

## JANUARY 13, 2014 REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on January 13, 2015 at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following Board members were present: Commissioner Bill Imfeld, Chairman; Commissioner Sara Comander, Vice Chairman; Commissioner W. N. (Bill) Chapman; Commissioner Cecilia Jones; and Commissioner Cindy Meadows. Mr. Larry Jones, County Administrator; and Attorney Mark Davis, County Attorney; were also present.

Chairman Imfeld called the meeting to order.

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

1. Addition: Administration- Local RESTORE Coordinator interview process
2. Addition: Administration-Request a Workshop be held to discuss the changes to the Coastal Dune Lakes Protection Zone
3. Addition: County Attorney-request to approve the amended Lease Agreement with the Walton County Chamber of Commerce Foundation at the "New Town Center"
4. Addition: County Attorney-Request for Certificate of Entitlement signature authorization
5. Addition: Commissioner Meadows-Request to direct Legal to draft Tax Increment Financing (TIF) Ordinances for U.S. Highway 331 and south Walton to include areas south of the Choctawhatchee Bay
6. Deletion: Consent Agenda-Approve to send a letter to the Inlet Beach Water System supporting their efforts for the development of a new water well in the Inlet Beach Water System service area using USDA-RD loan funds
7. Deletion: Consent Agenda-Request to approve the Life Enrichment Senior Center's Quarterly Report for October, November and December, 2014
8. Deletion: County Attorney-Request approval of an ordinance granting an Economic Development Ad Valorem Tax Exemption to empire Truck Sales pursuant to Section 196.1995 of the Florida Statutes (2014)
9. Deletion: Planning and Development-Outdoor Events Ordinance
10. Revision: Removed from Consent Agenda for Discussion-Approve the Economic Development Alliance's Strategic Plan for FY 2015

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

Ms. Suzanne Harris asked if public comment would be allowed regarding the Hurricane Storm Damage Reduction Project easement issues. Chairman Imfeld stated yes.

Dr. Mary Knovsky asked if a workshop would be held to discuss the Coastal Dune Lakes. Mr. Jones stated that the workshop requested would be presented.

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

1. Approve Expenditure Approval List (EAL)

General Fund	\$ 1,152,379.00
County Transportation	\$ 235,516.71
Fine & Forfeiture	\$ 4,082,554.51
Section 8 Housing	\$ 142,207.34
Tourist Dev. Council	\$ 772,004.90
N.W. Mosquito Control	\$ 22,808.95
Solid Waste Enterprise	\$ 334,449.48
Bldg Dept/Enterp. Fund	\$ 18,582.50
Capital Projects Fund	\$ 469,847.52
MHIP Improvements	\$ 35,154.30
<b>Totals</b>	<u>\$ 7,265,505.21</u>

2. Approve Minutes of December 22, 2014 Regular Meeting
3. Approve to advertise for Proposals for Federal Lobbying Services
4. Approve to advertise and hold a BCC Workshop at 3:00 pm on February 10, 2015 to discuss FY 2015 Strategic Goals and Funding Priorities
- ~~5. Approve the Economic Development Alliance's Strategic Plan for FY 2015~~
- ~~6. Approve to send a letter to the Inlet Beach Water System supporting their efforts for the development of a new water well in the Inlet Beach Water System service area using USDA-RD loan funds~~
- ~~7. Approve the Life Enrichment Senior Center's Quarterly Report for October, November and December, 2014~~

8. Approve a **Resolution (2015-01)** amending the Budget to recognize \$623,000.00 in unanticipated revenue in the Road and Bridge Fund for the Draper Lake Legislative Appropriation and Agreement with the Department of Environmental Protection for FY 2014-2015
9. Approve to add one FTE to Section 8 housing to be paid from Federal funds received to administer the program
10. Approve a Budget transfer from the TDC Contingency Fund to Other Contractual Services and Equipment as requested by the TDC
11. Approve amendment to the Capital Purchase Plan with the inclusion of Granicus equipment to complete conference room upgrades as requested by the TDC
12. Approve the Second Contract Amendment with Granicus for Addition of new Streaming Appliance for the TDC Conference room
13. Approve agreement with Shopify, Inc. as requested by the TDC
14. Approve the Rackspace agreement as requested by the TDC
15. Approve an agreement with CHELCO to locate and move underground utility facilities

