

NOVEMBER 13, 2018 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida held a Regular Meeting on November 13, 2018 at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following board members were present: Commissioner Tony Anderson, Vice-Chairman; Commissioner Sara Comander, Commissioner Cecilia Jones, and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator; and Attorney Sidney Noyes, County Attorney; were also present. Chairman Chapman was not in attendance due to his appointment to the Canvassing Board. Vice-Chairman Anderson served as Chair.

Vice-Chairman Anderson announced the swearing-in ceremony of newly elected officials would be held on November 20, 2018 at 8:30 a.m. with the Regular Meeting to follow.

Vice-Chairman Anderson recognized former Freeport City Council members Ms. Janice McLean and Ms. Kasey Cuchens.

Vice-Chairman Anderson called the meeting to order.

Vice-Chairman Anderson expressed his gratitude to Commissioners Comander and Jones for their service on the board. He presented to them plaques and their official board photo to commemorate their time as commissioner. Both Commissioners Jones and Comander expressed their appreciation for the opportunity to serve Walton County. Commissioner Nipper, Mr. Larry Jones, and Attorney Sidney Noyes all voiced their appreciation and gratitude for Commissioners Jones and Comander's guidance and their hard work for the county.

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

There were no public comments on agenda items.

There were no items removed from the Consent Agenda for discussion.

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

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

	Total	WM
General Fund	\$ 2,640,868.79	
County Transportation	\$ 506,913.80	
Fine & Forfeiture	\$ 4,628,491.42	
Section 8 Housing	\$ 2,292.35	
Tourist Dev. Council	\$ 1,030,652.66	
N.W. Mosquito Control	\$ 2,289.95	
Recreation Plat Fee	\$ 348,737.01	
Solid Waste Enterprise Bldg Dept/Enterp. Fund	\$ 862,380.51	\$ 403,609.44
Debt Service Fund	\$ 2,071.74	
Capital Projects Fund	\$ (2,750.00)	
Mossy Head Ind. Park Infrastructure Improvements	\$ 4,157.61	
Increment Tax Funding	\$ 5,075.31	
Totals	\$ 9,766,675.21	\$ 403,609.44
Grand Total (minus WM)		<u>\$ 9,363,065.77</u>

2. Approve Minutes of the October 15, 2018 Regular Meeting, October 23, 2018 Regular Meeting, October 23, 2018 Freeport Business Park Owner's Association Meeting and the October 25, 2018 Land Use Hearing
3. Request approval to surplus items from the Public Works Department and the Tourist Development Council and request permission to donate BCC 3709 to the City of Paxton
4. Request to approve the Quarterly Report for the Fourth Quarter (July, August and September 2018) from the Life Enrichment Senior Center
5. Request to accept the internal audit report from the Clerk's office concerning the Solid Waste and Recycling Department Follow-up Review and approve management's response

6. Request to approve and authorize the Chairman to sign a **resolution (2018-89)** making a legislative finding authorizing the expenditure of tourist development tax funds to refurbish existing welcome signs
7. Request to approve and authorize the Chairman to sign release agreement with Bert Brannon regarding a worker's compensation claim
8. Request to approve and authorize the Chairman to sign the amended HUD Settlement Statement to close on real property with Parcel ID # 22-1S-18-14000-003-0010
9. Request to approve and authorize the Chairman to sign a **resolution (2018-90)** amending the FY 2019 budget in the General Fund to recognize unearned revenue in the amount of \$19,356.00 received through the State Aid to Libraries
10. Request to approve and authorize the Chairman to sign a **resolution (2018-91)** amending the FY 2019 budget in the General Fund for unanticipated grant revenue in the amount of \$60,000.00 for the Walton Artificial Reef Construction 2018-19 grant project
11. Request to approve and authorize the Chairman to sign a **resolution (2018-92)** amending the FY 2019 budget to roll forward revenues and expenditures for encumbrances, projects and grants from the FY 2018 budget into FY 2019
12. Request to approve and authorize the Chairman to sign a **resolution (2018-93)** amending the FY 2019 budget in the Mosquito Control State Fund to recognize unearned revenue in the amount of \$44,598.00 received from the Florida Department of Agriculture and Consumer Services
13. Request to approve and authorize the Chairman to sign the Exercise of Option to Renew the Agreement with Ken Mitchem for storage space for the Supervisor of Elections' voting equipment
14. Request to approve and authorize the Chairman to sign the Exercise of Second Option to Renew the Lease Agreement with Clayton J. M. Adkinson and Clay B. and Lauren Adkinson for Guardian Ad Litem office space
15. Request to approve and authorize the Chairman to sign the 2019 State Aid to Libraries Grant Agreement 19-ST-89 and Walton County Public Library System Certification
16. Request to approve and authorize the Chairman to sign contract 018-44 for the installation of sports lighting at Walton Sports Complex to M Gay Constructors, Inc. in the amount of \$134,500.00
17. Request to approve and authorize the Chairman to sign the revised contract with RJ Gorman Marine Construction, LLC for the Grady Brown Park (Bay Grove) Seawall Renovation Project
18. Request to approve and authorize the Chairman to sign the FY 2019 Citizen Corps Program Sub-grant agreement from Volunteer Florida (VF) under the Florida Division of Emergency Management (FDEM) and the U.S. Department of Homeland Security (DHS): Federal Emergency Management Agency (FEMA) for an award in the amount of \$5,000.00
19. Request to approve and authorize the Chairman to sign the contract with Simpleview, LLC for Customer Relationship Management Application Services
20. Request to approve and authorize the Chairman to sign Task Order TDC 19-001 with Dewberry Engineers, Inc. for design services for repair efforts to both Thomas Pilcher Park and Bayside Ranchette, at a cost not to exceed \$44,500.00
21. Request to approve the purchase of security cameras and upgrades for the Administration building in an amount not to exceed \$2,500.00

