorize the Chairwoman to sign the Florida Department of Agriculture and Consumer Services State Financial Assistance Agreement for Mosquito Control
2. Deletion: Consent Agenda 12-Request to approve and authorize the Chairwoman to sign Change Order No. 3 for Contract No. 017-006 30A South Parking Improvements with Gulf Coast Utility Contractors, LLC; crediting the project cost \$102,000.92 and increasing the contract duration 45 days
3. Deletion: Consent Agenda Item 4-Request to approve and authorize the Chairwoman to sign the attached 30A Mobility Letter expressing BCC commitment to addressing Walton County transportation issues
4. Deletion: County Attorney-Request to approve and authorize the Chairwoman to sign the Freeport Interlocal Agreement for Brandon Oaks Septic/Sewer

There were no public comments regarding items on the agenda.

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

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

	Total	WM
General Fund	\$ 387,785.03	
County Transportation	\$ 441,161.38	
SHIP	\$ 3,875.00	
Fine & Forfeiture	\$ 14,079.18	
Section 8 Housing	\$ 147,189.84	
Tourist Dev. Council	\$ 1,225,600.54	\$ -
N.W. Mosquito Control	\$ 626.78	
Recreation Plat Fee	\$ 1,469.01	
Solid Waste Enterprise	\$ 17,840.88	\$ -
Preservation	\$ 12,059.50	
Sidewalk Fund	\$ 343.00	
Bldg Dept/Enterp. Fund	\$ 9,482.28	
Debt Service Fund	\$ 2,500.00	
Capital Projects Fund	\$ 1,170.00	
Increment Tax Funding	\$ 3,779.28	
Totals	<u>\$ 2,268,961.70</u>	<u>\$ -</u>
Grand Total (less WM)		<u>\$ 2,268,961.70</u>

2. Approve Minutes of the October 24, 2017 Regular Meeting
3. Request to surplus list of equipment as requested by the Clerk's Office (CC #'s: 1173; 1393; 1452; 1459; 1140; 1171; 1172; 1252; 1261; 1346; 1347; 1006; 1135; 1265; and 1335)
- ~~4. Request to approve an authorize the Chairwoman to sign the attached 30A Mobility Letter expressing BCC commitment to addressing Walton County transportation issues~~
5. Request to surplus BCC 3058 Norstar Telephone System from the Public Defender and BCC 4930 Norstar 8 Line Phone system from the State Attorney
6. Request to approve a **resolution (2017-96)** amending the FY 2018 Budget to roll forward revenues and expenditures for grants, encumbrances, and projects not completed by fiscal year end from the FY 2017 budget into FY 2018

7. Request to approve and authorize the Chairwoman to sign the Community Planning Technical Assistance Grant Agreement with the Florida Department of Economic Opportunity and accept the Scope of Work included within the agreement
8. Request to approve and authorize the Chairwoman to sign the FY 2017-2018 Discretionary Funding Agreement with Main Street DeFuniak, Inc.
9. Request to approve and authorize the Chairwoman to sign Amendment No. 1 to FWC Grant Agreement No. 15156 for the installation of artificial reefs within sixteen (16) Walton County permitted Artificial Reef sites funded by Natural Resource Damage Assessment (NRDA) funds
10. Request to approve and authorize the Chairwoman to sign the FWC Grant Agreement No. 17020 for the installation of pre-fabricated artificial reef modules at the Topsail Hill Nearshore permitted reef site
11. Request to approve and authorize the Chairwoman to sign Change Order No. 1 to Contract No. 107-028 for C.R. 30A Phase 4 (Camp Creek to U.S. 98 E) with C.W. Roberts decreasing the contract amount by \$19,293.27
- ~~12. Request to approve and authorize the Chairwoman to sign Change Order No. 3 for Contract 017-006 30A South Parking Improvements with Gulf Coast Utility Contractors, LLC; crediting the project cost \$102,000.92 and increasing the contract duration 45 days~~
13. Request to approve and authorize the Chairwoman to sign the Exercise of First Option to Renew Contract No. 015-029 for Beach Safety Services with South Walton Fire District
14. Request to approve and authorize the Chairwoman to sign an agreement with Southern Self Storage as requested by TDC
15. Request to approve and authorize the Chairwoman to sign the Florida Department of Agriculture and Consumer Services State Financial Assistance Agreement for Mosquito Control
16. Request to approve and authorize the Chairwoman to sign TDC Task Order No. 17-011 with Polyengineering, Inc. for design, permit, construction and administration services for a new Regional Beach Access (RBA) to be built in Miramar Beach in an amount not to exceed \$103,129.00
17. Request to approve and authorize the Chairwoman to sign Task Order 17-18 Engineering Services for Seagrove Stormwater Drainage Improvements Phase III with Atkins in the amount of \$77,384.50
18. Request to approve the purchase of a new laptop for the Assistant County Attorney in an amount not to exceed \$1,500.00

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the Waste Management expenditures. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. (There were no Waste Management expenditures.)

