



Town of Century, Florida

Council Meeting Agenda

July 21, 2026 at 6:15 PM

7995 N. Century Blvd. Century, Florida 32535

(850)256-3208 | www.TownOfCenturyFlorida.com

Call Meeting to Order

1. Roll Call
2. Open Meeting with Prayer and Pledge of Allegiance
3. Consent Agenda
 - A. Approval of Minutes
4. Public Forum #1
5. Action Items
 - A. Movie and Meal by- A Pensacola Perspective-Tyler L Davis
6. Mayor's Report
7. Council Comments
8. Staff Comments/ Report
 - A. AARP Walkability Grant Audit Update
 - B. ADU Draft
9. Public Forum #2
10. Adjourn

§ In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding should contact the Town Clerk no later than noon the day of the meeting to request assistance. § If HEARING impaired, please contact TDD (TDD-Telecommunications Device for the Deaf) at 1-800-955-8771. § If VOICE impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance. § If a person decides to appeal any decision with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for that purpose, he may need to ensure that a "verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal to be based." Minutes of the Town Council meetings can be obtained from the Town Clerk's office. The cost of duplication and/or court reporter will be at the expense of the requesting party. Minutes are recorded but are not transcribed verbatim.



Approval of the Minutes

Town of Century
Council Meeting Minutes
July 14, 2026, at 6:15 PM

The data reflected in these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes, photographs, and/or videotapes. Comments reflected herein are sometimes paraphrased, condensed, and/or have been edited to reflect essential subject matter addressed during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the Town Clerk and providing their own representative and equipment pursuant to Chapters 119 and 283, Florida Statutes.

Call Meeting to Order

6:15pm meeting was called to order.

1. Roll Call

PRESENT

Mayor Ben Boutwell (via phone)

President Dynette Lewis

Henry Cunningham

John Bass

Sparkie Harrison

ABSENT

Shelisa Abraham

2. Open Meeting with Prayer and Pledge of Allegiance

Councilmember Cunningham lead the meeting in prayer.

3. Consent Agenda

A. Approval of Minutes

Motion made by Bass, Seconded by Harrison.

Voting Yea: President Lewis, Cunningham, Bass, Harrison

B. Approval of Bill List

Motion made by Cunningham, Seconded by Bass.

Voting Yea: President Lewis, Cunningham, Bass, Harrison

Public Forum #1

Citizen Seneca Bright came into state that she needed the ditches cleaned out on Alger and that she was owed money back and was promised money back by the Town Clerk. It was stated by the Town Clerk that she had pulled a meter report and that the water had went through the meter. The citizen stated that she felt that the Town Clerk and Town Administrator was both rude to her. Councilmember Bass stated that he wished to see a history on the citizens account. Councilmember Lewis apologized to citizen Bright that she felt she was not helped. The Town Clerk stated that she would run all the reports.

Tangla Mitchell stated that the mayor is never available and the mayor addressed it with giving his cell phone number.

4. Action Items

A. Florida Municipal Gas Appointments

Resolution 2026-005 was approved.

Motion made by Harrison, Seconded by Bass.

Voting Yea: President Lewis, Cunningham, Bass, Harrison

B. Charter Issues

Approved to seek a AG opinion on charter.

Motion made by Cunningham, Seconded by Bass.

Voting Yea: President Lewis, Cunningham, Bass, Harrison

C. Athletic Field Rental Charges/Prices

Tabled until there is more information.

D. SRF WW170301 Loan Increase to \$1,140,975

Motion made by Bass, Seconded by Cunningham.

Voting Yea: President Lewis, Cunningham, Bass, Harrison

E. Change Order No 3 Well 2

Motion made by Cunningham, Seconded by Bass.

Voting Yea: President Lewis, Cunningham, Bass, Harrison

— Councilmember Lewis wanted to know how much was in the L.O.S.T. account.
Town Clerk stated that \$590K was being utilized of the \$607K.

5. Mayor’s Report

4th of July went great. He stated that everyone did a great job.

6. Council Comments

Councilmember Harrison stated that there was a STEM project going to be going on. They would be bringing the kids to Town Hall at 1:30pm to meet the mayor and show where the council meets.

Councilmember Lewis stated that there is a leak on Hecker. She also asked when the black lid cans would be picked up. Councilmember Bass stated that there were limbs that had not been picked up on Jefferson and across from his house.

