

FEBRUARY 28, 2017 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on February 28, 2017 at 9:00 a.m. at the Walton County Courthouse in DeFuniak Springs, Florida.

The following Board members were present: Commissioner Cecilia Jones, Chairwoman; Commissioner Sara Comander, Commissioner W.N. (Bill) Chapman, Vice-Chairman; Commissioner Melanie Nipper; and Commissioner Tony Anderson. Mr. Larry Jones, County Administrator; Mr. Stan Sunday, Deputy County Administrator; Ms. Dede Hinote, Deputy Assistant County Administrator; and Attorney Mark Davis, County Attorney, were also present.

Mr. Jones presented the following addition to the agenda:

- 1) Request from the Sheriff's Office to begin the property acquisition process for 55 acres located adjacent to the jail property.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve the agenda with the addition as presented. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Chairwoman Jones opened the floor for public comments.

Mr. Mike Bourque questioned the purchase price for the 55 acres for the Sheriff's Office. Mr. Jones explained this would allow the county to obtain an appraisal on the parcel.

There were no items removed from the consent agenda.

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

1. Approve Expenditure Approval List (EAL) excluding the Waste Management expenditures

	Total	WM	Total
General Fund	\$ 1,740,163.83		
County Transportation	\$ 383,453.17		
Fine & Forfeiture	\$ 2,310,650.18		
Section 8 Housing	\$ 1,172.18		
Tourist Dev. Council	\$ 1,651,181.40	(\$ 2,237.39)	
N.W. Mosquito Control	\$ 4,453.48		
Recreation Plat Fee	\$ 1,730.00		
Solid Waste Enterprise	\$ 211,975.85	(\$ 88,888.58)	
Bldg. Dept./Enter. Fund	\$ 22,505.37		
Increment Tax Funding	\$ 328,137.69		
Totals	<u>\$ 6,655,423.15</u>	<u>(\$ 91,125.97)</u>	<u>\$ 6,564,297.18</u>

2. Approve Minutes of the February 7, 2017 Special Meeting; February 14, 2017 Special Meeting for Executive Session; February 14 2017 Special Meeting; February 14, 2017 Public Workshop and February 14, 2017 Regular Meeting
3. Request travel authorization for Commissioner Melanie Nipper to attend the Florida Metropolitan Planning Organization Council (MPOAC) Weekend Institute in Tampa, FL in accordance with the county Travel Policy
4. Request to approve a resolution **(2017-13)** designating Walton County Administration as the Board's designee to issue beach permits, according to Ordinance 2017-05 Section 22-57(g) and Section 22-31(d)
5. Request to approve a resolution **(2017-14)** amending the FY 2107 budget in the General Fund for unanticipated revenue from insurance proceeds in the amount of \$203,082.00
6. Request to approve and authorize the Chairwoman to sign the BlueCross Blue Shield of Florida, Inc. Accounting & Retention Agreement
7. Request to approve a Change Order No. 2 to Contract No. 013-015 with Tetra Tech for the 30A Parking Project-Design/Permit in the amount of \$3,038.00

Commissioner Chapman announced his conflict of interest regarding the Waste Management expenditures and filed Form 8B: Memorandum of voting conflict with the clerk.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve the Waste Management expenditures in the amount of \$91,125.97. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jones presented a request on behalf of the Sheriff's Department to begin the property acquisition process for 55 acres located adjacent to the jail property. He stated the first step would be to determine a public use for the property and obtain an appraisal. The property is located due north of jail.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve for staff to obtain appraisals on the property as requested by the Sheriff. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jones presented an update and requested direction regarding an offer from Freeport Center, LLC for the county to purchase property located in the Freeport Business Park (Freeport Commons).

Mr. Stan Sunday presented the following offers for the Freeport Business Park property: Option #1: 24 units for \$2 million and 12 units for \$1,250,000. He presented appraisals for the property as follows: Appraisal #1: 24 commercial units \$1,920,000 and 12 commercial units \$960,000. Appraisal #2: 24 units \$1,725,000 and 12 units \$900,000.

Mr. Sunday commented on the additional space that would be created in the annex at south Walton for other constitutional officers. It would also improve efficiency by all of the planning staff being at one location and provide improved turnaround time to the public. Mr. Sunday stated the CitizenServe software will be available soon and will allow the public to submit applications online.