(Additions are underlined and deletions are ~~strikethrough~~)

Mr. Steve Jaeger, Economic Development Alliance (EDA) Executive Director, discussed the Economic Development Alliance Strategic Plan. He announced that the goals which have been set for 2015 included: attracting 15 new ventures to Walton County, add 200 jobs, filling the Mossy Head Industrial Park (MHIP) to full capacity, attract 2 firms to Freeport Industrial Park (FIP), planning for U.S. 331 commercial development opportunities, and enlist \$25,000 from the private sector for EDA activities. He said that he would be meeting with each Commissioner individually per quarter. Commissioner Comander applauded his meetings with the municipalities. Commissioner Meadows and Jones spoke in favor of the goals that have been set. Commissioner Jones expressed that she would like to see the private sector more involved in the county's economic development.

Motion by Commissioner Comander, second by Commissioner Jones, to approve the Economic Development Alliance Strategic Plan for 2015. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Larry Jones, County Administrator, requested to appoint Ms. Linda Presnell to serve on the Local RESTORE Committee to fill the Educator position and move Ms. Patricia O'Brien-Murphy to fill the vacant Environmental position vacated by Mr. Michael Flynt's resignation.

Motion by Commissioner Jones, second by Commissioner Comander, to appoint Ms. Linda Presnell to serve on the Local RESTORE Committee to fill the Educator position and move Ms. Patricia O'Brien-Murphy to fill the vacant Environmental position. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones requested to send a letter of support requesting FDOT consider funding a Walton County Transit Study in their work plan. Commissioner Meadows stated that the work plan has to be amended to include the study.

Motion by Commissioner Meadows, second by Commissioner Comander, to send a letter of support to FDOT to consider funding a Walton County Transit Study in their work plan. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones discussed the Local RESTORE Coordinator position and stated that the interview process has narrowed the candidates down to three finalist. He asked to present the three finalists for ranking at the January 27, 2015 Regular Meeting. He said that individual interviews will be scheduled with each Commissioner prior to the meeting. The Board concurred to meet with the individuals and allow the finalists to be presented for ranking at the January 27, 2015 Regular Meeting.

Mr. Jones requested to approve Change Order No. 1 from GLC Contracting, Inc. for the new North Walton Mosquito Control Building with an increase of \$7,450.00 and an increase in time by 45 days. Commissioner Comander questioned if the money was available in the budget.

Mr. Jones stated that it was.

Motion by Commissioner Comander, second by Commissioner Jones, to approve Change Order No. 1 from GLC Contracting for the new North Walton Mosquito Control Building increasing the amount by \$7,450 and increasing the time by 45 days. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones requested to approve Change Order No. 2 from GLC Contracting, Inc. for the new North Walton Mosquito Control Building at no additional cost, but does increase the project by 15 days.

Motion by Commissioner Chapman, second by Commissioner Comander, to approve Change Order No. 2 from GLC Contracting, Inc. for the new North Walton Mosquito Control Building increasing the project by 15 days. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones stated that even with the changes, the completion of the new North Walton Mosquito Control Building would be during the late Spring or early Summer.

Mr. Jones requested to approve the CHELCO Fee Proposal for placement of underground electrical utilities on the west side of the Mossy Head Industrial Park in the amount of \$66,442.00. This will be paid for through proceeds from the land sales or from the State Appropriation for Infrastructure funds.

Motion by Commissioner Comander, second by Commissioner Jones, to approve the CHELCO Fee proposal for placement of underground utilities on the west side of the MHIP in the amount of \$66,442. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones discussed ITB 015-004-Northwest Florida Commerce Park (a/k/a Mossy Industrial Park) at Mossy Head Phase II. He requested to award the bid to H&T Contractors as lowest bidders in the amount of \$1,602,521.60 (Base Bid and Alternate 1).

Commissioner Meadows questioned what Phase II included and if a map was available. Mr. Jones stated that there was a map and that the phase included the completion of the roadway and the drainage facilities along the roadway all the way to the end of the park. He said that Alternate 1 includes the construction of the roadway which will connect the primary roadway to the wastewater treatment facility and completion of the stormwater components. Commissioner Meadows asked if this would finish out infrastructure on the main roads. Mr. Jones stated that it would and it would also give access to all the properties. He reported that Phase III will include landscaping.

