

## MAY 13, 2014 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a regular meeting on Tuesday, May 13, 2014, at 4:00 p.m., at the South Walton Courthouse Annex.

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

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

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

### DELETIONS:

1. Citizen Request Item 2 – Kevin Boyle – Annual South Walton 4<sup>th</sup> of July Parade (will be on May 27<sup>th</sup> agenda)

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

Chairman Chapman asked for public comment regarding any agenda item.

There were no public comments made.

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

Clerk’s Items:

1. Approve Expenditure Approval List (EAL)

General Fund	\$ 1,061,097.11
County Transportation	\$ 1,106,186.24
SHIP	\$ 10,500.00
Fine & Forfeiture	\$ 1,982,873.44
Mosq. Control State	\$ 843.95
Section 8 Housing	\$ 111,884.62
Tourist Dev. Council	\$ 657,032.14
N.W. Mosquito Control	\$ 2,611.95
Recreation Plat Fee	\$ 2,557.69
Solid Waste Enterprise	\$ 373,144.81
Bldg Dept/Enterp. Fund	\$ 2,340.87
Imperial Lakes MSBU	\$ 2,517.66
Inmate Canteen Fund	\$ 198,331.15
Capital Projects Fund	\$ 221,252.75
<b>Totals</b>	<b>\$ 5,733,174.38</b>

2. Approve Minutes of April 22, 2014 Regular Meeting and May 1, 2014 Emergency Special Meeting
3. Approve Investment Report for quarter ended March 31, 2014 as requested by the Clerk's Office

Administrative Items:

1. Appoint David Smith, citizen appointment, to the Value Adjustment Board

Budget Amendment Resolutions/Transfers:

1. Request to approve budget amendment in the amount of \$20,637 for Corrections and Animal Control general/professional liability and vehicle insurances that were transferred to the Sheriff
2. Request to approve budget amendments in the amount of \$48,741.50 from TDC Improvements to cover cost of the change order for the TDC Visitor Center restroom design change and \$23,850 from Product Development for the CBA/Kellogg Agreement
3. Request to approve a budget transfer in the amount of \$55,000 from Public Works maintenance account to buildings for additional funding to complete the construction of the Public Works building addition, parking lot, and drainage improvements

Agreements/Contracts:

1. Request to approve the Child Support Service of Process Grant Agreement CST66 with the Department of Revenue

Mr. Jones presented a request from Ms. Rene Youell, Attorney for the Liberty Fire District, to allow the Liberty Fire District to place a referendum to increase their annual Non-Ad Valorem Special Assessment on the ballot for the August 26, 2014 Primary General Election.

Motion by Commissioner Comander, second by Commissioner Pridgen, to allow the Liberty Fire District to place a referendum to increase their annual Non-Ad Valorem Special Assessment on the ballot for the August 26, 2014 Primary General Election as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to advertise an RFP for Document Management Services to include all stored documents to an online application format.

Commissioner Comander questioned if they would include all the documents in storage for disposal. Mr. Jones stated that would be part of the request to include retention of documents, proper disposal, and to capture them digitally, then moving forward to maintain the digital format.

Motion by Commissioner Comander, second by Commissioner Pridgen, to advertise an RFP for Document Management Services as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to allow the Insurance Service Office (ISO) access to Walton County Fire Rescue to determine protection rating. He stated that it has been many years since this has been done.

Chief Brian Coley explained that this is an opportunity to move ahead and a baseline to work from. He stated that ISO has informed him that each fire department will be assessed every ten years.

Motion by Commissioner Comander, second by Commissioner Pridgen, to allow the ISO access to Walton County Fire Rescue to determine protection rating as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested appointing a member to the Northwest Florida Beaches International Airport Board a/k/a Panama City-Bay County Airport and Industrial District. The current term for Ms. Dawn Moliterno expires at the end of June.

