

NOVEMBER 10, 2015-REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on November 10, 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; Attorney Mark Davis, County Attorney; and Mr. Alex Alford, Clerk of Court and County Comptroller; were also present.

Chairman Imfeld announced two opportunities for Walton County to receive funding for environmental preservation through the National Fish and Wildlife Federation and the Department of Environmental Protection. The opportunities include aid to eliminate light pollution affecting sea turtles and studies on pollution in the Choctawhatchee River Basin. He discussed a commendation from Congressman Jeff Miller thanking Walton County for their support of veterans.

Chairman Imfeld called the meeting to order.

There were no revisions to the agenda.

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

Ms. Bonnie McQuiston discussed the safety issues at the Intersection of C.R. 395 and 30A and distributed a timeline for the study of that intersection. She stated a turn lane was approved approximately 2 years ago, but has yet to be installed. She requested this issue be resolved as quickly as possible.

Motion by Commissioner Comander, Second by Commissioner Jones, 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	\$1,749,121.81
County Transportation	\$ 477,699.66
SHIP	\$ 10,000.00
Fine & Forfeiture	\$3,376,113.90
Mosq. Control State	\$ 260.00
Section 8 Housing	\$ 772.87
Tourist Dev. Council	\$ 165,116.01
N.W. Mosquito Control	\$ 2,351.95
Recreation Plat Fee	\$ 5,906.50
Solid Waste Enterprise	\$ 33,422.29
Bldg Dept/Enterp. Fund	\$ 2,946.98
Imperial Lakes MSBU	\$ 2,517.66
Capital Projects Fund	\$ 24,085.00
Mossy Head Ind. Park	\$ 762,321.13
Infrastructure Improvements	<u>\$ 46,616.64</u>
Totals	<u><u>\$ 6,659,252.40</u></u>

2. Approve Minutes of the October 27, 2015 Regular/Special Meeting
3. Request to approve a **Resolution (2015-97)** amending the FY 2014-2015 budget for unanticipated grant revenue in the Public Safety 911 Fund for the E911 Rural County Grant in the amount of \$111,893
4. Request to approve a **Resolution (2015-98)** amending the budget to roll forward revenues and expenses for Projects and Grants from the FY 2014-2015 budget into FY 2015-2016
5. Request to approve and authorize the chairman to sign an Interlocal Agreement between Walton County and the IFAS Walton County Extension Office (IFAS) to have IFAS provide support to Walton County on the Deepwater Horizon Natural Resource Damage Assessment (NRDA) Phase II Early Restoration Night Sky Retrofit Project
6. Request to approve and authorize the Chairman to sign the 2015-2016 Interlocal Agreement between Walton County and the Choctawhatchee Basin Alliance of Northwest Florida State College in the amount of \$25,000 annually for water quality sampling and analysis in support of the County's Coastal Dune Lakes efforts

7. Request to approve Change Order No. 1 to Contract No. 015-023 for the Northwest Florida Commerce Park at Mossy Head, Phase III Construction Services with IC Contractors, Inc. in the amount of \$29,750.00 and approve an increase of 57 work days
8. Approve Amendment No. 1 with additional language to the Work Squad Contract WS797 for the Parks Department with the Department of Corrections

There were no Waste Management EALs to be approved.

Mr. Larry Jones, County Administrator, requested the Board select a candidate to fill the vacant Economic Development Position on the Local RESTORE Act Committee. He reported an email was received from Mr. Brad Balfanz declining his appointment to the committee which was approved at the October 27th Regular Meeting. Staff recommended appointment of Mr. Frank Schupp to replace Mr. Balfanz.

Motion by Commissioner Jones, Second by Commissioner Meadows, to appoint Frank Schupp to the Local RESTORE Act Committee. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones requested approval to advertise a RFP for Category 1 E-Rate Services for Walton County Libraries. This request is a part of the Broadband initiative.

Motion by Commissioner Comander, Second by Commissioner Chapman, to advertise a RFP for Category 1 E-Rate Services for the Walton County Libraries.