Motion by Commissioner Chapman, second by Commissioner Meadows, to award ITB 015-004 Northwest Florida Commerce Park (a/k/a Mossy Industrial Park) at Mossy Head Phase II to H&T Contractors as lowest bidder in the amount of \$1,602,521.60 (Base Bid and Alternate 1). Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones requested approval of the CSX Facility Encroachment Agreement and **Resolution (2015-02)** regarding a sub-grade pipeline crossing solely for the conveyance of potable water under the CSX rail line for the Mossy Head Industrial Park infrastructure improvements. He reported that this is a lengthy permitting process and requested approval to move forward with obtaining the permit.

Motion by Commissioner Comander, second by Commissioner Jones, to approve the CSX Facility Encroachment Agreement and Resolution **2015-02** and move forward with

permitting. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones requested approval of Task Order #14-008 for Draper Lake Bridge Design with Preble-Rish in the amount of \$113,550.00.

Motion by Commissioner Meadows, second by Commissioner Chapman, to approve Task Order #14-008 for Draper Lake Bridge Design with Preble-Rish in the amount of \$113,550.00. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones requested approval of Change Order No. 1 to Contract No. 013-006 with Genesis Group for County Road 183 in the amount of \$8,750.00. This change will be funded with State funds.

Motion by Commissioner Chapman, second by Commissioner Jones, to approve Change Order No. 1 to Contract No. 013-006 with Genesis Group for County Road 183 in the amount of \$8,750.00. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones requested approval of Change Order No. 2 to Contract No. 014-011 with C.W. Roberts Contracting, Inc. for County Road 183 in the amount of \$128,535.17 and an increase in contract time by 49 days. This change will be funded with State funds.

Motion by Commissioner Chapman, second by Commissioner Jones, to approve Change Order No. 2 to Contract No. 014-011 with C.W. Roberts Contracting, Inc. for County Road 183 in the amount \$128,535.17 and an increase in the contract time by 49 days. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones reported that there have been modifications and amendments to the proposed Coastal Dune Lake Protection Zone Ordinance and stated that staff has recommended that a Public Workshop be held to discuss the changes and receive public input. He recommended that the Workshop be schedule after the Board has had time to review the changes. Discussion ensued as to the appropriate date to hold the Workshop.

Motion by Commissioner Comander, second by Commissioner Jones, to hold a Public Workshop on February 2, 2015 at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, FL to discuss the Coastal Dune Lake Protection Zone Ordinance. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jim Bagby, TDC Executive Director, requested direction regarding the Hurricane Storm Damage Reduction Project. He stated that the options would be to continue with the process, to either approve or disapprove the easement language, or to stop the project.

Commissioner Meadows recommended pausing the project, sending out the easements to the beach front property owners for review and decision, and giving a date certain for them to submit their decisions. She felt this action would give the Board enough information to determine whether or not to proceed with the project. She also recommended not establishing, nor requesting, an Erosion Control Line (ECL) or a survey of Mean High Water Line (MHWL). Attorney Davis suggested that the motion include the Board authorizing the Chair to sign the documentation necessary to notify the State authorities of the abeyance of the project process. Commissioner Meadows felt that the property owners' wishes needed to be put in writing.

Motion by Commissioner Meadows, second by Commissioner Comander, to pause the project; send out the easement language to the citizens for review and decision; give a date certain to receive their decisions; do not establish, nor request to be established, an ECL; do not

survey the MHWL; and authorize the Chair signature on documents necessary to inform the State authorities to pause the project.

Commissioner Comander stated that the people have already made their wishes known through various forms of communication and did not feel that sending out the letters would be financially feasible. Commissioners Meadows and Jones felt that for liability purposes the letters should be sent and the decisions received. Chairman Imfeld stated that not submitting a response does not count as a positive vote. Mr. Bagby said that a written response would be needed. Discussion continued on placing contact information and a response time in the letters.

Many citizens came forward to voice their opposition to the easements and in support of sending letters seeking the property owners' decision. Two citizens submitted documents containing their objections. One citizen voiced concern whether there would be a declaration of eminent domain. Chairman Imfeld stated that there has not been a declaration of eminent domain taken by the county and that the Board takes seriously the input of the citizens.

Discussion ensued regarding the need for out of State property owners to be well informed of the issue and the easement language.