Motion by Commissioner Comander, second by Commissioner Pridgen, to appoint Commissioner Meadows to the Northwest Florida Beaches International Airport Board beginning July 1, 2014. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to lease a parking lot at the northeast corner of CR 393 and CR 30A at Ed Walline Park for an additional summer season from June 1 through September 1 (Labor Day) for a total cost of \$10,000. It was first recommended that the County pay \$5,000 and TDC would pay \$5,000, but after discussion with Mr. Bagby he has agreed that TDC will pay the full amount.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the lease of a parking lot at the northeast corner of CR 393 and CR 30A at Ed Walline Park as requested.

Commissioner Comander recommended reviewing the option to purchase the property. Mr. Jones stated that he would contact Mr. Clinton Jones (property owner) and report back to the Board.

Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested approval of a lease agreement with Mr. Clinton Jones for the property located at the northeast corner of CR 393 and CR 30A at Ed Walline Park from June 1

through September 1 for additional summer season parking. Item 2 in the contract will be corrected to state that TDC will pay the full amount of \$10,000.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the lease agreement with Mr. Clinton Jones for the property at the northeast corner of CR 393 and CR 30A at Ed Walline Park as presented with the correction of Item 2 to state the TDC will pay the full amount of \$10,000. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to consider Mr. Brian Brigman's submission regarding the proposed development for a truck sales facility in the Mossy Head Industrial Park.

Motion by Commissioner Imfeld, second by Commissioner Pridgen, to approve the submission by Mr. Brian Brigman regarding the proposed development for a truck sales facility in the Mossy Head Industrial Park as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to review and approve the contract with Brigman Properties, LLC for real property located in the Mossy Head Industrial Park.

Attorney Mark Davis, County Attorney, stated that paragraph 4 has a blank for the closing date and had tentatively put in May 15<sup>th</sup>. Attorney Youell stated that a date in approximately two weeks would be recommended to ensure all documents are prepared. Attorney Davis stated that all conditions of Chapter 125 have been met for the sale of the property.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the contract with Brigman Properties, LLC for the real property located in the Mossy Head Industrial

Park with a closing date on or before June 2, 2014. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to prepare and submit the application for a Federal Economic Development Grant for the Mossy Head Industrial Park Waste Water Treatment Facility.

Motion by Commissioner Imfeld, second by Commissioner Pridgen, to approve to prepare and submit the application for a Federal Economic Development Grant for the Mossy Head Industrial Park Waste Water Treatment Facility as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to approve Administration's proposal to move forward with the property acquisition and construction of a Sports Complex to be located in South Walton. He discussed the history of the workshops to determine the greatest needs and how to fulfill those needs for the citizens. Out of the four parcels considered, two were eliminated due to environmental and access concerns and staff recommended utilizing the other two parcels. He suggested moving forward to purchase the Hwy 98 parcel consisting of 34.63 acres and work with South Walton Utilities to lease the other 26 acres. As the process moves forward some things may need to be adjusted. He recommended reopening the line of credit with SunTrust Bank, this would not increase the annual payment but it would extend the term of the loan for about six years. He explained that for approximately \$10 million they feel that the two parcels can be improved as well as incorporate improvements to the Helen McCall Park.

Motion by Commissioner Comander, second by Commissioner Pridgen, to move forward in the property acquisition and construction process of a Sports Complex to be located in South Walton as recommended. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones stated in order to move forward with the land acquisition for the Sports Complex, the Land Acquisition Ordinance must be followed to determine that the acquisition of the property is in the best interest of Walton County and provides for a public purpose as defined in Section 2-81. If it is found the best interest of Walton County, staff will move forward with obtaining appraisals as stated in Section 2-85(c) and will obtain environmental assessments to determine any other associated costs and identify the selling party.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to follow the Land Acquisition Ordinance to determine the property acquisition is in the best interest of Walton County and direct staff to begin the process as stated in the Ordinance as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to direct staff to clearly identify the funding source and detailed costs associated with acquisition of the properties for the Sports Complex in South Walton.