22. Request to approve the purchase of a ductless wall-mounted AC/Heat unit in an amount not to exceed \$3,500.00 for the Parks Department

Motion by Commissioner Comander, second by Commissioner Jones, to approve the Waste Management Expenditures in the amount of \$403,609.44. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Jones, to approve the Area of Operation **Resolution (2018-94)** granting continued area of operation authority to the Escambia County Housing Finance Authority for purpose of operating the Authority's Single-Family Mortgage Loan Bond Program within Walton County, Florida as requested by Mr. Jones on behalf of Mr. Randy Wilkerson, Director of Housing-Escambia County Housing Finance Director. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. Mr. Wilkerson voiced his appreciation for the long standing partnership with Walton County.

Motion by Commissioner Comander, second by Commissioner Jones, to approve and authorize the Chairman to sign and send a letter to the Department of Environmental Protection in support of Florida Community Services Corporation of Walton County (d/b/a Regional Utilities) relocation of the current lift station in Seagrove Beach as presented by Mr. Jones. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Mr. Jones presented an update and requested direction on the 10 acre parcel (Parcel No.: 34-2S-20-33270-037-0000) for purchase to expand Helen McCall Park. Vice-Chairman Anderson said he would like to donate \$590,000 out of his Recreational Plat Fees to go toward the purchase of the property. Mr. Shane Supple, Parks and Recreation, stated this expansion is desperately needed and briefly discussed the uses for the property. Commissioner Jones questioned if children were currently being turned away. Mr. Supple replied no. A brief discussion was held regarding

parking. Mr. Jones stated there were only 1.5 to 2 acres which are considered wetland. This will provide ample area to be utilized.

Commissioner Nipper asked if this will stay for public use and not private use. Mr. Supple stated it would be public use first and private use if space is available. Commissioner Jones stated that the private sector is responsible for paying for lighting costs and the use of the facilities.

Commissioner Nipper asked if there were provisions for lighting for of the fields. Mr. Supple stated it has not been discussed yet.

Motion by Commissioner Jones, second by Commissioner Comander, to approve to direct the County Attorney to draft a contract for the purchase of the property.

Commissioner Comander thanked Vice-Chairman Anderson for the Recreational Fee donation.

A brief discussion was held to determine if a motion would be needed for Vice-Chairman Anderson's donation of Recreation Plat Fees. A motion will not be made at this meeting, but will be made at the appropriate time for funding.

Ms. Coy Bowman spoke in opposition to the purchase of the property and open green space.

Motion amended by Commissioner Jones, second amended by Commissioner Comander, to include the purchase price of \$1,232,000.00 to the motion.

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

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the Scope of Services and approve to advertise a Request for Qualifications (RFQ) for Engineering Services for the required FDEP Landfill Permit Compliance Monitoring and Reporting for Groundwater and Surface Water Quality, Landfill Gas Management, and the Groundwater

Remediation System as presented by Mr. Jones. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve to advertise a Request for Proposals (RFP) for the Wi-Fi pilot project in Flowersview as presented by Mr. Jones.

