

FEBRUARY 26, 2013 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a regular meeting on Tuesday, February 26, 2013, at 9:00 a.m., at the Walton County Courthouse in DeFuniak Springs.

The following Board members were present: Commissioner Kenneth Pridgen, Chairman; Commissioner Sara Comander, Vice-Chair; Commissioner Bill Imfeld; Commissioner Bill Chapman; and Commissioner Cindy Meadows. Mr. Gerry Demers, Interim County Administrator; Ms. Dede Hinote, Interim Assistant County Administrator; and Mr. Mark Davis, Temporary County Attorney, were also present.

Mr. Gerry Demers, Interim County Administrator, led the invocation followed by the Pledge of Allegiance to the American Flag. Chairman Pridgen called the meeting to order.

Mr. Demers presented the following changes to the agenda for approval:

ADDITIONS:

1. Recognize Rick Helfand with Seaside School – Appreciation to the Board
2. Administration Item 3b – Request approval of the Strategic Goals as prepared by Herb Marlow, Facilitator with Analytica
3. County Attorney Item 4 – Warner Law Firm Engagement Agreement regarding the Greater Driftwood Estates Litigation

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

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

Commissioner Meadows questioned who would be managing the contract for Consent Agenda Item 7 - Lord & Son and DAG Architects for TDC renovation. Ms. Dawn Moliterno, Tourist Development Council Executive Director, stated that Mr. Dave Sell, TDC, would be managing the contract.

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

1. Approve Minutes of February 11, 2013 Workshop, February 11, 2013 Special Meeting, February 12, 2013 Workshop, and February 12, 2013 Regular Meeting

2. Approve Expenditure Approval List (EAL)

General Fund	\$ 1,412,788.84
County Transportation	\$ 199,934.75
Section 8 Housing	\$ 156,489.87
Tourist Dev. Council	\$ 55,829.67
N.W. Mosquito Control	\$ 864.94
Recreation Plat Fee	\$ 10,629.13
Solid Waste Enterprise	\$ 192,079.04
Bldg Dept/Enterp. Fund	\$ 914.71
Imperial Lakes MSBU	\$ 2,000.00
Inmate Canteen Fund	\$ 9,034.49
Daughette Subdivision	\$ 2,500.00
Government Services Group	\$ 1,750.00
Totals	\$ 2,044,815.44

3. Accept Walton County Department of Corrections Inmate Welfare Audit from the Internal Audit Department of the Clerk's Office
4. Approve First Opinion to renew Agreement for Actuarial Services with Stanley, Hunt, DuPree & Rhine, Inc. as requested by the Clerk's Office
5. Approve road closure for two annual events hosted by Seaside along Scenic Highway 30A – 4th of July Parade to be held July 4, 2013 and the Turn on the Town Parade to be held November 30, 2013
6. Approve Annual Technical Service Support Agreement with Physio-Control, Inc. and Walton County EMS for equipment and software for LIFEPAK Defibrillator/Monitors in the budgeted amount of \$21,105.00
7. Approve Contract with Lord & Son and DAG Architects for TDC renovation
8. Approve Memorandum of Agreement with the University of Florida Board of Trustees on behalf of the Institute of Food and Agricultural Sciences of the University of Florida to place an automated weather station tower as part of its Florida Automated Weather Network (FAWN) on a portion of County property located on Brown Road

Mr. Rick Helfand, Seaside School, was not in attendance but will be present at the next meeting to express appreciation to the Board for their support.

Mr. Demers presented information and an update for potential building sites for the new Mosquito Control Facility. The location they wanted to put the facility was on the corner of Triple G Road, but there were other locations on the map provided. He explained that they did need a 300x300 foot area.

Commissioner Imfeld expressed concern with storage of hazardous materials and the close proximity to occupied buildings. Commissioner Pridgen asked Mr. Billy McKee to provide information regarding the hazardous materials. Mr. McKee provided some information regarding the toxicity of the chemicals and EPA storage regulations. He stated that gasoline is far more volatile as far as vapors and explosive nature than the chemicals used at the Mosquito Control Facility.

Discussion ensued regarding the best location for the new Mosquito Control Facility.

Motion by Commissioner Chapman to approve parcel #2 on the map for the new Mosquito Control Facility.