Motion by Commissioner Pridgen, second by Commissioner Comander, to allow staff to clearly identify the funding source and detailed costs associated with the acquisition of the properties for the Sports Complex in South Walton as requested.

Mr. Bob Hudson questioned the improvements that will be made to the Helen McCall Park and expressed concerns for the ball fields that were built during the expansion. Commissioner Meadows explained that fencing and lighting will be included in the improvements.

Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to direct staff to prepare an RFP or ITB to begin the process to ensure all the right amenities are included in the proposals.

Chairman Chapman felt that there should be ranges provided to determine how much can be obtained for a certain amount. Mr. Jones stated that the information presented for review was based on ranges generated by Barge, Waggoner, and Associates. Commissioner Meadows felt that cost recommendations should also be provided for the Helen McCall Park improvements.

Motion by Commissioner Pridgen, second by Commissioner Comander, to allow staff to prepare an RFP or ITB to begin the process to ensure all the amenities are included in the proposals as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to approve the Florida Department of Transportation (FDOT) Classification Map and for the Chairman to sign a letter of approval.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the Florida Department of Transportation Classification Map and authorize the Chairman's signature as requested.

The Planning Department staff reviewed the document and had no concerns.

Mr. Alan Osborne questioned if new roads are being added. Mr. James Newsome, FDOT, stated that Chat Holley and Hwy 393 were upgraded per the request of staff.

Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to adopt and ratify Resolution (2014-47) extending the Local State of Emergency for an additional seven days. The original was approved on May 1, 2014 due to severe rainfall and flooding issues. Mr. Jones and Attorney Davis made an administrative decision to extend the Local State of Emergency by seven days due the original (Resolution 2014-46) expiring on May 7, 2014.

Motion by Commissioner Pridgen, second by Commissioner Comander, to adopt and ratify Resolution (2014-47) extending the Local State of Emergency for an additional seven days as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to adopt Resolution (2014-48) recognizing Emergency Medical Services Week as May 18-24, 2014.

Motion by Commissioner Pridgen, second by Commissioner Comander, to adopt Resolution (2014-48) recognizing Emergency Medical Services Week as May 18-24, 2014 as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to adopt Resolution (2014-49) recognizing Public Works Week as May 18-24, 2014.

Motion by Commissioner Pridgen, second by Commissioner Comander, to adopt Resolution (2014-49) recognizing Public Works Week as May 18-24, 2014 as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Ms. Suzanne Harris expressed appreciation to the Public Works Department for their help and hard work during the recent rainfall/flooding issues.

Mr. Jones requested to advertise for construction bids for the widening and resurfacing of CR 3280 from Magnolia Lodge Road to SR 20. This project will be funded by the Small County Assistance Program (SCRAP).

Motion by Commissioner Pridgen, second by Commissioner Imfeld, to advertise for construction bids for the widening and resurfacing of CR 3280 from Magnolia Lodge Road to

SR 20 as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to advertise for construction bids for the widening and resurfacing of SR 1084 from SR 187 (US 331) to SR 83. This project will be funded by the County Incentive Grant Program (CIGP).

Motion by Commissioner Imfeld, second by Commissioner Comander, to advertise for construction bids for the widening and resurfacing of SR 1084 from SR 187 (US 331) to SR 83 as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to approve and award ITB 014-008 for the purchase of eight (8) Tri-Axle Dump Trucks, to low bidder, Tampa Truck Center, in the amount of \$114,993 per truck. The funds were already budgeted.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve and award ITB 014-008 for the purchase of eight Tri-Axle Dump Trucks, to low bidder, Tampa Truck Center, for the amount of \$114,993 per truck as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to rescind Fuel Bid 014-005 previously awarded to low bidder, Mansfield Oil Company, on February 25, 2014, because the services provided to the County did not meet the requirements set forth in the bid documents. He recommended awarding the bid to Retif, the secondary supplier approved at the March 11, 2014 meeting.

