

DECEMBER 10, 2013 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a regular meeting on Tuesday, December 10, 2013, at 3:30 p.m., at the South Walton Courthouse Annex.

The following Board members were present: Commissioner Bill Chapman, Chairman; Commissioner Cindy Meadows, Vice-Chairman; Commissioner Kenneth Pridgen; and Commissioner Sara Comander. Mr. Mark Davis, County Attorney; Mr. Larry Jones, County Administrator; Mr. Stan Sunday, Deputy County Administrator; Ms. Dede Hinote, Deputy County Administrator; and Mr. Alex Alford, Clerk of Courts and County Comptroller, were also present.

Commissioner Imfeld was not present due to inclement weather in Hamburg, Germany due to a prior commitment at an Aerospace Leadership Forum.

Attorney Mark Davis, County Attorney, announced that an Executive Session would be held at 3:30 p.m. to discuss Karen Bennett and T. Reppard Bennett vs. Walton County, Case No. 11-CA-469 with the following in attendance: Commissioner Chapman; Commissioner Meadows; Commissioner Pridgen; Commissioner Comander; Mr. Larry Jones, County Administrator; Mr. Mark Davis, County Attorney; Mr. William “Bill” Warner, Special Counsel; and Ms. Sharon Payne, Certified Court Reporter. This meeting was not open to the public pursuant to Florida Statute 286.011(8).

Motion by Commissioner Comander, second by Commissioner Pridgen, to open the Executive Session to discuss Karen Bennett and T. Reppard Bennett vs. Walton County, Case No. 11-CA-469. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

The regular meeting recessed at 3:30 p.m. and reconvened at 4:12 p.m.

Attorney Davis requested approval of the counter offer presented for the Karen Bennett and T. Reppard Bennett vs. Walton County, Case No. 11-CA-469, as discussed in the Executive Session.

Motion by Commissioner Comander, second by Commissioner Pridgen, to authorize the counter offer discussed during the Executive Session as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Commissioner Comander led the invocation followed by the Pledge of Allegiance to the American Flag. Chairman Chapman called the meeting to order.

Mr. Larry Jones, County Administrator, presented the following change to the agenda for approval:

ADDITIONS:

1. Commissioner Meadows Item 3 – Consider a Resolution **(2013-105)** of Support regarding the delay of flood insurance rate increases
2. Commissioner Meadows Item 4 – Reschedule the discussion/decision regarding the Sheriff's Office taking over the Jail and Animal Control operations to the January 28, 2014 meeting

DELETIONS:

1. Consent Agenda Item 3 – Accept the Internal Audit Report from the Clerk's Office concerning the Tourist Development Council (Removed for discussion)

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the changes to the agenda as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Jones clarified that Consent Agenda Item 10 is to allow Commissioner Comander to submit her name for consideration for reappointment to the Executive Committee of the Gulf Consortium.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the consent agenda as follows. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

1. Approve Expenditure Approval List (EAL)

General Fund	\$ 1,191,448.91
County Transportation	\$ 390,534.08
SHIP	\$ 52.00
Fine & Forfeiture	\$ 1,497,920.00
Section 8 Housing	\$ 784.07
Tourist Dev. Council	\$ 252,219.56
N.W. Mosquito Control	\$ 10,079.15
Recreation Plat Fee	\$ 8,412.63
Solid Waste Enterprise	\$ 512,594.15
Bldg Dept/Enterp. Fund	\$ 873.23
Imperial Lakes MSBU	\$ 2,517.66
Inmate Canteen Fund	\$ 7,039.29
Driftwood Debt Service	\$ 2,800.00
Capital Projects Fund	\$ 10,138.36
Totals	\$ 3,887,413.09