Chairman Pridgen stepped down from Chairman position. Commissioner Comander assumed Chairman position.

Commissioner Pridgen seconded the motion. Ayes 2, Nays 3. Pridgen Aye, Comander Nay, Imfeld Nay, Chapman Aye, Meadows Nay.

Commissioner Pridgen assumed Chairman position.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to approve parcel #4 on the map for the new Mosquito Control Facility. Ayes 3, Nays 2. Pridgen Nay, Comander Aye, Imfeld Aye, Chapman Nay, Meadows Aye.

Mr. Stan Sunday, Department of Corrections (DOC), provided an update and announced that the DOC received re-accreditation for an additional three years.

Mr. Sunday requested ratification of the DOC procedures for the purpose of the annual policy update.

Commissioner Meadows questioned where the DNA samples are sent. Mr. Sunday answered that they are mailed to FDLE in Tallahassee every two weeks.

Motion by Commissioner Comander, second by Commissioner Imfeld, to ratify the DOC procedures for the purpose of the annual policy update as requested. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Sunday requested approval of the Inmate Fee Resolution **(2013-08)** as presented.

Motion by Commissioner Chapman, second by Commissioner Comander, to adopt the Inmate Fee Resolution **(2013-08)** as presented. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Demers requested appointment of members to the Local RESTORE Committee (LRC).

Commissioner Meadows questioned if there is a need for an elected city official and a Board member to be appointed. Mr. Demers explained that there are no volunteers from the cities at this time, but they would like to have a city representative at some point in the future. He stated that the Board would need to decide if there is a need for a Board member to be appointed to the LRC.

Brief discussion ensued regarding the need to have a Board member on the LRC.

Motion by Commissioner Imfeld, second by Commissioner Meadows, to vote on the candidates for the LRC. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

The votes will be tallied and announced later in the meeting.

Mr. Demers presented the Strategic Goals provided by Analytica for 2013-2015 for consideration. The strategic goals will also include the entire packet which includes all the other goals, even though they weren't the top ranked.

Brief discussion ensued regarding language changes to the top ranked Strategic Goals provided.

Commissioner Comander presented the Leon County Strategic Plan for review. She stated that the goals presented are good, but need to be expanded.

Mr. Demers agreed and stated that this is a starting point.

Commissioner Imfeld stated that the County Administrator should bring back details regarding the goals such as what the projects are, how they will be accomplished, and benchmarks for review.

Motion by Commissioner Imfeld, second by Commissioner Comander, to approve the amended Strategic Goals for 2013-2015 as discussed. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Ms. Dede Hinote, Interim Assistant County Administrator, announced the results of the votes for the LRC as follows: Environmental – Michael Flynt, Coastal Restoration/Management – George Abert and William Freeze, Business North – John Magee, Business South – John Heiser, Tourism Industry – Tim Pauls, Fishing Industry – Andrew Jackson, Health/Human Services – Crystal Steele and Dr. William Burden, Economic Development – Ed Gardner,

Community Leader – Sara Bowers, Educator – Jenna Knight and Patricia O’Brian-Murphy, and Arts/Culture – Jennifer Steele.

The following categories required a second vote: Coastal Restoration/Management, Health/Human Services, and Educator. The votes will be tallied and announced later in the meeting.

Attorney Mark Davis, Temporary County Attorney, requested to continue the public hearing to consider an Ordinance amending Chapter 20 – Traffic and Vehicles, in Section 20.5 of the Walton County Code to amend the definition of bicycle to the March 12, 2013 meeting.

Motion by Commissioner Meadows, second by Commissioner Comander, to continue the public hearing to consider an Ordinance amending Chapter 20 – Traffic and Vehicles of the Walton County Code to the March 12, 2013 meeting. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Ms. Hinote announced the results of the second vote for the LRC as follows: Coastal Restoration/Management – George Abert, Health/Human Services – Crystal Steel, and Educator – Patricia O’Brian-Murphy.

Motion by Commissioner Comander, second by Commissioner Meadows, to accept the appointments to the LRC as announced. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Commissioner Meadows questioned if an attorney would be assigned to the LRC. Attorney Davis strongly recommended assigning an attorney.