Councilmember Lewis asked about an Audit 2025 update which is currently being worked on. She stated that she would like a DEP update. DEP came on site and toured the facilities and the court case put on hold.

7. Staff Comments/ Report

A. ADU Discussion Eric

The Council spoke with Eric Christianson regarding the 4 remaining questions on the ADU so that the draft Ordinance can be completed.

8. Public Forum #2

NA

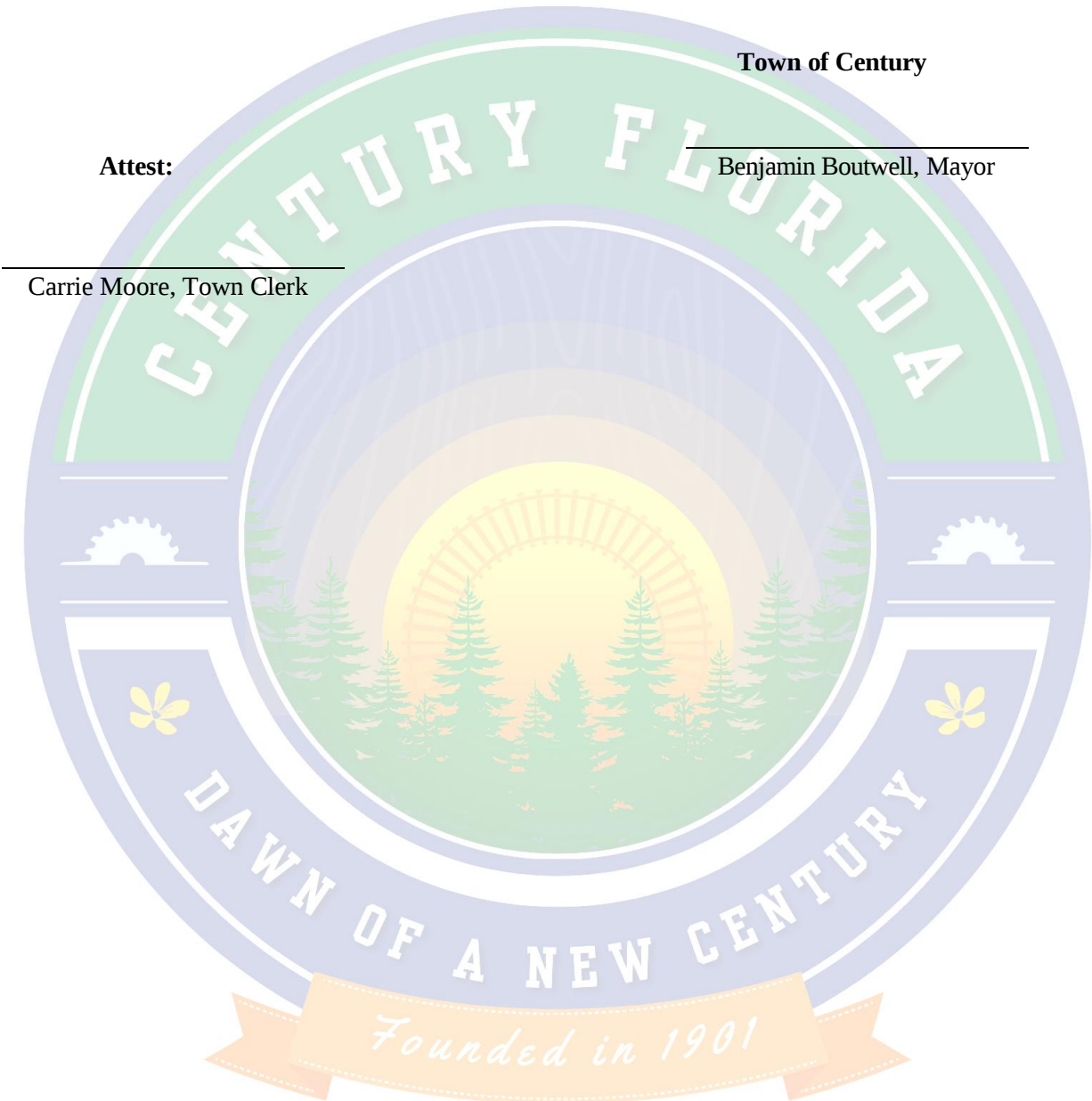
9. Adjourn

at 8:50pm

Motion made by Bass, Seconded by Harrison.