2. Approve Minutes of November 26, 2013 Regular Meeting
3. ~~Accept the Internal Audit Report from the Clerk's Office concerning the Tourist Development Council~~
4. Approve a Resolution (2013-100) proclaiming Military Spouses Day
5. Approve Modification Number 4 to the Subgrant Agreement between the Department of Economic Opportunity and Walton county for the Dixie RV CDBG Grant Project extending the completion date until August 27, 2014
6. Approve a Resolution (2013-101) to amend the FY 2013-2014 Budget in the County Transportation Trust Fund to roll forward revenues and expenditures for the Joint Participation Agreement for Traffic Signal Systems in the amount of \$87,125.00 from FY 2012-2013 into FY 2013-2014
7. Approve Budget Transfer of Emergency Management from the Sheriff's Department to the BCC
8. Approve request from Regional Utilities to approve Water Tower Site Lease Agreement between Walton County and Florida Community Services Corp of Walton County, Inc. and ALLTEL Communications, LLC d/b/a Verizon Wireless
9. Approve the 2014 Event Sponsorship Marketing Grant Application as requested by the TDC
10. Approve to reappoint Commissioner Sara Comander to serve on the Executive Committee of the Gulf Consortium for an additional term
11. Request to approve expenditure to Indoff, Inc. for cubicle installation of existing components determined by inventory and design that will allow for seven office spaces in the upstairs – north wing of the TDC upon completion of the building renovation in the amount of \$8,662.00

12. Request approval of the Housing Service Agreement with Rackspace to provide hosting services for the VSW website in the amount of \$13,140.00 annually
13. Request to approve the Habitat Conservation Plan Grant Contract Amendment No. 6 between the Florida Fish and Wildlife Conservation Commission and Walton county for a time extension
14. Request to re-appoint Commissioner Kenneth Pridgen to the Tri-County Community Council, Inc. Board of Directors for the 2014 term

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the agenda as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Chairman Chapman asked for public comments concerning the agenda items.

There were no public comments made.

Mr. Alex Alford, Clerk of Courts and County Comptroller, and Mr. Johnny Street, Internal Auditor, presented for acceptance the Internal Audit Report concerning the Tourist Development Council (TDC) for the period of January 1, 2010 – October 31, 2012. Mr. Alford stated that lessons had been taken from neighboring counties and commended Mr. Street and the TDC staff for their cooperation and efforts during the auditing process.

Commissioner Pridgen questioned what kind of TDC policies would be practiced in the future. Mr. Jim Bagby, Tourist Development Council Executive Director, briefly discussed the audit findings and felt that hiring a Director of Administration would help with their office management procedures, and creating a valid TDC plan would also be beneficial since there has not been once since 2008. He explained that each of the findings in the audit have been addressed or are in the process of being addressed so that future occurrences are not made.

Mr. Bagby presented a Certificate of Appreciation to Mr. Alford and Mr. Street from the TDC.

Motion by Commissioner Pridgen, second by Commissioner Comander, to accept receipt of the Internal Audit Report from the Clerk's Office concerning the TDC as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Alford announced that the definition of "presented" has been changed in their policies for the time that a document is considered public. He stated that document restriction to the public only promotes distrust and felt that the documents should be provided to the public through a faster process. Therefore, the documents become public record when it is presented for inclusion into the Board's agenda packet.

Mr. Jones requested to appoint Mr. Louis Svehla to the Early Learning Coalition of Okaloosa and Walton Counties.

Motion by Commissioner Comander, second by Commissioner Meadows, to appoint Mr. Louis Svehla to the Early Learning Coalition of Okaloosa and Walton Counties as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Jones requested approval of Change Order No. 1 for the CR 2 pavement project from CR 1087 to Thad Bell Road, Phase I to include mitered ends and side drains contingent upon FDOT approval.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve Change Order No. 1 for the CR 2 pavement project from CR 1087 to Thad Bell Road, Phase I as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Jones requested approval of Change Order No. 1 for the CR 2 pavement project from Thad Bell Road to SR 83, Phase II to include side drains contingent upon FDOT approval.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve Change Order No. 1 for the CR 2 pavement project from Thad Bell Road to SR 83, Phase II as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Jones requested approval of the Task Work Order with Preble-Rish, Inc., in the amount of \$29,025, for the SR 285 operational improvement, realignment of the Mossy Head Industrial Park entrance road and relocation of the related utilities.