Commissioner Comander announced that there is a Gulf Coast Consortium meeting on Thursday, February 28, 2013 in Panama City. She also provided a RESTORE Act handout for review.

Attorney Davis requested approval to sign a waiver from the insurance company for damages to a 2005 Pierce Contender Fire Truck BCC#5445. He explained that the limits of the liability is \$50,000, and the party involved does not have any assets to collect on. He recommended accepting the \$50,000 and releasing any claims, demands, or suits resulting from the damage.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve signing a waiver from the insurance company for damages to a 2005 Pierce Contender Fire Truck BCC#5445, in the amount of \$50,000, as recommended. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Attorney Davis requested to enter into the second amended settlement agreement regarding Alan Ficarra vs. Walton County, Centurion VI, Inc., and Emerald Coast Associates, Inc. This agreement will provide an additional 24 months to complete the project. He recommended approval.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve the second amended settlement agreement with Alan Ficarra for an additional 24 months as recommended. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Attorney Davis requested approval of the Warner Law Firm Engagement Agreement relating to the Thomas Hicks litigation.

Motion by Commissioner Imfeld, second by Commissioner Comander, to approve the Warner Law Firm Engagement Agreement relating to the Thomas Hicks litigation as requested. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Attorney Davis requested approval of the Warner Law Firm Engagement Agreement relating to the Greater Driftwood Estates litigation. He explained that another lawsuit was submitted by Driftwood Estates and felt that the Warner Law Firm should represent all of those litigation cases.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve the Warner Law Firm Engagement Agreement relating to the Greater Driftwood Estates litigation. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Ms. Dawn Moliterno, Tourist Development Council Executive Director, requested to renew the third year of a partnership agreement between the TDC and E.O. Wilson Biophilia Center at Nokuse to promote the center and allow visitor access by opening to the public at an annual cost of \$119,500.

Commissioner Comander questioned how the Biophilia Center is assimilated to the bed tax collector clients for notification of upcoming events. Ms. Moliterno stated that flyers are provided at the TDC Visitor's Center and they communicate the events through the newsletter for the registered bed tax collectors.

Commissioner Meadows questioned how the funds are spent. Ms. Christy Scally, E.O. Wilson Biophilia Center Director, stated that they do keep a tracking system for the operational and marketing expenses which the funds go towards.

Discussion ensued regarding the limited visitors hours at the Biophilia Center, the need to improve services for tourists, and the upcoming improvements/projects to the center.

Mr. J.B. Hillard and Mr. Don Riley expressed concerns with the amount requested and the limited services provided to the visitors of the County.

Commissioner Meadows stated that the center is worthy of funding but the amount requested is too high.

Motion by Commissioner Meadows to reduce the funding amount to \$60,000. The motion died for the lack of a second.

Commissioner Comander stated that more visitors are needed, along with better tracking and receiving more information on the center to show visitor improvement.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve the request for the E.O. Wilson Biophilia Center, in the amount of \$119,500, for one more year to provide the opportunity to increase visitor attendance. Ayes 4, Nays 1. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Nay.

Motion by Commissioner Comander, second by Commissioner Chapman, to temporarily adjourn the Regular Meeting at 10:37 a.m. to hold an Emergency Meeting to consider a declaration of a Local State of Emergency. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

The Emergency Meeting was called to order.

Motion by Commissioner Comander, second by Commissioner Imfeld, to open the Emergency Meeting at 10:37 a.m. to consider a declaration of a Local State of Emergency. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Officer Audie Rowell, Sheriff's Office, requested to declare a Local State of Emergency **(Resolution 2013-07)** due to the recent rain and flooding. This will anticipate any damage or assistance that may be needed for the citizens and to recoup any funds that may need to be refunded back to the County. He explained that they anticipate, to the east side of the county, that

the river will crest around 20 feet, compared to the 2009 flooding, and any damage or assistance that may be needed for the citizens.

Commissioner Chapman questioned if any curfews will be implemented or closures on the river. Officer Rowell stated that they would issue a voluntary evacuation order, possibly open a shelter in the Bruce area for the citizens, and possibly provide buffalo water tanks in the Steelfield area.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve the Local State of Emergency (**Resolution 2013-07**) as requested. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Comander, second by Commissioner Imfeld, to adjourn the Emergency Meeting at 10:43 a.m. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Imfeld, second by Commissioner Comander, to reconvene the Regular Meeting at 10:52 a.m. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Ms. Moliterno requested to approve the changes/updates to the TDC Advisory Council Guidelines and Application. She stated that each year they go through to ensure compliance and briefly discussed the changes that were made.

