

NOVEMBER 12, 2014 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a regular meeting on Wednesday, November 12, 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; Ms. Dede Hinote, Deputy County Administrator; and Mr. Alex Alford, Clerk of Courts and County Comptroller, were also present.

Commissioner Comander led the invocation followed by the Pledge of Allegiance to the American Flag. Chairman Chapman called the meeting to order and asked all Veteran’s to stand for recognition.

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

DELETIONS:

1. Public Hearing 1 – Request to approve a Resolution amending the County Transportation Fund Budget to recognize Proportionate Fair Share Funding for the East Corridor Multi-Use Pathways in the amount of \$238,000
2. Public Hearing 2 – Consider an Ordinance amending the Walton Code of Ordinances Section 22-54(G) providing clarification on which items are prohibited from remaining on the beach (Leave No Trace Ordinance)
3. Public Hearing 4 – Consider an Ordinance known as the “Outdoor Events” Ordinance
4. Tourist Development Council Item 2 – Request to approve beach storm damage reduction easements and direct staff to work with the Corps of Engineers for authorization for the Beach Nourishment Project – continue to January 13, 2014 meeting

Motion by Commissioner Comander, second by Commissioner Imfeld, to continue the request to approve a Resolution amending the County Transportation Fund Budget to recognize

Proportionate Fair Share Funding for the East Corridor Multi-Use Pathways in the amount of \$238,000 to the November 25, 2014 meeting. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Motion by Commissioner Comander, second by Commissioner Imfeld, to table and re-advertise the consideration of an Ordinance amending the Walton Code of Ordinances Section 22-54(G) providing clarification on which items are prohibited from remaining on the beach (Leave No Trace Ordinance), and the consideration of an Ordinance known as the “Outdoor Events” Ordinance. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Motion by Commissioner Meadows, second by Commissioner Comander, to continue the request to approve beach storm damage reduction easements and direct staff to work with the Corps of Engineers for authorization for the Beach Nourishment Project to the January 13, 2015 meeting. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Motion by Commissioner Imfeld, second by Commissioner Comander, 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.

Attorney Gary Vorbeck requested to be included during the process for changes to the Outdoor Events Ordinance. Commissioner Meadows expressed concern involving some citizens but not others. Attorney Mark Davis, County Attorney, explained that all stakeholders could not be involved in all of the staff meetings but they could relay draft information to Attorney Vorbeck as it becomes available.

Several audience members spoke in opposition of the beach storm damage reduction easements and felt that open communication/attendance of the public is needed.

Chairman Chapman closed public comment.

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	\$	841,435.99
County Transportation	\$	1,142,660.72
SHIP	\$	7,000.00
Fine & Forfeiture	\$	2,049,058.50
Mosq. Control State	\$	150.00
Section 8 Housing	\$	624.91
Tourist Dev. Council	\$	246,399.11
N.W. Mosquito Control	\$	3,250.06
Solid Waste Enterprise	\$	47,929.94
Bldg Dept/Enterp. Fund	\$	1,673.93
Crime Prevention Fund	\$	5,000.00
Automation Fund	\$	321,000.00
Capital Projects Fund	\$	884,168.28
Totals	\$	5,550,351.44

2. Approve Minutes of October 28, 2014 Special Meeting and October 28, 2014 Regular Meeting
3. Approve Investment Report for Quarter ending September 30, 2014 as requested by the Clerk's Office

Administrative Items:

1. Approve the Walton County Library Annual Plan, Circulation Plan and Long Range Plan
2. Advertise for a Public Hearing to be held December 9, 2014 to consider a Resolution electing to use the Uniform Method of Collecting Non-Ad Valorem Special Assessments levied within the unincorporated area of Walton County

Budget Amendment Resolutions/Transfers:

1. Approve a Resolution **(2014-110)** authorizing the reclassification of prior year's fund balance from the SHIP Fund into the General Fund in the amount of \$145,009
2. Approve a Resolution **(2014-111)** amending the budget to roll forward revenues and expenditures for Grants, Encumbrances and Projects from FY 2013-2014 into FY 2014-2015

Agreements/Contracts:

1. Approve the Florida Boating Improvement Program Funding Agreement for the Choctaw Beach Boat Ramp
2. Approve a three year Continuing Services Contract with Government Services Group, Inc. for the Fire Rescue Assessment Program
3. Approve a three year Continuing Services Contract with Government Services Group, Inc. for the Daughette Canal and Maintenance Assessment Programs
4. Approve at three year Continuing Services Contract with Government Service Group, Inc. for the Four Mile Village Assessment Program
5. Approve a three year Continuing Services Contract with Government Services Group, Inc. for the Leisure Lake Assessment Program
6. Approve a three year Continuing Services Contract with Government Services Group, Inc. for the Imperial Lakes Assessment Area Capital Assessment Program

Mr. Jones requested to adopt Resolution **(2014-112)** proclaiming November 17-21, 2014 as Geographic Information Systems (GIS) Week in Walton County and recognized the outstanding job that the GIS employees perform.

Motion by Commissioner Comander, second by Commissioner Imfeld, to adopt Resolution **(2014-112)** proclaiming November 17-21, 2014 as Geographic Information Systems (GIS) Week as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to award RFP 014-028 for the Waste Water Treatment Facility at Mossy Head Industrial Park to low bidder, J&P Construction, Inc. He explained that the bids were substantially higher than the engineer's estimate and the budget. He stated that it is their intent to begin negotiations immediately with J&P Construction, Inc. to get as close to the \$4.4 million budget as possible.

Motion by Commissioner Imfeld, second by Commissioner Meadows, to award RFP 014-028 for the Waste Water Treatment Facility at Mossy Head Industrial Park as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones recommended discontinuing the agreements with the City of DeFuniak Springs for Gene Hurley Park and Harbeson Field. He explained that Gene Hurley Park is not used, and the Harbeson Field agreement has had a number of addendums over the years. He recommended terminating the agreements and within that 60 day termination window, create updated agreements with the City of DeFuniak Springs.

Commissioner Meadows expressed concern terminating agreements without new agreements prepared. Chairman Chapman agreed. Commissioner Comander felt that staff members should hold a meeting regarding the two parks. Commissioner Imfeld suggested meeting with the City staff members within 60 days and then bring information back for consideration.

Mr. Jones discussed the landfill fee waiver for the old Piggly Wiggly building site that the City of DeFuniak Springs was going to buy and demolish. He felt it would be prudent to terminate the agreement since the site was not bought by the City.

Motion by Commissioner Comander, second by Commissioner Imfeld, to terminate the agreement with the City of DeFuniak Springs regarding the landfill fee waiver for the old Piggly Wiggly building site as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones explained that the City of DeFuniak Springs cancelled their Proportionate Fair Share Ordinance and felt that the agreement for calculation of the fees was no longer needed and requested termination of the agreement.

Motion by Commissioner Comander, second by Commissioner Imfeld, to terminate the agreement with the City of DeFuniak Springs for the calculation of Proportionate Fair Share fees as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested termination of the agreement for the Communities for a Lifetime Committee with the City of DeFuniak Springs. No meetings have been held in the last three years.

Motion by Commissioner Comander, second by Commissioner Imfeld, to terminate the agreement with the City of DeFuniak Springs for the Communities for a Lifetime Committee as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones stated that staff looks forward to the opportunity to work with the City of DeFuniak Springs. Commissioner Comander felt that it is a good time to look at all the contracts we have entered into.

Mr. Jones requested to accept appraisals for vacant gulf front land located on Beachside Drive in Santa Rosa Beach, FL known as the "Angelos Property" and proceed to the next step in the property acquisition process. Two appraisals were received, one for \$5,350,000 and one for \$4,500,000. He requested direction to move forward with an offer, negotiations, or determine if there is no interest in the property.

Commissioner Meadows stated that she would like to see the TDC come back with what could be done with the property and a plan for the property, then determine if the property is needed.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to determine use for the property and then determine an offer price after information is received and considered at the next meeting.

Ms. Nina Horn urged the Board to consider the dunes on the property and the affect this would have on them. Commissioner Meadows explained that they have been asked many times to look for more land on the beach for public access and this property was brought to the Board for consideration by many people. Ms. Horn urged the Board to consider flatter lands rather than beach areas with dunes.

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

Mr. Jones requested to adopt Resolution **(2014-113)** transferring \$82,762 from the Contingency Fund to the Emergency Operations Center Renovations account. This will allow the facility renovations to begin in order to be ready by hurricane season.