Attorney Davis announced that the closing with Love's Travel Stops & Country Stores has essentially taken place and the money should be received very shortly.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the Task Work Order with Preble-Rish, Inc., in the amount of \$29,025, for the SR 285 operational improvement, realignment of the Mossy Head Industrial Park entrance road and relocation of the related utilities as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Jones discussed and requested guidance on how to proceed with a draft amendment regarding the use of Sandwich Board Signs.

Mr. Wayne Dyess, Planning and Development Services Director, discussed the different options presented regarding location and the display of the Sandwich Board Signs.

Chairman Chapman expressed concerns with determining which businesses would be allowed to display the additional signs. Mr. Dyess explained that the language requires the landlord, home owner's association, or property association to decide which businesses are allowed to display.

Discussion ensued regarding location limitations, speed limit limitations, and the ability to use the temporary signs on all three roads (Scenic Gulf Drive, Hwy 30A, and US Hwy 98).

Ms. Mary Nielson spoke in favor of enforcement of the signs and questioned how the placement of signs would be monitored in the right-of-way. Mr. JC Alford, Code Enforcement, explained that they use landmarks such as utility poles for judgment of right-of-way areas.

Mr. Bob Hudson expressed concern with St. Rita's Church and the need to use signs due to the limited visibility from the roadway. Commissioner Comander explained that she had been working with the church and the Public Works Department to determine a signage solution.

Mr. Jones stated that a revised draft of the amendment regarding the use of Sandwich Board Signs will be brought back for consideration at a later date.

Mr. Jones requested an extension of Florida Scenic Highway 30A to include the length of CR 393 and allow the Friends of Scenic 30A to submit an application to the Florida Scenic Highways Program to include CR 393 as a spur road of Scenic 30A. He stated that Mr. Bagby provided information where CR 30A, CR 83, CR 283, and CR 395 were included in a resolution update supporting Florida Scenic Highway Designation in 2007.

Commissioner Meadows explained that CR 393 was not included in the original application filed in the 1990s.

Ms. Vivian Shamel, Planning and Development Services, provided information for review and explained that the request will not add any new restrictions or regulations to the Scenic Corridor.

Motion by Commissioner Meadows, second by Commissioner Comander, to include the length of CR 393 and allow the Friends of Scenic 30A to submit an application to the Florida Scenic Highways Program to include CR 393 as a spur road of Scenic 30A as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Bagby requested the Board seek an Attorney General Opinion regarding the expenditure of bed tax dollars for marketing events and activities outside the taxing district.

Motion by Commissioner Meadows, second by Commissioner Comander, to seek an Attorney General Opinion regarding the expenditure of bed tax dollars for marketing events and activities outside the taxing district as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Bagby requested approval of a proposal from Preble-Rish, Inc., in the amount of \$101,440, for the Western Lake Pedestrian Bridge and Connecting Path design and permitting services. He stated that the money is in the TDC budget for the design, permit and construction of the path, and the state is providing the money for construction of the two bridges.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the proposal from Preble-Rish, Inc., in the amount of \$101,440, for the Western Lake Pedestrian Bridge and Connecting Path design and permitting services as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Bagby requested approval of an expenditure of \$60,000 for inshore and offshore reef permitting. He stated that this is a match for the private funds that have already been raised.

Commissioner Comander stated that the governor announced that there are currently nine NRDA projects, one of those being artificial reefs.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve the expenditure of \$60,000 for inshore and offshore reef permitting as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Bagby requested approval of an expenditure of \$23,815 to the Choctawhatchee Basin Alliance to provide one half of a FTE to develop and operate guided educational tours of the Choctawhatchee Bay from the Kellogg Property.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the expenditure of \$23,815 to the Choctawhatchee Basin Alliance to provide one half of a FTE to develop and operate guided educational tours of the Choctawhatchee Bay from the Kellogg Property as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Bagby requested approval of an expenditure of \$86,000 to be placed in escrow for the Friends of 30A to be utilized upon the TDC and BCC approval of a Transit Program.

Commissioners Comander and Meadows felt that a plan of operation should be received prior to approval. Commissioner Meadows suggested continuing the request to the January 14, 2014 meeting for consideration.