Commissioner Comander questioned if the TDC Advisory Council members complete a Form 6 with the state. Ms. Moliterno stated that they do not file a Form 6. Commissioner Meadows stated that she believed it was a Form 1 disclosure. Attorney Clay Adkinson stated that they do not have to file a Form 6, and believed that Form 1 was not required but he would verify

and if it is required he suggested adding that language under the Code of Ethics section in the guidelines.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve the TDC Advisory Council Guidelines and Application with changes as presented. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Ms. Moliterno requested to approve including "Florida" with the existing Visit South Walton logo.

Commissioner Comander stated that the current logos should not be changed on the permanent structures (e.g. water tower), only advertisements. Ms. Moliterno confirmed that the change will be in moving forward, existing logos would not be changed.

Commissioner Meadows suggested including language to include all of Walton County, such as adding "a political subdivision of Walton County, Florida."

Commissioner Chapman spoke in opposition of the separation of the north and south ends of the county and agreed that advertisement should be for the entire county.

Ms. Moliterno stated that the ad agency will address those concerns and provide some recommendations for review.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve including "Florida" with the existing Visit South Walton logo as requested. Ayes 4, Nays 1. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Nay, Meadows Aye.

Ms. Moliterno presented the following TDC updates: the Analytica meetings have been completed, posted on the website and provided to the TDC to consider in the future.

Commissioner Meadows expressed the need to use local talent instead of paying for out of County services, and the need to bring in specialty trainers to help enhance treatment of

visitors and help the image of our area. Ms. Moliterno explained that the need for specialty trainers was not brought up in the meeting due to the full agenda and after discussion with the facilitator, it was ultimately decided that was a strategy based on the ultimate goal setting. That request will be presented to the TDC Advisory Council on April 9, 2013.

Commissioner Meadows addressed eco-tourism and the need to look at the other areas within the county that offer scuba diving, the springs, camping, paddling/kayaking, etc. She also questioned why the committee had to eliminate the community involvement due to Sunshine Law violations. Ms. Moliterno explained that they had witnessed that those committee members were discussing what was involved in the meetings, which was violation of the Sunshine Law.

Brief discussion ensued regarding the Sunshine Law requirements for committees.

Ms. Moliterno announced that the strategic planning is complete and those findings will be presented at the April 9, 2013 TDC meeting, and all community sponsorships are open and application submissions are due on April 3, 2013.

Commissioner Meadows also recommended notifying the Airport Board that Ms. Moliterno is resigning and another member needs to be appointed. Ms. Moliterno asked that she retain her position on the Airport Board because she was not appointed as the TDC Executive Director, but as a resident of Walton County. She explained that her term would expire in 2014, but if the Board wished to discuss it she would provide information regarding the job description, terms, board members, etc. for review. Commissioner Meadows suggested bringing the item back for further discussion at the March 22, 2013 meeting.

Motion by Commissioner Meadows, second by Commissioner Comander, to appoint Mr. Bill Fletcher as the District 5 Zoning Board of Adjustments representative. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Commissioner Meadows requested to conduct an assessment of the County's technology to determine what can be done with the current technology, what we are and are not doing, and future technology needs. This would help with the permitting process and applications, etc. She asked that Mr. Louis Svehla and Mr. Rick Wilson review the current technology and future needs.

Mr. Demers stated that information could be brought back at the March 22, 2013 meeting. Mr. Svehla stated that this would simply be a higher level of view of what technology we currently have in the different departments and what could possibly change in the future.

Commissioner Comander recognized Mr. Wilson for his efforts to save the county money by locating a vacant phone line and receiving a credit of \$9,184.14 from Centurylink.

Commissioner Comander suggested reviewing information at the next meeting regarding management of the Morrison Springs Park.

Commissioners Imfeld and Chapman expressed their appreciation to the Sheriff's Office and Public Works Department for their dedication and concern for public safety during the recent rain/flooding events.