Motion by Commissioner Comander, second by Commissioner Meadows, to adopt Resolution **(2014-113)** transferring \$82,762 from the Contingency Fund to the Emergency Operations Center Renovations account as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones discussed the donation of the Gaskin Masonic Lodge by the School Board. A cost assessment was conducted for repairs at approximately \$8,500, and the only recurring bill is the utility costs at approximately \$359/year. The utility costs were paid in the past by the Supervisor of Elections but the building is no longer used as a polling facility.

Commissioner Pridgen explained that a lot of residents in the area use the building for birthday parties and family reunions. Several citizens would also like to donate historical items to have in the upper area as a museum for the public.

Commissioner Comander questioned if the land next to the building could be used for basketball courts. Commissioner Pridgen stated that is possible, but there is an existing park in Gaskin. Commissioner Meadows felt that each community should have a place to gather.

Motion by Commissioner Pridgen, second by Commissioner Meadows, to accept the Gaskin Masonic Lodge property from the School Board as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Stan Sunday, Deputy County Administrator, presented the Insurance Services Office (ISO) Rating update. The new rating is a 5/5x which is considered a split designation and pertains to all of Walton County north of the Choctwhatchee Bay, excluding the municipalities.

Commissioner Comander commended Mr. Brian Coley and Mr. Bobby Martin for their hard work.

Mr. Jones requested to approve the transfer of funds in the amount of \$30,431.19 from the County Transportation Road Materials account to the South Geronimo Street Turn Lane account, and award ITB 014-031 and approve the contract with CW Roberts in the amount of \$360,335.19 for the South Geronimo Street turn lane construction.

Motion by Commissioner Comander, second by Commissioner Meadows, to transfer the funds in the amount of \$30,431.19 from the County Transportation Road Materials account to the South Geronimo Street Turn Lane account as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Motion by Commissioner Meadows, second by Commissioner Comander, to award ITB 014-031 for the South Geronimo Street Turn Lane project to CW Roberts, in the amount of \$360,335.19, as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to approve the revised 2015 Small County Road Assistance Program (SCRAP) Agreement and Resolution **(2014-114)** for the resurfacing and reconstruction of CR 285 from SR 187 to the Alabama State Line.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve the revised 2015 SCRAP Agreement and Resolution **(2014-114)** for the resurfacing and reconstruction of CR 285 from SR 187 to the Alabama State Line as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to approve the revised 2015 Small County Outreach Program (SCOP) Agreement and Resolution **(2014-115)** for the resurfacing of CR 181C from SR 81 to the Holmes County Line.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve the revised 2015 SCOP Agreement and Resolution **(2014-115)** for the resurfacing of CR 181C from SR 81 to the Holmes County Line as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to approve the revised 2015 Small County Outreach Program (SCOP) Agreement and Resolution **(2014-116)** for the paving of Walton Bridge Road from CR 280 to Rock Hill Road.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve the revised 2015 SCOP Agreement and Resolution **(2014-116)** for the paving of Walton Bridge

Road from CR 280 to Rock Hill Road as presented. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to approve the 2015 Small County Outreach Program (SCOP) Agreement and Resolution **(2014-117)** for the paving of McKinnon Bridge Road from north of Bruce Creek Relief Bridge to south of Red Hill Road.

Motion by Commissioner Imfeld, second by Commissioner Meadows, to approve the 2015 SCOP Agreement and Resolution **(2014-117)** for the paving of McKinnon Bridge Road from north of Bruce Creek Relief Bridge to south of Red Hill Road. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to award RFP 014-030 and approve the contract with Southland Pest Control, the lowest responsive bidder, for Pest Control and Termite Control Services.

Motion by Commissioner Meadows, second by Commissioner Comander, to award RFP 014-030 and approve the contract with Southland Pest Control for the Pest Control and Termite Control Services as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Jones requested to approve the CHELCO Fee Proposal for placement of underground electrical utilities on the east side of the Mossy Head Industrial Park, for the amount of \$382,526.

Motion by Commissioner Imfeld, second by Commissioner Meadow, to approve the CHELCO Fee Proposal for placement of underground electrical utilities on the east side of the Mossy Head Industrial Park, for the amount of \$382,526, as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Commissioner Comander requested that staff send a letter to DOT thanking them for the traffic light at the intersection of Hwy 3280 and Hwy 331.

