

Regular Meeting
March 24, 2016
Milton, Florida

The Board of County Commissioners of Santa Rosa County, Florida, met in Regular Session on the above date with the following members present: Vice-Chairman Jaye Williamson, Don Salter, Rob Williamson and Robert “Bob” Cole. Chairman Lane Lynchard was absent. Also present were the Public Works Director (Steven Furman), Clerk of Court (Donald C. Spencer), Administrative Assistant/Office Manager (Emily Spencer), County Administrator (Tony Gomillion), County Attorney (Roy Andrews), County Engineer (Roger Blaylock), and Budget Director (Jayne Bell). J. Williamson called the meeting to order at 9:00 a.m. The meeting was opened in prayer by Pastor Alan Stewart, West Florida Baptist Church. Those present joined in the pledge of allegiance to the flag.

First on the agenda, J. Williamson moved approval without objection of the minutes of the March 10, 2016 Regular Meeting.

Next, J. Williamson moved approval without objection of the agenda as amended.

Next on the agenda, Salter moved approval without objection of a proclamation in recognition of COL Rocky McPherson’s USMC (ret) military service and his many contributions to the country, the state and Santa Rosa County (Attachment in file).

Pete Gandy said it is his pleasure an honor to accept this proclamation on behalf of McPherson. He said on behalf of the Board of County Commissioners, he will present this proclamation to McPherson on April 16, 2016, in Tallahassee, at his retirement.

Next on the agenda, Cole moved approval without objection of a proclamation proclaiming, March 21-25, 2016 as Flood Safety Awareness Week (Attachment in file).

Daniel Hahn (Santa Rosa County, Emergency Management Plans Chief) accepted the proclamation on behalf of Karen Thornhill (Flood Plain Manger) and the Local Mitigation Strategy Committee.

Next on the agenda, J. Williamson moved approval without objection of a proclamation, proclaiming the week of April 10-16, 2016 as National Public Safety Telecommunicator’s Week in Santa Rosa County (Attachment in file).

Scott Markel (Santa Rosa County, Emergency Communications Chief) accepted the proclamation on behalf of all the public safety dispatchers in the county. He said he appreciates and thanks the Board for their continued support of this profession.

Information item

Michelle Tait (Representative Doug Broxson’s Office) said the Farm Share Food Distribution event will take place March 26, 2016 at Holley Navarre School beginning at 10:00 a.m. She said Farm Share Food Distribution needs volunteers at 8:30 a.m. to help package the items that will be distributed. She said Farm Share Food Distribution is looking forward to helping people the day before Easter.

R. Williamson said Representative Broxson's efforts on the Agriculture and Natural Resources Committee this year was nothing short of incredible. He asked Tait to please let Broxson know how appreciative the Board is for his advocacy and that the results that were brought back to Santa Rosa County are greatly appreciated, especially the county's critically eroded beach.

Next on the agenda, there was the First Public Hearing concerning the 2015 Small Cities Community Development Block Grant (CDBG) Neighborhood Revitalization Grant Cycle.

Sheila Fitzgerald (Grants and Special Projects Director) said the purpose of today's public hearing is to provide general information to residents on the availability of CDBG funding and the amount available; to discuss the types of activities that could be implemented with CDBG funds, and to obtain the views of citizens on community development needs.

Salter moved approval without objection of the grant application for Legend Creek Gravity Shores project.

Economic Development Committee - J. Williamson & Lynchard

1) Northwest Florida Defense Coalition Trip Report. This item was for information only.

R. Williamson gave an update to the Board regarding his recent trip to Washington D. C. (Attachment in file).

Salter said as the county begins discussions with the Navy, on the use of OLF Holley, he would like to see what is available and to maybe put together a masterplan on the available property. He said he would like to know if there is a chance to possibility use part of the land as recreation and part of as some type of commerce.