Commissioner Comander thanked the board for the work which has been done toward the broadband project. She encouraged the board to continue to move forward with the project. Commissioner Jones stated that there was Federal funding available and encouraged staff to look into applying for that funding.

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

Motion by Commissioner Comander, second by Commissioner Jones, to approve to utilize proceeds from land sales at the Mossy Head Industrial Park to begin the process of reclaiming the pit at the east end of the property and approve to advertise and hold a Public Hearing on December 11, 2018 to bring forward \$500,000.00 into the budget as presented by Mr. Jones. Mr. Jones discussed the importance of completing the work for a potential buyer. The potential buyer is wanting 80 to 100 acres to construct a 1 million square foot facility.

Ms. Bowman spoke in opposition of the county owning property and questioned what will happen to the money from the sale. Mr. Jones stated it would be placed into a fund for the development and upkeep of the Mossy Head Industrial Park. Attorney Noyes stated the F. S. Chapter 125 allows county government to buy and sell property.

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

Motion by Commissioner Jones, second by Commissioner Comander, to award, approve, and authorize the Chairman to sign Contract No. 018-037 South Holiday Road Sidewalk and Drainage Improvements with Gum Creek Farms in the amount of \$152,035.65 as presented by Mr. Jones. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Comander, to award, approve, and authorize the Chairman to sign Contract No. 018-037 C.R. 30A Resurfacing Rebid with CW Roberts Contracting, Inc. in the amount of \$826,668.45 as presented by Mr. Jones.

Ms. Bowman asked if CW Roberts had been the company which built bridges over the lakes. Mr. Jones did not recall a bridge construction project performed by CW Roberts.

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

Motion by Commissioner Nipper, second by Commissioner Jones, to approve and accept the conveyance of a Quit Claim Deed for right of way on Miller Road. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. Mr. Jones briefly discussed the request and stated staff recommended approval.

Mr. Jones presented for consideration a one-way approach to alleviate the congestion issue on Hotz Avenue. He stated there is currently a drainage project in process. He reported Mr. Chance Powell, County Traffic Engineer, has recommended to turn Hotz Avenue into a one-way street, after the project is complete, to lessen the traffic burden.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the designating of Hotz Avenue as a one-way street.

Ms. Bowman questioned if there would be a time frame on the one-way designation. Mr. Jones stated that it would remain one-way until someone requested a change. Ms. Bowman spoke in opposition to the Red Bar and the traffic issues produced by it.

Mr. Oliver Petit, Red Bar co-owner, reported the lease has been renewed for the next 20 years and spoke in favor of a one-way designation only during specific hours. He voiced concern with delivery trucks being able to exit.

Commissioner Jones discussed how the one-way designation would alleviate traffic issues for first responders.

Chief Rick Talbert, South Walton Fire District, spoke in favor of the one-way designation.

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

Motion by Commissioner Jones, second by Commissioner Nipper, to approve to advertise and hold a Public Hearing for Final Budget adoption on November 20, 2018 at 5:01 p.m. to be held at the Walton County Courthouse in DeFuniak Springs, Florida as requested by Mr. Jones. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. Mr. Jones stated there was an error in the advertisement and F. S. requires proper advertising and hearing. There was no mistake in the monetary amounts.

Motion by Commissioner Comander, second by Commissioner Jones, to re-advertise Invitation to Bid (ITB) 018-047 RBA Group 1 Renovation Project due to lack of bids as presented by Mr. Brian Kellenberger, TDC Director of Beach Operations. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Comander, to award ITB 018-049 to the sole bidder, RBM Contracting Services, LLC in the amount of \$278,416.00 and authorize the Chairman to sign Contract 018-049 for the Eastern Lake Pedestrian Bridge Renovation Project as requested by Mr. Kellenberger.

Ms. Bowman objected to the use of RBM Contracting Services, LLC and voiced her objection to the burning of lake grass which occurred during previous projects.

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

Ms. Kelly Layman, Safe Water for Walton board member, briefly spoke in support of the removal of invasive plant species as discussed by Ms. Bowman.

Motion by Commissioner Jones, second by Commissioner Nipper, to award ITB 018-050 to the sole bidder RBM Contracting Service, LLC in the amount of \$383,306.00 and authorize the chairman to sign Contract No. 018-050 for the Deer Lake Pedestrian Bridge Replacement Project as requested by Mr. Kellenberger.

Ms. Bowman asked if the handrail would be at eye level which would impede the view of the lake. Mr. Kellenberger stated the bridges would be built according to specifications approved by regulatory agencies.