Commissioner Pridgen requested to reschedule the public hearing set for March 12, 2013 to discuss CR 395 and Hwy 30A to the April 9, 2013 meeting.

Motion by Commissioner Comander, second by Commissioner Meadows, to reschedule the discussion of CR395 and Hwy 30A to the April 9, 2013 meeting. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Chairman Pridgen asked for public comments.

Mr. Hillard discussed the TDC EAL postings and urged the Board to include a detailed summary of the accounts. Commissioners Imfeld and Meadows explained that the detailed EAL's are provided. Ms. Moliterno stated that those are also posted on the website.

Ms. Sandy Luchtefeld urged the Board to consider habitual offenders to the noise and nuisance ordinances.

Attorney Davis announced that he did discover that there are procedures in place for the collection of Letters of Credit and those are working well at this point.

Mr. Wayne Dyess, Planning and Development Services Director, requested that the following items be continued or withdrawn from the agenda: LSA 12-01.04, SSA 2012-11, SSA 2012-12, Inn at the Gulf, and US98/30A Telecommunications Facility.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve the withdrawal of LSA 12-01.04 from the agenda. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Chapman to continue SSA 2012-11 to the March 12, 2013 meeting. After discussion, the Board concurred to allow the applicant to determine when they would like to reschedule their hearing due to the absence of two Board members at the March 12, 2013 meeting.

Motion by Commissioner Imfeld, second by Commissioner Comander, to continue SSA 2012-11 to a date uncertain. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibits: Staff 1)**

Motion by Commissioner Meadows, second by Commissioner Imfeld, to continue SSA 2012-12 to a date uncertain. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibits: Staff 1)**

Motion by Commissioner Comander, second by Commissioner Chapman, to continue the Inn at the Gulf request to a date uncertain. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibits: Staff 1)**

Motion by Commissioner Meadows, second by Commissioner Comander, to remove the US 98/30A Telecommunications Facility request from the agenda. Ayes 5, Nays 0. Pridgen Aye. Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibits: Staff 1)**

Motion by Commissioner Comander, second by Commissioner Chapman, to open the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Mac Carpenter, Planning and Development Services, presented the Civil Citations Amendment Ordinance **(2013-06)** for adoption; to delete the fine amounts from Section 14.01.00, designation of violations and penalties, Walton County Land Development Code to authorize the Board of County Commissioners to set fines by resolution. He also requested to allow the Planning Commission to make recommendations on proposed changes related to the LDC provisions cited in the Civil Citations Ordinance.

Chairman Pridgen asked for public comment.

There was no public comment.

Motion by Commissioner Comander, second by Commissioner Imfeld, to close the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Comander, second by Commissioner Imfeld, to adopt the Civil Citations Amendment Ordinance **(2013-06)** as presented. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Comander, to open the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Carpenter presented the Civil Citation Fee Resolution (2013-09) for adoption designating violations and fines for uncontested civil citations.

Chairman Pridgen asked for public comment.

There was no public comment.

Motion by Commissioner Chapman, second by Commissioner Comander, to close the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Imfeld, second by Commissioner Meadow, to adopt the Civil Citation Fee Resolution (2013-09) as presented. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Comander, second by Commissioner Imfeld, to allow the Planning Commission to make recommendations on proposed changes related to the LDC provisions cited in the Civil Citations Ordinances. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Chapman, second by Commissioner Comander, to open the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Dyess presented, for the first reading, the Walton County Planning Commission General Functions, Powers, and Duties Ordinance proposing an amendment to the Walton

County Land Development Code Section 9.04.05.A to remove the requirement to review and make recommendations on proposed Subdivision Plats.

Chairman Pridgen asked for public comment.

There was no public comment.

Motion by Commissioner Chapman, second by Commissioner Comander, to close the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve a second public hearing to consider the Walton County Planning Commission General Functions, Powers, and Duties Ordinance at the March 12, 2013 meeting. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Comander, second by Commissioner Chapman, to open the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Mr. Dyess presented the Blackstone DRI LSA map amendment Ordinance **(2013-08)** and text amendment Ordinance **(2013-07)** request submitted by Blackstone Development Company to change the future land use map designation from Development of Regional Impact-Mixed Use on 1205.17 acres to Rural Village and 33.92 acres to General Commercial. The property is located in north Walton, north of US Hwy 90, approximately 3 ½ miles east of the Okaloosa County line.