Chairman Imfeld questioned the difference between this item and the approval request for the Category 2 E-Rate Funding. Mr. Jones replied there were two pots of money and the Category 2 E-Rate Funding would be used toward equipment and inside wiring.

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

Mr. Jones requested approval to advertise a RFP for Category 2 E-Rate funding for the Libraries in preparation for Form 470. This is also a part of the Broadband Initiative and would require a match from the county in the amount of \$73,000.

Motion by Commissioner Comander, Second by Commissioner Jones, to advertise a RFP for Category 2 E-Rate funding for the Walton County Libraries. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones requested permission to submit an application to apply for the U.S. Department of Health and Human Services Health Resources and Services Administration (HRSA) Service Area Completion (SAC) Grant to allow for the Department of Health to continue providing Primary Care Services at all locations: DeFuniak Springs, Coastal Branch, Mossy Head, and Paxton. He said due to changes the facilities were not allowed to be the grant recipients, so the county will apply on behalf of the Health Department.

Motion by Commissioner Chapman, Second by Commissioner Jones, to submit an application to apply for the U.S. Department of Health and Human Services Health Resources and Services Administration (HRSA) Service Area Completion (SAC) Grant. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Jones presented an update on the request to send a letter to Florida Blue to provide an experience rating for the Walton County Sheriff's Office employees separate from the BCC group. He stated the opinion of Combined Insurance, insurance consultant, was to wait until closer to the time of insurance renewal to send the letter. The Sheriff agreed with the recommendation. Mr. Jones recommended no action at this time and to move forward at the appropriate time. The Board concurred.

Mr. Jones announced the next Regular Meeting would be held the week of Thanksgiving and said if a quorum was not available the meeting would need to be rescheduled. The Board concurred to continue with the meeting as scheduled.

Mr. Stan Sunday, Deputy County Administrator and Interim TDC Director, requested to award RFP 015-029 for Beach Safety Services to South Walton Fire District and authorize the Chairman to sign the agreement. This is the Lifeguard Services agreement. He reported the cost and services have increased. He announced an additional lifeguard will be added at Grayton Beach State Park.

Motion by Commissioner Meadows, Second by Commissioner Jones, to award RFP 015-029 for Beach Safety Services to South Walton Fire District and authorize the Chairman to sign the agreement. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Mr. Sunday gave a brief update on TDC events. He announced the September TDT data shows bed tax collections were up 24.63% with an increase of 12.32% for the year. He announced the Executive Director position has been advertised and would remain open until December 11th.

Attorney Mark Davis, County Attorney, requested adoption of a **Resolution (2015-99)** naming the easement from C.R. 393 to Helen McCall, Park Rena Arnett Lane. The county intends to pave this easement for easier access to the park and Mr. Toy Arnett has asked the road be named after his wife.

Motion by Commissioner Meadows, Second by Commissioner Chapman, to adopt **Resolution 2015-99** naming the easement from C.R. 393 to Helen McCall Park, Rena Arnett Lane. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Attorney Davis requested approval to submit a letter to the Attorney General seeking an opinion for the use of TDT funds for a shuttle service along C.R. 30A and Scenic Highway 98. He also requested authorization of the Chairman's signature on the letter.

Motion by Commissioner Comander, Second by Commissioner Chapman, to approve the letter to the Attorney General as presented and approve the Chairman's signature. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Attorney Davis gave an update on the Granger Bruner/Cowford Well. He said he had been working with FEMA and Florida Emergency Management Services to approve a right of entry and a contract to operate a well on the Cowford property owned by the county. Florida Emergency Management has approved the right of entry, but no communication has been received from FEMA. He said the project is still being pursued.

Commissioner Meadows recognized the veterans and thanked them for their service.

