



~ Agenda ~

City of Fort Walton Beach Regular Meeting of the City Council of Fort Walton Beach

Tuesday, August 9, 2022

6:00 PM

Council Chambers
107 Miracle Strip Parkway SW
Fort Walton Beach, FL 32548

1. CALL TO ORDER

2. INVOCATION

2.1. Reverend J. David Knight, St. Simon's on the Sound

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

5. RECOGNITIONS

5.1. City of Fort Walton Beach Employee Recognitions (July and August)

5.2. Fort Walton Beach Police Department - Florida Department of Transportation (FDOT) - Top Traffic Safety Agency Award

6. PRESENTATIONS

6.1. Greater Fort Walton Beach Chamber of Commerce Quarterly Report - Ted Corcoran

6.2. One Okaloosa Economic Development Council Quarterly Report - Nathan Sparks

7. CONSENT AGENDA

7.1. City Council Special Meeting Minutes, Tuesday, June 21, 2022 5:30 PM

7.2. City Council Regular Meeting Minutes, Tuesday, June 28, 2022 6:00 PM

7.3. Gulfview Lease Suite 101 - Emerald Coast Diabetes & Nutrition Center

Recommends City Council ratification of a Gulfview lease agreement as prepared by Realty House Commercial Properties, Inc. and executed by the Mayor for Suite 101 with Deanna Howard-Gonzalez d/b/a Emerald Coast Diabetes & Nutrition Center.

(City Manager)

7.4. Gulfview Lease Suite 204 - Pono Group, LLC

Recommends City Council ratification of a Gulfview lease agreement as prepared by Realty House Commercial Properties, Inc. and executed by the Mayor for Suite 204 with Pono Group, LLC.

(City Manager)

7.5. Gulfview Lease Suite 205 - Association Development Services, LLC

Recommends City Council authorization for the Mayor to execute a lease agreement with Association Development Services, LLC for Suite 205 at the Gulfview Hotel to be prepared by Realty House Commercial Properties, Inc. and approved by the City Attorney prior to signing.

(City Manager)

7.6. FY 2022-23 FDOT Right-of-Way Maintenance Memorandum of Agreement

Recommends City Council authorization for the City Manager to execute a Memorandum of Agreement between FDOT and the City to provide Right-of-Way Maintenance from August 1, 2022 through July 31, 2023 along State roads within the City limits.

(Recreation)

7.7. Acceptance of Utility Easement at 16 Memorial Parkway NW

Recommends City Council acceptance of a utility easement granted by Blake Ellis Woodin and Natalie Woodin, husband and wife, at 16 Memorial Parkway NW.

(Public Works and Utilities)

7.8. Acceptance of Utility Easement at 424 Oakland Circle NW

Recommends City Council acceptance of a utility easement at 424 Oakland Circle NW.

(Public Works and Utilities)

7.9. Modification of Lease Agreement for Toro Cart for Parks Division

Recommends City Council ratification of the lease modification for a Toro Heavy Duty Cart from Jerry Pate Turf and Equipment, leased through De Lage Landen Financial Services, Inc. to increase the total lease amount from \$29,950.56 to \$36,221.28.

(Recreation)

7.10. Reject All Bids for ITB 22-014 Cemetery Building Construction, Demo, and Assembly

Recommends City Council authorization to reject all bids for ITB No. 22-014 Building Construction, Assembly, and Demo for the Beal Memorial Cemetery and Golf Club Maintenance Equipment shed.

(Recreation)

7.11. Reject All Bids for ITB 22-011 Utility Infrastructure

Recommends City Council authorization to reject all bids for ITB 22-011 Utility Infrastructure – Install 12” Water main and 6” Sewer Force main.

(Public Works and Utilities)

8. PUBLIC COMMENTS - Please limit to five (5) minutes.

9. RESOLUTIONS

9.1. 2022-9 Resolution Adopting the FY 2022-23 CDBG Annual Action Plan

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, ADOPTING THE FY 2022-23 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN; AND PROVIDING AN EFFECTIVE DATE

Recommends City Council adoption of the FY 2022-23 CDBG Annual Action Plan as recommended by the Citizen's Advisory Committee and as required by the U.S. Department of Housing and Urban Development. The Annual Action Plan is effective from October 1, 2022 through September 30, 2023.

(Growth Management)

9.2. 2022-10 FDOT Corrective Subordination Agreement for Brooks Bridge Replacement

FDOT Corrective Subordination Agreement for Brooks Bridge Replacement

Recommends City Council authorization for the Mayor to execute a corrected Subordination Agreement with the Florida Department of Transportation to convey existing easements within the footprint of the Brooks Bridge Replacement.

(Public Works and Utilities)

10. ORDINANCES-FIRST READING

10.1. 2052 (Corrected) Ordinance for Annexation of 999 Mar Walt Drive (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S MUNICIPAL BOUNDARY FOR THE CITY OF FORT WALTON BEACH, FLORIDA, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY WITH A PHYSICAL ADDRESS OF 999 MAR WALT DRIVE, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2052 (Corrected) amending the City's municipal boundary due to Scrivener's errors within the legal description for recently annexed property at 999 Mar Walt Drive.