Mr. Blake Ward, representative, briefly discussed the project and was present to address any concerns.

Commissioner Imfeld expressed concern receiving documentation during the meeting without proper time to review.

Chairman Pridgen asked for public comment.

Mr. Kevin Chilcutt stated that the area does need the growth and services that this project would provide.

Commissioner Comander also expressed concern receiving information for review during the meeting. Mr. Dyess explained that some documents are not received in a timely fashion. Mr. Ward stated that the project is in compliance and no development impact changes are being requested.

Motion by Commissioner Comander, second by Commissioner Chapman, to close the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Imfeld, second by Commissioner Comander, to adopt the Blackstone DRI LSA map and text amendment Ordinances (2013-07 and 2013-08) as presented. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

The Quasi-Judicial Hearing was called to order and Attorney Davis administered the oath to those intending on speaking.

Motion by Commissioner Comander, second by Commissioner Imfeld, to open the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

There was no objection to the published advertisement notice.

Mr. Dyess presented a plat application submitted by A.E. Foster, EBSCO Gulf Coast Development, Inc. requesting final plat for the Alys Beach Phase IIA: Block P10-13 and T7-10

consisting of eight single-family lots on 0.96 acres with a future land use designation of NPA/Traditional Neighborhood as approved by development order 12-001-00051. The project is located at 9581 East County Hwy 30-A, Alys Beach Phase IIA: Block P Lots 10-13, Block T Lots 7-10.

Chairman Pridgen asked for public comment.

There was no public comment.

Motion by Commissioner Chapman, second by Commissioner Imfeld, to close the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to approve the Alys Beach Phase IIA: Block P10-13 and T7-10 final plat as requested. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibits: Staff 1)**

Motion by Commissioner Meadows, second by Commissioner Comander, to open the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

There was no objection to the published advertisement notice.

Mr. Dyess presented the Highland Parks-Phase III plat development order application submitted by David Smith, P.S.M., Innerlight Engineering Corporation, requesting approval of 8 lots residential plat, with a future land use of Traditional Neighborhood. The project is located from C.R. 83/C.R. 30A intersection, approximately +/- 0.75 miles west/north on C.R. 30A, right on Gulfview Circle on the south side of Gulfview Circle.

Commissioner Meadows asked if the developer would be paying Recreational Plat fees. Ms. Heather Whitmore, Planning and Development Services, stated that they would not.

Commissioner Imfeld stated that the letter provided by the south Walton Fire District which states that the proposed plans do not indicate hydrant locations at the time, and questioned if that was a requirement. Ms. Whitmore stated that hydrants are a requirement and the revised plans were submitted.

Chairman Pridgen asked for public comment.

There was no public comment.

Motion by Commissioner Meadows, second by Commissioner Chapman, to close the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to approve the Highland Parks-Phase III plat development order application as presented. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibit: Staff1)**

Motion by Commissioner Meadows, second by Commissioner Chapman, to open the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

There was no objection to the published advertisement notice.

Mr. Dyess presented the Whispering Lakes Phase I plat development order application submitted by Emerald Coast Associates, Inc., requesting approval of 21 lots, consisting of 6.55 +/- acres with a future land use of Small Neighborhood. The project is located on Hwy 98 east to Veterans Road, 0.3 mile on Veterans Road on the northeast side.

Commissioner Meadows asked if the developer would pay Recreational Plat fees. Ms. Whitmore stated that they would pay approximately \$1,500 in Recreational Plat fees.

Commissioner Imfeld questioned the new right-of-way dedication as part of the project and inconsistency in the staff reports. Ms. Whitmore stated that she would review that information and bring the request back at the end of the meeting.

Motion by Commissioner Comander, second by Commissioner Chapman, to close the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

The project will be brought back at the end of the meeting for consideration.

Motion by Commissioner Comander, second by Commissioner Chapman, to open the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

There was no objection to the published advertisement notice.

Mr. Dyess presented the Country Cabin Replat plat application submitted by Ron Voelker Jr., with a future land use of Residential Preservation. The project is located 4 ½ miles east on Hwy 30A at the Camp Creek Lake and 30A intersection.