Commissioner Meadows discussed the C.R. 395 and 30A intersection and reported the roundabout was not deemed to be a viable option at this time. She said the addition of a patrol officer has worked well. She stated a turn lane within the county right-of-way is now being considered. She reported two commercial areas would be demolished and other structures built near that intersection which would increase the traffic in the area for approximately nine months. Commissioner Meadows recommended the study be completed and a determination made for the best traffic option. Commissioner Comander asked if the developers could help pay for traffic monitoring. Attorney Davis said that would be permissible. Commissioner Meadows said when the construction project was approved years ago; Proportionate Fair Share Fees were paid at that time to help with traffic mitigation. She agreed the developers should assist in controlling traffic.

Commissioner Jones asked Attorney Davis to give an update on the negotiations with the residents at the end of the road. Attorney Davis said a proposed agreement with EBSCO was approved with conditions on November 26, 2013. Progress has been delayed due to the inability to obtain an appraisal of the property as required by county ordinance. Commissioner Meadows

discussed the multiple requests made by the residents. She said due to all the requests it was not in the best interest of the county to proceed at that time. Attorney Davis said after the vote was taken in 2013 further negotiations were held and some of the conditions were changed and agreed upon. It was difficult to get past the appraisal issue.

Commissioner Jones asked if there was enough land to move forward with the improvements to the intersection should the residents not agree with the conditions. She discussed the need to improve the area and to review the new Genesis Traffic Study before making a final decision. Attorney Davis said Public Works has shown him a plan which would allow turn lanes in county right-of-ways on both roads.

Commissioner Chapman said he had reviewed several proposed designs for the intersection and voiced concern with the length of time it has taken to agree to a land swap. Attorney Davis said the agreement was approved by the Board with conditions; some of the conditions were approved by EBSCO. He said it was not brought back due to the appraisal issues. Commissioner Chapman said the county had ample right-of-way to complete the turn lanes and requested the improvements be moved forward. Discussion ensued on traffic and safety solutions.

Commissioner Jones questioned if re-engineering would be needed to install the turn lanes. Mr. Jones said upon Board direction, staff would review what options are available. He said there is sufficient right-of-way to make improvements. Commissioner Meadows also requested funding sources be explored. Discussion ensued on the use of roundabouts, permits and funding. Mr. Jones said engineering, design, and permitting will be a lengthy process. Attorney Davis requested permission to continue negotiations. The Board concurred to direct staff to review the options and allow Attorney Davis to continue negotiations.

Attorney Gary Vorbeck, EBSCO Representative, said his clients have been cooperative and said the agreement was approved in good faith. Commissioner Meadows asked if EBSCO would be willing to eliminate the request not to install the bike path on the south side and eliminate the six foot walls. Attorney Vorbeck said he would have to discuss the bike path with his clients and said the six foot wall request had been removed.

Ms. McQuiston voiced concern with the utilities at the intersection and suggested the utilities be placed underground. Mr. Jones said a meeting had been held to discuss the utilities issues.

Commissioner Comander had no items to present. She announced Hometown Christmas would be held November 28th and wished everyone a Happy Thanksgiving.

Commissioner Jones announced the West Florida Regional Counsel is sponsoring a transportation symposium in Sandestin. She expressed her congratulations to the Walton Braves football team for having an undefeated season and advancing to the State Playoffs. She wished everyone a Happy Thanksgiving.

Commissioner Chapman thanked the Veterans for their service to this country. He also thanked the spouses of the veterans for their support. He wished everyone a happy and safe Thanksgiving.

Chairman Imfeld voiced his appreciation to all Veterans. He also expressed his gratitude to South Walton High School for sponsoring the Veterans Recognition Breakfast.

Ms. Marsha Anderson, Coastal Dune Lakes Advisory Board, presented the 2015 Sub-Committee updates. She requested the Board defer any confirmative action on any changes to the Land Development Code regarding the Coastal Dune Lakes until evaluative studies could be completed according to the suggestion of the Coastal Dune Lakes Advisory Board, the West

Florida Regional Planning Council, the Florida Department of Economic Opportunity, 1000 Friends of Florida, as well as some members of the public. She also encouraged the Board to pursue an environmental assessment for the Coastal Dune Lakes.