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

Motion by Commissioner Comander, second by Commissioner Jones, to negotiate RFP 018-042 Lifeguard Services with South Walton Fire District, the top ranked firm, as requested by Mr. Jay Tusa, TDC Executive Director.

Mr. Tusa stated that changes have been added to the RFP to extend the season into October and to have life guards year round with a skeleton crew during the off season (November, December, January, and February). Commissioner Comander questioned what times the life guards would be on duty during the off season. Mr. Tusa stated during normal hours; not every beach access will be covered due to the lesser amount of visitors.

Mr. Bob Brooke questioned if during the contract period the customary use is settled, will the county provide life guard services on all the public beaches in the county. Vice-Chairman Anderson stated the board is working with what is currently in place and once an ordinance is

Motion by Commissioner Comander, second by Commissioner Nipper to move forward with contracting for the purchase of the property.

Commissioner Nipper asked if there would be an easement to the beach. Attorney Noyes discussed the government patent easement which would give access to the beach.

Commissioner Jones asked how many feet of beach would be available. Mr. Tusa replied approximately 1,000 feet. Attorney Noyes stated the county owned the beach associated with this parcel.

Attorney Robert McGill, representing property owners, requested additional time to discuss the reasons for opposition. Vice-Chairman Anderson stated Attorney McGill would only be allowed the three minutes reserved for public comment. Attorney McGill submitted letters in opposition to the purchase of the property and said he represented multiple property owners. Vice-Chairman Anderson stated the commissioners have received letters of objection and discussed the difficulty in meeting the public's requests to purchase more beach front property when neighborhoods are objecting to the purchase. Attorney McGill discussed the lack of parking and safety issues.

Commissioner Comander stated accesses are needed which would allow parking and facilities and voiced the conveniences with the purchase of the property.

Commissioner Nipper asked what the potential would be as an access. Mr. Tusa stated that facilities and parking would be the potential use. A study is being considered for a signal at the intersection with C.R. 393.

Commissioner Jones asked if people would be expected to cross Irwin Creek. Mr. Tusa stated they could cross or walk around it; it would depend upon the outflow. Commissioner

Comander asked if a walkover could be constructed. Mr. Tusa stated FDEP would have to be consulted.

Vice-Chairman Anderson spoke about the need to purchase as many beach front parcels as possible.

A brief discussion was held regarding the content of the motion.

Commissioner Jones questioned if this area was a priority to the TDC and if there were enough funds to purchase the property. Mr. Tusa stated there were ample funds for the purchase and stated he would bring back a map of the beaches for review.

Attorney Michael Burke, Burke and Blue-representing owner's on Spooky Lane, briefly discussed litigation in which a portion of the land has been abandoned. Attorney Noyes asked that evidence of the abandonment be submitted to her for review.

Attorney Noyes stated that she could review the information discussed by Attorney Burke. Commissioner Jones questioned if a decision should be made after the documents discussed by Attorney Burke have been reviewed.

Ms. Bowman questioned the existence of a house on the property. Mr. Tusa stated the house would be removed and explained the layout of the property to Ms. Bowman. Ms. Bowman spoke about discrepancies in official records.

Attorney Noyes clarified the motion would be to negotiate the contract and re-present it to the board and to bring back the map of the beaches.

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

Mr. Tusa presented an update and requested direction regarding the Leisure Lane parcels (Parcel Nos.: 02-3S-20-34160-000-0470, 02-2S-20-34160-000-0472, 02-3S-20-34160-000-0422, and 02-3S-20-34160-000-0420). This area could be used for parking for beach accesses within the

same area. He reported that the total asking price for two northern most parcels (02-2S-20-34160-000-0420, 02-3S-20-34160-000-0422) is \$1,310,000.00 with owner financing available. The asking price for 44 Leisure Lane (02-2S-20-34160-000-0472) is \$1,078,500.00. The Bloom property (02-3S-20-34160-000-0470), which borders C.R. 30A, has an asking price of \$1,295,000.00. The total for all four parcels would be under \$3.7 million. Mr. Tusa stated there would not be enough money to purchase all four parcels plus the Highland House property (02-3S-20-34160-000-0620). He stated the owners of Shunt Gulley have shown an interest in partnering with the county in purchasing the four properties. He also recommended considering the owner financing or lease purchase options. A brief discussion was held on the topic of appraisals and the different financing options.

Motion by Commissioner Comander, second by Commissioner Nipper, to obtain appraisals and to research financing options.