Commissioner Comander commented on the immediate needs and stated she is in favor of leasing the 12 units with the option to purchase or to proceed with purchasing those 12 units. She voiced concern with purchasing all 24 units until she can see an overall plan. She agreed

Freeport is a good location, but felt a dollar amount is needed for all that needs to be accomplished.

Commissioner Chapman spoke about increasing costs and felt Freeport will most likely be the next area for growth. He favored option 1 for the purchase of 24 units to allow for additional growth.

Chairwoman Jones wants to see all planning staff under one roof, but would like an employee left at south Walton and one at north Walton.

Commissioner Anderson questioned the square foot price. Mr. Sunday stated at the \$2 million it is \$44 per square foot.

Commissioner Chapman questioned the preliminary costs for build out. Mr. Sunday stated it would require buildout on the interior. The cost will depend on the type of buildout whether it is office space or open space. An option would be to put the project out for bid due to staff's current workload.

Mr. Brad Alford estimated it would cost \$250,000 to complete the office space with in-house staff. A contractor would cost approximately \$500,000 but it could be completed much faster. Commissioner Comander questioned what projects staff would have to put on hold. Some projects which would require being placed on hold would be the ambulance shop, Gillis property, Liberty Community Center, and all of the fire stations.

Commissioner Anderson asked if the \$250,000 was for 12 or 24 units. Mr. Rick Wilson stated the \$250,000 is for glass cubicles and buildout construction price. He stated the number was to contract out the job knowing how busy staff is.

Commissioner Nipper asked if parking was considered for all 24 units. Mr. Wilson stated there are 119 spaces.

Ms. Bonnie McQuiston questioned if the recommendation was to move all of the planning staff to Freeport with the exception of two people. Chairwoman Jones spoke about the need for additional space at the annex and the need for employees to be under one roof. Ms. McQuiston voiced her disagreement because of the need for services south of the bay. Chairwoman Jones spoke about retaining one person in south Walton and the possibilities to file applications online. Ms. McQuiston spoke about the size of the county and felt one location in Freeport is not convenient for everyone.

Commissioner Anderson spoke about the need for additional staff but due to overcrowding in the south Walton annex there is no room for anyone else. The county cannot provide better service without space needs being met. Ms. McQuiston asked the board to not remove services from south Walton. Mr. Sunday stated there would also be a kiosk located in the annex for the public to submit applications.

Discussion was held regarding this move being a temporary fix. However, it will not be for the short-term as it could take five years until a long-term solution is possible. Attorney Davis reminded the board that the Grand Jury Report recommended placing all planning staff at one location.

Mr. Mike Bourque questioned the number of parking spaces and price per square foot.

Mr. Bob Hudson spoke about needs of various constitutional offices. He felt an annex is needed in south Walton and spoke about the best location. He suggested listening to the needs of staff. He suggested looking at future needs to ensure we do not spend more by providing temporary patches.

Mr. Dave Rauschkolb suggested using temporary buildings at the current location. Chairwoman Jones stated they considered that, however it would not meet the recommendations of the Grand Jury Report.

Motion by Commissioner Comander to consider option 2 for a lease/purchase option or to proceed with the purchase of 12 units, second by Commissioner Chapman for discussion.

Commissioner Anderson questioned the square foot price for the purchase of 12 units. Mr. Patrick Jones was present on behalf of the seller and stated the square foot price would be \$57.87.

Chairwoman Jones stated the Planning Department alone would fill the 12 units and the Tax Collector has also requested space in the Freeport complex. Mr. Jones advised there are two additional units available for sale by another owner and suggested offering the same price per square foot if the board was interested in purchasing those units.

Commissioner Comander withdrew her motion and Commissioner Chapman withdrew his second.

Motion by Commissioner Anderson, second by Commissioner Nipper, to consider buying all 24 units. Ayes 4, Nays 1. Chapman Aye, Jones Aye, Nipper Aye, Comander Nay, Anderson Aye. Staff will begin negotiations with the owner of the 24 units and will present a price back to the board.

