

WORKSHOP – MAY 14, 2019

The Board of County Commissioners, Walton County, Florida held a Workshop on May 14, 2019 at 2:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following board members were present: Commissioner Tony Anderson, Chairman; Commissioner W. N. (Bill) Chapman, Vice-Chairman; Commissioner Danny Glidewell, Commissioner Trey Nick, and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator; and Attorney Sidney Noyes, County Attorney; were also present.

Chairman Anderson called to order the workshop to discuss the beach accesses at Walton Dunes and Headland Avenue.

Mr. Brian Kellenberger, TDC Director of Beach Operations, asked if the county properties located at Walton Dunes and Headland Avenue should be addressed separately. The board directed the two areas be discussed separately to allow for public input for each.

Mr. Kellenberger spoke on the property located at Walton Dunes and briefly reviewed the four designs for a Regional Beach Access at that location. He reported that Public Works is utilizing the services of Atkins Engineering to perform the conceptual designs for roadways, sidewalks, and multi-use paths. Three of the designs are Regional Beach Accesses (RBA) which will provide parking, ADA compliant accessibility, dune restoration components, and construction would be on the eastern side of the property and landward of the CCCL to protect the larger dune on the west side of the property. He recommended a turnaround component be included to allow for better traffic flow. The fourth design is a Neighborhood Beach Access (NBA). Mr. Kellenberger stated there is no conceptual plan for this access citing that it would only be a boardwalk/dune walkover on the west side of the property.

Commissioner Chapman voiced concern with the connectivity and the safety in that area and asked if a sidewalk/multi-use path conceptual design was available. Mr. Kellenberger replied he had not seen a plan, but has had conversations with Mr. Chance Powell, Public Works Engineer, discussing the possible locations of the paths. He said that the paths are included in the design effort and discussed the existing sidewalks which are a part of the residential development on the east side of Lakewood Road. Commissioner Chapman asked if the sidewalk on the west side would affect the parking area. Mr. Kellenberger said all of the parking designs include a sidewalk. Discussion was held on the heights of the dunes (the west side dune is 19 feet and the east side dunes are 15 feet and 12 feet) and the dune restoration component of the project. Commissioner Chapman voiced concern that the dunes would inhibit the construction of a cul-de-sac type turnaround. Mr. Kellenberger stated a cul-de-sac could be built for normal traffic, but a turnaround for large emergency vehicles should be provided. Further discussion was held regarding the placement of a turnaround and/or cul-de-sac. Commissioner Glidewell suggested the turnaround be located at the west end of the property. Mr. Kellenberger stated there was enough property to consider a turnaround in that area.

Chairman Anderson asked how many parking spaces would be available. Mr. Kellenberger reported one plan would have 13 regular and 6 handicap spaces. Chairman Anderson asked how many feet of beach would be accessible. Mr. Kellenberger replied 260 feet. Chairman Anderson asked how many parking spaces would be available with the plan showing parking across the road. Mr. Kellenberger replied stated 35 parking spaces, 4 handicapped, and 6 golf cart. Commissioner Glidewell asked if the parking was in the right-of-way on the north side. Mr. Kellenberger stated it was. Chairman Anderson asked if this plan would allow for a turnaround on the west side of the property. Mr. Kellenberger said an engineer would have to confirm that there would be room

enough to have one. Commissioner Chapman asked how the sidewalks would affect a turnaround, Mr. Kellenberger gave a brief analysis of possible sidewalk locations. Commissioner Glidewell voiced concern regarding the lack of space in that area.

The following individuals came before to the board to voice concerns regarding the safety, traffic, and environmental impacts the beach access would have on the area: Mr. Steve Junker, Ms. Marina Daniel (letter submitted), Ms. Kristin Nostrand, Mr. John T. Olive, Mr. Lee Padgett-representing Dunes of Seagrove Condominium Association (opposition letter submitted), Ms. Denise Boineau, Ms. Kay Carlton, Ms. Tina Baran, Mr. Mark Weyss, Ms. Beverly Ottzen (letter submitted), and Mr. Lorentz Ottzen. Ms. Laurie Reichenbach, Mr. Richard Butela, Ms. Alice Butela and Mr. Troy Barton spoke in support of the project and encouraged the board to address all safety and environmental issues.

Mr. Kellenberger stated that the safety and environmental concerns have been addressed and solutions included in the designs.

Attorney Sidney Noyes, County Attorney, announced that due to this being a workshop, the board would be unable to take action on any of the items discussed. However, formal action can be made during the Regular Meeting being held at 4:00 p.m., if the board so decides.

The meeting briefly recessed at 3:06 p.m. and reconvened at 3:13 p.m.

Mr. Kellenberger discussed Headland Avenue NBA and stated there are no conceptual designs for this property yet. He recommended a typical NBA and discussed the amenities which would be a part of the design. Commissioner Chapman asked if the boardwalk on the east side of the property line encroached onto the easement. Mr. Kellenberger stated the property owner's boardwalk does not come onto the easement, but rather comes to the area dedicated as public beach. The county's boardwalk would be perpendicular to the water's edge and parallel to the

existing boardwalk. Commissioner Glidewell asked how much public beach was available. Mr. Kellenberger replied there was approximately 1,400 feet of dedicated public beach in Sea Highlands and approximately 1,400 feet in Sea Grove Third Addition. Chairman Anderson asked where the nearest NBA was to this area. Mr. Kellenberger replied Dothan and Andalusia/Greenwood to the east, and Gardenia to the west. Commissioner Glidewell asked if parking for vehicles other than bicycles was available at any of the existing NBAs. Mr. Kellenberger responded there was not and stated that NBAs are meant for bicycles and pedestrians. Commissioner Nipper asked how wide the Headland Access would be. Mr. Kellenberger stated the standard design of 6 feet. Commissioner Nick questioned what was currently located on the property. Mr. Kellenberger stated there is landscaping in the access which was placed there by adjacent residents. Public Works has also built a small retention area to catch run-off. Commissioner Chapman asked how many new homes had been constructed in the area. Mr. Kellenberger reported the Sea Grove Third Addition is being redeveloped and was uncertain of that number of homes built. Commissioner Nipper asked if these accesses were used consistently. Mr. Kellenberger stated they were and discussed the plat provisions for access to the beach.

The following individuals spoke in support of a NBA at Headland Avenue: Ms. Linda Cook, Mr. David Cook, Mr. John Harlow, Mr. Brian Montague, Ms. Alice Butela (submitted a letter from the Southerland Family), and Mr. Richard Butela (submitted aerial photos).


Mr. Maunsel White spoke in opposition to a NBA at Headland Avenue citing safety and traffic concerns.

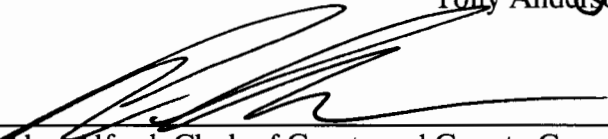
Attorney Noyes reiterated her earlier statement regarding the board's inability to take action within a workshop.

Ms. Debra Thomas discussed the safety concerns in the Walton Dunes area.

Mr. Fred Tricker encouraged the board to have a process to allow the surrounding residents to give their input to the design team to address the concerns raised.

The meeting was adjourned at 3:47 p.m.

Approved: 
Tony Anderson, Chairman

Attest: 
Alex Alford, Clerk of Courts and County Comptroller