Ms. Mary Nielson compared the prices and specifications on the parcels being presented and a two acre parcel on south C.R. 393 (02-3S-20-34160-000-0244) which was submitted for consideration and rejected at the September 25, 2018 Regular Meeting (handout submitted).

Commissioner Jones asked what the distance was from the C.R. 393 parcel to the beach. 0.1 mile. Ms. Nielson stated 0.1 mile. She discussed the potential for the property.

Ms. Bowman expressed concern that there are discrepancies in the paper work.

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

Mr. Tusa presented the following individuals for appointment to the Tourist Development Council (TDC) Member Seats: Mr. Tom Cooper, South Walton Fire District-Seat 2; Ms. Jennifer Frost, ResortQuest-Seat 4; Mr. Jim Shirley, Great Southern Café/The Bay/83 Central Square/Baytowne Provisions-Seat 7; and Ms. Stacy Hamilton, Alys Beach-Seat 9.

Motion by Commissioner Jones, second by Commissioner Comander, to approve the TDC Member seats as presented by Mr. Tusa.

Ms. Bowman objected to the individuals being appointed.

Chairman Anderson thanked the new TDC members for volunteering.

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

The meeting briefly recessed at 5:30 p.m. and reconvened at 5:55 p.m.

Mr. Tusa announced that bed tax numbers were up for the month of September by 6.64% for a total of \$2,271,564.00 and the year finished up at 9.54% for a total of \$25,728,284.00. He expressed his gratitude to be able to work with Commissioners Comander and Jones and thanked them for their service.

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

Mr. Jones presented for consideration a resolution to bring forward \$860,000.00 from reserves from the Tourist Development Fund for construction of the new Dune Allen Regional Beach Access.

Ms. Bowman questioned what would be done with the current beach access. Mr. Tusa stated it is an empty lot and not a formalized beach access. Commissioner Jones asked if there would be pavilions constructed or if it would be restrooms and parking only. Mr. Tusa stated there would not be enough space for pavilions. Ms. Bowman objected to any improvements to the property.

Motion by Commissioner Comander, second by Commissioner Jones, to adopt **Resolution 2018-95** to bring forward \$860,000.00 from Tourist Development fund reserves for the

construction of the new Dune Allen Regional Beach Access. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

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

Attorney Noyes had no items to present.

Commissioner Comander thanked the constituency for their support during her time as commissioner.

Commissioner Nipper had no items to present.

Commissioner Jones challenged the board to move forward with a plan for the U.S. Highway 331 water and sewer service.

Commissioner Anderson thanked Commissioners Jones and Comander for their service.

Mr. Jones requested direction regarding property located behind Freeport Commons (Parcel No: 14-1S-19-23000-012-0022). He briefly discussed potential parking issues at the Freeport Business Park. The property behind the Freeport Commons would be suitable for parking which would alleviate parking issues. He stated the portion of the property not used for parking could be sold to reclaim the costs put into the parking area. Mr. Jones questioned if the board wished for staff to move forward with obtaining appraisals. Commissioner Comander asked if there would be a way to construct a park on the remaining portion and recommended holding onto the unused portion for future uses.

Commissioner Jones asked if the money to purchase the property would have to be a budgeted item. Mr. Jones replied the money would come from reserves.

Motion by Commissioner Comander, second by Commissioner Jones to authorize staff to move forward with obtaining appraisals and to bring back the information to the board for review.

Ms. Bowman asked which fund the money from sales would go. Mr. Jones stated money from sales would be returned to the reserves account should the board decide to sell it.

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

Ms. Bowman spoke against development on the beach.

Mr. Mac Carpenter, Planning and Development Director, stated there were a number of Land Development Code planning items in which a continuance would be requested. Commissioner Comander questioned if a motion to continue would be needed at this time. Mr. Carpenter requested the items be taken in order of the agenda for continuity.

Mr. Carpenter presented IBWS WWTP LSA for transmittal a Large Scale Amendment (LSA) application submitted by Jenkins Engineering, Inc. on behalf of Inlet Beach Water Systems (IBWS) requesting approval to amend the Future Land Use category from Conservation Residential 2:1 and Neighborhood Infill to Institutional on 20.76 +/- acres. The project is located on the north side of Lake Powell, adjacent to East Rattlesnake Trail (Parcel Nos.: 25-3S-18-16090-000-0050, 25-3S-18-16090-000-0130, and 25-3S-18-16090-000-0110). The Staff Report was submitted for the record and contains the denial from the Planning staff.