Motion by Commissioner Imfeld, second by Commissioner Pridgen, to rescind the Fuel Bid 014-005 previously awarded to low bidder, Mansfield Oil Company, and award the bid to

Retif as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Motion by Commissioner Comander, second by Commissioner Pridgen, to award Fuel Bid 014-005 to Retif as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to reject Bid 014-013 received from McLean Tennis Courts for Helen McCall Park. There was only one response received and came in above the amount budgeted.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to reject Bid 014-013 from McLean Tennis Courts for Helen McCall Park as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to approve and award Bid 014-011 for the widening and resurfacing of CR 183 from south I-10 to SR 81, to low bidder, CW Roberts, in the amount of \$2,172,997.34. This project is funded by the Small County Outreach Program (SCOP).

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve and award Bid 014-011 for the widening and resurfacing of CR 183 from south I-10 to SR 81, to low bidder, CW Roberts, in the amount of \$2,172,997.43 as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jim Bagby, Tourist Development Council Executive Director, presented the results of the Beach Vendor/Turtle Watch Workshop. He recommended continuing with the texting program for the current season and meet again to bring back changes for next year.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to continue with the current texting program between the Beach Vendors and Turtle Watch Group for the current season and bring back any recommendations for next year after another meeting is held.

Commissioner Comander recommended holding another workshop as soon as the turtle season is over to hold public hearings and allow for changes to be considered.

Mr. Darrick Lund spoke in opposition and felt that the morning access time still remains the number one concern for the vendors. He presented the Florida Fish and Wildlife Conservation Commission (FWC) Index Nesting Beach Survey Protocol for review.

Mr. Richard Fowlkes explained that most sections of the beach are cleared between 6:00 a.m. to 7:00 a.m. and felt that the texting system is working very well.

Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Bagby requested to approve to allow further research into the construction of a beach access across the eastern end of the Tops' Hill State Park and other neighborhood accesses. The six accesses were located on a map provided for review. He stated that this is probably a 1.5-2 year process.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve and allow further research into the construction of a beach access across the eastern end of Tops' Hill State Park and other neighborhood accesses as requested.

Commissioner Comander urged Mr. Bagby to also find a regional access point where parking will be allowed along with other amenities.

Commissioner Imfeld suggested looking at a location off of Tanglewood that might be more accommodating to both neighborhoods.

Ms. Mary Konovsky, South Walton Community Council, spoke in opposition of the report provided for the boardwalk through the state preserve and would like other alternatives to be considered.

Ms. Mary Nielson suggested negotiating with the state to utilize another location in Tops' Hill State Park, and to include parking.

Mr. Mark Gustave suggested considering a location on the west end of CR 30A for beach accesses.

Mr. Norman Froeschner spoke in opposition of a beach access in their neighborhood.

Commissioner Comander stated that the request by Mr. Bagby is to review all six beach access locations. Mr. Bagby confirmed and stated that the letter that would be required to be send to the State is in reference to the beach access in Tops' Hill State Park. He stated that they are looking at multiple avenues to improve access to the beach.

Mr. John Robinson spoke in opposition to a beach access in his neighborhood. He stated that parking is already an issue and would continue to be an issue in the Beachview Heights neighborhood if the access is approved.

Ms. Celeste Cobena spoke in opposition of the beach access in the Tops' Hill Preserve State Park. She suggested using those funds in advertising beach accesses for the public, or to provide a shuttle service to the parks.

Ms. Susan Paladini spoke in opposition of the beach access in their neighborhood and encouraged the Board to review the Tops' Hill management plan.

Mr. Alan Ficarra suggested using the existing trail rather than creating a new one and spoke in opposition of the size of the proposed boardwalks.

Mr. Bagby explained that the requirement is an 8 foot wide elevated walkover and would cost the TDC approximately \$250,000-300,000. The remaining amount would be paid by a cost share with the neighborhoods, consisting of approximately 400 lots.

Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Bagby presented the following TDC updates: bed tax collections declined approximately 13.35% over March of 2013, for an approximate decline of 4.64% for the year.