Motion by Commissioner Meadows, second by Commissioner Comander, to continue the request to approve an expenditure of \$86,000 to be placed in the Friends of 30A escrow account for a Transit Program to the January 14, 2014 meeting.

Mr. Bob Hudson urged the Board to verify the Friends of 30A organization is legitimate before any funds are spent.

Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Bagby requested to schedule a Public Hearing to consider an Ordinance amending Ordinances 1986-18 and 1998-23 (establishing the initial Tourist Development Tax and the Third Cent Tourist Development Tax) on January 14, 2014.

Motion by Commissioner Meadows, second by Commissioner Comander, to schedule a Public Hearing on January 14, 2014 to consider an Ordinance amending Ordinances 1986-18 and 1998-23 as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Jon Ervin, Tourist Development Council, requested approval of the 2014 Beach Safety Campaign Strategy.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the 2014 Beach Safety Campaign Strategy as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Ervin requested approval of the 2014 TDC Emergency Plan revision to the decision matrix.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the 2014 TDC Emergency Plan revision to the decision matrix as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Art Miller, Institute of Senior Professionals, provided a presentation of the TDC Management Audit conducted by the Institute for Senior Professionals, Northwest Florida State College.

Mr. Bagby requested approval of the proposed TDC Reorganization Plan. He explained that the reorganization will establish depth to the department, and incur one additional FTE for the Director of Administration. He stated that the TDC Visitor's Center will remain under the Director of Sales, but will eventually move under the Director of Administration.

Commissioner Comander felt that more staff is needed at TDC.

Mr. Hudson also felt that more staff would be beneficial for the TDC.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the proposed TDC Reorganization Plan and the addition of one FTE for the Director of Administration. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Bagby presented an update on the bed tax collection for TDC, stating that the collections were up 2.82% in October and felt that there will be a better outcome for November.

Attorney Davis requested to approve the Warranty Deed for the Love's Travel Stops and Country Stores, Inc.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the Warranty Deed for Love's Travel Stops and Country Stores, Inc. as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Pridgen, second by Commissioner Comander, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Chairman Chapman called to order the public hearing to adopt a Resolution **(2013-102)** electing to use the uniform method of collecting non-ad valorem special assessments levied within Walton County for providing fire services.

Chairman Chapman asked for public comment.

There were no public comments made.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Pridgen, second by Commissioner Comander, to adopt Resolution **(2013-102)** electing to use the uniform method of collecting non-ad valorem special assessments levied within Walton County for providing fire services as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Meadows, second by Commissioner Comander, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Chairman Chapman called to order the public hearing to adopt a Resolution **(2013-103)** electing to use the uniform method of collecting non-ad valorem special assessments levied within the unincorporated area of Walton County for the provision of capital infrastructure and roadway improvements.

Chairman Chapman asked for public comment.

There were no public comments made.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Pridgen, second by Commissioner Comander, to adopt Resolution **(2013-103)** electing to use the uniform method of collecting non-ad valorem special assessments levied within the unincorporated area of Walton County for the provision of capital infrastructure and roadway improvements as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Commissioner Meadows discussed the tennis courts at Helen McCall Park and the use of \$50,000 from the D5 Recreational Plat Fees for the design and construction of two regulation tennis courts and one under age 10 tennis court. She directed Public Works to draft an RFP to compare the costs in hiring a contractor and doing the work in-house.

Motion by Commissioner Meadows, second by Commissioner Comander, to expend \$50,000 of D5 Recreational Plat Fees and RFP for the design and construction of two regulation tennis courts and one under age 10 tennis court at the Helen McCall Park. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Commissioner Meadows presented Resolution (2013-104) declaring Military Purple Heart Month as January 2014 in Walton County.

Motion by Commissioner Meadows, second by Commissioner Comander, to adopt Resolution (2013-104) declaring January 2014 as Military Purple Heart Month. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Commissioner Meadows presented Resolution (2013-105) supporting the delay of flood insurance rate increases until FEMA certifies to Congress that sound engineering practices are being used to make flood risk determinations.