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve to close both lanes of C.R. 30A from Seagrove Plaza to Downtown Seaside on November 25, 2017 from 4:00 p.m. to 5:15 p.m. for the Annual South Walton Holiday Parade as requested by Mr. Kevin Boyle, Seaside Arts and Entertainment Corp. and presented by Mr. Larry Jones, County Administrator. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. Discussion was held regarding event issues, road closure policies, event scheduling, and the need to close both lanes.

Motion by Commissioner Comander, second by Commissioner Nipper, to reschedule the December 26, 2017 Regular Meeting to December 19, 2017 due to the Christmas Holidays as requested by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Jones requested the board review the Commissioner Board and Committee Assignment and to be prepared to approve the appointments at the next board meeting which will be held on November 28, 2017.

Mr. Jones briefly reviewed the 2017 and 2018 State and Federal Legislative Priorities. He requested approval of the 2018 State and Federal Legislative Priorities. He questioned if any projects needed to be added or removed from the list. A brief discussion was held regarding how the franchise agreement with DeFuniak Springs would be affected with the water/sewer project. Mr. Jones recommended communicating with Ms. Kelly Horton, lobbyist for the county, that the water and sewer along U.S. 331 was top priority and the others are strongly supported.

Chairwoman Jones asked that a resolution be sent to Ms. Horton asking for legislative updates on the Safe Water for Walton project.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the 21017-2018 State and Federal Legislative Priorities as presented. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Anderson, to appoint Mr. Billy Williams, Local RESTORE Coordinator, as a Walton County Alternate to officially represent the County at future Gulf Consortium Board of Director meetings as requested by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Jones briefly discussed the November 1, 2017 Local Triumph Committee meeting and the list of pre-screening funding requests and requested approval of the list. He reported the projects were ranked A, B, C, or D and discussed the ranking process which was based on the following criteria: meets State statute, meets Statute priorities, and considered a transformational project. He requested to approve to move the A and B projects forward through the pre-screening process. He stated staff would continue to work with the other projects to prepare them to move forward.

Chairwoman Jones questioned if the projects needed to be prioritized and stated she wished to put the U.S. 331 water and sewer project as the top project. Mr. Jones stated prioritization would not be needed at this time.

Commissioner Comander expressed concern with one of the projects and does not support moving it forward.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve the A and B projects to proceed through the pre-screening process.

Commissioner Anderson stated this is a time sensitive item and said there is no guarantee that money will be received for the projects, but a list is needed for submission. Discussion was held regarding the pre-screening application process.

Mr. Billy Williams, RESTORE Act Coordinator, stated the board will be able to prioritize the list and that this is just a pre-screening process. The State Triumph Board will review the projects and make their determination on whether the projects meet the criteria. Mr. Jones stated it is an evolving process and that new projects can still be presented. Commissioner Anderson questioned what would happen if the list was not approved. Mr. Williams stated the projects would not go through the pre-screening process. Discussion was held regarding the absolute funding and the competitive funding sources.

Mr. Bob Hudson noted the Destin Fishing Co-op (Project 15) had no documents submitted with the application and asked how it could have been assessed. Mr. Jones stated it was a request submitted by an Okaloosa County Commissioner. Mr. Williams stated it was submitted by the local advisory board as a county-to-county request. Discussion continued on the greater chance of approval joint projects would have. Mr. Hudson voiced concern with the transparency of the process and stated that there may be conflicts of interest with the Local Triumph Committee members.

Ms. Suzanne Harris questioned which Okaloosa Commissioner submitted the Destin Fishing Co-op project. Mr. Jones stated Commissioner Kelly Windes.

Ms. Bonnie McQuiston commended all the project submissions and questioned if all projects would have a chance for funding. Mr. Jones replied they would.

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

The board recognized the Local Triumph Committee members present.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the final design of the new transfer station and approve staff to move forward with the Invitation to Bid (ITB) process for the construction of the new transfer station at the Landfill as presented by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Nipper, to advertise a Request for Qualifications (RFQ) for consulting services for a grant writer consultant as presented by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. Mr. Jones stated that specialty grant writing skills will be needed in the RESTORE and Triumph process.