Mr. Jones requested approval to enter into an agreement with Maximus Consulting Services for the preparation of OMB Circular A-87 and Full Cost Allocation Plans for Walton County at a cost not to exceed \$11,500. The cost of the study will be divided equally between the BCC's General Fund and TDC.

Commissioner Meadows questioned if this included the 3% collection on Tourist Development Tax. Mr. Jones stated that the Board portion does not. Mr. Jim Bagby, Tourist Development Council Executive Director, explained that they would like to see them combined. He felt that some costs are being duplicated and this would verify that costs are not being duplicated. Ms. Melissa Thomason, Assistant Finance Director, explained that two separate agreements will be needed.

Mr. Bagby requested to continue the request to enter into an agreement with Maximus Consulting Services to the next meeting to resolve this matter with the Clerk of Courts.

Mr. Bagby requested purchase approval of TDC Conference Room upgrades, not to exceed \$11,400.

Motion by Commissioner Meadows, second by Commissioner Imfeld, to approve the purchase of materials, not to exceed \$11,400, for TDC Conference Room upgrades as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

The request to consider the Beach Storm Damage Reduction Easements was removed from the agenda.

Mr. Bagby presented the following TDC updates: bed tax collections were up 3.82% for September and 7.53% for the fiscal year.

Mr. Bagby stated that the Environmental Impact Studies (EIS) for the beach nourishment project have been posted on the website and explained that the process has begun but the ECL will not be established until a resolution has been adopted by the Board. The Corps of Engineers has no involvement in the ECL process.

Mr. Bagby also discussed the intent to have a planner or an architect to determine the best use for the Angelos property and bring those options back for consideration.

Attorney Davis requested to approve the Construction contract with Empire Builders Group, Inc., in the amount of \$313,962, for ITB 014-029 for the modifications to the Emergency Operations Center (EOC).

Motion by Commissioner Comander, second by Commissioner Meadows, to approve the Construction contract with Empire Builders Group, Inc., in the amount of \$313,962, for ITB 014-029 as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Attorney Davis requested approval to solicit a Request for Proposal (RFP) for Engineering Services in Driftwood Estates. After reviewing the special magistrate's recommendations, there were items found that have been completed and others that have not. He briefly discussed his findings.

Commissioner Imfeld recused himself from the discussion and submitted Voting Conflict FORM 8B for the record.

Commissioner Meadows questioned if the specifications have been determined for the RFP. Attorney Davis stated one had been prepared and it is clear that an independent contractor was not hired to address the flooding issues in Driftwood Estates.

Mr. Osborne agreed that an independent firm is needed to address the flooding issues and urged the Board to hire an engineer and stop construction in the Sandestin DRI. Attorney Davis stated that he is reviewing the Code Enforcement complaint submitted by Mr. Osborne.

Motion by Commissioner Comander, second by Commissioner Meadows, to send the RFP to independent engineers for cost estimates to comply with the special magistrate's recommendations. Ayes 4, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye.

(Voting Conflict FORM 8B - Imfeld)

Attorney Davis requested approval of the Performance Agreement regarding Economic Development Ad-Valorem Tax Exemption for Professional Products, Inc. This agreement goes along with the Ordinance passed in 2012. There are requirements that have to be met in order to maintain the Ad-Valorem Tax Exemption.

Commissioner Meadows felt that a ten year tax exemption is not feasible and recommended a three year term at the most. Commissioner Imfeld questioned if an annual review is required. Attorney Davis stated that it is required.

Lengthy discussion ensued regarding Ad-Valorem tax exemptions for businesses, the agreement time length, and the need to include the Property Appraiser's Office and their verifications of qualifications in the process.

Mr. Art Miller spoke in opposition of granting the Ad-Valorem Tax Exemption and suggested revisiting the Ordinance to have a certain level of commitment from the businesses.

Mr. Don Riley spoke in opposition and urged the Board to place a moratorium on Ad-Valorem Tax Exemptions until further research can be conducted to determine who qualifies for the exemption.

Mr. Osborne also spoke in opposition of the request.

The request was tabled until the next meeting for further research to be conducted.