Attorney Davis requested to approve a Ride-Along Agreement with Chipola College as presented.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the Ride-Along Agreement with Chipola College as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Attorney Davis requested to approve a Ride-Along Agreement with Northwest Florida State College as presented.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the Ride-Along Agreement with Northwest Florida State College as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Attorney Davis requested to approve a Ride-Along Agreement with Washington-Holmes Technical Center as presented.

Motion by Commissioner Imfeld, second by Commissioner Pridgen, to approve the Ride-Along Agreement with Washington-Holmes Technical Center as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Attorney Davis requested approval of the contract for EMS Billing Services with EMS Consultants, Inc. as presented.

Motion by Commissioner Pridgen, second by Commissioner Imfeld, to approve the contract for EMS Billing Services with EMS Consultants, Inc. as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Attorney Davis requested to hold a Special Meeting for a Public Hearing on May 20, 2014 at the South Walton Courthouse Annex at 4:00 p.m. to adopt the proposed Amended Roadside Fundraising Ordinance.

Motion by Commissioner Comander, second by Commissioner Meadows, to hold a Special Meeting for a Public Hearing on May 20, 2014 at 4:00 p.m. to adopt the proposed amended Roadside Fundraising Ordinance as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Attorney Davis requested to hold a Special Meeting for a Public Hearing on May 20, 2014 at 4:00 p.m. at the South Walton Courthouse Annex to adopt the proposed Noise Ordinance.

Commissioner Meadows suggested considering the proposed Noise Ordinance at the regularly scheduled June 10, 2014 meeting to avoid confusion for the public.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to hold a Public Hearing on June 10, 2014 to adopt the proposed Noise Ordinance as suggested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Attorney Davis requested to approve the Engagement Letter dated April 22, 2014 with Constangy, Brooks & Smith, LLP for the Candace Perez vs. Walton County Housing Authority, et al case. This firm has handled Human Resource issues in the past for the County.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the Engagement Letter dated April 22, 2014 with Constangy, Brooks & Smith, LLP as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Attorney Davis requested to approve the Engagement Agreement with the Warner Law Firm to advise and represent the Walton County Board of County Commissioners with respect to the matter of Cynthia L. Abbott Revocable Trust, et al vs. Olsen & Associates of NW Florida, Inc., et al (Case No. 2007-CA-889).

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

Attorney Davis requested to reschedule and continue the Sandestin DRI Compliance Hearing from June 6, 2014 at 9:00 a.m. at the South Walton Courthouse Annex. Attorney Dana Mathews, Sandestin Investments, LLC representative, contacted Attorney Davis requesting to reschedule the hearing. Attorney Davis explained that the hearing was originally set for February 2014, then was rescheduled to May 2014. On April 22, 2014 it was continued from May to June 6<sup>th</sup>. He stated that Attorney Mathews did not agree to the continued date in June.

Commissioner Imfeld announced that he had a business conflict with the Sandestin DRI request and recused himself from the meeting. **(FORM 8 B Submitted)**

Commissioner Meadows questioned why the continuance has been requested. Attorney Davis explained that Mr. Becnel, applicant, was going to be out of the Country for the month of June.

Attorney Mathews discussed the history of the continuance of the compliance hearings and presented information for the record. He explained that Mr. Becnel has cancelled his trip and

will be in attendance at the June 6, 2014 hearing, but one of their consultants will not be able to attend. Attorney Mathews stated that they still have not received the revised staff report which was to be received on May 1, 2014. Attorney Davis stated that they have confirmed that the staff report will be ready for release on May 19, 2014. He stated that he will then issue the agenda for that hearing. Attorney Mathews stated that Walton County does not have rules and procedures in place to monitor compliance with DRI's. Attorney Davis stated that they would have that available, but they do have policies and procedures in place for Quasi-Judicial hearings. He stated that there might have to be a few things added but they should be able to do that by policy and vote before the Compliance Hearing on June 6, 2014. They do have to figure out the role of the objectors to determine what they are and are not allowed to do. Attorney Mathews discussed the need for Board members to recuse themselves from voting on this project, and questioned when a determination is going to be made by the Board members if they will or will not participate in the hearing. Attorney Davis explained that he advised the Board members being challenged what the law is, but they have no intention of recusals at this time. He explained that the decision to recuse can be made before the hearing, during the hearing, and before the vote. The only standard the Commissioner has to entertain is whether or not he/she can render a fair and impartial decision.