Ms. Suzanne Harris questioned what was being done regarding the Maximus study and the Auditor General's audit. She asked what was being done to fill the vacant positions at the TDC and whether they would be filled before March. She also asked why it has taken so long to address the Road and Bridge monies. She voiced concern over the continued use of Carr, Riggs and Ingram. Mr. Sunday addressed the personnel question and reported two of the vacant positions have been advertised. Ms. Harris asked if a committee of bed tax collectors would be formed to interview the applicants for the Executive Director position. Mr. Sunday said the process had not reached that point yet. Ms. Harris asked if the provision to be familiar with Walton County was removed from the requirements. Mr. Sunday said that it had. He addressed the draft letter to be transmitted to the BCC and the Department of Revenue (DOR) in regards to the TDT collections and the Maximus study. He understood Attorney Clay Adkinson, TDC Attorney, was to present a draft of the letter to the TDC on December 1st for comment and suggestions. Attorney Adkinson confirmed the intention and said one letter would be drafted and upon approval sent to the BCC and the DOR. He said he would also present a cover letter which will be sent to the Auditor General pursuant to the TDC's request. Commissioner Jones asked if the Auditor General would be questioned if TDC money could be used for media/advertisement on the shuttles. Attorney Adkinson said there were concerns with the funding of a transit system and said the most recent presentation addressed whether or not it would be permissible to wrap the trollies within market branding with destination ads or promotions. He said the issues have been discussed several times during the last five years and the TDC recommended forwarding

the issue to the BCC for legislative determination. Attorney Adkinson felt the Attorney General would say it was permissible if a legislative finding by the BCC was made. Discussion continued on obtaining an Attorney General Opinion.

Attorney Davis addressed the Road and Bridge Tax issue raised by Ms. Harris. He said he has been communicating with Mr. Alex Alford, Clerk of Court and County Comptroller, regarding the Tax Collector paying directly to the City of DeFuniak Springs a portion of the ad valorem tax the county levies for road and bridges. He reported in the beginning he believed it to be a budget issue, but by July he had determined it was a legal issue. Research was done to determine what authority the Tax Collector had to make those payments; none was found since the Statute was repealed in 1984. Attorney Davis said contact was made with Attorney Clayton Adkinson, Attorney for the City of DeFuniak Springs, to discuss written authorization from the BCC to continue further transfer of funds. He addressed the recovering of lost funds and said multiple alternatives are being considered and a demand letter has been sent to the auditor. He said a recommendation would be made to the Board at a later time.

Mr. Bob Hudson, Walton County Taxpayers Association (WCTA), discussed and presented three requests: 1. A meeting be held between the Chair, County Attorney, County Administrator and WCTA to discuss ways to help educate the public on comment polices for meetings, 2. A workshop be held to discuss and address the issues raised in the Grand Jury Report and investigative testimony. 3. Demand reimbursement of the funds given to the City of DeFuniak Springs.

Mr. Mario Oustbaum spoke in opposition to a proposed cut-through on San Juan Avenue and voiced concern about a possible meeting between Ms. McQuiston, the Board and the Forestry Service. Commissioner Meadows said she was notified that a meeting was held by Ms.

McQuiston, Ms. Celeste Cobena, Mr. Cliff Knauer, a Public Works representative, and a State Forestry representative to discuss a route through San Juan to the west through the forest. She said she had not authorization staff to attend the meeting. She voiced opposition to a cut-through. Chairman Imfeld said nothing has been presented to the Board regarding that particular roadway. Mr. Oustbaum asked if the Board had heard of the proposal. The Board replied no. Commissioner Jones said the Genesis Study would provide recommendations for Board consideration. She said decisions would be made in full transparency. Commissioner Meadows said that she would not support cut-through roads through single family neighborhoods.

Ms. Elizabeth Elliott briefly discussed the secret meetings and presented a list of issues and solutions for review.