Mr. Scott Jenkins, Jenkins Engineering, Inc.-representing the applicant, briefly reviewed the request and the facilities which would be included. He asked that the recording from the Planning Commission be entered into the record. Attorney Noyes asked if he was submitting the video of the Planning Commission or the minutes which are a part of the Staff Report. Mr. Jenkins replied the video. Attorney Noyes stated the issue with entering the video into the record is the board has not had time to review it. Mr. Jenkins stated the minutes would suffice and continued discussing the land use request. He said this is an unpopular request, but the issue is a solution to the future sewer capacity needs.

Mr. Glen Stephens, Poly Engineering-design Engineer, discussed the design of the treatment plant, its containment, and the anticipated facilities proposed with the request. The plant would only handle wastewater and not stormwater. He briefly discussed the treatment process and the requirements needing to be met to operate the facility. Mr. Stephens stated that special protection for Lake Powell is included in the design.

Mr. Ron Anderson, Inlet Beach Water System Board Member, briefly discussed the request and discussed the need for a service for wastewater treatment. He stated Regional Utilities has refused new service to members in Inlet Beach and is attempting to undo what was put in place by the county to service the fully built out Inlet Beach area. Regional Utilities has offered to reimburse the Inlet Beach Water Systems \$2.5 million to build their own plant. The original plan was for Inlet Beach Water System to collect the sewage and Regional Utilities was to treat it. Mr. Anderson stated that the location of the plant was chosen because it was the only suitable land available for purchase. He assured the proposed project will not have a negative impact on Lake Powell and encouraged the board to approve the request. He asked that a long term plan be presented if the request is not approved.

Attorney Doug Sale, representing the applicant, asked if this request is not approved, that the board supply a plan of possible solutions to provide sewer service to new citizens of Inlet Beach. He stated that Regional Utilities operates as the county's agent and requested a meeting with the board and Regional Utilities. He encouraged the board to solve the problem and to approve the request.

Mr. Carpenter submitted into the record the public comments received by the Planning Staff.

Mr. Richard Bryan and Mr. Richard Jaffee, Historic Inlet Beach Association President, spoke in opposition to the request. Both encouraged the board to hold Regional Utilities to their contract.

Attorney Noyes said a meeting could be held between the entities to discuss possible solutions. She reminded those speaking that this was a request for a land use change, not for the project.

Ms. Nickie Nickerson, Ms. Debbie Heard, Mr. Thonas Kalil, Mr. Chris Foreman, Ms. Emily Ellis, Ms. Kelly Layman, Mr. David Kramer, Ms. Coy Bowman, and Mr. Larry Grillot spoke in opposition to the request. Environmental hazard and reduction in property values were some of the opposing reasons which were stated.

Motion by Commissioner Comander, second by Commissioner Nipper, to deny IBWS WWTP LSA request to transmit.

Chairman Anderson voiced concern with a sewage treatment near one of the largest dune lakes.

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

Commissioner Comander asked the board and staff to meet with Regional Utilities and Inlet Beach Water System to find a solution.

The board briefly recessed at 7:15 p.m. and reconvened at 7:20 p.m.

Mr. Carpenter presented Topsail West PUD Phase II & Amendment, a request to approve by Final Order a Major Development Order Application submitted by McNeil Carroll Engineering, Inc. on behalf of the St. Joe Company, requesting approval to change the use in Phase II of the PUD from Senior Living to Assisted Living and changing the parking standard from Senior Living to Assisted Living and change the uses in Phase III of the PUD from Convenience Store/Gas

Station to Restaurant and Shopping Center on 7.74+/- acres with a future land use of Town Center Two. The project is located on the west side of West Hewett Road, north of U.S. Highway 98 and south of Monks Lane (Parcel No.: 30-2S-20-33230-000-001A). The Staff Report was submitted for the record.

Attorney Noyes asked if the PUD overlay ordinance needed amending. Mr. Carpenter stated this is a Legislative issue amending the conceptual PUD and not a technical request. He said the individual projects would come back for technical review at which time a request to update the traffic study will be submitted. He said the request is to update the West Hewitt portion of the project.

Commissioner Comander asked what the difference was between Senior Living and Assisted Living. Mr. Carpenter stated Senior Living has more independence and Assisted Living has additional services.

Mr. Robert Carroll, McNeil Carroll Engineering, briefly discussed the request and asked the board to approve the request.

Motion by Commissioner Jones, second by Commissioner Comander, to approve by Final Order Topsail West PUD Phase II and III Amendment.

Ms. Bowman spoke in opposition to the request.