R. Williamson said as it relates to Holley OLF, Salter is "spot-on". He said Assistant Secretary McGinn suggested that he meet with Captain Ballou and then Admiral Jackson in Jacksonville, to pursue looking at more of a comprehensive approach because a great deal of space is going to be taken up out there, with the solar renewable program. He said McGinn mentioned that the land swap with the OLF in Escambia County is in the FY17 authorization and is anticipated to be completed by the end of 2017. R. Williamson said this would possibly pave the way for Santa Rosa County to do the same thing.

2) Sale of 2 Acres - Gulf Cable

Recommend approval of the bid received from Gulf Cable for the purchase of approximately 2 acres in the Santa Rosa Industrial Park. J. Williamson moved approval without objection.

3) Special Event Application - Color Me Xtreme

Recommend approval of the special event permit for Pace Assembly Ministries for event scheduled on April 16, 2016. J. Williamson moved approval without objection.

4) Special Event Application - Bagdad Riverfront Festival

Recommend approval of the special event permit for the Bagdad Riverfront Festival to be held at the Bagdad Mill Site Park on May 21 and 22, 2016. J. Williamson moved approval without objection.

Administrative Committee - Lynchard & J. Williamson

1) Navarre Beach Area Chamber Lease

Recommend approval of the of the two (2) year lease with the Navarre Beach Area Chamber of Commerce for the ongoing utilization of space in the Navarre Visitors Center. J. Williamson moved approval without objection.

R. Williamson asked Andrews if it is correct that the policy of the Board is that there will not be any modifications made to a Santa Rosa County park without Board approval. Andrews said this is correct. R. Williamson said he feels it is important that the Board reiterate to the Navarre Chamber that this does not include the grounds and this would not include any assignment of this agreement to

another entity. There was further discussion.

2) Renewal of Contract with Lutheran Services of Florida, Inc.

Recommend approval of the contract with Lutheran Services of Florida, Inc. for teen court services. J. Williamson moved approval without objection.

3) Aircraft Management Services Agreement

Recommend approval of the renewal of the fixed based operator lease agreement with Aircraft Management Services (AMS). J. Williamson moved approval without objection.

4) Execution of Deed

Recommend approval of the deed transferring interest in property along Highway 90 as requested by Zaxby's for a payment of \$250.00 as the assessed value of the property plus the cost of the conveyance. J. Williamson moved approval without objection.

5) 2016 National Urban and Community Forestry Grant Program - Application

Recommend submittal of grant application and resolution (No. 2016-15) for the 2016 Urban and Community Forestry Grant in the amount of \$20,000 and approval of the execution of all relevant documents. Recommend approval of the use of \$6,000 from the tree mitigation fund and use of in-kind services from Public Works Department for the required match. J. Williamson moved approval without objection.

6) Grants Manual Adoption

Recommend approval of the Santa Rosa County Grants Manual. J. Williamson moved approval without objection.

7) Bay Area Resource Council - BARC

Recommend approval of the resolution (No. 2016-16) supporting the Bay Area Resource Council as the designated agency for the Pensacola and Perdido Bay Estuary Program. J. Williamson moved approval without objection.

8) Clerk of Courts Surplus Recommendation

Recommend approval of the surplus property list as recommended by the Clerk of Courts. J. Williamson moved approval without objection.

9) NRDA Artificial Reef Consulting Services

Recommend Taylor Engineering as the highest ranked firm for the NRDA Artificial Reef Project and direct staff to develop a contract for Board consideration at the April 11, 2016 meeting. J. Williamson moved approval without objection.

10) Settlers Colony Drainage Expansion - RFQ for Engineering Services

Recommend staff review qualifications for the Settlers Colony Drainage Expansion project received on March 22, 2016 and short list to the three (3) highest qualified firms for board discussion at the April 11, 2016 meeting. J. Williamson moved approval without objection.

11) NCBA Letter of Agreement

Recommend approval of the letter of agreement with NCBA/SCSEP for senior adult employment program and approval for Human Resources Director to sign associated forms. J. Williamson moved approval without objection.