Motion by Commissioner Anderson, second by Commissioner Nipper, to advertise a Request for Proposals (RFP) for artificial reef construction and deployment services for the Topsail Hill Nearshore site associated with FWC Grant No. 17020 as presented by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Nipper, second by Commissioner Comander, to advertise for two (2) vacant positions on the Coastal Dune Lakes Advisory Board (1-On Lake and 1-North of Bay) as presented by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Jay Tusa, TDC Executive Director, presented TDC updates. He stated TDT Bed Tax Collection was up 2.3% in September with an 8.7% increase year over year. He reported there was a 1.5% increase in occupancy and room rates with more than 22,000 jobs being created by tourism. Mr. Tusa said 3.8 million tourists spent approximately \$2.5 Billion in Walton County for a \$3.7 Billion total economic impact. Visitors pay over 65% of all taxes. He said 45% of the TDC budget is beach operations. Mr. Tusa thanked the TDC Staff for their hard work.

Mr. Robert Raymond questioned if the occupancy numbers were broken down to indicate the differences between tourist season and shoulder season. Mr. Tusa replied they were not, but would get that information.

Mr. Tusa requested a meeting be held to discuss changes to the beach ordinance. Attorney Noyes stated the draft ordinance would be presented at the November 28, 2017 Regular Meeting and that a Public Hearing to consider the ordinance would be scheduled at that time. Mr. Tusa stated parking solutions also needed to be discussed. Discussion was held to determine the appropriate time to hold the Special Meeting to discuss the ordinance and the parking issue. The board concurred to hold a Special Meeting at 3:00 p.m. on December 12, 2017 at the Walton County Courthouse Annex in Santa Rosa Beach, FL to consider the amendments to the Beach Activities Ordinance. The parking issues will be discussed during the Regular Meeting to be held the same day.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve and authorize the Chairwoman to sign the closing documents with Waffle House, Inc. for property in the Mossy Head Industrial Park (MHIP) (Parcel No.: 28-3N-21-37000-006-0040) as presented by Attorney Noyes. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Nipper, to set a January 9, 2018 Public Hearing for the board to consider the Airboat Curfew Ordinance as requested by Attorney Noyes. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. A brief discussion was held regarding the restrictions which could be placed on airboats. Attorney Noyes will meet individually with the commissioners to discuss the draft ordinance.

Commissioners Anderson and Nipper had no items to present.

Commissioner Comander voiced concern with the intersection at C.R. 393 and C.R. 30A and stated a plan for the intersection was needed. Commissioner Anderson recommended that Commissioner Comander contact Mr. Chance Powell, Public Works, to discuss the plan they have created.

Attorney Noyes introduced Attorney Heather Christman, Assistant County Attorney.

Chairwoman Jones discussed the ribbon cutting for the sports complex, reported on the lighting at the Boys and Girls Club, and announced the ribbon cutting for Safe Connections.

Commissioner Comander commended Public Works staff on the beautiful job they have done cleaning up the property at the U.S. 331 Bridge.

Ms. Lisa Boushy asked for clarification on the presentation of the beach activities ordinance. Attorney Noyes announced she would present a draft of the ordinance at the November 28, 2017 Regular Meeting and that a Public Hearing would be held on December 12th at 3:00 p.m.

Ms. Suzanne Harris voiced concern regarding recent requests for ex parte communications and commented the forms had not been completed properly.

Mr. Bob Hudson questioned if the Local Triumph Committee members were advised of the Sunshine Law. Chairwoman Jones stated the committee was briefed at the beginning of the meeting. Attorney Noyes stated an in depth training has been scheduled. Mr. Hudson requested copies of the project score sheets.

Ms. Coy Bowman questioned why the Brandon Oaks issue was pulled from the agenda and if sewage was still leaking into the bay. Attorney Noyes stated the item would be on the November 28th agenda and stated there were some issues that needed to be addressed prior to presentation. Mr. Jones recommended Ms. Bowman contact the Health Department regarding the sewage

discharge. Discussion continued on the inability for the county to pump out the tanks due to their location on private property.

Mr. Red Foreman addressed actions taken at a recent community meeting and voiced concern with the recent political ads in the DeFuniak Herald.

Mr. Ethaniel Foreman expressed his gratitude to Chairwoman Jones for the positive impact she made on him as a child.

The meeting briefly recessed at 5:03 p.m. and reconvened at 5:20 p.m.