(City Attorney)

10.2. 2053 (Corrected) Ordinance to Amend FLUM for 999 Mar Walt Drive (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE MAP, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY WITH A PHYSICAL ADDRESS OF 999 MAR WALT DRIVE, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2053 (Corrected) amending the City's Comprehensive Plan to amend the Future Land Use Map due to Scrivener's errors within the legal description for recently annexed property at 999 Mar Walt Drive.

(City Attorney)

10.3. 2054 (Corrected) Ordinance to Assign Zoning Designation for 999 Mar Walt Drive (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY DESCRIBED AS 999 MAR WALT DRIVE, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE, TO BE ZONED CG (COMMERCIAL) ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2054 (Corrected) amending the City's official zoning map due to Scrivener's errors within the legal description for recently annexed property located at 999 Mar Walt Drive.

(City Attorney)

10.4. 2055 (Corrected) Ordinance for Annexation of 1005 Mar Walt Drive (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S MUNICIPAL BOUNDARY FOR THE CITY OF FORT WALTON BEACH, FLORIDA, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY WITH A PHYSICAL ADDRESS OF 1005 MAR WALT DRIVE, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2055 (Corrected) amending the City's municipal boundary due to Scrivener's errors within the legal description for recently annexed property at 1005 Mar Walt Drive.

(City Attorney)

10.5. 2056 (Corrected) Ordinance to Amend FLUM for 1005 Mar Walt Drive (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE MAP, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY WITH A PHYSICAL ADDRESS OF 1005 MAR WALT DRIVE, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2056 (Corrected) amending the City's Comprehensive Plan to amend the Future Land Use Map due to Scrivener's errors within the legal description for recently annexed property at 1005 Mar Walt Drive.

(City Attorney)

10.6. 2057 (Corrected) Ordinance to Assign Zoning Designation for 1005 Mar Walt Drive (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY DESCRIBED AS 1005 MAR WALT DRIVE, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE,

TO BE ZONED CG (COMMERCIAL) ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2057 (Corrected) amending the City's official zoning map due to Scrivener's errors within the legal description for recently annexed property located at 1005 Mar Walt Drive.

(City Attorney)

10.7. 2058 (Corrected) Ordinance for Annexation of 1106 Hospital Road (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S MUNICIPAL BOUNDARY FOR THE CITY OF FORT WALTON BEACH, FLORIDA, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY WITH A PHYSICAL ADDRESS OF 1106 HOSPITAL ROAD, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2058 (Corrected) amending the City's municipal boundary due to Scrivener's errors within the legal description for recently annexed property at 1106 Hospital Road.

(City Attorney)

10.8. 2059 (Corrected) Ordinance to Amend FLUM for 1106 Hospital Road (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE MAP, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY WITH A PHYSICAL ADDRESS OF 1106 HOSPITAL ROAD, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2059 (Corrected) amending the City's Comprehensive Plan to amend the Future Land Use Map due to Scrivener's errors within the legal description for recently annexed property at 1106 Hospital Road.

(City Attorney)

10.9. 2060 (Corrected) Ordinance to Assign Zoning Designation for 1106 Hospital Road (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY DESCRIBED AS 1106 HOSPITAL ROAD, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE, TO BE ZONED CG (COMMERCIAL) ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2060 (Corrected) amending the City's official zoning map due to Scrivener's errors within the legal description for recently annexed property located at 1106 Hospital Road.

(City Attorney)

10.10. 2061 (Corrected) Ordinance for Annexation of 1112 Hospital Road (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S MUNICIPAL BOUNDARY FOR THE CITY OF FORT WALTON BEACH, FLORIDA, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY WITH A PHYSICAL ADDRESS OF 1112 HOSPITAL ROAD, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2061 (Corrected) amending the City's municipal boundary due to Scrivener's errors within the legal description for recently annexed property at 1112 Hospital Road.

(City Attorney)

10.11. 2062 (Corrected) Ordinance to Amend FLUM for 1112 Hospital Road (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE MAP, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY WITH A PHYSICAL ADDRESS OF 1112 HOSPITAL ROAD, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2062 (Corrected) amending the City's Comprehensive Plan to amend the Future Land Use Map due to Scrivener's errors within the legal description for recently annexed property at 1112 Hospital Road.

(City Attorney)

10.12. 2063 (Corrected) Ordinance to Assign Zoning Designation for 1112 Hospital Road (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY DESCRIBED AS 1112 HOSPITAL ROAD, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE, TO BE ZONED CG (COMMERCIAL) ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2063 (Corrected) amending the City's official zoning map due to Scrivener's errors within the legal description for recently annexed property located at 1112 Hospital Road.