Motion by Commissioner Meadows, second by Commissioner Comander, to adopt Resolution (2013-105) supporting the delay of flood insurance rate increases. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Commissioner Meadows suggested rescheduling the discussion/decision regarding the Sheriff's Office taking over the Jail and Animal Control operations to the January 28, 2014 meeting. The Board concurred.

Commissioner Comander restated that there were nine NRDA projects approved, including some beach walkovers and boat ramps.

Commissioners Pridgen and Chapman had no items to present.

Mr. Rick Helfand, Seaside School Foundation, requested a road closure to hold the annual Seaside School Half Marathon and 5K Race on March 2, 2014. He stated that approval has been received from the Fire Department and Sheriff's Office.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the road closure on March 2, 2014 for the Seaside School Half Marathon and 5K Race as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Chairman Chapman asked for additional public comments.

Mr. Don Riley, Tax Payers Association, felt that it is important to hire a TDC Director of Administration to provide some organization and stated that those TDC Advisory Board members serving during the time period covered by the TDC audit should be terminated.

The meeting recessed at 5:39 p.m. reconvened at 5:50 p.m.

Mr. Dyess requested to continue the Existing Roadway Functional Classification Map LSA to the January 14, 2014 meeting.

Motion by Commissioner Comander, second by Commissioner Meadows, to continue the Existing Roadway Functional Classification Map LSA to the January 14, 2014 meeting. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

The Quasi-Judicial Hearing was called to order and Attorney Davis administered the oath to those intending on speaking. There were no objections made to the advertisement notices and no Ex Parte Communications were presented.

Mr. Dyess presented the Bob Goldsby SSA 13-013 request to amend the Future Land Use Map of 1.75 +/- acres from Coastal Center to Light Industrial. The project is located behind the Sacred Heart Hospital on the west side of Mack Bayou Road.

Motion by Commissioner Comander, second by Commissioner Pridgen, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Brian Underwood, Planning and Development Services, introduced the applicant as Mr. Bob Goldsby, represented by Mr. Scott Jenkins.

Mr. Jenkins was present to address any concerns and briefly discussed the project to accommodate a storage facility. He explained that the Light Industrial category is the only category that would allow that specific commercial use.

Mr. Alan Osborne spoke in opposition of the request and stated that the majority of the surrounding area is Coastal Center. There are currently serious traffic issues on Mack Bayou Road and the project would increase traffic to that area.

Commissioner Comander questioned if the storage facility would actually generate that much daily traffic. Mr. Osborne stated that would depend on what is stored at the facility, such as medical records which would require daily trips. He felt that the requested land use is not compatible with the area.

Mr. Jenkins explained that the project is one of the least intensive traffic generating operations.

Brief discussion ensued regarding a traffic study and compatibility with the neighboring land uses in the area.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Meadows, second by Commissioner Comander, to deny the Bob Goldsby SSA 13-013 land use change request as presented due to neighborhood compatibility concerns. Ayes 3, Nays 1. Chapman Nay, Meadows Aye, Pridgen Aye, Comander Aye. **(Exhibits: Staff 1-2)**

Commissioner Comander asked Mr. Dyess to work with the applicant to see if there are other options available.

Commissioner Pridgen exited the meeting.

Mr. Dyess presented the Michael and Anna Dalton SSA 13-016 (**Ordinance 2013-23**) request to amend the Future Land Use Map of 0.5 +/- acres from Conservation Residential 2:1 to

Neighborhood Commercial or the lesser intense category of Neighborhood Infill. The project is located at 1593 County Hwy 393 South.

Motion by Commissioner Meadows, second by Commissioner Comander, to open the public hearing. Ayes 3, Nays 0. Chapman Aye, Meadows Aye, Comander Aye.

Mr. Michael Dalton, applicant, was present to address any concerns and briefly discussed the project. He stated that the property is currently grandfathered in but would like for it to be a conforming use.

Ms. Shamel stated that the Neighborhood Commercial land use category does fit the request.