12) Pace SGA Mock Commission Meeting

Recommend approval for the Pace Student Government Association to hold a mock commission meeting in the Board Room, date to be determined. J. Williamson moved approval without objection.

J. Williamson said he will bring back a date for this item at the next Board meeting.

13) Meeting List

Meetings (unless otherwise noted the meetings below will be held in the Board Room of the Santa Rosa County Administrative Center):

March 24	1:30 p.m.	Local Mitigation Strategy Meeting - CANCELLED
April 4	8:30 a.m.	Tourist Development North End Committee
April 4	5:30 p.m.	Fire Department Executive Group Budget Meeting
April 5	8:30 a.m.	Tourist Development South End Committee
April 5	5:00 p.m.	Marine Advisory
April 7	7:30 a.m.	Blackwater Soil & Water Conservation District
April 7	8:30a.m.	Tourist Development Council Board Meeting
April 11	9:00 a.m.	Commission Committee
April 11	3:00 p.m.	RESTORE Council
April 11	5:30 p.m.	Fire Department Executive Group Budget Meeting
April 11	6:00 p.m.	Board Workshop - Local Option Sales Tax
April 13	2:30 p.m.	Building Code Board of Adjustments - CANCELLED
April 14	9:00 a.m.	Commission Regular
April 14	6:00 p.m.	Zoning Board Meeting

Engineer's Report

1) John Deere Bulldozer Undercarriage Overhaul

Recommend approval of the lowest quotation from Tractor & Equipment Company in the amount of \$17,103.34 for repairs to a John Deere 850J bulldozer. J. Williamson moved approval without objection.

2) Navarre Beach Replacement Truck

Recommend approval of purchase of a replacement truck for the Navarre Beach Department from Hub City Ford in the amount of \$22,496.00 based on previous lowest bid pricing received in November 2015. J. Williamson moved approval without objection.

3) Navarre Beach Wellhouse #2 Rehab of Backup Power and Electrical Equipment Recommend approval of Task Order #30 with CH2MHill for the engineering services related to the rehabilitation of Wellhouse No. 2 backup power and electrical systems. J. Williamson moved approval without objection.

4) Waterford Sound Phase II-B Final Plat

Recommend approval of Final Plat for Waterford Sound Phase II-B, a 30 lot subdivision located in District 5. J. Williamson moved approval without objection.

Public Service's Committee - Cole & R. Williamson

1) Florida Animal Friend, (FAF) Spay/Neuter Grant

Recommend approval to submit the Florida Animal Friends Program grant in the amount of \$25,000.00, with no matching requirement. Cole moved approval without objection.

2) Information item by Cole

Cole said he recently met with Beckie Cato (Planning and Zoning Department Director) and the member of the Homebuilders Association discussing changes being made to the Land Development Code. He said he is hopeful that Cato will bring more information back to the Board, as it develops, in regards to using county bonding ability to come up with programs through the county to help meet intermediate homebuyers.

Public Works Committee - Salter & Cole

1) Fuel Contract Extension

Recommend approval of a one year extension of the fuel and lubricant contract with Southern Energy/Cougar Oil. Salter moved approval without objection.

2)

3) Library Roof Rehabilitations

Recommend approval of the proposal from Sam Marshall Architects for the design and construction administration services for the roof rehabilitation projects at Milton and Navarre libraries in the amount of \$7,400.00 and \$4,800.00 respectively based on comparison shopping. Salter moved approval without objection.

4) East Milton Park Caretaker's House

Recommend staff review the agreement terms and flooring options for the East Milton Park caretaker house and bring a recommendation to the Board at a future meeting. Salter moved approval without objection.

Budget & Financial Management Committee - R. Williamson & Salter

1) Budget Amendment 2016-117

Recommend Budget Amendment 2016 – 117 in the amount of \$2,000.00 to transfer funds from District V Recreation Fund to the General Fund for re-seeding the football and soccer fields at Tiger Point Park. R. Williamson moved items without objection.