Attorney Davis stated that the Empire Truck Sales request is also for an Ad-Valorem Tax Exemption and questioned if that request should also be continued.

Commissioner Imfeld felt that the request should also be continued until formal thresholds can be set with consistent application and standards.

Mr. Don Riley requested that public input be allowed when determining the threshold limits.

Mr. Miller discussed the Empire Truck Sales Ad-Valorem Tax Exemption and the appraisal used in determining the value of the property in the Mossy Head Industrial Park. He urged the Board to get a second appraisal. Mr. Jones clarified that the appraiser that conducted the first appraisal was hired based on his experience. Attorney Davis stated that a second appraisal has been ordered.

Motion by Commissioner Imfeld, second by Commissioner Meadows, to table and re-advertise the Empire Truck Sales Ad-Valorem Tax Exemption request.

Mr. Bill Fletcher did not agree to tabling the request but recommended denial of the Ad-Valorem Tax Exemption.

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

The meeting recessed at 5:55 p.m. and reconvened at 6:16 p.m.

The public hearing to consider a Resolution amending the County Transportation Fund Budget to recognize Proportionate Fair Share Funding for the East Corridor Multi-Use Pathways in the amount of \$238,000 was removed from the agenda.

The public hearing to consider an Ordinance amending the Walton Code of Ordinances Section 22-54(G) providing clarification on which items are prohibited from remaining on the beach was removed from the agenda.

The public hearing to consider an Ordinance granting an Economic Development Ad-Valorem Tax Exemption to Empire Truck Sales, LLC was removed from the agenda.

The public hearing to consider an Ordinance known as the “Outdoor Events” Ordinance was removed from the agenda.

Motion by Commissioner Meadows to cancel the meeting on Tuesday, November 25, 2014 due to the Thanksgiving holiday. The motion died for a lack of second.

Chairman Chapman reminded the Board of the Special Meeting at 8:30 a.m. for the swearing in for Commissioner-elect Cecilia Jones, and the Special Organizational Meeting at 9:00 a.m. in DeFuniak Springs on November 18, 2014.

Commissioners’ Imfeld and Pridgen had no items to present.

Commissioner Comander discussed the possible use of a Special Magistrate for advisory boards and committees. Commissioner Meadows expressed the concern in the past of exclusion of public input by using a Special Magistrate, and felt that was not the best option. Commissioner Comander asked Attorney Davis to provide information for review about the use of a Special Magistrate at the February 10, 2015 meeting.

Mr. Bob Hudson expressed concern with the costs involved with using a Special Magistrate and stated that he would provide information to Attorney Davis for review.

Mr. Bob Gelardi felt that the use of a Special Magistrate is not the best option due to lack of public participation, in addition to the costs involved.

Mr. Rick Wilson provided a broadband update for wi-fi services county-wide. He suggested purchasing one unit, for approximately \$7,000, to determine if this could be a solution in our area. He explained that the system would provide a 6-mile radius of wi-fi connection and there is approximately 40% of the County that does not have broadband connectivity.

Motion by Commissioner Comander, second by Commissioner Meadows, to purchase one broadband unit, for approximately \$7,000, as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Kevin Boyle requested permission to close Scenic Hwy 30A for the Annual South Walton Holiday Parade produced by Seaside on November 29, 2014 at 4:00 p.m. for one hour.

Motion by Commissioner Meadows, second by Commissioner Pridgen, to approve closure of Scenic Hwy 30A on November 29, 2014 at 4:00 p.m. for the Annual South Walton Holiday Parade as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Chairman Chapman asked for additional public comment.

Mr. Bob Brooke expressed concern with the purchase of the broadband wi-fi transmitter and questioned the additional costs involved. Mr. Wilson stated that the purchase price will cover one full system, several suppliers were considered, and the selected option is the most efficient system.

Mr. Frank Day encouraged the use of the broadband system by the Sheriff's Office. Mr. Wilson stated that their goal is to provide County offices and citizens with the services.

Ms. Suzanne Harris questioned the appraisal previously discussed for the property at the Mossy Head Industrial Park and felt that an error was made. She urged the Board to contact the appraiser to have it redone.

Mr. Wayne Dyess, Planning and Development Services Director, requested to approve the technical revision of the SHIP Local Housing Assistance Plan to raise the income limit to include low income applicants. Staff recommended approval.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve the technical revision of the SHIP Local Housing Assistance Plan to raise the income limit to include low income applicants as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye.