Attorney Gary Vorbeck, Sandestin Owner's Association representative, stated that there are more than two parties involved in this case and would like to receive correspondence provided by Attorney Mathews for review.

Mr. Osborne felt that all parties involved should be treated fairly and given equal time to defend their position, and all parties should be included in the correspondence regarding the Sandestin DRI Compliance Hearing.

There was no action needed, the Compliance Hearing remains set for June 6, 2014.

Commissioner Imfeld returned to the meeting.

Commissioner Meadows recognized staff for analyzing all the sites for the South Walton Sports Complex, and their hard work during the process.

Commissioner Comander presented a newspaper article for taxing incentives to attract more businesses for review.

Commissioners' Imfeld and Pridgen had no items to present.

Chairman Chapman requested to cancel the Special Planning Commission meeting scheduled for May 29, 2014 and hold a Joint BCC/Planning Commission Workshop to discuss the US 331 Corridor Guidelines in August. He suggested sending invitations to the property owners in the unincorporated areas.

Motion by Commissioner Comander, second by Commissioner Pridgen, to cancel the Special Planning Commission meeting scheduled for May 29, 2014 and hold a Joint BCC/Planning Commission Workshop to discuss the US 331 Corridor Guidelines as requested.

Commissioner Comander expressed concern that this will set a precedent for the future. Commissioner Meadows was opposed to a joint meeting and felt that the Planning Commission should make the determination.

Chairman Chapman explained that some property owners on Hwy 331 have contacted him stating that they were not aware of previous workshops/public hearings. He felt that sending invitations would be the best way to inform the property owners of the meetings.

Attorney Davis expressed concern sending individual notices to the property owners for Legislative Items.

Ms. Suzanne Harris felt that the Planning Commission needs to handle the guidelines.

Chairman Chapman withdrew his request to hold a joint meeting with the Planning Commission to discuss the US Hwy 331 Corridor Guidelines.

Ms. Bonnie Perry discussed the new construction causing property damage on 780 Bayshore Drive. She was advised by the Planning Department that the water damage issues are a civil matter because there is an exemption in the code (5-06-02) that states certain developments are exempt from rainwater management requirements. She felt that unless the code is changed, other single-family or duplex developments will cause damage to existing homes.

Commissioner Comander stated that this is an issue in her district and suggested reviewing the code to protect the existing residences. Mr. Jones stated that they would look into a resolution. Commissioner Meadows agreed and stated that drainage retention area requirements are needed.

The request by Mr. Kevin Boyle to hold the Annual South Walton 4<sup>th</sup> of July Parade was continued to the May 27, 2014 meeting.

Chairman Chapman asked for additional public comments.

There were no additional comments made.

The meeting recessed at 6:02 p.m. and reconvened at 6:18 p.m.

Mr. Mac Carpenter, Planning and Development Services, requested to continue the 30A Resort Subdivision PUD major development order application submitted by JGM Development, Inc. to May 20, 2014 at 5:00 p.m. or soon thereafter.

Commissioner Imfeld questioned if this item could be heard at 4:00 p.m. Mr. Carpenter stated that it could. Commissioner Meadows questioned how the public will be notified. Mr. Carpenter stated that the request at the project site will be updated, but no additional notification would be required. Commissioner Imfeld questioned the reason for the continuance. Mr.

Carpenter stated that there is a flooding issue and want to make sure this is not part of that flooding issue.

Motion by Commissioner Meadows, second by Commissioner Comander, to continue the 30A Resort Subdivision PUD major development order application to the May 20, 2014 meeting.

Mr. Ken Delo felt that the plans should be reviewed further before moving forward with the project.