2) Budget Amendment 2016-118

Recommend Budget Amendment 2016 – 118 in the amount of \$992,000.00 to reverse Budget Amendment 2016-069. This was due to a typo. Funds carried forward to cover expenditures associated with the April 29, 2014 flood were intended to be for FY2015 not FY2016. R. Williamson moved approval without objection.

3) Budget Amendment 2015-215

Recommend Budget Amendment 2015 – 215 in the amount of \$992,000.00 to fund the Disaster Fund for expenditures associated with the April 29, 2014 flood until state and/or federal reimbursement is received. R. Williamson moved items without objection.

4) Budget Amendment 2016-119

Recommend Budget Amendment 2016 – 119 in the amount of \$8,100.00 to transfer funds from District IV Recreation Funds to the General Fund for concrete borders, sidewalks, handicap parking pad (\$5,200.00) and fencing (\$2,900.00) at the Holley Park playground. R. Williamson moved items without objection.

5) Budget Amendment 2016-120

Recommend Budget Amendment 2016-120 in the amount of \$22,620.00 to carry forward funds for one (1) 6000 GVWR Four Wheel Drive Pickup Truck (including Tag & Title) for Navarre Beach Utility. Bid from Hub City Ford was approved at the December meeting. R. Williamson moved items without objection.

6) Budget Amendment 2016-121

Recommend Budget Amendment 2016-121 in the amount of \$215,150.00 to carry forward funds in the Road & Bridge Fund for the purchase of six (6) tractors as approved at the March 10, 2016 meeting. R. Williamson moved items without objection.

7) Budget Amendment 2016-122

Recommend Budget Amendment 2016-122 in the amount of \$5,750.00 to fund the pedestrian crossing across from Tom King Bayou at East Bay Blvd. with funding from Area 3 Impact Fees. R. Williamson moved items without objection.

8) Budget Amendment 2016-123

Recommend Budget Amendment 2016-123 in the amount of \$117,061.00 to establish the grant budget to implement the NRDA Sea Turtle Lighting Retrofit Project approved at the December 10, 2015 meeting. R. Williamson moved items without objection.

9) Budget Amendment 2016-124

Recommend Budget Amendment 2016-124 in the amount of \$6,000.00 to transfer funds from District IV Recreation Fund to the General Fund for re-seeding the football and soccer fields at the Navarre

Sportsplex and ~~NYSA~~ Navarre Soccer Complex. R. Williamson moved approval without objection.

10) Check Register

Recommend approval of the County Check Register. R. Williamson moved approval without objection.

Adjournment

There being no further business to come before the Board at this time, the meeting adjourned.

BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA

By: Lane Lynchard, Chairman

Attest: Donald C. Spencer, Clerk of Court

Special Meeting
March 24, 2016
Milton, Florida

The Board of County Commissioners of Santa Rosa County, Florida, met in special session on the above date with the following members present: Vice-Chairman Jaye Williamson, Don Salter, Robert “Bob” Cole, and Rob Williamson. Also present were Public Services Director (Tony Gomillion), Planning & Zoning Director (Beckie Cato), Planner III (Darliene Stanhope), County Administrator (Hunter Walker), County Attorney (Roy Andrews) and County Engineer (Michael Schmidt). The meeting was called to order at 6:00 p.m. and opened in prayer. Those present joined in the pledge of allegiance to the flag.

New Business

1. APPEAL 2016-V-008

Appellant:	Johnny and Cindy Jacobs Represented by Angie Jones of Locklin, Saba, Locklin, & Jones, PA
Project/Applicant	“Dollar General” Teramore Development LLC
Location:	2800 block of Avalon Boulevard, Milton, FL
Parcel(s):	40-1N-28-0090-47400-0190
Zoned:	HCD (Highway Commercial Development)
Request:	Variance Request to reduce the rear setback from 25 feet to 10 feet to accommodate a commercial building. (LDC 6.05.15.I.4)
District:	Commissioner District #2
<i>Zoning Board</i>	
<i>Decision:</i>	<i>Approved without objection at their meeting on January 28, 2016</i>
Appellant:	Johnny and Cindy Jacobs Represented by Angie Jones of Locklin, Saba, Locklin, & Jones, PA

Cole asked why the Board is relooking at this request.