Motion by Commissioner Anderson, second by Commissioner Nipper, to accept the resignation of Mr. George Abert from the Planning Commission effective November 15, 2017 as presented by Mr. Mac Carpenter, Planning and Development Director. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. Chairwoman Jones questioned if this was an At-Large seat. Mr. Carpenter stated he was unsure of the position, but would research the issue.

Commissioner Jones stated that Mr. Abert's seat on the RESTORE Committee will also need to be filled.

Motion by Commissioner Comander, second by Commissioner Anderson, to accept the resignation of Mr. Scott Rosenheim as District 4 member of the Zoning Board of Adjustments and appoint Mr. Daryl Burgis to the vacated seat as requested by Mr. Carpenter. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Nipper, second by Commissioner Anderson, to appoint Ms. Latilda Hughes-Neel to the Affordable Housing Advisory Committee as requested by Mr. Carpenter. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Carpenter stated that there are three other vacant positions to be filled and will be presented at a later date to be filled.

Mr. Carpenter presented an update on the tree protection ordinance and Senate Bill 574. The Senate Bill being presented would preempt local government regulation of tree maintenance, mitigation, manicuring, etc. It would even regulate silviculture on residential lots. Commissioner Nipper recommended moving forward with the ordinance as a back-up to the potential State action. Commissioner Anderson recommended waiting to see what action the State takes. Discussion was held on continuing to hold the workshops, waiting to determine the State's action, and what regulations are contained within the bill which would preempt any local regulations on trees. Mr. Carpenter announced that a third public workshop has already been scheduled.

Ms. Leigh Moore questioned when the ordinance would be finalized. Mr. Carpenter replied January, 2018. Ms. Moore recommended the board adopt a tree preservation ordinance on the off chance the State includes a "grandfathered" clause which would apply to existing ordinances.

Motion by Commissioner Anderson, second by Commissioner Nipper, to adopt a Planning Fee **Resolution (2017-99)** adding an Outsourced Stormwater Review Fee for temporary outsourcing of lot of record single family stormwater reviews as presented by Mr. Carpenter.

Commissioner Anderson questioned if this procedure had been successful. Mr. Carpenter stated that it had.

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

Motion by Commissioner Anderson, second by Commissioner Comander, to approve to propose an amendment to the Land Development Code to amend single family stormwater regulations to provide for relief for certain hardship circumstances related to de minimus impacts, and for some administrative relief when site constraints prevent achievement of the full design requirements as requested by Mr. Carpenter. The proposed rules will be brought back as an amendment to the Land Development Code.

Ms. Lisa Boushy asked if this applied only to residential. Mr. Carpenter stated it was strictly single-family residences.

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

Mr. Carpenter presented Chapter 13 Plant List Ordinance, an ordinance amending the Land Development Code (LDC) to allow for additional native landscaping materials in the U.S. Highway 98/U.S. 331 Scenic Corridor. The list of plants being added is attached to the ordinance.

There was no public comment.

Motion by Commissioner Nipper, second by Commissioner Comander, to adopt **Ordinance 2017-22** amending LDC Chapter 13 Plant List. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Carpenter presented Heron Crossing SSA (2017-007), a Small Scale Amendment application submitted by Dunlap & Shipman, PA on behalf of Cole, Inc., requesting to change the land use from Residential Preservation to Neighborhood Infill on approximately 1.02 +/- acres. The project is located on C. R. 30A in Heron's Crossing (Parcel No.: 32-2S-20-33255-000-0140). The Staff Report was submitted for the record.

Ms. Melissa Ward, Dunlap & Shipman representing the applicant, briefly discussed the history of the request and the requirements of the Residential Preservation and Neighborhood Infill.

Ms. Lisa Boushy voiced concern with the change from Residential Preservation and spoke in opposition to increasing density.

Ms. Coy Bowman voiced opposition to over development.

Ms. Ward stated the applicant is not asking for variances or setbacks. The development is townhomes and the applicant is requesting townhome setbacks.

Chairwoman Jones stepped down as chair to second the following motion. Commissioner Anderson assumed the Chair position.

Motion by Commissioner Anderson, second by Commissioner Jones, to adopt **Ordinance 2017-23** approving Heron Crossing SSA. Ayes 3, Nays 1. Jones Aye, Anderson Aye, Comander Nay, Nipper Aye.

Commissioner Jones resumed the Chair position.

