

JUNE 10, 2014 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a regular meeting on Tuesday, June 10, 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; Ms. Sidney Noyes, Assistant County Attorney; Mr. Larry Jones, County Administrator, and Ms. Dede Hinote, Deputy County Administrator, 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:

ADDITIONS:

1. County Attorney Item 1 – Approve a Resolution **(2014-55)** determining the highest and best use for property in the Mossy Head Industrial Park
2. County Attorney Item 2 – Approve the Purchase Agreement with the Florida Department of Transportation for the United Fire Station property

DELETIONS:

1. Legislative Item 3 – Sandwich Board Sign Ordinance (US 98/331) – Table and Re-advertise
2. Legislative Item 4 – Sandwich Board Sign Ordinance (CR 30A/Scenic Gulf Dr.) – Table and Re-advertise

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.

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

Clerk Items:

1. Approve Expenditure Approval List (EAL)

General Fund	\$ 1,974,287.90
County Transportation	\$ 1,395,714.22
Fine & Forfeiture	\$ 1,977,417.00
Mosq. Control State	\$ 50.00
Section 8 Housing	\$ (10,563.18)
Tourist Dev. Council	\$ 147,432.06
N.W. Mosquito Control	\$ 1,040.71
Recreation Plat Fee	\$ 227.88
Solid Waste Enterprise	\$ 643,766.86
Bldg Dept/Enterp. Fund	\$ 1,816.42
Imperial Lakes MSBU	\$ 2,517.66
Leisure Lake MSBU	\$ 1,812.00
Totals	\$ 6,135,519.53

2. Approve Minutes of May 20, 2014 Special Meeting and May 27, 2014 Regular Meeting

3. Accept Department of Corrections Inmate Welfare Audit Report from the Clerk's office

Administrative Items:

1. Approve for the Sherriff's Office to apply for the FY 2014 Edward Byrne Memorial Justice Assistance Local Grant

2. Approve Annual CR 30A 10K Race to be held November 27, 2014

3. Approve Resolutions to extend the Local State of Emergency from June 3, 2014 through June 10, 2014 (**Resolution 2014-56**) and from June 10, 2014 through June 17, 2014 (**Resolution 2014-57**)

4. Approve a Resolution **(2014-58)** congratulating Ms. Tammy McDaniel as requested by the Atlanta Area Council of the American Business Woman's Association

Budget Amendment Resolutions/Transfers:

1. SHIP received an appropriation of funding for FY 2014 from the Legislature – Approve request to move forward with submitting Certification Form and have the Chairman execute
2. Approve a Resolution **(2014-54)** amending the budget to recognize unanticipated revenue of \$500,000 from the Florida Department of Transportation's purchase of the United Fire Department property into the Capital Projects Fund for the construction of a new facility for United Fire Department for FY 2013-14

Agreements/Contracts:

1. Approve Grant Contract for Emergency Management Performance
2. Approve Grant Contract for Emergency Management Preparedness and Assistance
3. Approve Certificate of Public Convenience and Necessity for Walton County Fire Rescue

Mr. Roger Hall, President of Sacred Heart Hospital on the Emerald Coast, provided a brief update and announced that a \$30 million expansion to the South Walton healthcare facility was recently approved. This expansion will include emergency care, medical/surgical rooms, and the family birth place. The hospital has grown at an average rate of 10% per year for ten consecutive years.

Commissioner Comander stated that the staff and volunteers are a great asset to the hospital.

Mr. Jones recognized Mr. Russell Beaty, Emergency Management Director, and addressed the recent questions for how private citizens/property owners deal with claims and assistance after the rainfall and flooding events.

Mr. Beaty explained that after the April flooding event, Walton County received three disaster declarations. There was a declaration for public assistance, an individual assistance

declaration for citizens, and a declaration from the Small Business Administration (SBA). The SBA offers citizens low interest loans and loans for businesses that received physical damage and business economic injury damage. All three programs are open at this time and they have established a disaster recovery center which is still in operation at the Community Church in Santa Rosa Beach. The disaster center has registered 375 citizens

He stated that the next role for Walton County is mitigation. Mitigation is the process through which we repair, create, or build something that will lessen the impact of a future disaster on structures or infrastructure. He asked that Ms. Marianne Arbulu, Florida Division of Emergency Management, and Mr. Robert Picarazzi, FEMA, to briefly discuss the mitigation process and programs available for the citizens.