Cato said she apologizes that the Board has to rehear this request. She said staff realized after last month’s meeting that the applicant had not been notified that his case had been appealed.

Josh Hufstetler (Teramore Development LLC) said he does not have surveying information to incorporate the Jacob’s property. He said Dollar General does not have a boundary survey on the tract yet. Hufstetler said Dollar General has determined that this property is about 60% wetlands. He said Dollar General is hoping to use the Jacobs property to offset some of the site work costs, within the previously proposed plan, to put some retention in this property. Hufstetler said Dollar General was hoping to avoid the need for a setback, by shifting the building over and placing the rear of the building in the Jacobs’ property. He said unfortunately there are too many wetlands, within the Jacobs site, to minimize the overall mitigation of those wetlands. Hufstetler discussed the Sabbia property. Hufstetler said Dollar General needs this variance based on the setback of the building to their tract. He said if this request is denied, it kills the project plus Dollar General’s contract with the Jacobs.

Jones said she believes that if Dollar General purchases the Jacobs’ property then Dollar General is no longer subject to needing that buffer zone. She said to her understanding Dollar General is not under contract on the Sabbia parcel. Jones said it is her understanding that the Sabbia’s oppose this request as well and they are not under contract. She said she supposes that portion of the property, is still subject to the same setback. Jones said the contract with the Jacobs gives the developer 90 days to withdraw from the contract for any reason. She said she is here to continue to voice the objection to the variance to the reduction in setback to 60% reduction, from 25 feet to 10 feet. Jones said there are 5 conditions that need to be met in order to grant this variance. She said 1 of them is inapplicable so that means 4 should be

met. Jones said 1 is met according to staff's analysis and 3 of the required conditions are not met to grant this variance. She said if the property is purchased, then Dollar General does not need a variance.

Cole asked Andrews for clarification regarding the Jacobs and Dollar Generals contract. Andrews said he has not seen the contract but the representation is that it has the ability to withdraw for any reason. Cole said he recommends the Board table this until either party closes the contract and then reschedule it for final hearing

Hufstetler said Dollar General needs to figure out if some of the costs can be offset with the Jacobs property. He said if some of the costs, cannot be offset then this deal could die. Hufstetler said he prefers to continue this request because Dollar General does not have an attorney present. He said he does not feel comfortable spending \$50,000.00 on the Jacobs site not having the time to truly engineer the property and not knowing the additional costs.

Andrews said Dollar General does not meet the criteria for the variance to be granted by the Board as Jones has indicated.

Hufstetler said Dollar General will also need the variance for the Sabbia's property.

Andrews said he has difficulties saying that the Board should grant a variance with the requirements for the variance not being met. He said that is the reason that the Jacobs' property obviates the necessity for the variance. Andrews said the Board can table this if it wishes to do so.

R. Williamson asked Cato when Dollar General was notified for this meeting. Cato said the notice was sent out the week of the Board's last meeting. R. Williamson said it seems as though Dollar General was properly notified this time. He asked Hufstetler about other possible building prototypes that may be smaller. Hufstetler said this is Dollar General's smallest footprint.

R. Williamson said a commercial building with a smaller footprint could go in here and it would not require a setback. He said he is in support of the appeal.

Cole said for him, it comes down to knowing that Dollar General is going to conclude this contract. Hufstetler said the only way Dollar General can conclude the contract, is to understand the total costs. He said Dollar General does not have the engineering available.