Commissioner Meadows questioned the differences between Neighborhood Commercial and Neighborhood Infill. Ms. Shamel answered that there is a little more floor area ratio with the Neighborhood Commercial, more criteria such as a restaurant with outdoor seating, and does allow live/work units above commercial uses.

Chairman Chapman asked for public comment.

There were no public comments made.

Motion by Commissioner Comander, second by Commissioner Meadows, to close the public hearing. Ayes 3, Nays 0. Chapman Aye, Meadows Aye, Comander Aye.

Motion by Commissioner Meadows, second by Commissioner Comander, to adopt Ordinance **(2013-23)** for the Michael and Anna Dalton SSA 13-016 land use change request to Neighborhood Commercial as presented. Ayes 3, Nays 0. Chapman Aye, Meadows Aye, Comander Aye. **(Exhibits: Staff 1-2)**

Commissioner Pridgen returned to the meeting.

Mr. Dyess presented the Uthai Tano SSA 13-023 (**Ordinance 2013-24**) request to amend the Future Land Use Map of 0.2470 +/- acres from Residential Preservation to Neighborhood Commercial or the lesser intense category of Neighborhood Infill. The project is located on the south side of West CR 30A near the intersection with Vicki Street.

Motion by Commissioner Comander, second by Commissioner Pridgen, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Ms. Shamel briefly discussed the project and stated that the request does meet the location criteria and is consistent with the Neighborhood Commercial land use category.

Mr. Joseph Alday, representative, was present to address any concerns.

Chairman Chapman asked for public comment.

There were no public comments made.

Motion by Commissioner Pridgen, second by Commissioner Comander, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Pridgen, second by Commissioner Comander, to adopt Ordinance (**2013-24**) for the Uthai Tano SSA 13-023 land use change request to Neighborhood Commercial as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye. (**Exhibits: Staff 1-2**)

Mr. Dyess presented the Christopher Thomason SSA 13-027 (**Ordinance 2013-25**) request to amend the Future Land Use Map of 0.273 +/- acres Residential Preservation to Neighborhood Commercial or the lesser intense category of Neighborhood Infill. The project is located on the south side of West CR 30A at the intersection with Vicki Street.

Motion by Commissioner Pridgen, second by Commissioner Comander, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Ms. Shamel briefly discussed the project and stated that the Neighborhood Commercial land use is consistent with the location criteria.

Chairman Chapman asked for public comment.

Ms. Kelly Cline questioned which land use category would be approved and questioned the difference between Neighborhood Commercial and Neighborhood Infill.

Ms. Shamel briefly explained that the two categories are very similar but Neighborhood Commercial does allow for a slightly larger floor area ratio of 0.6 versus 0.5 of Neighborhood Infill. There are also additional criteria for the applicant to meet for Neighborhood Commercial pertaining to outdoor entertainment and restaurants with outdoor seating. The applicant is requesting approval of the Neighborhood Commercial category.

Motion by Commissioner Comander, second by Commissioner Meadows, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Meadows, second by Commissioner Comander, to adopt Ordinance **(2013-25)** for the Christopher Thomason SSA 13-027 land use change request to Neighborhood Commercial as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye. **(Exhibits: Staff 1-2)**

Mr. Dyess presented the Happy's Place, Inc. SSA 13-028 **(Ordinance 2013-21)** request to amend the Future Land Use Map of 0.177 +/- acres from Residential Preservation to Neighborhood Commercial or the lesser intense category of Neighborhood Infill. The project is located at 14 Vicki Street.

Motion by Commissioner Comander, second by Commissioner Meadows, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Ms. Shamel briefly discussed the request for the Neighborhood Commercial land use and stated that the property is already developed. The land use change would allow the property to be a conforming use.

Mr. Alday was present to address any concerns.

Chairman Chapman asked for public comment.

There were no public comments made.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Comander, second by Commissioner Meadows, to adopt Ordinance **(2013-21)** for the Happy's Place, Inc. SSA 13-028 land use change request to Neighborhood Commercial as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye. **(Exhibits: Staff 1-2)**

Mr. Dyess requested to continue the Peach Creek Phase 2A Plat application submitted by Innerlight Engineering Corporation to the January 14, 2014 meeting.