Voting Yea: President Lewis, Cunningham, Bass, Harrison

10. *§ In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding should contact the Town Clerk no later than noon the day of the meeting to request assistance. § If HEARING impaired, please contact TDD (TDD-Telecommunications Device for the Deaf) at 1-800-955-8771. § If VOICE impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance. § If a person decides to appeal any decision with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for that purpose, he may need to ensure that a “verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal to be based.” Minutes of the Town Council meetings can be obtained from the Town Clerk’s office. The cost of duplication and/or court reporter will be at the expense of the requesting party. Minutes are recorded but are not transcribed verbatim.*





Public Forum #1



Action Item A

AGENDA ITEM

AGENDA ITEM

Meeting: Town Council Meeting

Date: July 21, 2026

Time: 6:15 p.m.

Agenda Title:

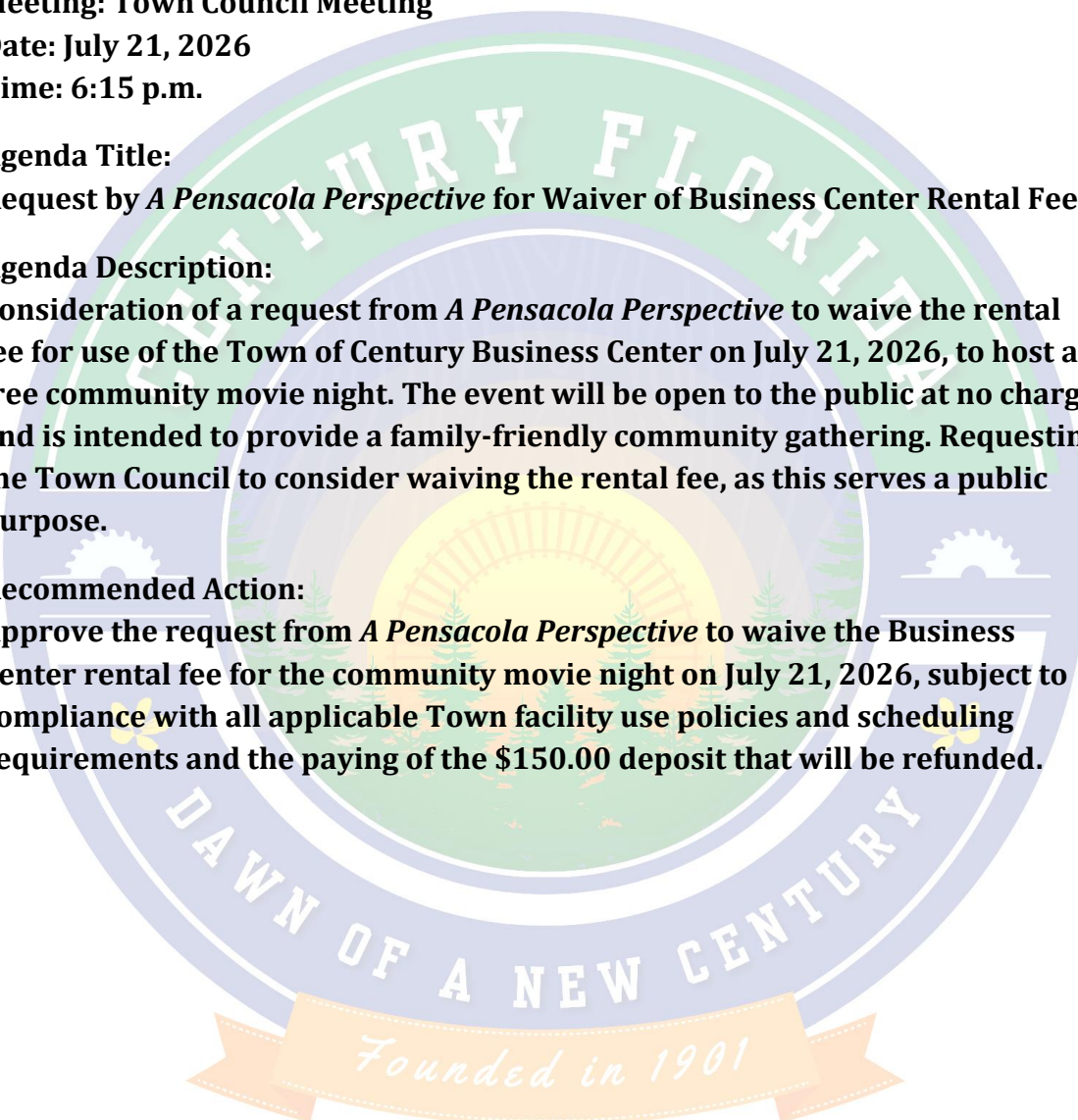
Request by *A Pensacola Perspective* for Waiver of Business Center Rental Fee