Commissioner Meadows questioned how long the disaster response center will be open. Mr. Beaty stated that a closure date has not yet been set, but stated that there is a deadline of July 7th for application registration to FEMA. He announced that there is an animal preparedness event set from 9 a.m. – 12 p.m. on June 21st at Alaqua Unleashed to encourage members of the community to have plans in place for their pets as well as their family.

Mr. Jones requested permission for staff to begin the process to engineer and design the replacement bridge for Draper Lake on Hwy 30A. He stated that the bridge did fail during the April rain events.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve to begin the process to engineer and design the replacement bridge for Draper Lake on Hwy 30A as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested the Chairman sign a letter withdrawing the County's proposal for the Grayton Dune Beach Access Boardwalk Improvement Project from the Natural Resource Damage Assessment (NRDA) Phase III proposed early restoration project list.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve the Chairman to sign a letter withdrawing the County's proposal for the Grayton Dune Beach Access Boardwalk Improvement Project from the NRDA Phase III proposed early restoration project list as requested.

Commissioner Comander asked that the NRDA list be reviewed to determine if other projects need to be moved as well.

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

Mr. Jones requested approval of the Empire Truck Sales Contract with the addendum as presented. Provisions were presented during the meeting for the contracts.

Motion by Commissioner Comander, second by Commissioner Imfeld, to approve the Empire Truck Sales Contract with the addendum as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested approval of Love's Travel Stops and Country Stores contract with the addendum as presented.

Motion by Commissioner Imfeld, second by Commissioner Pridgen, to approve the Love's Travel Stops and Country Stores Contract with the addendum as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested approval of the Southern Tire Mart Contract with the addendum as presented.

Motion by Commissioner Imfeld, second by Commissioner Pridgen, to approve the Southern Tire Mart Contract with the addendum as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones presented an update on the request made at the May 27, 2014 meeting by Ms. Jannis Reynolds Hannah regarding maintaining Pioneer Drive. He stated that after review of the roadway, staff did not support acceptance of the road for maintenance.

There was no action taken.

Mr. Jones presented an update on the request made at the May 27, 2014 meeting by Mr. Charles Moll regarding the purchase of property located on Moll Drive. He stated that after staff conducted an extensive review of the property, staff did not recommend considering the property for purchase.

There was no action taken.

Mr. Jim Bagby, Tourist Development Council Executive Director, requested to approve the 2015 Event Marketing Grants. This will help to promote the shoulder season at a total cost of \$419,000.

Motion by Commissioner Pridgen, second by Commissioner Comander, to approve the 2015 Event Marketing Grants as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jon Ervin, TDC Director of Marketing and Communications, requested to exercise the second option to renew the Zehnder Communications Contract for advertising/media services with no changes in the existing contract.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve to exercise the second option to renew the Zehnder Communications Contract as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Bagby presented the following TDC updates: the president signed the word of bill so they have a federally authorized hurricane storm damage reduction project, the April bed tax numbers were up 20.54% and up 0.64% for the year.

Attorney Mark Davis, County Attorney, requested to approve Resolution **(2014-55)** determining the highest and best use for property in the Mossy Head Industrial Park.

Motion by Commissioner Imfeld, second by Commissioner Comander, to adopt Resolution **(2014-55)** determining the highest and best use for property in the Mossy Head Industrial Park as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Attorney Davis requested to approve the Purchase Agreement with the Florida Department of Transportation (FDOT) for the United Fire Station property as presented.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to approve the Purchase Agreement with FDOT for the United Fire Station property as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to allow the Chairman to sign the documents for the FDOT agreement.