Motion by Commissioner Chapman, second by Commissioner Anderson, to advertise for proposals (RFP) for Disaster Response Services (debris removal and associated services) as requested by Emergency Management. The current contract with Crowder-Gulf expires July 8, 2017. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve Landfill Task Order No. 17-001 with Dewberry/Preble-Rish, Inc. to provide professional engineering services for Landfill Permit Compliance Monitoring and Reporting for Water Quality, Landfill Gas, and the Groundwater Remediation System in the amount of \$32,950.00. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jones requested the Board consider tentative approval of a purchase agreement with Waffle House, Inc. for property in the Mossy Head Industrial Park, subject to negotiation of a purchase price and competitive restrictions. The county is unsure of a purchase price until a cost can be obtained for relocating the sheriff's office. Waffle House asked to tentatively approve an agreement for purchase to present to their corporate office and a price will be brought back at a later date. Mr. Davis stated approval would be contingent upon issuing a final contract.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the agreement with Waffle House. Ayes 4, Nays 1. Chapman Nay, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jones presented a request to approve revisions to the Purchasing Policies and Procedures Manual regarding Source Selection, and Definition of Procurement Terminology. Following the Auditor General's operation audit, staff found necessary changes. The Board of County Commissioners sitting as a review committee for Request for Proposals (RFP's) was neither permitted nor prohibited under the purchasing policies. However, they felt it would be better to make changes to the language stating "when the board chose to", they can sit as a review committee for RFQ's.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the revisions as stated.

Mr. Bourque questioned the definition of “procurement”.

Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Chapman, second by Commissioner Anderson, to accept the preliminary and tentative audit findings and recommendations from the Auditor General’s Office and approve the response letter providing detail of the actual or proposed corrective actions related to each item.

Commissioner Nipper commented on Finding #2, Proportionate Fair Share Contribution, stating the two positions should not be filled until the Planning Director has been hired. She also commented on the need to go through the findings and place deadlines, criteria, and solutions on each of the recommendations.

Commissioner Comander questioned if those deadlines and criteria should wait until the Planning Director position is filled. Commissioner Nipper agreed. She felt the findings should thoroughly be reviewed or possibly even hold a workshop on them. Mr. Jones stated the county has 30 days to respond to the Auditor General. If the response letter is approved it will be sent and then the goal would be to create a matrix of the findings, action by the county, and a timeframe to complete each one. He agreed those positions do not need to be filled until a new Planning Director is hired. Attorney Davis stated the Auditor General performs an 18 month follow up, which has been completed.

Mr. Bob Hudson spoke about his previous experience in the auditing field. He commented on audit findings and responses. He agreed with Commissioner Nipper stating time frame and accountability are vital to success. Mr. Hudson said there are some internal issues that need to be resolved in order to resolve some of the public issues.

Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jones advised the responses from RFQ 017-005 Engineering Services for East Point Washington Road Realignment were received on January 23, 2107. He advised that subject to earlier changes to Procurement Policy the board may sit as the reviewing committee for the RFQ's.

Motion by Commissioner Chapman, second by Commissioner Nipper, to allow staff to vet the RFQ's then provide a recommendation to the board for a decision. Attorney Davis reminded the board that staff will be required to meet under the Sunshine Law. Ayes 4, Nays 1. Chapman Aye, Jones Aye, Nipper Aye, Comander Nay, Anderson Aye. Commissioner Comander felt the board should be the review committee.

Motion by Commissioner Comander, second by Commissioner Chapman, to award, approve, and authorize the Chairwoman to sign Contract No. 016-039 for Environmental Science Services with Jones Edmunds & Associates, Inc. in the amount of \$217,950.00. This was part of the settlement agreement with 1000 friends of Florida for monitoring the coastal dune lakes.

Mr. Bourque questioned the dollar amount. Attorney Davis explained the changes to the Comprehensive Plan which was challenged and part of the agreement requires the county to monitor the water quality of the lakes.

Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve Emerald Coast Artificial Reef Association to deploy two (2) steel beam structures within the permitted Miramar/Frangista Artificial Reef Site and authorize staff to work with them to complete the deployment. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Chapman, second by Commissioner Comander, to approve applying for an Artificial Reef Construction Grant, through a competitive process, from the Florida Fish and Wildlife Commission to deploy pre-fabricated modules within the Topsail Nearshore permitted reef site. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve to participate in the Eastern Equine Encephalitis research project with the University of South Florida and to provide a vehicle during this project. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye. They will work with the Human Resource Department to ensure the volunteers meet the qualifications.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve and authorize the Chairwoman to sign an addendum to the South Walton Fire District Contract for expansion of the Beach Safety Services as presented by Mr. Jay Tusa, TDC Executive Director. The expansion consists of one shed at Inlet Beach for \$4,600 and expansion of services at Grayton Beach providing a tower for lifeguards. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Tusa provided an update on the property at Seacrest. He explained that the owner is willing to do a continuance and not move forward with his proposed land use change. He has presented the property back to the county for purchase. If the county wants to move forward they would need to obtain a title search and appraisal. Mr. Tusa advised that the owner increased the price from \$6 million to \$7.5 million. Attorney Davis said the continuance for a land use change is until April.

The commissioners discussed the two different segments of this property, price, location, parking and the public's reaction to a Regional Beach Access at this location. Mr. Tusa stated there is not enough in the budget to pay for all of the parcels being reviewed and questioned if the board would like to wait for all of the appraisals to be completed then prioritize the properties. Commissioner Comander agreed to wait for the appraisals. Commissioner Anderson felt the county should proceed with obtaining an appraisal for the Seacrest property.

Motion by Commissioner Anderson, second by Commissioner Nipper, to move forward with a title search and appraisal on the Seacrest property.

Mr. Bourque stated the money should be sent to Tallahassee and used to reduce school board property tax. Commissioner Anderson stated TDC funds cannot be used for school board. Mr. Tusa reiterated the funds are TDC funds and must be used for tourism development. They cannot be used for school tax reduction.

Motion by Commissioner Chapman, second by Commissioner Comander, to call for the question. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Chairwoman called for the vote on moving forward with a title search and appraisal for the Seacrest property. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Tusa advised the gate at the beach operations is broken. He received one quote for less than \$5,000 and is awaiting a second quote. However, due to the urgency in making the repairs, he requested authorization to expend up to \$7,500 pending the second quote. Attorney Davis advised the amount being requested is below the discretionary spending amount.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve TDC expenditures for gate repair in an amount not to exceed \$7,500. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Tusa questioned moving forward with naming the property located at Dune Allen. Attorney Davis stated there is policy relating to naming property and he would meet with Mr. Tusa regarding this issue.

Mr. Jones presented a request to adopt a resolution to bring forward \$147,590.00 in Court Facilities Trust Fund Reserves into the FY 2017 General Fund Budget for the North Walton Courthouse exterior renovation project.

Motion by Commissioner Chapman, second by Commissioner Comander, to open the advertised Public Hearing. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Nipper, to adopt a resolution (**2017-11**) to bring forward \$147,590.00 in Court Facilities Trust Fund Reserves into the FY 2017 General Fund Budget for the North Walton courthouse exterior renovation project. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Chapman, to close the Public Hearing. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jones presented a request to consider a Resolution of Intent to use the uniform method of collection for any assessment program (MSBU) in the calendar year. The resolution

would not implement any special taxing district; it only gives the board the ability to create a MSBU or MSTU during this year in the event it is necessary.

Motion by Commissioner Comander, second by Commissioner Anderson, to open the advertised Public Hearing. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Bourque questioned what a MSBU is. Mr. Jones explained it. There were no further public comments.

Motion by Commissioner Comander, second by Commissioner Nipper, to close the Public Hearing. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Chapman, second by Commissioner Comander, to adopt a Resolution of Intent **(2017-12)** to use the uniform method of collection for any assessment program (MSBU) in the calendar year. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Attorney Mark Davis requested the board approve or deny a request from the South Walton County Fire District (SWFD) for reimbursement for uncollected impact fees between October 28, 2013 and November 13, 2014 in the amount of \$9,834.00. The fire department collects the fees, not the county. When someone applies for a building permit staff checks off the applicant paid the impact fee through the fire department. An increase occurred by the fire department but was not checked off on the form by the building department that the fee was paid. A formal request was submitted to the county asking for reimbursement due to failing to ensure the fees were paid. The amount is below an individual insurance claim and the board may approve the payment if so desired. It is unlikely the fees could be collected from the individuals.