Ms. Lisa Boushy questioned what the difference in parking space would be. Mr. Carpenter explained the reduction of units and parking spaces as outlined in the Staff Report. Ms. Boushy asked if the parking would be co-dependent with the parking for the rest of PUD. Mr. Carpenter replied no that this would be exclusive parking for that portion of the development.

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

Ms. Kristin Shell, Planning Manager, requested to transmit the Comprehensive Plan Update Project: Inlet Beach Neighborhood Plan, a proposed Future Land Use Map (FLUM) amendment to change the FLUM designation on parcel 36-3S-18-16100-000-0460 (Bailey Property) from Neighborhood Infill to Mixed Use. This parcel is approximately 5 acres in size and is located north of U.S. Highway 98 east of N. Wall Street and west of N. Orange Street in the Inlet Beach Neighborhood Plan area. The Staff Report was submitted into the record.

Motion by Commissioner Comander, second by Commissioner Jones, to approve to transmit the Comprehensive Plan Update Project: Inlet Beach Neighborhood Plan, a proposed Future Land Use Map (FLUM) amendment.

Attorney Mark Davis submitted an aerial photo and stated the property to the immediate east is not Village Mixed Use. He spoke in opposition to the request. He recommended Neighborhood Infill which would allow commercial uses. Commissioner Comander stated that people should not purchase property based on expectations on other properties. Attorney Davis requested denial.

Ms. Valerie Simmons submitted an aerial map and spoke in support of the change request.

Ms. Bowman belligerently spoke and used inappropriate hand gestures to emphasize her opposition to development in Walton County. Vice-Chairman Anderson asked Ms. Bowman to maintain meeting decorum. Upon her refusal, she was escorted out of the meeting.

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

Ms. Shell requested to transmit the Comprehensive Plan Update Project: Comprehensive Plan Glossary Amendment, which will delete this entire section and relocate it to the Land Development Code. The Staff Report was submitted into the record.

Motion by Commissioner Nipper, second by Commissioner Comander, to approve to transmit the Comprehensive Plan Update Project: Comprehensive Plan Glossary Amendment. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Ms. Shell requested to adopt by ordinance the Comprehensive Plan update Project: Comprehensive Plan Infrastructure, Public Schools Facilities and Capital Improvements. The Staff Report was submitted into the record.

Motion by Commissioner Comander, second by Commissioner Jones, to adopt **Ordinance 2018-26** approving the Comprehensive Plan update Project: Comprehensive Plan Infrastructure, Public Schools Facilities and Capital Improvements. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Ms. Shell requested direction whether or not to include the Land Development Code Update Project: Land Development Code Official Zoning Map Amendment and Inlet Beach Neighborhood Plan Map Amendment (proposed maps) to the proposed Official Zoning Map as proposed in Chapter 2 of the Land Development Code (LDC) slated for adoption on December 11, 2018. The proposed amendment is to change the Official Zoning Map designation on Parcel No.: 36-3S-18-16100-000-0460 from Neighborhood Infill to Village Mixed Use (proposed zoning district). This proposed change will also amend the Inlet Beach Neighborhood Plan Map, proposed for adoption as an appendix to the LDC from Residential to Village Mixed Use with overlay standards. This parcel is approximately 5 acres in size and is located north of U.S. Highway 98 east of N. Wall Street and west of N. Orange Street in the Inlet Beach Neighborhood Plan area. The Staff Report was submitted for the record.

Motion by Commissioner Nipper, second by Commissioner Jones, to include the Land Development Code Update Project: Land Development Code Official Zoning Map Amendment

and Inlet Beach Neighborhood Plan Map Amendment to the proposed Official Zoning Map as proposed in Chapter 2 of the Land Development Code.

Attorney Davis stated he had the same objection as previously stated regarding the Comprehensive Plan Update Project: Inlet Beach Neighborhood Plan.

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

Ms. Shell requested to continue the first reading of the Land Development Code Update Project: Land Development Code Chapter 5: Design and Development Standards to December 11, 2018.

Motion by Commissioner Jones, second by Commissioner Comander, to continue the first reading of the Land Development Code Update Project: Land Development Code Chapter 5: Design and Development Standards to December 11, 2018.

Mr. Alan Ficarra asked that the public be given time to review the documents. Ms. Kristen Shell stated that the document is currently available on the website.

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

Ms. Shell requested to bring back the Land Development Code Update Project: Walton County Single Family Residential Stormwater Management Technical Manual as a resolution to be adopted simultaneously with the ordinance adopting Chapter 5 of the LDC which will be presented in January, 2019.