Motion amended by Commissioner Meadows, second by Commissioner Comander, to include a cover letter with the easement language and give a point of contact. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Bagby reported that there are two Hurricane Storm Damage Reduction Project easements, the western Walton County Easement with an established Erosion Control Line (ECL) and the eastern Walton County Easement which is east of Topsail Hill Preserve and has no ECL. There have been requests for one addition to codify the upland property owners' right to approve vending. Legal counsel has determined that that change could not be recommended.

Motion by Commissioner Chapman, second by Commissioner Comander, to approve both the eastern and western Walton County Easement Language of the Hurricane Storm Damage Reduction Project.

Ms. Harris asked if the Board had been informed that the easements and project is pivotal on State matching money and discussed the possibility that this process could be restarted without proper funding.

Citizens spoke in opposition to the easement language and questioned if it could be changed. It was reported that the easement language has been coordinated with the Army Corps of Engineers and the State.

Discussion ensued regarding what the cover letter would include and which parties would be responsible for writing the letter. Attorney Davis requested that he, along with Mr. Bagby and the TDC Attorney be tasked with writing the letter.

Motion amended by Commissioner Chapman, second amended by Commissioner Comander, to include the authorization of the County Attorney, Mr. Bagby, and the TDC Attorney to create the cover letter to be mailed with the easement language. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Bagby requested to authorization for the TDC to contract with American Governmental Services for additional ownership and encumbrances reporting for the Walton County Hurricane and Storm Damage Reduction Project for a total not to exceed \$66,955.00.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve the contract with American Governmental Services.

Commissioner Meadows asked Mr. Bagby to announce to the Board and public the day the easements are sent out.

Mr. Jason White asked if the information from the title searches would be made publicly available. Attorney Davis stated that the findings of the title searches would become public record; however, there would be over 1,000 title searches at a very large cost. He said that if the request was for addresses only, then those could be obtained through the Property Appraiser Office. Mr. Bagby stated that the title search information will have to be first obtained from the Army Corps of Engineers before it can be presented to the public. Attorney Davis stated that another issues to consider is that some addresses are exempt from public record.

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

Mr. Bagby requested to re-appoint Ms. Pam Avera, Mr. Gary Brielmayer and Mr. Jim Richard to the Tourist Development Council Advisory Board, whose terms expired December 31, 2014. Commissioner Comander asked if there were other individuals who were interested in the positions. Mr. Bagby said that there were others. Commissioner Meadows stated that these candidates had not served for a very long period of time.

Motion by Commissioner Meadows, second by Commissioner Comander, to reappoint Ms. Pam Avera, Mr. Gary Brielmayer and Mr. Jim Richard to the Tourist Development Council Advisory Board. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Bagby reported that the Tourist Development Bed Tax collections were up by 31.63% in November and 28.83% for the Fiscal Year. He also stated that he had met with Mr. John Brown, Lands Program Administrator, regarding parking at the trail heads and is attempting to contact Mr. John Seybo, District Manager.

Meeting recessed at 5:39 p.m. and reconvened at 5:48 p.m.

Attorney Mark Davis, County Attorney, presented a request by Attorney John Meade, attorney for the owner of the house and real property located at 917 Scenic Gulf Drive, Miramar Beach, to agree to an abatement of Code fines for 90 days to allow the new owner of the property to bring the property into compliance. The owner has agreed to pay the cost of the original code enforcement action. If not corrected within 90 days then Code Enforcement procedures can be restarted.

Motion by Commissioner Jones, second by Commissioner Chapman, to approve the abatement of Code Enforcement fines for 90 days for the house and real property located at 917 Scenic Gulf Drive, Miramar Beach, FL.

Commissioner Chapman questioned if there was a method to recover the fines left outstanding by the previous owner. Attorney Davis stated that a final judgment could be filed and attached to other properties owned by the original violator. Commissioner Chapman asked what would happen if there is no other property in which to attach the judgment. Attorney Davis replied that it is very difficult to collect judgments in Florida but will do everything possible to collect those debts.

Mr. Bob Hudson had questions regarding the previous TDC issues and was asked to present those questions during the portion of the agenda designated for Public Comment. Mr. Hudson concurred.