The meeting briefly recessed at 5:05 p.m. and reconvened at 5:15 p.m.

Mr. Mac Carpenter, Planning and Development Services, requested to continue Gulf Place Lots 19 & 20 to the Public Hearing on December 8, 2015. Commissioner Comander questioned if December 8th would give staff enough time. Mr. Carpenter stated yes.

Motion by Commissioner Comander, Second by Commissioner Meadows, to continue Gulf Place Lots 19 & 20 to December 8, 2015.

Chairman Imfeld asked Attorney David Theriaque if he agreed to the continuance. Attorney Theriaque agreed.

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

Mr. Carpenter requested to schedule and advertise a Public Hearing to be held on December 8, 2015 to consider the Stormwater Policies Ordinance.

Motion by Commissioner Chapman, Second by Commissioner Jones, to schedule and advertise a Public Hearing to be held on December 8, 2015 to consider the Stormwater Policies

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

Mr. Carpenter announced the Stormwater Policies Ordinance would be presented for adoption.

Mr. Carpenter requested approval of the agreement for services with Seaside Institute, Inc. for the 30A Transportation Alternative Study and authorization for the Chairman to sign the agreement.

Motion by Commissioner Comander, Second by Commissioner Jones, to approve the agreement with Seaside Institute, Inc. as presented and authorize the Chairman's signature.

Mr. Frank Day spoke in support of the study.

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

Commissioner Meadows exited the meeting.

Ms. Rene Bradley, Planning and Development Senior Planner, presented the Sandestin Market Shops E2 Change Ordinance (**2015-27**), an ordinance amending the Sandestin DRI Development Order. This is a S. 380.06(19)(e)2 amendment application submitted by Old Bridge Park Sandestin, LLC, requesting a change from administration to a commercial land use on 2.2 acres for a 13,235 square feet existing building. Staff recommends approval based on the conditions as stated in the Staff Report.

Chairman Imfeld announced his conflict of interest and submitted Form 8B to the clerk. He stepped down as Chair and Commissioner Comander assumed the Chair position.

Chairman Comander noted that this issue is not a part of Mr. Becnell's property and therefore not a part of the NOPC.

Motion by Commissioner Chapman, Second by Commissioner Meadows, to adopt the Sandestin Market Shops E2 Change Ordinance (2015-27) as presented.

Mr. Martyn Minns voiced concern with the changes and its location. Chairman Comander said the administration office is being converted to a commercial space. Ms. Bradley indicated to Mr. Minns the location of the changes being presented for approval.

Ayes 3, Nays 0. Imfeld Abstain, Comander Aye, Chapman Aye, Jones Aye, Meadows Absent. **(FORM 8B: Imfeld)**

Commissioner Meadows returned to the meeting.

Chairman Imfeld resumed the Chair position.

Ms. Vivian Shamel, Planning and Development, presented the Bayou Breeze LSA Ordinance for transmittal to DEO for review. This is a large scale amendment application submitted by ECM requesting approval to change the future land use designation of +/- 10 acres from Conservation Residential 2 units per acre to Business Park for the subject property. The project is located on the west side of Old Blue Mountain Road, approximately 0.25 miles north of the Old Blue Mountain Road and U.S. Highway 98 intersection. Staff recommended approval.

Motion by Commissioner Chapman, Second by Commissioner Comander, to approve for transmittal to DEO the Bayou Breeze LSA Ordinance. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Commissioner Meadows questioned why Regional Utilities refused to complete the county form as stated in the ECM report. Mr. Darryl Barnhill, ECM Engineers representing Bayou Breeze, said Regional Utilities has developed their own forms for response to county requests.

The Quasi-Judicial hearing was called to order and Attorney Davis administered the oath to those intending to speak. There were no objections to the advertisements. Attorney Davis instructed that any Ex Parte forms are to be submitted to the clerk.