Motion by Commissioner Comander, second by Commissioner Imfeld, to allow the Chairman to sign the documents for the FDOT agreement as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Commissioner Meadows presented the Coastal Dune Lakes Advisory Board Mission Statement to add “public education” for approval.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve the Coastal Dune Lakes Advisory Board Mission Statement as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Commissioner Meadows discussed the stormwater management issues. She stated that the current policy does not require that homes built on lots of record to build a minimum finished floor elevation one foot above the crown of the road, homes and nonresidential construction built on lots of record shall provide stormwater storage onsite, and development located in a closed basin must design to the 100 year storm event. She stated that there are 102 properties that have stormwater issues. She suggested reviewing that information and asked the Public Works and Planning Departments to bring back information about those policies.

Commissioner Meadows also suggested considering some funding in the next years’ budget for stormwater improvements and adding maintenance funding in the budget as well.

Commissioner Imfeld felt that the funding does need to be considered and suggested staff review the primary projects, costs associated, and alternative funding options.

Brief discussion ensued regarding the need to identify the areas and all funding options.

Commissioner Comander stated that parking issues are a severe concern and hoped to get some funding from the RESTORE Act to address the parking issues.

Chairman Chapman also felt that stormwater issues need to be addressed and need to work forward to find a solution.

Commissioners’ Imfeld and Pridgen had no items to present.

Mr. Alfred Testa, Jr. discussed flooding on Brown Street, stormwater runoff management from CR 30A, and the need to construct a catch basin on Center Ave.

Commissioner Comander asked Mr. Greg Graham to review the area for stormwater solutions. Commissioner Meadows stated that they have been reviewing the issues and are working on a solution.

Chairman Chapman asked for additional public comments.

Mr. Connie Carlberg, Ms. Leslie Bower, and Mr. Luke Bower discussed the flooding issues, the need for assistance and a long-term solution, and the need for regulations on new homes on Brown Street.

Mr. Jones stated that there are some instances where the septic systems have failed and staff will reach out to the utility companies for residents to hook up to the utilities at a specialized rate to try to alleviate the problem.

Mr. Alan Osborne questioned if the issuance of development orders for the interior of Driftwood Estates has been stopped. He explained the recent issues with the emergency gate flooding of Driftwood Estates, an NOPC is needed to change Driftwood Drive, stormwater compliance issues, and development orders should not be issued.

Attorney Davis stated that there are some issues in the letter that Mr. Osborne was discussing from DEO that need clarification but they are working to receive those answers.

Mr. Osborne discussed the presence of Senator Greg Evers at the June 6, 2014 Sandestin DRI Compliance Hearing and the need for politics not to be an influence in the enforcement of the statutes and ordinances of the County.

Ms. Harris agreed and stated that it was disrespectful that the Senator fell asleep during that meeting. She stated that he was not in the district and felt that he should have been in the audience with the rest of the citizens.

Ms. Elizabeth Messer, The Grove by the Sea HOA president, spoke regarding the flooding issues in her neighborhood and urged the Board to address the stormwater issues along CR 30A and adjacent neighborhoods.

Mr. Art Miller, Children's Advocacy Center representative, announced that \$350,000 was recently earmarked for the center, the donors for the center, and hoped to begin construction on the center by September 2014.

The meeting recessed at 5:23 p.m. and reconvened at 5:35 p.m.

Mr. Wayne Dyess, Planning and Development Services Director, requested outsourcing of Planning and Development Services Land Development Code review of building plans. He stated that prior to getting a building permit you must undergo a review by staff of the LDC to gain some efficiency in time, financial, and staff resources. He requested to bring back information after reviewing their options.

Commissioner Comander felt that the County should be a priority if outsourcing is approved in the future. Commissioner Meadows felt that staff has many other duties besides the review of one project and felt that the consultant would have a delivery deadline. Commissioner Pridgen urged the Board to review outsourcing options.

Mr. Jones stated that fees, response time, and contract time lengths would be explored during the review of outsourcing options.

Mr. Dyess requested to advertise for a Public Hearing to consider an Ordinance amending the Comprehensive Plan Policy L-1.3.8 Village Mixed Use Center to modify the acreage criteria

for providing mixed uses. He requested to allow staff to hold some workshops before advertising the modification and bringing information back for review.