Ms. Elizabeth Randall spoke in opposition due to the drainage issues that would be created for the neighborhood.

Mr. Vick Anderson stated that they are concerned with the rainwater issues and are addressing those concerns.

Ms. Cindy Frank expressed concern with the elevation of the new development and the affect it will have on her property.

Ms. Anita Hallman spoke in opposition of the development due to drainage issues.

Mr. Steve Hall explained that they had received a call from the County Engineer to table the request to accommodate the regulations and neighborhood concerns.

Commissioner Meadows suggested continuing the request to the June 10, 2014 meeting.

A vote was not recorded for the previous motion.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to continue the 30A Resort Subdivision PUD major development application request to the June 10, 2014 meeting. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye. **(Exhibits: Staff 1-2)**

Mr. Carpenter requested to continue the South Walton Commerce Park Lot 14 major development order application submitted by ECM, Inc. to the May 20, 2014 meeting.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to continue the South Walton Commerce Park Lot 14 major development order application request to the May 20, 2014 meeting. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye. **(Exhibits: Staff 1-2)**

Mr. Carpenter requested direction regarding the DEO Letter dated April 24, 2014 regarding Ordinance 2014-06, Sandestin DRI E2 Change Development Order Amendment. The Department of Economic Opportunity (DEO) advised that the tables and supporting documentation submitted with the Ordinance were not legible and did not meet the definition of being properly rendered under the appropriate Department of Administrative Code section. In the letter provided, the DEO suggested considering rescinding the Ordinance and readopting it and resubmitting for their review and approval.

Commissioner Imfeld exited the meeting due to a business conflict. **(FORM 8 B Submitted)**

Commissioner Comander questioned how the documents were not legible. Mr. Carpenter stated that the documents sent were submitted by the applicant. He stated that staff has submitted legible copies so DEO can see what it said, but those were not the original documents submitted in the Ordinance that was adopted.

Attorney Davis suggested rescinding and resubmitting the Ordinance to DEO.

Motion by Commissioner Meadows, second by Commissioner Comander, to rescind Ordinance 2014-06 and readopt the Sandestin DRI E2 Change Development Order Amendment.

Mr. Osborne stated the advertisement to the public was also illegible and urged the Board to rescind the development order in addition to Ordinance 2014-06.

Attorney Mathews discussed the history of the E2 change approval and felt that there is no reason to rescind and readopt the Ordinance.

Discussion ensued regarding the document legibility and the approval process of the E2 change.

Commissioner Meadows explained that the development order was approved incorrectly during the E2 change approval, and development orders were not going to be issued until the Compliance Hearing had been held.

Commissioner Meadows called the question, and a vote was made.

Ayes 2, Nays 2. Chapman Nay, Meadows Aye, Comander Nay, Pridgen Aye.

Commissioner Comander felt that more clarification was needed.

Mr. Carpenter explained that DEO does not recognize the submittal as being properly rendered, and therefore have suspended their review.

Commissioner Comander questioned why DEO would not accept the documents from staff. Mr. Carpenter explained that the documents sent by staff were not the originals submitted during the approval hearing.

Motion by Commissioner Meadows, second by Commissioner Comander, to rescind the Sandestin DRI E2 Change Development Order Amendment Ordinance 2014-06, re-advertise and rehear the request according to the proper procedures. Ayes 3, Nays 1. Chapman Nay, Meadows Aye, Pridgen Aye, Comander Aye.

Commissioner Imfeld returned to the meeting.

Mr. Carpenter announced that a Special Meeting will be held on May 20, 2014 at 4:00 p.m. at the South Walton Courthouse Annex to hear Legislative and Quasi-Judicial items.

Mr. Carpenter presented the Land Clearing Activities within Coastal Dune Lakes Protection Zone (CDLPZ) Ordinance (2014-11) for adoption amending Sections 4.02.06(B), 4.03.03(C) and adding Section 11.04.04 of the Walton County Land Development Code establishing a review process and criteria for land clearing activities where any portion of a parcel is located within the Coastal Dune Lake Protection Zone.