Motion by Commissioner Comander, second by Commissioner Jones, to bring back the Land Development Code Update Project: Walton County Single Family Residential Stormwater Management Technical Manual as a resolution to be adopted with the ordinance adopting Chapter 5 of the LDC. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Chapter 6 (Old Number): Accessory Structures. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Ms. Shell presented for first reading the Land Development Code Update Project: Land Development Code Chapter 9: Definitions, amending the definitions section of the LDC combining definitions and creating consistency between the Comprehensive Plan and the LDC. The Staff Report was submitted into the record.

Motion by Commissioner Jones, second by Commissioner Nipper, to approve to move to second reading the Land Development Code Update Project: Land Development Code Chapter 9: Definitions. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Ms. Shell presented for first reading the Land Development Code Update Project: Land Development Code Appendices and ordinance proposing the deletion of Appendix C1: Neighborhood Planning Area Density Bonus Charts; Appendix C2: Criteria for Calculation of NPA Bonus Provisions; Appendix C3: Transportation Concurrency Management System Methodology and Procedures; and Appendix C4: Density Bonus Point Scoring System.

Motion by Commissioner Jones, second by Commissioner Comander, to move to second hearing the Land Development Code Update Project: Land Development Code Appendices. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Mr. Carpenter presented for first reading the Land Development Code Update Project: Land Development Code Appendix NP-7: Inlet Beach Neighborhood Plan, a proposed ordinance adopting the revised Inlet Beach Neighborhood Plan as Appendix NP-7.

Motion by Commissioner Jones, second by Commissioner Comander, to move to second hearing the Land Development Code Update Project: Land Development Code Appendix NP-7: Inlet Beach Neighborhood Plan.

Mr. Richard Jaffe expressed his gratitude to the Planning Staff for their involvements in the Inlet Beach Amendments.

Mr. David Kramer asked if the new adoption would change the boundary on the old Inlet Beach map. Ms. Shell stated it does increase the neighborhood plan and corrects a written description of the Inlet Beach Neighborhood Plan. Mr. Kramer asked which properties have increased and if these properties, subsequent to any land use changes, would be a part of the Zoning Board's determination and no longer taken to the State level. Ms. Kelly Frymire, Planner, said the previous boundary was Pinewood and is taken up to Lake Powell. She said the amount of notification and protocol would be increased to amend the plan.

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

Mr. Carpenter presented Hunter's Road East SSA, a request to approve by ordinance a Small Scale Amendment application submitted by Jenkins Engineering, on behalf of John King, requesting approval to amend the future land use category from Rural Village to General Commercial on 4.67+/- acres. The project is located from U.S. Highway 98 turn North onto U.S. Highway 331. The subject parcel is 5 miles on the east side of U.S. Highway 331, before Jolly Bay Road (Parcel No.: 04-2S-19-24000-023-0034). The Staff Report was submitted into the record.

Mr. Scott Jenkins, Jenkins Engineering-representing Mr. John King, briefly discussed the request.

Commissioner Jones asked what the Planning Commission's recommendations were. Mr. Jenkins stated it was approved.

Motion by Commissioner Jones, second by Commissioner Comander, to adopt **Ordinance 2018-27** approving the Hunter's Road East SSA. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Mr. Foreman addressed the concerns raised and said there would be a road through to Chat Holley. He discussed the implementation of workforce housing and the actions which will be taken to address the wetlands issue.

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

Mr. Carpenter presented Seagrove Regional Beach Access SSA, a request to approve by ordinance a Small Scale Amendment application submitted by Josh Ervin on behalf of Walton County Tourist Board of County Commissioners, requesting approval to change the adopted future land use of Neighborhood Infill, Neighborhood Commercial, Residential Preservation and non-classified to Parks and Recreation on 1.389 +/- acres. The project is located by turning South onto County Highway 395, then turning left and heading East on County Highway 30A. The parcels are located on the South side of the road (Parcel Nos.: 24-3S-19-25050-000-0061, 24-3S-19-25050-000-0062, & 24-3S-19-25050-000-0060). The Staff Report was submitted into the record.

Motion by Commissioner Comander, second by Commissioner Jones, to adopt **Ordinance 2018-25** approving the Seagrove Regional Beach Access SSA. Ayes 4, Nays 0. Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

There being no further items to present, the meeting was adjourned at 8:52 p.m.

Approved: _____

W. N. (BNI) Chapman, Chairman

Attest: _____

Alex Alford, Clerk of Courts and County Comptroller