Mr. Mac Carpenter, Planning and Development Services, presented the Limited Lodging Ordinance **(2014-14)** for approval amending Sections 2.01.03.M.1, 2.01.02.N.8.b (vi) bb, 2.01.02.N.8.c.vi (g)1, and 2.01.04.B of the Walton County Land Development Code to increase the maximum number of rooms allowed as Limited Lodging from 75 rooms to 125 rooms to be consistent with Walton County Comprehensive Plan Glossary Definition changed in the EAR Amendment effective March 1, 2011. He stated that the amendment will bring the Land Development Code in sync with the Comprehensive Plan and several of the land development categories.

Commissioner Meadows questioned how “rooms” are defined. Mr. Carpenter explained that they should consider further defining “room”.

Brief discussion ensued regarding the need for a “room” to be defined in relation to parking requirements.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to approve the Limited Lodging Ordinance **(2014-14)** as presented and to further define “rooms”. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Commissioner Comander questioned if there was a definition between “room” and “suite”. Mr. Carpenter stated that a variety of those concerns regarding rooms, suites, and traffic configurations would be considered.

Mr. Carpenter presented the US 98/331 Scenic Corridor Outdoor Display Ordinance **(2014-15)** for approval amending Chapter 13.03.00 to allow for limited unscreened outdoor display of merchandise adjacent to building facades.

Commissioner Comander questioned if this would primarily be newsstands, ice machines, and Redbox machines. Mr. Carpenter stated that anything outside would fit into the permitted outside display area. Attorney Davis explained that newsstands have some protection and leeway that other outdoor merchandise does not have.

Chairman Chapman asked for public comment.

There were no public comments made.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve the US 98/331 Scenic Corridor Outdoor Display Ordinance (2014-15) as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

The request for the Sandwich Board Sign Ordinance (US 98/331) was tabled.

The request for the Sandwich Board Sign Ordinance (CR 30A/Scenic Gulf Dr.) was tabled.

Attorney Sidney Noyes, Assistant County Attorney, presented the Noise Ordinance for approval. She stated that their goal was to come up with an enforceable document for the Sheriff's Office and Code Enforcement, clear and concise language, and strict enough to discourage repeat violations. Attorney Noyes explained the procedures of the Ordinance as presented.

Chairman Chapman felt that written warnings are more enforceable. Commissioner Comander agreed and felt that more clarification is needed for a solid enforceable document. Commissioner Meadows stated that Code Enforcement Officers would not be on duty during the 10 p.m. – 6 a.m. timeframe when arrests are made for the second offense of noise violations.

Lengthy discussion ensued regarding the ability to enforce the document as drafted and the need for more clarification.

Chairman Chapman asked for public comment.

Ms. Mary Nielson, Mr. Bob Sullivan, Ms. Sandy Luchtefeld, Mr. Frank Day, Mr. Alan Osborne, Ms. Betty Letcher, Ms. Patty Carlyle, Mr. WD Chase, Ms. Suzanne Harris, and Ms. Tammy Eby voiced concerns about the Noise Ordinance as presented.

Motion by Commissioner Comander, second by Commissioner Pridgen, to continue the Noise Ordinance for consideration to the June 24, 2014 meeting to include recommendations made regarding written warnings, repeat offenses, noise audibility within the boundaries of the property, and construction noise hours. 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. Dyess requested to continue the 30A Resort Subdivision PUD major development order application submitted by JGM Development, Inc. to the July 8, 2014 meeting. He explained that the applicant has been working with the Public Works Department to resolve some of the flooding issues in the neighborhood.

Motion by Commissioner Meadows, second by Commissioner Comander, to continue the 30A Resort Subdivision PUD major development order application request to the July 8, 2014 meeting.

Commissioner Comander stated she would like to see all future projects provide stormwater information for review during the approval process.

Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye. **(Exhibits: Staff 1-2)**

Mr. Brian Underwood, Planning and Development Services, presented The Retreat at Miramar major development order application submitted by ECM, John Elamad P.E., requesting approval to develop 27 residential lots on 4.62 +/- acres with a future land use of Neighborhood Planning Area/Neighborhood Infill. The project is located 775 feet south of the intersection of US Hwy 98 and Ellis Drive. Mr. Underwood stated that there are no known code violations on the property, and discussed the deviations and conditions listed in the staff report.

Commissioner Imfeld questioned what the habitat buy-out is. Mr. Underwood explained that there is native habitat that at the time the original development order was approved it was required to be preserved on-site.

Chairman Chapman questioned the rainwater retention for lots 33, 34, and a portion of 35 because they do contain wetlands. Mr. Underwood stated that an engineering review was done by Preble-Rish, Inc. and they did approve the stormwater drainage plan for the project.

Mr. Darrell Barnhill, ECM Project Manager, explained that of the entire site there is 1.9 acres that is wetlands. He stated that there was a previous development order on the site for 27 lots with a wet detention. He explained that they are mitigating the 1.9 acres with an agreement with Northwest Florida Water Management District to purchase offsite mitigation property and to fill that wetlands area on the site. He stated that part of the design is to construct a wet detention pond on site. The engineering department reviewed the wet detention pond and it does meet or exceed all the requirements of the county drainage ordinance. He stated that they have also addressed issues of Misty Cove stormwater that is discharging onto their site by routing the discharging water through the site further north into the wetlands.

Commissioner Comander questioned how close it is to other houses and how high the houses will be built up. Mr. Barnhill answered that this property boundaries on the west and east

sides are a county road and the south side is a county easement. He stated that they drained all the water north into the retention pond away from Misty Cove and the owner has agreed to improve the stormwater at Misty Cove by allowing the water to move north through the property into the north wetlands. He explained that they have been working with the county engineers to be sure there is no adjacent flooding. He stated that they are required to build at least three feet above sea level.

Commissioner Comander expressed concern with the setback variation request. Commissioner Meadows expressed concern in the neighborhood with the parking requirements and the need for some overflow parking because this is a vacation home area.

Lengthy discussion ensued regarding wetland and stormwater concerns, and the setback variances requested for The Retreat at Miramar major development order request.

Several audience members expressed concern with the stormwater in the area and the fact that the site does consist of wetlands.

Mr. Mike Hewitt, Wadleigh Construction, LLC, discussed the stormwater and parking concerns and explained that all the County requirements have been met and exceeded for the project.

Commissioner Meadows suggested allowing the County Engineer to review the project and continue the request to the July 8, 2014 meeting. Mr. Barnhill requested to continue the request as well. Attorney Davis reminded the Board that they cannot engage in independent fact finding since the hearing has been opened.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to continue The Retreat at Miramar major development order application request to the July 8, 2014 meeting to

allow staff to review the request and the impact to the surrounding area, and review the impact of the regular (7 foot) set-back requirements to the project.

Commissioner Imfeld requested to have meeting information (minutes) from the Planning Commission regarding the request for review.

Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye. **(Exhibits: Staff 1-3)**

Ms. Elizabeth Randall and Ms. Anita Hallman discussed their concerns with the elevation, potential flooding issues, and the need to protect abutting properties during the consideration of the 30A Resort Subdivision PUD major development order request that was continued.

Mr. Underwood presented the Trejam major development order application submitted by McNeil Carroll Engineering, Inc. requesting to construct two single residential homes on a 0.49 +/- acres tract with a future land use of Neighborhood Infill. The project is located on the south side of CR 30A, approximately 275 feet west of Seabreeze Trail. He stated that there are no known code violations for the property and discussed the conditions in the staff report. The project will be consistent with the Land Development Code and Comprehensive Plan when all conditions in the staff report have been met.

Commissioner Pridgen exited the meeting at 7:49 p.m.

Commissioner Meadows questioned if there is a retention swell in the back of the property. Mr. Robert Carroll, applicant, answered that is not, water will flow through exfiltration.

Chairman Chapman asked for public comment.

Commissioner Pridgen returned to the meeting at 7:51 p.m.