Mr. Dyess requested to advertise for a public hearing for the Planning Commission to consider amending Section 4.02 of the Land Development Code and Policy C-1.4.1 of the Comprehensive Plan regarding the Coastal Dune Lake Protection Zone. The lots that were created prior to the development of the new language to the Coastal Dune Lake Protection Zone will be allowed to develop up to 50%.

Motion by Commissioner Comander, second by Commissioner Imfeld, to advertise for a public hearing for the Planning Commission to consider amending Section 4.02 of the Land Development Code and Policy C-1.4.1 of the Comprehensive Plan regarding the Coastal Dune Lake Projection Zone as requested.

Mr. Rod Velcore spoke in favor of the change to the Coastal Dune Lake Protection Zone amendment. He recommended that the upgrade to 50% within the 300 feet of the Coastal Lake be based on the location of the mean high water line, and reduce the tributary from 300 feet to 100 feet. Mr. Velcore stated that all previous lots and future lots should be included, excluding driveways. Mr. Dyess stated that the amendment being considered only applies to lots created prior to the initial date for the Coastal Dune Lake Protection Zone regulations, and included stormwater.

Discussion ensued regarding the ability to enforce 50% for all previous and future lots.

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

Mr. Dyess requested transmittal approval of the General Commercial Text Amendment Ordinance amending the Walton County Comprehensive Plan Policy 1-1.4.3 General Commercial (GC) to allow an exception to the Locational Criteria in South Walton. He read aloud the exception language provided in the staff report.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve the General Commercial Text Amendment Ordinance amending the Walton County Comprehensive Plan Policy 1-1.4.3 General Commercial (GC) to allow an exception to the Locational Criteria in South Walton 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.

Mr. Tim Whaler, Planning and Development Services, requested approval of the Garden Vault SSA 14-010 application submitted by Jenkins Engineering, Inc. requesting to change the future land use designation of 0.92 +/- acres from Rural Village to Industrial. The project is located on the north side of US Hwy 90 at the intersection with Shelter Road.

Mr. Scott Jenkins, representative, briefly discussed the request. Mr. Ronald Patent, applicant, explained that shipping containers will be recycled and repurposed for garden vaults.

Commissioner Comander questioned why the land use change is necessary. Mr. Jenkins explained that staff felt the use of the property would be considered manufacturing and recommended the land use change.

Discussion ensued regarding the appropriate land use for the property and proposed use.

Mr. Osborne recommended denying the land use change, but to allow the operations to be held at the property with the current land use change of Rural Village.

Ms. Judy McFarland also requested to allow the operations to be held in the current land use category.

Motion by Commissioner Comander, second by Commissioner Imfeld, to deny the land use change request from Rural Village to Industrial for the Garden Vault SSA 14-010 as requested, but to allow the requested operations to be conducted in the current land use category of Rural Village. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye. **(Exhibits: Staff 1) (Ex Parte Communications: Pridgen, Meadows, Comander)**

Mr. Whaler requested approval of the Naturewalk 3rd Replat application submitted by Emerald Coast Associates, Inc. requesting the approval to replat a portion of the Naturewalk at Seagrove Replat, as recorded in plat book 18 pages 8-8Q and Naturewalk at Seagrove Second Replat as recorded in plat book 18 pages 64-64B of the Walton County public records. The project is located east of South County Hwy 395 off Sandgrass Boulevard.

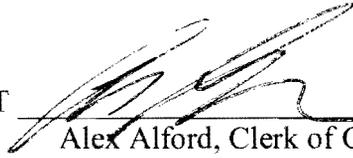
Commissioner Meadows questioned if they are shifting lots around. Mr. Whaler confirmed that they reconfigured to allow some alley access.

Mr. Tod Shurmore briefly discussed the request.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve the Naturewalk 3rd Replat application as requested. Ayes 5, Nays 0. Chapman Aye, Meadows Aye, Pridgen Aye, Comander Aye, Imfeld Aye. **(Exhibits: Staff 1)**

There being no further business, the meeting adjourned at 7:16 p.m.

ATTEST



Alex Alford, Clerk of Courts
and County Comptroller

APPROVED



Bill Imfeld, Chairman