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

Attorney Davis requested approval to hold two Executive Sessions on January 27, 2015 at 10:00 am to discuss Yellow House 30A, LLC v. Walton County (Case No.: 2014-CA0488, and Cynthia L. Abbott Revocable Trust, et al v. Olson & Associates of NW Florida, et al (Case No.: 2007-CA-889).

Motion by Commissioner Chapman, second by Commissioner Comander, to approve to hold two Executive Session on January 27, 2015 at 10:00 am or soon thereafter to discuss Yellow House 30A, LLC v. Walton County (Case No.: 2014-CA0488, and Cynthia L. Abbott Revocable Trust, et al v. Olson & Associates of NW Florida, et al (Case No.: 2007-CA-889). Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Attorney Davis announced that a Public Hearing would be scheduled to consider the Economic Development Ad Valorem Tax Exemption to Empire Truck Ordinance.

Attorney Davis requested approval of the amended Lease Agreement with the Walton County Chamber of Commerce Foundation at the "New Town Center." The current lease is a 99 year lease and was used as a security interest for a loan to build the building. The bank has asked that one small change be made to lease to allow, with the County's written permission, a part of the building to be subleased.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve the amended Lease Agreement with the Walton County Chamber of Commerce Foundation at the "New Town Center." Ayes 3, Nays 2. Imfeld Aye, Comander Nay, Chapman Nay, Jones Aye, Meadows Aye.

Attorney Davis discussed Certificate of Entitlements. He requested that the Finance Manager or a Purchasing Agent be allowed to sign Certificate of Entitlements on behalf of the county. Commissioner Comander suggested that the Finance Manager be the primary signee and allow a Purchasing Agent to sign only in the case the Finance Manager is not available.

Motion by Commissioner Chapman, second by Commissioner Comander, to authorize the Finance Manager or a Purchasing Agent to sign Certificates of Entitlements. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Attorney Davis readdressed the continuance of the Empire Truck Tax Exemption Ordinance. He stated that a Public Hearing would be scheduled.

Commissioner Meadows discussed the Timpoochee Trail expansion to east of highway 98/30A intersection which would connect the trail to Camp Helen. She felt the expansion needed to be placed on the list for the State Lobbyist to present. Mr. Jones said that on February 10, 2015, the priorities list would be presented for discussion and approval. He confirmed that the expansion would be added to list at that time.

Commissioner Meadows briefly discussed her meeting with Ms. Camille Tharpe, Government Services Group, regarding the Tax Increment Financing Districts for U.S. Highway 331 and south Walton which includes all areas south of the Choctawhatchee Bay. She requested to direct Legal to draft ordinances for both areas. Chairman Imfeld felt that the stormwater issues were a top priority that needed to be addressed.

Motion by Commissioner Meadows, second by Commissioner Jones, to direct Legal to draft a TIF Ordinance for U.S. Highway 331 and south Walton which includes all areas south of the Bay.

Discussion ensued whether an ordinance for the U.S. Highway 331 was advocated by Ms. Tharpe. Attorney Davis stated that he would be consulting with Ms. Tharpe to construct the ordinances.

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

Commissioners Comander, Jones, Chapman, and Chairman Imfeld had no items to present.

Mr. Bob Hudson addressed the action to pause the Hurricane Storm Damage Reduction Project. He asked, with the exception of mailing costs and title search, if the expending of funds

would be suspended with the project. Commissioner Meadows said that one thing that needed to be done to proceed with the project is a survey of the Mean High Water Line (MHWL); however, if the project does not proceed then the survey will not be needed.

There were no other public comments.

Attorney Davis announced that the Grayton Beach Neighborhood Plan Overlay District is a legislative item rather than a Quasi-Judicial item.

Mr. Mac Carpenter, Planning and Development, requested permission to propose modifications to the Land Development Code Chapters 7 and 13 to provide for permitting the location of transit stop signs on public and private property in support of multimodal transportation opportunities in Walton County. Mr. Jones clarified that this is only a proposal and that the motion would be to move the amendment process forward, which Mr. Carpenter confirmed. The Board concurred to move forward with the amendment process.

Mr. Carpenter requested approval of three sign variances for the Sleep Inn at the Mossy Head Industrial Park (MHIP). Staff recommends approval based on the need for the development to be visible from Interstate 10.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve the three sign variances for the Sleep Inn at the MHIP. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

The Quasi-Judicial Hearings for The Regal at Seagrove was called to order. Attorney Davis administered the oath to those intending to speak. He stated that any ExParte should be submitted to the clerk. There were no objections to the advertisements.