Agenda Description:

Consideration of a request from *A Pensacola Perspective* to waive the rental fee for use of the Town of Century Business Center on July 21, 2026, to host a free community movie night. The event will be open to the public at no charge and is intended to provide a family-friendly community gathering. Requesting the Town Council to consider waiving the rental fee, as this serves a public purpose.

Recommended Action:

Approve the request from *A Pensacola Perspective* to waive the Business Center rental fee for the community movie night on July 21, 2026, subject to compliance with all applicable Town facility use policies and scheduling requirements and the paying of the \$150.00 deposit that will be refunded.







Mayor Comments





Staff Comments



Staff Comment 1



Century Awarded \$2,500 from AARP for a Walk Audit



We are excited to improve walkability and safety in our community!



KICK-OFF MEETING JULY 30 • 6:00 PM

All are welcome to attend
and get involved!



VOLUNTEERS NEEDED

We are looking for volunteers
to help identify and plan
the walk audit route.
Your input will help shape a
safer, more walkable Century!



FUNDED BY AARP

Century has been awarded
\$2,500 from AARP to
conduct a walk audit and
develop recommendations
for improvements.

HOW A WALK AUDIT WORKS



1. PLAN

Volunteers and stakeholders
identify the area and plan
the route to be evaluated.



2. WALK

Participants walk the route
together, observing and
documenting conditions.



3. ASSESS

The group discusses strengths,
challenges, and opportunities
related to walkability and safety.



4. RECOMMEND

Findings are summarized and
recommendations for
improvements are developed.



5. SHARE

Results are shared with
the community and
Town Council.



Together, we can make Century a safer, healthier, and more walkable community for all.
Thank you, Town Council, for your continued support!



Staff Comment 2



Memo

To: Town of Century Town Council
From: Eric Christianson, Planner, Emerald Coast Regional Council
Cc: Dave Murzin, Town Manager; Carrie Moore, Town Clerk
Date: July 20, 2026
Re: Draft ADU Ordinance

Purpose

Following the Council workshops on June 2, June 16, and July 14, 2026, the Council has now provided direction on all twelve policy questions identified in the May 19, 2026 memo. This memo summarizes the direction received and presents the complete draft ordinance for the Council's review. Once the Council has reviewed the draft, the next steps are: (1) legal review by the Town Attorney, and (2) an impact report prepared by ECRC examining how this ordinance change may affect the Town. The Council will have the opportunity to make changes after receiving both before any adoption hearings.

Summary of Council Direction

Land use categories. At the July 14th meeting, the Council directed staff to draft the ordinance to allow ADUs on residential properties in the Low Density Residential, Medium Density Residential, Rural Residential, and Mixed Use Future Land Use categories. As noted in prior memos, the Comprehensive Plan's authorization is clearest in the Low and Medium Density Residential categories. The Rural Residential and Mixed Use categories lack equivalent explicit language, and the Town Attorney's review of this question will be an important part of the legal review step. The ordinance included in this memo is drafted per Council direction with all four Future Land Use categories included, subject to that review.

Attached or detached. The Council directed that both attached and detached ADUs be permitted. Detached ADUs must maintain a minimum separation of 10 feet from the principal dwelling.

Maximum size. The Council confirmed a flat maximum of 700 square feet.

Utility connections. The Council directed that separate utility connections be required for all ADUs, both attached and detached. This is consistent with Section 42-48 of the Town's existing code, which requires separate connections and meters for each residential unit, and generates tap fee revenue for the Town. An attached unit that shares utilities with the principal dwelling is not an ADU, it is simply an expansion of the existing home and is regulated as such. The presence of separate utility connections is what distinguishes an ADU from a home addition.