Commissioner Chapman questioned what action the Planning Commission recommended. Mr. Dyess stated that they recommended approval.

Mr. and Mrs. Harman, applicant, were present to address any concerns and stated that they are going to combine two cabins by building an additional bedroom.

Motion by Commissioner Comander, second by Commissioner Chapman, to close the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve the Country Cabin Replat application as presented. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibits: Staff 1)**

Motion by Commissioner Comander, second by Commissioner Chapman, to open the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

There was no objection to the published advertisement notice.

Mr. Dyess presented the Emerald Coast Emporium Drive-Thru addition major development order application submitted by Garver, LLC., requesting to add a proposed drive thru lane to an existing structure, with no division of land or sale of property, consisting of 2.705 +/- acres with a future land use of Coastal Center Mixed Use. The project is located on the south side of US 98 approximately 0.46 miles west of the Scenic Gulf Drive/US 98 intersection near Sandestin.

Commissioner Meadows questioned what the Emporium is. Mr. Scott Jenkins, representative, stated that it is a shopping center.

Chairman Pridgen asked for public comment.

There was no public comment.

Motion by Commissioner Meadows, second by Commissioner Chapman, to close the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Meadows, second by Commissioner Chapman, to approve the Emerald Coast Emporium Drive-Thru addition major development order application as

presented. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibits: Staff 1)**

Motion by Commissioner Chapman, second by Commissioner Meadows, to open the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

There was no objection to the published advertisement notice.

Mr. Dyess presented the Gulfview at Watersound Beach Plat Phase 3 plat application submitted by The St. Joe Company, requesting approval of 4 lots consisting of 0.64 acres with a future land use of Court Ordered Overlay/Coastal Center/Coastal Village PUD. The project is located south of Hwy 30A off Watersound Way.

Chairman Pridgen asked for public comment.

There was no public comment.

Motion by Commissioner Meadows, second by Commissioner Chapman, to close the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Imfeld, second by Commissioner Chapman, to approve the Gulfview at Watersound Beach Plat Phase 3 plat application as presented. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibits: Staff 1)**

Motion by Commissioner Imfeld, second by Commissioner Chapman, to open the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

There was no objection to the published advertisement notice.

Mr. Dyess presented the Gulfview at Watersound Beach Plat Phase 4, 5, and 6 plat applications submitted by The St. Joe Company, requesting approval of 9 lots consisting of 1.33 acres with a future land use of Court Ordered Overlay/Coastal Center/Coastal Village PUD. The project is located south of Hwy 30A on Compass Point Way between Salt Box Lane and Boat Wright Way, off Coppersmith Lane and Watersound Way, and off Compass Point Way.

Chairman Pridgen asked for public comment.

There was no public comment.

Motion by Commissioner Chapman, second by Commissioner Comander, to close the public hearing. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye.

Motion by Commissioner Chapman, second by Commissioner Meadows, to approve the Gulfview at Watersound Beach Plat Phase 4, 5, and 6 plat applications as presented. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibits: Staff 1 – Phase 4) (Exhibits: Staff 1 – Phase 5) (Exhibits: Staff 1 – Phase 6)**

Ms. Whitmore explained that the infrastructure for the Whispering Lakes Phase I request is complete and has been recently inspected. The letter of inspection had not been received at that time.

Commissioner Imfeld questioned the completion date. Ms. Whitmore stated that it has been complete for some time.

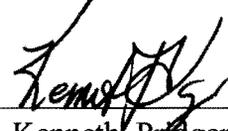
Motion by Commissioner Imfeld, second by Commissioner Meadows, to approve the Whispering Lakes Phase I plat development order application contingent upon receiving a letter of completion for the infrastructure. Ayes 5, Nays 0. Pridgen Aye, Comander Aye, Imfeld Aye, Chapman Aye, Meadows Aye. **(Exhibits: Staff 1)**

Chairman Pridgen asked for additional public comment.

There was no public comment.

There being no further business, the meeting adjourned at 12:23 p.m.

APPROVED



Kenneth Pridgen, Chairman

ATTEST



Alex Alford, Clerk of Courts