Mr. Carpenter presented Artisan Square PUD, a Major Development Order application submitted by Henderson Engineering & Consulting, LLC, requesting the approval of 5 residential lots and 15,456 square feet of commercial and restaurant use on 3.024 acres with a future land use of Traditional Neighborhood Development. The project is located at the northeast corner of C.R. 395 and Eden Drive. Staff found the project to be consistent with Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. He said there have been considerable changes to the project and briefly discussed the deviations requested by the applicant.

Chairman Imfeld questioned if there were changes since the project's presentation to the Planning Commission and noted a recent email discussing further changes. He questioned if the recent changes needed to be presented to the Planning Commission. Mr. Carpenter said the changes did not have to be represented. Attorney Davis asked if there was a request for an increase or decrease in density. Mr. Carpenter said no.

Commissioner Meadows noted the discrepancies in the application and Staff Report with one saying five residential lots and the other six residential lots. Mr. Carpenter stated the correct amount was five residential lots on the east end of the property.

Commissioner Comander asked for clarification on the changes affecting the parallel parking, tree preservation, the change to 50% Commercial Center, and the effects on the surrounding neighborhood. She voiced concern that changes were presented the day of the

meeting which only allowed minimal review. Mr. Carpenter said the applicant would address the issues.

Commissioner Meadows asked if the Point Washington Neighborhood Plan included the preservation of trees. Mr. Carpenter replied that it did, but this particular development qualifies for an exemption and read Point Washington Neighborhood Plan Section III (B)(2)(b). He recommended discussing the issue with the applicant.

Commissioner Chapman briefly discussed the emails in support of the project which were retracted upon learning of the deviations. He said he wanted to hear how the community felt about the recent changes. He voiced opposition to the use of C.R. 395 or Eden Road for parking. Mr. Carpenter said the parking was not required for the uses. Commissioner Chapman questioned the applicant if he has planned to build this particular project when he first purchased the property knowing the property was undersized. Mr. John Henderson, Henderson Engineering, addressed the deviations and Commissioner Chapman's concerns. Discussion ensued as to whether or not the project was compatible with the Neighborhood Plan. Mr. Henderson said a request was submitted for a larger commercial center than was allowed, but also said the project is under the required Floor Area Ratio. He said the request was not for more square footage. He said the parallel parking was not needed and a deviation was needed to eliminate the parking in the right-of-ways.

Commissioner Meadows said the applicant had misinterpreted the parking requirements of the plan and clarified what parking was allowed. She said the project does not meet the standard for front street parking. She asked if Katrina Cottages would be used as guest cottages. Mr. Henderson said the guest homes would be carriage houses. Ms. Pat Blackshear, Blackshear Planning, said code allowed one guest home per lot. Commissioner Meadows asked if the guest

Mr. Henderson discussed the deviation for the commercial center and the floor area ratio. Commissioner Meadows voiced concern regarding the commercial center deviations. Mr. Henderson asked for public input on the deviations. Commissioner Meadows said she preferred the designing of the project not be done within the meeting and that the issue should be continued to give time for the changes to be reviewed and implemented.

Mr. James Foley, Historic Point Washington Association President, spoke regarding the new plan and presented a letter from the Historic Point Washington Association supporting the project. **(Exhibit 2)** Commissioner Meadows asked if the Association had approved the deviations requested in the email. Mr. Foley said the Association had not participated in that discussion. Discussion ensued on the validity of the Executive Board's representation of all Historic Society members regarding the deviations.

Commissioner Chapman addressed the letters which were submitted by the Association; one in opposition and two in support of the project. He said there may be other entities in that district which may not agree with the Association's point of view.

Mr. Foley spoke in support of small commercial.

Mr. Day discussed the Historic Point Washington Associations recommendations. He said a compromise plan had been reached with the developer. Discussion ensued on parking area locations.

Commissioner Meadows asked that the project be updated and brought back for review. Mr. Henderson said the applicant was hoping to be approved for a certain amount of density and residential. He said the project could be presented next month.