Motion by Commissioner Meadows, second by Commissioner Comander, to continue the Peach Creek Phase 2A Plat application request to the January 14, 2014 meeting as requested. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye. **(Exhibits: Staff 1-2)**

Mr. Underwood presented the Neighborhood Serving Commercial Sign Shop major development order application submitted by Jenkins Engineering, Inc. to develop lots 9 and 10 of the existing platted Emerald Coast Business Center, with 7,000 square foot commercial development. These lots are currently vacant on a 0.688 +/- acre parcel tract with a future land use of Neighborhood Infill. The project is located on the east side of Business Centre Drive, just

south of US Hwy 98 West. He discussed the conditions provided in the staff report and stated that the project is consistent with the LDC and Comprehensive Plan.

Mr. Underwood provided a letter of concern by Ms. Deborah McNey regarding the dumpster location on the property (Exhibit – Respondent 3).

Commissioner Meadows questioned if the dumpster could be moved to a different location. Mr. Jenkins stated that it could be moved to the other side of the parking lot.

Motion by Commissioner Pridgen, second by Commissioner Comander, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the Neighborhood Serving Commercial Sign Shop major development order application contingent upon conditions set forth in the staff report and relocation of the dumpsters to the west side of the parking lot. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

(Exhibits: Staff 1-2, Respondent 3)

Mr. Underwood presented the Gulf Landing PUD major development order application submitted by ECM for a planned unit development consisting of 1.39 +/- acres with a future land use designation of Neighborhood Infill. The project is located 0.12 miles north of CR 30A on the west side of Satinwood Drive.

Mr. Underwood stated that one public comment was provided during the Planning Commission hearing regarding vehicle lights shining into her house at night. The Planning Commission recommended including a condition to install a fence or plant a thicker landscaping buffer.

Brief discussion ensued regarding the stormwater exfiltration system as discussed during the Planning Commission meeting.

Chairman Chapman questioned if the set-back variances requested should be reviewed by a Variance Board for consideration. Mr. Underwood stated that the Commissioners are allowed to approve those types of variances. The applicant is asking for 5 foot side set-back variances.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Darrell Barnhill, representative, was present to address any concerns and briefly discussed the request to reduce the project from 10 units to 8 units. Preble-Rish, Inc. did review the exfiltration system and determined it is adequate and does meet the code. He provided a landscaping plan to address the vehicle lighting concerns voiced during the Planning Commission meeting (Exhibit – Petitioner 3). He felt that the 5 foot set-backs will make the project better and more compatible to the neighboring developments.

Commissioner Meadows questioned if there would be parking allowed in the front and if there would be a HOA for improvements needed in the future. Mr. Barnhill stated that the primary access will be from the rear and they are not proposing any parking on Satinwood Drive. He stated that there would be a HOA as required by the state.

Chairman Chapman asked for public comment.

There were no public comments made.

Mr. Underwood read aloud the conditions provided in the staff report.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve the Gulf Landing PUD major development order application contingent upon conditions set forth in

the staff report and the landscaping buffer as discussed. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye. **(Exhibits: Staff 1-2, Petitioner 3)**

Mr. Tim Brown, Planning and Development Services, presented the Tuskers Home Store major development order application submitted by Manning Properties Florida, LLC for paint and landscape renovations to the existing building, consisting of 1.17 +/- acres with a future land use of Coastal Center. The project is located at the corner of US Hwy 98 and North Geronimo Street, next door to Ace Hardware. It was approved by the DRB with three deviations: 1) Non Munsell approved exterior building colors, 2) Sylvester Palms in lieu of Live Oak trees (due to overhead power lines), and 3) one additional building sign.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Bart Manning, representative, was present to address any concerns.

Chairman Chapman asked for public comment.

There were no public comments made.