Mr. Tim Brown, Senior Planner, presented The Regal at Seagrove, a major development order application submitted by Innerlight Engineering Corporation, requesting the approval to

construct a 31 unit residential condominium building and associated infrastructure on 3.92 acres with a future land use of Neighborhood Infill. The project is located 1.0 miles east of the C.R. 395 and C.R. 30A intersection on the south side of C.R. 30A. Staff found that the proposed application is consistent with the Walton County comprehensive Plan and Land Development Code and recommended approval with conditions as stated in the Staff Report.

Mr. David Smith, Innerlight Engineering Corporation, gave a brief overview of the project and requested approval. Commissioner Chapman asked how the stormwater would be handled. Mr. Smith reviewed the stormwater plan. Commissioner Chapman asked if sub-pumps would be used to remove water collection in the basement parking area. Mr. Smith stated that the water in that area would be pumped into the retention pond.

Mr. Roger Godwin, Architect, gave brief overview of the building.

Commissioner Meadows asked if this project was located within the 58 critical drainage basins. Mr. Wayne Dyess, Planning and Development Director, stated that he was not sure. Commissioner Meadows addressed the two accesses and felt that the two accesses were confusing. She asked if one access could be used. Mr. Smith stated that the front drive is for drop offs, the second will be used for the garage parking. Discussion ensued on the effects of the accesses on traffic flow and larger vehicle access.

Mr. Bob Brooke asked what the maximum design occupancy of the condominium units was. Mr. Godwin stated three bedroom; three and one-half bathrooms.

Attorney Davis administered the oath to Ms. Marie Carrera.

Ms. Marie Carrera, Beachcrest Condominium, spoke in opposition of the project siting stormwater issues in the area. Discussion continued on the stormwater issues.

Commissioner Chapman asked what the normal standard for stormwater retention was. Mr. Carpenter stated 25 years unless it is in a closed basin then it is a 100 year event. Commissioner Chapman addressed accesses and questioned if one access could be an exit only. Mr. Smith stated that he had spoken with the developer and he has agreed with designating one access as exit only and the other as entrance only.

Commissioner Meadows asked how deep the underground parking area will be dug and how it would impact the surrounding properties. Mr. Godwin stated that hard cast pilings would be used rather than impact pilings. He said that the property slopes and therefore a smaller area will be dug out for the underground parking. Commissioner Meadows asked how deep the pilings would be. Mr. Godwin stated approximately 35 feet.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve The Regal at Seagrove with conditions as stated in the Staff Report and to make one entrance ingress and one egress. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye. **(Exhibit: Staff Report-1)**

Ms. Vivian Shamel, Planning and Development, presented for first reading the Grayton Beach Neighborhood Plan Overlay District, an ordinance adding Section 2.03.08 to the Walton County Land Development Code to adopt the Grayton Beach Neighborhood Plan as an overlay district; establishing a defined boundary; establishing that the intent of the plan is to preserve the unique heritage of the Grayton Beach neighborhood and past development patterns and land uses; establishing provisions for density, intensity and setbacks, existing non-conforming uses, structures and properties, minimum and maximum lot sizes, streets and infrastructure, parking for new residential construction, neighborhood commercial parking requirements; provisions to confirm the existing building height limitations ordinance, noise ordinance and alcohol

ordinance; establishing provision for ingress and egress to the public beach, permitted vehicles on the beach, roadside vending operations, the Grayton Beach Neighborhood Plan as Appendix NP-6 to the Walton County Land Development Code, providing for severability; and an effective date. Staff found that except for concerns noted regarding Sections 16, 19, and 20, the proposed amendment to the Land Development Code incorporating Grayton Beach Neighborhood Plan as an Overlay District is consistent with the Walton County Comprehensive Plan and the neighborhood planning provision of the Walton County Land Development Code.

Commissioner Meadows questioned if the alleys were identified on the map. Ms. Shamel stated that the alleys could be highlighted.