Mr. Osborne discussed the need for more stringent standards for stormwater retention. He also stated that prior development orders can expire. Mr. Carpenter stated that there have been four opportunities provided by the Legislature and two provided by the BCC in the last seven years to extend development order deadlines.

Mr. Frank Day asked the square footage of the houses would be. Mr. Underwood answered that one house would be two stories with 2,600 square feet and the second house would be three stories with 3,500 square feet. Mr. Day asked if the vehicles in the diagram were to scale because 18 cars could not fit in that area. Mr. Carroll explained that they are to scale and would have to be maneuvered to fit all the vehicles.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to approve the Trejam major development order application as presented with conditions listed in the staff report. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

(Exhibits: Staff 1-2)

Mr. Underwood presented the Beachwalk Plaza II Revisions major development order application submitted by Emerald Coast Associates, Inc. requesting approval to demolish a portion of the existing building and redevelop with 17,000 square feet in two buildings, consisting of 4.53 +/- acres with a future land use of Coastal Center Mixed Use. The project is located at 130 Hwy 2378 (Scenic Gulf Drive). He stated that there are no known code violations for the property and the request will be consistent with the Land Development Code and Comprehensive Plan once the conditions in the staff report have been met.

Commissioner Imfeld questioned if there were issues brought before the Planning Board during their consideration. Mr. Underwood stated that the underground exfiltration stormwater system was questioned but the applicant addressed their concerns successfully. The project was

also reviewed by the Design Review Board and met the Chapter 13 criteria for the Scenic Hwy 98 Corridor.

Mr. Dean Burgis, representative, stated that drainage issues were brought before the Planning Board. The proposed project is to reduce the square footage of the building space by nearly 17,000 square feet. The existing building will be demolished and a free standing CVS and a free standing Chic-fil-A will be constructed. He stated that there will be more drainage, less impervious area, and install exfiltration systems.

Chairman Chapman asked for public comment.

There were no public comments made.

Motion by Commissioner Imfeld, second by Commissioner Meadows, to approve the Beachwalk Plaza II Revisions major development order application request with conditions stated in the staff report. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye. **(Exhibits: Staff 1-2)**

Mr. Tim Whaler, Planning and Development Services, presented the Seagrove Horizons a Re-plat of Lot 2 and 3 Seagrove Revised plat application submitted by Jenkins Engineering, Inc. requesting to approve to re-plat lots 2 and 3 of the Seagrove Revised plat to move a common lot line, consisting of 0.29 +/- acres with a future land use of Residential Preservation. The project is located on the south side of CR 30A, approximately 155 feet west of the intersection with CR 395.

Mr. Scott Jenkins, applicant, stated that both lots were previously about 53 feet, one will be reduced to 50 feet and the other increased to 56 feet. He explained that the purchaser of the larger lot wants to develop a larger house.

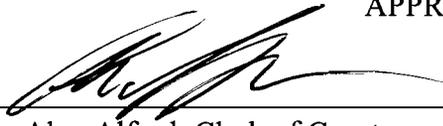
Chairman Chapman asked for public comment.

There were no public comments made.

Motion by Commissioner Comander, second by Commissioner Pridgen, to approve the Seagrove Horizons a Re-plat of Lot 2 and 3 Seagrove Revised plat application submitted by Jenkins Engineering, Inc. as presented. Ayes 4, Nays 0. Chapman Aye, Pridgen Aye, Comander Aye, Imfeld Aye. **(Exhibits: Staff 1-2) (FORM 8B – Meadows)**

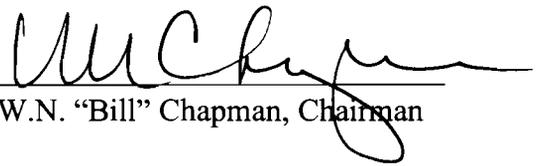
There being no further business, the meeting adjourned at 8:00 p.m.

ATTEST



Alex Alford, Clerk of Courts
and County Comptroller

APPROVED



W.N. "Bill" Chapman, Chairman