Motion by Commissioner Pridgen, second by Commissioner Comander, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the Tuskers Home Store major development order application with the deviations as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye. **(Exhibits: Staff 1-2)**

Mr. Dyess presented the Dune Crossings Plat application submitted by Emerald Coast Associates, Inc. consisting of seven single-family residential lots, on 1.14 +/- acres with a future land use of Neighborhood Infill (0.50 acres) and Village Mixed Use (0.64 acres). The project is

located on the northeast corner of the intersection of CR 30A and Spooky Lane, ¼ mile east of CR 393.

Motion by Commissioner Pridgen, second by Commissioner Comander, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Tim Whaler, Planning and Development Services, stated that the project does meet the LDC and Comprehensive Plan, and briefly discussed the conditions set forth in the staff report.

Commissioner Comander questioned how big the lots would be. Mr. Whaler stated that they do have set-back requirements of 7.5 feet on each side, approximately 41.65 feet wide per lot. Commissioner Meadows stated that the lot size is normal for that area.

Commissioner Meadows questioned if there would be a HOA. Mr. Dean Burgis, representative, stated that there will not be a HOA and the swells will be maintained by the individual lot owners.

Chairman Chapman asked for public comment.

Ms. Cline questioned the parking plan for the community and neighborhood. Mr. Burgis explained that the project does have standard set-backs which will provide parking as well as underneath the structures.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Comander, second by Commissioner Meadows, to accept the Dune Crossing Plat and dedication as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye. **(Exhibits: Staff 1-2)**

Mr. Whaler presented the Old Seagrove Beach f/k/a Old Seagrove Village plat application submitted by Emerald Coast Associates, Inc. requesting to plat 5 lots for residential consisting of 1.39 +/- acres with a future land use of Low Density Residential. The project is located at 110 Seagrove Village Dr. He stated that the project does meet the requirements of the LDC and Comprehensive Plan, and briefly discussed the conditions set forth in the staff report.

Motion by Commissioner Pridgen, second by Commissioner Comander, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Burgis, representative, was present to address any concerns.

Commissioner Meadows expressed concern with the name of the project and the confusion of the Old Seagrove area. Mr. Burgis stated that the property was part of the Old Seagrove neighborhood area.

Chairman Chapman asked for public comment.

There were no public comments made.

Motion by Commissioner Pridgen, second by Commissioner Comander, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the Old Seagrove Beach f/k/a Old Seagrove Village plat application as presented contingent upon conditions set forth in the staff report. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye. **(Exhibits: Staff 1-2)**

Mr. Whaler presented the Alys Beach Phase 1A-2 (Block B and F) Plat application submitted by Innerlight Engineering Corporation, requesting to replat 4 existing lots in Alys Beach Phase 1A-2, consisting of 0.60 +/- acres with a future land use of Traditional

Neighborhood Development. The project is located on the south side of McGee Drive just west of Somerset Street.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Mr. Whaler explained that this is a boundary change on four of the lots in Phase 1A.

The applicant was present to address any concerns.

Chairman Chapman asked for public comment.

There were no public comments made.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the Alys Beach Phase 1A-2 plat application as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye. **(Exhibits: Staff 1-2)**

Mr. Whaler presented the Alys Beach Block LL, Lots 1-12 Plat application submitted by Innerlight Engineering Corporation, requesting approval to plat 12 single family lots within the approved Alys Beach PUD, consisting of 2.03 +/- acres with a future land use of Traditional Neighborhood Development. The project is located south of CR 30A one mile west of the eastern intersection of CR 30A and US Hwy 98. The project does meet the requirements of the LDC and Comprehensive Plan.

Motion by Commissioner Pridgen, second by Commissioner Comander, to open the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

The applicant was present to address any concerns.

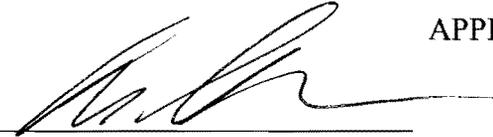
Chairman Chapman asked for public comments.

There were no public comments made.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to close the public hearing. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the Alys Beach Block LL, Lots 1-12 plat application as presented. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

There being no further business, the meeting adjourned at 6:51 p.m.

ATTEST 
Alex Alford, Clerk of Courts
and County Comptroller

APPROVED 
Bill Chapman, Chairman