Chairman Chapman asked for public comment.

Mr. Mike Kline, contractor, stated that he has been trying to get a review through the Planning Department and has continually been delayed. He requested postponing adoption of the Ordinance until he can get clarification as to how this will affect his client's property.

Commissioner Meadows explained that the clearing permit does not affect the Coastal Dune Lake Protection Zone. The CDLPZ is part of the Comprehensive Plan.

Mr. Kline stated that his application has been before the County for eight weeks and expressed his frustration with the direction and interpretation of staff with the code.

Motion by Commissioner Pridgen, second by Commissioner Comander, to adopt the Land Clearing Activities within Coastal Dune Lakes Protection Zone Ordinance (2014-11) as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Carpenter presented the Comprehensive Plan Mixed Use Acreage Criteria Ordinance (2014-12) for adoption amending the Walton County Comprehensive Plan Policy L-1.3.4 Small Neighborhood (SN), Comprehensive Plan Policy L-1.3.5 Traditional Neighborhood Development (TND), Comprehensive Plan Policy L-1.3.6 Coastal Center (CC), and Comprehensive Plan Policy L-1.3.7 Coastal Center Mixed Use (CCMU) to modify the acreage criteria for providing mixed uses in these districts and clarifying the types of uses required.

Chairman Chapman asked for public comment.

Mr. Osborne questioned the Coastal Center acreage types and if the change would affect those development orders that have already been issued. Mr. Carpenter explained that this approval does not have retroactive activity, and would establish minimum parcel sizes for requiring mixed uses in the various categories.

Motion by Commissioner Meadows, second by Commissioner Comander, to adopt the Comprehensive Plan Mixed Use Acreage Criteria Ordinance (2014-12) as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld 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.

Mr. Carpenter presented the Peach Creek Phase 2A Plat application submitted by Innerlight Engineering Corporation to plat 40 residential lots in Peach Creek, consisting of 28.04 +/- acres with a future land use of Conservation Residential 2:1. The project is located adjacent to Old Ferry Road.

Commissioner Meadows questioned the conditions of approval and questioned if the conditions protect the County from liability if the project is not built as it was approved. Attorney Davis confirmed that it does protect the County's liability. He stated that the plat also has a road dedication to the County.

Chairman Chapman questioned if Old Ferry Road is paved in this location. Mr. David Smith, representative, stated that it is. Commissioner Meadows questioned how the drainage would be addressed to avoid issues to the area to the south. Mr. Smith answered that they have several different retention ponds.

Motion by Commissioner Meadows, second by Commissioner Imfeld to approve the Peach Creek Phase 2A Plat application as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye. **(Exhibits: Staff 1-2)**

Mr. Carpenter presented the Gulf Landing Plat application submitted by Ron Voelker to approve to plat eight (8) single family lots on 1.39 +/- acres with a future land use of Neighborhood Infill. The project is located adjacent to the west side of Satinwood Drive, approximately 600 feet north of the intersection of CR 30A and Satinwood Drive.

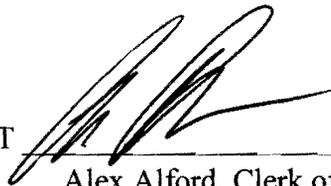
Chairman Chapman asked for public comment.

There were no public comments made.

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

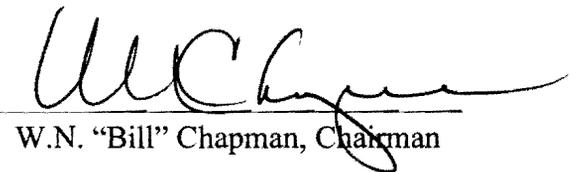
There being no further business, the meeting adjourned at 7:17 p.m.

ATTEST



Alex Alford, Clerk of Courts  
and County Comptroller

APPROVED



W.N. "Bill" Chapman, Chairman