Commissioner Comander commented that some of the fees were collected in one office, but not the other.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve payment to South Walton County Fire District (SWFD) for reimbursement of uncollected impact fees in the amount of \$9,834.00. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Ms. Charlotte Flynt, member of the Code Board, addressed the commissioners stating she has served on the Code Board for over 15 years. She complemented the board as being the best she has worked with for helping citizens comply with county regulations. She commented on the fire department issue stating changes were made to the valuation not the rules. The resolution passed by the fire department increased the fees and they later found out the fees were not being collected in the north Walton office. After research showed the fees were not collected they brought it forward for reimbursement and they feel it should be paid.

Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Attorney Davis presented a report on possible changes to the Comprehensive Plan and Land Development Code requested by the Board of County Commissioners on January 24, 2107, regarding use of a special magistrate or hearing officer to hear all quasi-judicial land development issues. He spoke about the numerous ways it is handled by different counties, but there is no specific model to follow. He requested more time to review the various options in order to narrow it down. He also stated it would be helpful to sit down with the new Planning Director once they are hired.

Chairwoman Jones asked what percentage of the counties is using hearing officers. Attorney Davis stated every county uses some type of hearing officer, but all counties use them for different purposes.

Commissioner Nipper voiced concern with fairness for everyone involved. She read a section from the Grand Jury Report regarding developer influence over the planning staff. The public deserves a right to know what is going on with any quasi-judicial item.

Attorney Davis stated one county is using the Department of Administrative Hearings in Tallahassee to conduct the hearings.

Motion by Commissioner Chapman, second by Commissioner Anderson, to allow Attorney Davis an additional 60 days to prepare a report on various models and recommendations.

Attorney Dana Mathews spoke about his work in land use planning and stated this is one of the most important issues undertaken. He stated in his opinion, the process they are currently using is not working; it is not fair to the citizens or property owners and certainly not fair to the Board of County Commissioners. He spoke about loss of time and money from litigations on development of property. This is one of the most fundamental principles of a democratic society and he asked the board to allow Attorney Davis and others to be involved in the findings to offer the county a system that is fair and equitable for all citizens.

Ms. McQuiston spoke about how the Comprehensive Plan came about which required a Land Development Code (LDC). Then Quasi-judicial hearings came about requiring hearings on development with findings of fact and conclusions of law. She spoke about commissioners not being skilled in the law to make the decisions based on law and the need for a hearing officer. She stated you cannot take people out of process and there is a need to define what needs to be

accomplished. Ms. McQuiston said the Florida Statute differs in Hearing Officer, Special Magistrates, and Special Master. She said the LDC is the law, the Comprehensive Plan is required to be updated regularly and there are many inconsistencies between them. She suggested using a neutral party. Chairwoman Jones asked Ms. McQuiston to discuss this further with Attorney Davis.

Commissioner Nipper spoke about the need for a second set of eyes and to have a new group develop a new LDC and Comprehensive Plan for fairness. Attorney Davis advised both the Comp Plan and LDC are currently being rewritten.

Mr. Bob Hudson spoke about this decision being linked to the Grand Jury Report and the Auditor General's Report. He read a statement from a member of the planning staff from the Grand Jury Report and urged the commissioners to consider what the planning staff faces from developers when making their decisions.

Mr. Dave Rauschkolb commented on the amount of public emails regarding this issue. Commissioner Anderson stated he had received emails on both sides of the issues and further explained they are researching the process to determine if it will be beneficial. Mr. Rauschkolb questioned who is behind this issue.

Ms. Linda Morse stated commissioners are elected and should make the decisions.

Chairwoman Jones called for a vote to allow Attorney Davis 60 days to prepare his report. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Commissioners Anderson, Comander and Nipper did not present any additional items for discussion.

Commissioner Chapman presented a request from the Valley View Community Center Trustees to draft a lease agreement for the community center. The building is an old school built

in late 1949 or 1950. It was closed in the late 1960's and given to six trustees. The four living trustees have requested to enter into a lease agreement with the county for property improvements and recreational activities for the community. He requested authorization to ask staff to perform an assessment to bring the building into compliance with ADA and security.

Motion by Commissioner Chapman, second by Commissioner Anderson, to allow staff to perform the necessary assessment.

Commissioner Comander questioned making repairs to a building not owned by the county. Attorney Davis stated repairs can be made under a lease agreement.