The Quasi-Judicial Hearing was called to order and Attorney Noyes administered the oath to those intending to speak. There were no objections to the advertisements. Attorney Noyes instructed the Board to submit any Ex Parte communications to the clerk.

Mr. Carpenter presented Heron's Crossing Phase II a Major Development Order application submitted by O'Connell & Associates Consulting engineers on behalf of Cole, Inc. requesting approval to develop an 8 unit multi-family residential development on 1.02+/- acres with a future land use of Neighborhood Infill. The project is located west of C.R. 30A (Parcel No.: 32-2S-20-33255-000-0140). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Neal O'Connell, applicant representative, briefly discussed the project and the project's stormwater plan.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve by Final Order Heron's Crossing Phase II with conditions as stated in the Staff Report. Ayes 3, Nays 1. Jones Aye, Anderson Aye, Comander Nay, Nipper Aye. **(Exhibits: Staff Report-1)**

Mr. Carpenter presented Atchison Warehouses, a Major Development Order application submitted by Baker Engineers, LLC on behalf of Chris Atchison, requesting approval to construct three 7,500 square foot warehouses consisting of ten storage units each on 2.41 acres with a future land use of Industrial. The project is located ten miles west on U.S. Highway 20 in Trout Branch Industrial Park on Trout Branch Drive Lot 10 (Parcel No.: 19-1S-20-32200-000-0100). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Ms. Michelle Baker, Baker Engineers, briefly discussed the project.

Mr. John King questioned why the project had to be processed as a Major Development order and questioned if the county has considered all the owners as part of the maintenance entity. He reported two owners have not been notified of a maintenance agreement. Attorney Noyes stated she would research the issue. Mr. Carpenter said staff's main concern regarding the development was the ownership entity was never created which is the reason for the lack of development since the county's last inspection. The remaining owners agreed to create the entity which should have received the original dedication. The entity on the plat will be responsible for maintaining the common areas with regards to the details of the covenants and restrictions. Mr. Carpenter stated this was a private agreement between the parties. Mr. King asked if each owner would have to come back before the board even if the project is over 5,000 square feet. Mr. Carpenter said county policy requires anything over 5,000 square feet must go through the Major Development Order process. A brief discussion was held regarding Proportionate Fair Share fees.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve by Final Order Atchison Warehouses with conditions as stated in the Staff Report. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. **(Exhibits: Staff Report 1)**

Mr. Carpenter presented Lot 4 South Walton Commerce Park, a Major Development Order application submitted by Choctaw Engineering, Inc., on behalf of Smoky Hill Capital Group, LLC, requesting approval to develop a 12,000 square foot and a 7,500 square foot warehouse building on +/- 1.8 acres with a future land use of Business Park. The project is located on Serenoa Road in the South Walton Commerce Park (Parcel No.: 05-3S-18-16010-000-0040). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Mark Siner, Choctaw Engineering, spoke briefly about the project.

There was no public comment.

Motion by Commissioner Nipper, second by Commissioner Anderson, to approve by Final Order Lot 4 South Walton Commerce Park with conditions as stated in the Staff Report. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. **(Exhibits: Staff Report 1)**

Mr. Carpenter presented Palms at Inlet Beach, a Major Development Order application submitted by O'Connell & Associates Consulting Engineers on behalf of Hallmark Investment Properties, LTD, requesting approval to construct six (6) residential lots on 1.11 +/- acres with a future land use of Neighborhood Infill and an Inlet Beach Neighborhood Plan designation of Residential 8 units/acre. The project is located on the north side of Walton Magnolia Lane, east of South Walton Lakeshore Drive and west of Magnolia Dunes Drive (Parcel No.: 36-3S-18-16100-000-2390). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Neal O'Connell, O'Connell & Associates, briefly reviewed the project. He reported a community meeting was held with the Inlet Beach Neighborhood Association to discuss

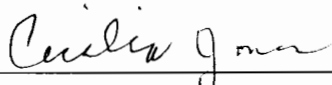
community goals, wants, and needs. The residents requested the project owner consider a height limitation to 40 feet. The owner agreed to the reduction.


Commissioner Nipper questioned if there were any changes to the Inlet Beach Neighborhood Plan. Mr. O'Connell said there were no changes.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve by Final Order Palms at Inlet Beach with conditions as stated in the Staff Report. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. **(Exhibits: Staff Report 1)**

Motion by Commissioner Nipper, second by Commissioner Anderson, to adjourn the meeting. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Approved:  _____
Cecilia Jones, Chairwoman

Attest:  _____
Alex Alford, Clerk of Courts and County Comptroller