(City Attorney)

10.13. 2064 (Corrected) Ordinance for Annexation of White Wilson Property on Mar Walt Drive(Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S MUNICIPAL BOUNDARY FOR THE CITY OF FORT WALTON BEACH, FLORIDA, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY WITH AN UNADDRESSED PARCEL WITH PARCEL ID NO. 34-1S-24-0000-0052-0100 LOCATED AT THE CORNER OF MAR WALT DRIVE AND HOSPITAL ROAD, FORT WALTON BEACH, FLORIDA,

MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2052 (Corrected) amending the City's municipal boundary due to Scrivener's errors within the legal description for recently annexed property at an unaddressed parcel with parcel ID No. 34-1S-24-0000-0052-0100 located at the corner of Mar Walt Drive and Hospital Road.

(City Attorney)

10.14. 2065 (Corrected) Ordinance to Amend FLUM for White Wilson Property on Mar Walt Drive(Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE MAP, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY WITH AN UNADDRESSED PARCEL WITH PARCEL NO. 34-1S-24-0000-0052-0100 LOCATED AT THE CORNER OF MAR WALT DRIVE AND HOSPITAL ROAD, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2065 (Corrected) amending the City's Comprehensive Plan to amend the Future Land Use Map due to Scrivener's errors within the legal description for recently annexed property with an unaddressed parcel with parcel No. 34-1S-24-0000-0052-0100 located at the corner of Mar Walt Drive and Hospital Road.

(City Attorney)

10.15. 2066 (Corrected) Ordinance to Assign Zoning Designation for Property on Mar Walt Dr (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION FOR RECENTLY ANNEXED PROPERTY WITH AN UNADDRESSED PARCEL WITH PARCEL ID NO. 34-1S-24-0000-0052-0100 LOCATED AT THE CORNER OF MAR WALT DRIVE AND HOSPITAL ROAD, FORT WALTON BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE, TO BE ZONED CG (COMMERCIAL) ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2066 (Corrected) amending the City's official zoning map due to Scrivener's errors within the legal description for recently annexed property with an unaddressed parcel with parcel ID No. 34-1S-24-0000-0052-0100 located at the corner of Mar Walt Drive and Hospital Road.

(City Attorney)

10.16. 2102 Ordinance Amending LDC Chapter 5 - Fence Height & Facing

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING CHAPTER 5, ACCESSORY USES AND STRUCTURES, OF THE LAND DEVELOPMENT CODE TO AMEND FENCE HEIGHTS & FENCE FACING REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance 2102 to amend Chapter 5 of the LDC to allow for eight (8) foot fence heights on side and rear yards in the R-1E, R-1, R-2, YC, CF, MX-1, and MX-2 zoning districts and amend the requirement for finished sides of fences to face outward.

(Growth Management)

11. ACTION-DIRECTION-DISCUSSION**11.1. Request for Code Enforcement Lien Subordination Agreement for 36 Miracle Strip Parkway SW**

Recommends City Council direction on whether the City shall enter into a Subordination Agreement to subordinate existing Code Enforcement liens to the lien for a new mortgage at 36 Miracle Strip Parkway SW under the terms outlined.

(Growth Management)

11.2. Request for Major Development Order for Freedom Beacon Park Phase 3 (1930 Lewis Turner Boulevard)

Recommends City Council approval of a major development order for Phase 3 of Freedom Beacon Park at 1930 Lewis Turner Boulevard for the development of a Home2Suites hotel at the site by the applicant, Freedom Beacon, LLC.

(Growth Management)

12. CITY MANAGER REPORTS

12.1. City Council Regular Meeting - Tuesday, August 23, 2022 @ 6:00 pm

12.2. City Council Special Meeting - Wednesday, September 7, 2022 @ 5:30 pm Tentative Millage Rate, Budget Hearing #1 & Fire Services Assessment Rates for FY 2022-23

12.3. City Council Regular Meeting - Tuesday, September 13, 2022 @ 6:00 pm

12.4. City Council Special Meeting - Wednesday, September 21, 2022 @ 5:30 pm Final Millage Rate & Budget Hearing #2 for FY 2022-23

12.5. City Council Regular Meeting - Tuesday, September 27, 2022 @ 6:00 pm

13. CITY ATTORNEY REPORTS**14. MAYOR/COUNCIL COMMENTS**

14.1. Council Member Nathan Kelley

14.2. Council Member Kirby Locklear

14.3. Council Member MG Moran

14.4. Council Member David Schmidt

14.5. Council Member Travis Smith

14.6. Council Member Nic Allegretto

14.7. Council Member Mike Holmes

14.8. Mayor Dick Rynearson

15. ADJOURNMENT

Quasi-Judicial – denotes that the item must be conducted as a quasi-judicial hearing in accordance with Florida Statutes.

Any person who decides to appeal any decision made with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. Chapter 286.0105).

The City of Fort Walton Beach adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to this meeting by a physically handicapped person upon notice 48 hours prior to the meeting. Please call the City Clerk, Kim M. Barnes, at 850-833-9509 or e-mail at clerk@fwb.org to make a request. For Hearing Impaired dial 1-800-955-8771 (TDD) or 1-800-955-8770 (VOICE) or e-mail clerk@fwb.org.

All City of Fort Walton Beach council and board meetings are recorded. The video can be accessed at www.fwb.org.