Commissioner Chapman advised the building also serves as a site for meals on wheels, family reunions and other community functions.

Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Chairwoman Jones wished Mr. Sunday a happy birthday.

Ms. Cathy Pope, President and CEO of Feeding The Gulf Coast, appeared before the board. She stated they serve seven panhandle counties. They are a member of Feeding America. She gave an overview of the program, how and where they get the food, and the people they serve. She spoke about the summer feeding and backpack programs for children. They also assist in supplying food for individuals in rural areas who are under the poverty level. Ms. Pope stated they are in need of additional partners to help get food into the county. They are also a disaster relief agency and can get food into the community quickly in the event of a natural disaster. She requested authorization to meet with the county's Finance Director regarding grants. Chairwoman Jones thanked Ms. Pope.

The commissioners recessed at 11:00 a.m. and reconvened at 11:13 a.m.

Chairwoman Jones opened the floor for public comments. There were none.

Motion by Commissioner Comander, second by Commissioner Anderson, to adopt a resolution **(2017-15)** supporting Commuter Assistance and Service Development Transit Grant Applications as presented by Mr. Jones. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

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 the Board to submit any Ex Parte forms to the clerk.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve a request to continue the Foy Abandonment to the March 14, 2017 meeting due to notice requirements. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jones presented a request to approve the Yolo Board Distribution Final Order Amendment. Emerald Coast Associates requested a reduction in the proportionate fair share amount based on an updated traffic study for the 14,065 square foot distribution building on .09 acres, with a future land use of Village Mixed Use. The project is located on the northwest corner of U.S. Highway 98 and Veterans Road intersection. The requested amount is \$12,580.00 instead of \$75,480.00. (Exhibits: Staff Report and A through G)

Mr. Jones explained the prop share fee was calculated based on a trip generation and distribution as if this would be a public use. However, it will not be a store front, but warehouse/office use, resulting in much less traffic.

Commissioner Nipper questioned what year statistics the 9th edition of the DOT personal travel and US ITE trip generation had in it. Mr. Dean Burgis, Emerald Coast Associates, was sworn in and stated the 9th edition of the ITE Manual is the most recent edition published.

Commissioner Nipper asked if it is using the trips in that area for 2015/2016. She asked for clarification of the change and if the refund is warranted. Mr. Burgis stated the function of building was originally misunderstood. He originally thought it was supposed to be retail for the public, but it is not. The facility will only be for assembly and distribution and the public will not be purchasing from this location. The office space only supports the warehouse operation such as an accountant or production staff, which is where the trip generation is reduced. Commissioner Nipper asked if the county is confident with the amount of reduction based on findings from the Auditor General. Mr. Jones said yes.

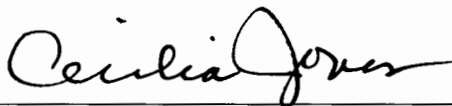
Motion by Commissioner Chapman, second by Commissioner Anderson, to approve the Yolo Board Distribution Final Order Amendment. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Jones requested the board adopt an ordinance approving the Lambert/Smith Small Scale Amendment (SSA) amending the Walton County Comprehensive Plan Future land Use Map designation on 1.05 acres +/- from Public Facilities to Rural Residential. The project is located .12 miles east on Deer Valley Drive from Highway 1087. The property was seized through a drug investigation and became property of the county. The Sheriff desired to use the facility and the land use was changed to public facility. The county surplused the property in 2014 and it was sold with the public facilities designation. The request is to change the designation back to Rural Residential. (Exhibits: Staff Report and Exhibits A through H)

Motion by Commissioner Chapman, second by Commissioner Anderson, to adopt an ordinance **(2017-08)** approving the Lambert/Smith Small Scale Amendment. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Chapman, to approve to cancel and reschedule the Special Meeting for the purpose of conducting an Executive Session in Yellow House 30A, LLC v. Walton County, Florida, Case No.: 2104-499, Circuit Court, Walton County, Florida to March 28, 2017 at 9:00 a.m. or soon thereafter as requested by Attorney Mark Davis. Ayes 5, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

There being no further business Commissioner Chapman motioned to adjourn at 11:20 a.m.


Clerk of Courts and County Comptroller, Alex Alford
Cecilia Jones, Chairwoman