Mr. Ty Sims submitted and discussed the changes which were submitted in an email to the Board. **(Exhibit 3)** He said the majority of the community approved of the project with the

changes being presented. Chairman Imfeld expressed concern that there was still confusion as to the number of lots for residential.

Commissioner Meadows voiced the developer must accept the changes and present an updated plan before the Board could consider approving the project. Mr. Sims said the community is adamant that the conditions be accepted in the Final Order as well as commercial enforcement measures.

Mr. Arix Zalace clarified that Exhibit 3 was not being submitted by Mr. Horn, but rather what the community supports.

Commissioner Comander requested the developer update the plan and represent it to the Board for consideration.

Mr. Zalace reported he had attended the Historic Society meeting and clarified their motion was to support some type of commercial. He said the goal is to keep the area a small community area and not a tourist destination.

Mr. Onno Horn, applicant, agreed to the conditions submitted by Mr. Smith, and asked to present updated drawings in December for final approval.

Motion by Commissioner Comander, Second by Commissioner Meadows, to continue Artisan Square PUD to December 8, 2015. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye. **(Exhibits: Staff Report-1; Respondent Letter-2; Respondent Email-3)(Ex Parte: Chapman, Jones, Comander, Imfeld)**

Mr. Carpenter presented the Pleasant Valley Church Communication Tower, a Major Development Order application submitted by AW Solutions, Inc. requesting approval to build a communication tower measuring 250 feet tall with a shelter consisting of 460 square, and a 12 foot wide access road on +/- 37.5 acres with a future land use of General Agriculture. The project

is located at 3300 State Highway 81 in Ponce De Leon, FL. Staff found the project to be consistent with Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1)**

Motion by Commissioner Comander, Second by Commissioner Chapman, to accept the Staff Report into evidence. Ayes 5, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Aye.

Commissioner Chapman asked Mr. Paul Neuner, applicant representative, if the church owned the property. Mr. Neuner said no and discussed how the project was named. Commissioner Chapman asked which company would be utilizing the tower. Mr. Neuner stated AT&T.

Commissioner Meadows exited the meeting.

Commissioner Chapman asked if fiber optic cable would be installed. Mr. Neuner stated it would.

There was no public comment.

Motion by Commissioner Chapman, Second by Commissioner Comander, to approve by Final Order the Pleasant Valley Church Communication Tower as presented. Ayes 4, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Absent. **(Exhibits: Staff Report-1)**

Mr. Carpenter presented Lots 11-13 South Walton Business Center, a Major Development Order application submitted by ECM requesting approval to construct three metal warehouse and office buildings consisting of 30,000 square feet on 2.04 acres with a future land use of Light Industrial. Staff found the project to be consistent with Walton County

Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1)**

There was no public comment.

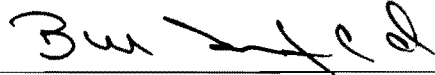
Motion by Commissioner Jones, Second by Commissioner Comander, to approve by Final Order Lots 11-13 South Walton Business Center as presented. Ayes 4, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Absent. **(Exhibits: Staff Report-1)**


Ms. Rene Bradley, Senior Planner, presented Final Plat Approval for Prominence, Grace Point Phase I, a plat application submitted by Innerlight Engineering Corporation requesting approval to plat 35 single-family residential lots on 6.83 acres with a future land use of Traditional Neighborhood Development (TND). The project is located 2.0 miles west of Watersound Parkway, on the south side of C.R. 30A. Staff found the project to be consistent with Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1)**

There was no public comment.

Motion by Commissioner Comander, Second by Commissioner Chapman, to approve Final Plat Grace Point Phase I as presented. Ayes 4, Nays 0. Imfeld Aye, Comander Aye, Chapman Aye, Jones Aye, Meadows Absent. **(Exhibits: Staff Report-1)(Ex Parte: Jones)**

There being no further items to present, the meeting was adjourned at 6:30 p.m.

Approved: 
Bill Imfeld, Chairman

Attest: 
Alex Alford, Clerk of Court and County Comptroller