Commissioner Meadows questioned how it will be determined when a commercial use has been changed and briefly discussed a current situation where a property has changed to a non-compliant use. Mr. Carpenter stated that the business which was referred to by Commissioner Meadows would be progressing through the Code Enforcement process. He stated that the Land Development Code requires a Certificate of Land Use Compliance but there has not been a universal compliance with that code. Commissioner Meadows questioned what the process would be if a property was found non-compliant. Mr. Carpenter stated a Certificate of Land Use Compliance is requested before any additional permitting is allowed. Mr. Dyess stated that this is a complaint driven system. Discussion continued on the need for Occupational Licenses, non-conforming uses, and neighborhood assisted enforcement. Ms. Shamel stated that the language in item 14.0-Neighborhood Commercial-Parking Requirements would be clarified to include the wording “new commercial” and “neighborhood commercial land use category.”

Commissioner Chapman questioned if in the event that a business was destroyed, could it be re-established in its original footprint. Ms. Shamel stated yes. Commissioner Chapman asked

if the lease agreement between the State and the county for the county's use of Grayton Beach was reviewed in regards to vending. Ms. Shamel stated the applicant would be addressing this issue along with the ingress and egress to the public beach and the permitted vehicles on the beach.

Commissioner Meadows felt that 5.0 Vested Rights was vague in a lot of areas and requested the language be reviewed by the County Attorney. Attorney Davis stated that the language could be cleaned up.

Ms. Shamel addressed the rental signs in Grayton Beach and stated that only one sign per property would be allowed.

Chairman Imfeld addressed item 22-Future Goals for the Grayton Beach Neighborhood and felt that more clarification was needed.

Commissioner Meadows addressed 12.0-Streets and Infrastructure; 14.0-Neighborhood Commercial-Parking Requirements; and 14.2-Outdoor Seating Parking Standards. Ms. Shamel stated that Planning Commission recommended removal of the last sentence of 14.2.

Chairman Imfeld questioned Mr. Billy Buzzett, applicant, how many of the 330 parcels in Grayton Beach currently have Driving on the Beach Permits. Mr. Buzzett stated that the information that he has been able to obtain shows that there are 460 grandfathered permits, 150 lottery permits, and 66 disabled permits for a total of 676 permits. He did know which of these permits belonged to parcel owners within Grayton Beach. He stated that he had requested from the Clerk's Office an alphabetized list of the names and addresses of everyone who has been issued a permit. Chairman Imfeld voiced concern with rental properties allowing their tenants to use the permits. Discussion continued on the enforcement of permit uses.

Commissioner Meadows stated that the Board represents approximately 57,000 people and felt that it would be unfair to grant one group special permits. Mr. Jones reminded the Board that with the adoption of the Grayton Beach Neighborhood Plan the Beach Activities Ordinance would have to be amended and would have to go through a public hearing process. Commissioner Comander asked how many permits were previously issued. Mr. Jones stated approximately 900 and when the ordinance was amended there was pressure from DEP to reduce the number of vehicles driving on the beach. Discussion continued on the effects the special permits would have on other citizens, use by renters, turtle nesting season, and permit abuse. Mr. Buzzett stated that he would present the permit numbers at the next meeting of the Board. Commissioner Comander also asked that the Beach Activities Ordinance be reviewed to prevent abuse.

Mr. Buzzett addressed vested rights, vegetation, historic preservation, vending and the ingress and egress on the beach.

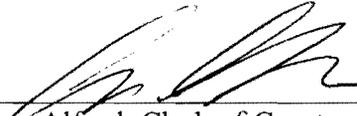
Commissioner Meadows felt that this issue should be continued to get clarification. Discussion ensued regarding permit qualifications, special benefits in Neighborhood Plans, and beach control. Attorney Davis stated that two Public Hearings are required for this ordinance with this being the first of the hearings.

Motion by Commissioner Comander, second by Commissioner Jones, to move the Grayton Beach Neighborhood Plan Overlay District ordinance to the second Public Hearing to be held on February 10, 2015 at the Walton County Courthouse in Santa Rosa Beach, Florida at 5:00 p.m. or soon thereafter. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Several citizens requested that the public comments be heard. Several came forward voicing their support for the Grayton Beach Neighborhood Plan Overlay District and giving the Grayton Beach residents driving on the beach privileges.

There being no further items to present, the meeting was adjourned at 7:42 pm.

Approved:   
Bill Imfeld, Chairman

Attest:   
Alex Alford, Clerk of Court and County Comptroller