Jones said if this variance is granted there is no incentive to buy her clients property. She said her client's property is not needed and there is no reason to spend \$50,000.00, if this variance is granted. Jones said there is a contract that says this purchaser can "walk" for any reason. She said she would appreciate resolution this evening. She said she feels the applicant has had a couple of "bites at the apple". Jones said the county code has not been met by even 50%. She said it is appropriate to deny the request.

R. Williamson said if Dollar General cannot go with a smaller building footprint, a way that the project could move forward without any need for a variance, would be to acquire the two properties that abut.

Cato said another option is to reduce the variance requested. She said the request cannot be expanded after advertisement, but can be reduced. Cato said one option is to allow the applicant to change the request to only vary the setback behind the Sabbia's property and withdraw the request as it relates to the Jacobs property.

Hufstetler said this is the first that Dollar General has heard that the Sabbia's are against this project. He said he feels it is only fair that Dollar General have the chance to contact the Sabbia's to purchase 15 feet of their property, as opposed to \$50,000.00 worth. Hufstetler said

if there is an option to withdraw, he would like more time to smooth this over with the surrounding property owners or continue it.

Cole moved approval that the Board support the request from the appellant and deny the reduction of the setback without objection.

2. 2015-CU-024
Project/Applicant: GAC Property Management LLC
Represented by Greg Britton of Navarre Family Watersports
Location: 8671 Navarre Parkway, Navarre, FL
Parcel(s): 21-2S-26-0000-00126-0000
Zoned: HCD (Highway Commercial Development)-HON (Heart of Navarre)
Request 1: Conditional Use to allow commercial outdoor amusement activities, specifically a miniature (putt putt) golf course, ~~zip line~~, and inflatable aqua island water park within HCD/HON (Highway Commercial Development /Heart of Navarre) zoning district.
Request 2: Conditional Use to allow recreational activities, specifically a boat and jet ski excursion rental facility with dock within HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district. (LDC 6.09.02.V & 6.09.02.EE)
District: Commissioner District #4
Zoning Board Recommendation: *Recommended approval with a vote of 6 – 2, Alan Isaacson & Don Richards opposed the motion.*

R. Williamson moved approval without objection of both requests.

3. 2016-CU-005
Project/Applicant: “Twelve Oaks” / Bowling Green Inn of Pensacola, Inc., represented by Arrietta Schlott
Location: 2068 Health Care Avenue, Navarre, FL
Parcel(s): 21-2S-26-0780-00K07-0000
Zoned: R3 (Medium High Density Residential)
Request: Conditional Use to allow the expansion of a special residential facility, specifically a classroom and lecture hall for a drug and alcohol addiction treatment facility, located within an R3 zoning district. (LDC 6.09.02.G)
District: Commissioner District #4
Zoning Board Recommendation: *Recommended approval as presented with a vote of 8 – 0*

R. Williamson moved approval without objection.

4. 2016-R-004
Project/Applicant: Richard Williams
Location: 2800 block of Wallace Lake Road, Pace, FL
Parcel(s): 13-2N-30-0000-00198-0000
Existing Zone: R1 (Single Family Residential)
Proposed Zone: AGII (Agriculture)
Current FLU: AG (Agriculture)
Proposed Change to FLU: No change to FLUM
Area Size: (+/-) 42.27 acres
District: Commissioner District #3
Zoning Board Recommendation: *Recommended approval without objection*

Salter said he wants to make sure that Williams understands that if he chooses to develop the property in the future, the zoning is one unit per 15 acres. Williams said yes. Salter said he strongly supports this request because it will be less density.

Salter moved approval without objection.

5. Recommend the Ordinance.

J. Williamson moved approval without objection of the ordinance.

ORDINANCE NO. 2016-08 RECORDED IN ORD. BOOK NO. 14 AT PAGE NO. 280-282
AND RECORDED IN OR BK 3508 AT PAGES 1093-1095.

Adjournment

There being no further business to come before the Board at this time, the meeting adjourned.

BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA

By: Jayer Williamson, Vice-Chairman

Attest: Donald C. Spencer, Clerk of Court