Items for which the Town Council had previously provided feedback include: the name change from Accessory Apartments to Accessory Dwelling Units; permitting a maximum of one ADU per lot; conforming lots only; setbacks of 5 feet (for attached) and 10 feet (detached) measured from the roofline; one dedicated off-street parking space; no design standards; no variances permitted; and a revised purpose statement addressing the Fair Housing Act concern.

Next Steps

Upon the Council's confirmation of this draft: (1) the draft ordinance will be sent to the Town Attorney for review and legal advice; (2) ECRC will prepare an impact report summarizing how this ordinance change may affect the Town. After receiving this feedback, the Council will have a further opportunity to comment and make changes before any adoption hearings.

Staff remains available to answer questions and to support the Council in moving this process forward.

DRAFT — FOR DISCUSSION PURPOSES ONLY — NOT FOR ADOPTION

ORDINANCE NO. ____-2026

AN ORDINANCE OF THE TOWN OF CENTURY, FLORIDA, AMENDING SECTION 90-81 OF THE TOWN'S LAND DEVELOPMENT CODE TO ESTABLISH STANDARDS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Town of Century finds it in the public interest to provide additional housing options for residents while protecting neighborhood character and remaining consistent with the Town's adopted Comprehensive Plan; and

WHEREAS, the Town's existing Accessory Apartment Ordinance (Section 90-81) provides limited housing options and has been a source of confusion; and

WHEREAS, the Town Council finds that revising Section 90-81 to allow Accessory Dwelling Units subject to clear objective standards is in the interest of the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CENTURY, FLORIDA:

Section 1. Amendment to Section 90-81

Section 90-81 of the Town of Century Land Development Code is hereby amended to read as follows:

Sec. 90-81. Accessory Dwelling Units.

(a) Purpose.

The purpose of this section is to allow accessory dwelling units as an additional housing option within residential areas, supporting housing availability and multigenerational living arrangements while maintaining the character of residential neighborhoods.

(b) Definition. For purposes of this section, an accessory dwelling unit (ADU) is a secondary residential unit located on the same lot as a lawfully established principal dwelling, providing living facilities including sleeping space and sanitary facilities, and served by separate utility connections as required by subsection (c)(7). An attached unit that shares utility connections with the principal dwelling is not an accessory dwelling unit and shall be regulated as an expansion of the principal dwelling.

(c) Standards.

Accessory dwelling units may be allowed subject to all of the following requirements:

(1) Land Use Categories. Accessory dwelling units may be permitted on residentially designated properties within the Low Density Residential, Medium Density Residential, Rural Residential, and Mixed Use future land use categories.

(2) Principal Dwelling Required. An accessory dwelling unit may only be established on a lot where a lawfully established principal dwelling already exists.

(3) Number. No more than one accessory dwelling unit shall be permitted on any lot.

(4) Minimum Lot Size. An accessory dwelling unit shall only be permitted on a lot that conforms to the current minimum lot size requirements for the applicable land use district. Legal nonconforming lots shall not be eligible for an accessory dwelling unit.

(5) Attached or Detached. An accessory dwelling unit may be attached to or detached from the principal dwelling. A detached accessory dwelling unit shall maintain a minimum separation of ten (10) feet from the principal dwelling.

(6) Maximum Size. An accessory dwelling unit shall not exceed 700 square feet of gross floor area. An accessory dwelling unit shall not exceed the gross floor area or the height of the principal dwelling.

(7) Utility Connections. Each accessory dwelling unit shall have separate water, sewer, and electrical connections and meters, consistent with Section 42-48 of the Town's Code of Ordinances, and shall pay all applicable connection and tap fees.

(8) Setbacks. Setbacks for accessory dwelling units shall be measured from the roofline of the structure to the property line. Attached accessory dwelling units shall maintain minimum 5-foot side and rear setbacks. Detached accessory dwelling units shall maintain minimum 10-foot side and rear setbacks. All accessory dwelling units shall be located to the rear of the principal dwelling and shall not be located within the front yard.

(9) Off-Street Parking. One off-street parking space shall be provided for the accessory dwelling unit in addition to the parking serving the principal dwelling. This space may be accommodated within an existing driveway provided the driveway is of sufficient size to serve both units without blocking access to the public right-of-way.

(d) No Variances. No variations, adjustments, or waivers to the requirements of this section shall be allowed in order to accommodate an accessory dwelling unit.

Section 2. Conflicts.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Severability.

If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date.

This ordinance shall take effect upon passage and adoption.





Adjourn