

JANUARY 7, 2002 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Land Use Hearing on Monday, January 7, 2002 at 5:00 p.m. at Bay Middle School.

The following Board members were present: Commissioner Tim Pauls, Vice-Chairman Larry D. Jones, and Commissioner Herman L. Walker, Chairman Lane Rees and Commissioner Gene Ryan, Mr. Michael Underwood, County Administrator, Attorney Gary Vorbeck, Director of Legal Services, were also present.

Commissioner Walker led with prayer following the Pledge of Allegiance to the American Flag.

Chairman Rees called the meeting to order.

Ms. Maris Atchison appeared before the Board on behalf of the Emerald Coast VFW Post 10555. The VFW is requesting the abandonment of a 33-foot wide easement along the western boundary of the property, extending from US 98 to the southern property line. The site is located on the south side of US 98, approximately 1 mile west of the Walton/Bay County Line, in the Inlet Beach area. They feel there is no future value to the county and they need the space for parking. She explained that the widening of Highway 98 would remove a portion of the property and leave only one ingress/egress onto their property. She explained that a retention pond currently exists nearby; therefore in their opinion the county would not need it for storm water management.

Mr. Jack Arthur, Growth Management Director, stated that the county feels the easement has potential public use and Regional Utilities desires to retain it for utilities. (Exhibit #1-staff's recommendation)

Mr. Bill Wyrough, Chairman of the Planning Commission, advised that the Planning Commission has recommended denial.

Commissioner Pauls stated that he would like to work with the VFW without having to abandon the property. Commissioner Ryan questioned what possible uses the easement could be used for.

Motion by Commissioner Ryan, second by Commissioner Pauls to continue the public hearing until February 5, 2002 pending additional research. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Commissioner Pauls requested that the Planning Department and Public Works Department look for possible future uses for the easement.

Chairman Rees called to order the Quasi Judicial Hearing.

Mr. Arthur appeared before the commissioners and advised that the three plats to be presented have been reviewed and approved. He advised that the Russell Subdivision is limited in its development because it exceeds the septic tank density. However, the applicant has made a provision that the fourth lot would not be developed until water and sewer is available.

Motion by Commissioner Pauls, second by Commissioner Jones to approve the Russell Subdivision Final Plat for recording.

Mr. Russ Aldrich appeared before the Board and advised that the owners of the first three lots would provide their own on-site sewer until which time sewer becomes available. They will then vacate their septic tank and hook up to public utilities.

The motion was amended to approve the final plat subject to adding a deed restriction that requires sewer hookup upon availability. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Underwood requested if the Board would authorize the Chairman to sign off on all plats on behalf of the whole Board. Attorney Vorbeck advised that this is allowed but would provide further research Florida Statute to assure this is proper procedure.

Motion by Commissioner Pauls, second by Commissioner Ryan to approve South Beach final plat for recording. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Aldrich presented Pinecrest at Inlet Beach final plat for approval. He advised that water and sewer would be provided by Inlet Beach, who has purchased capacity from Regional Utilities.

Motion by Commissioner Pauls, second by Commissioner Walker to approve Pinecrest at Inlet Beach final plat for recording. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented the staff's recommendation of approval for Westwinds Roof-Top Tower Antennae. (Exhibit #2-staff's recommendation)

Cellular South Real Estate Inc. is proposing the placement of a wireless communication facility atop Westwinds Condominium, a development within the Sandestin Resort.

Mr. Wyrough presented the Planning Commission's recommendation for approval for Westwinds Roof-Top Antennae. (Exhibit #3-Planning Commission's recommendation)

Motion by Commissioner Walker, second by Commissioner Ryan to accept the recommendation approving Westwinds Roof-Top Antennae. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented staff's recommendation of approval for Surfside Roof-Top Antennae. (Exhibit #4-Staff's recommendation)

Cellular South Real Estate Inc. is proposing the placement of a wireless communication facility atop Surfside Resort, located on the north side of Scenic Gulf Drive.

Mr. Wyrrough presented the Planning Commission's recommendation for approval. (Exhibit #5-Planning Commission's recommendation)

Motion by Commissioner Ryan, second by Commissioner Paul to accept the recommendation for approval of Surfside Roof-Top Antennae. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented staff's recommendation of approval for Seaside Administration & Support Facility. (Exhibit #6-Staff's recommendation)

Seaside is proposing the development of 18,650 square feet to include an administration building and a support facility on 3.31 acres designated "Village Mixed Use." The parcel is located on the north side of C30-A, east of Bayou Ann's Restaurant in the Seagrove area.

Mr. Wyrrough presented the Planning Commission's recommendation for approval. (Exhibit #7-Planning Commission's recommendation)

Motion by Commissioner Walker, second by Commissioner Ryan to accept the recommendation of approval for the Seaside Administration & Support Facility. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented staff's recommendation of approval for Ficarra Expansion at Canal Park Central. (Exhibit #8-Staff's recommendation)

Alan Ficarra, owner of Lots 6 & 7 of Canal Park Central Industrial Park is proposing an addition of 7,500 square feet to his existing 5,000 square foot warehouse, for a total of 12,000 square feet. This commercial/industrial subdivision was originally approved for 5,000 square feet of contractor office warehouse per lot. This property is designated "Light Industrial" and is located SE of the intersection of North County Road 393 and Chat Holley Road, in the Santa Rosa Beach area.

Mr. Wyrrough presented the Planning Commission's recommendation for approval. (Exhibit #9-Planning Commission's recommendation)

Motion by Commissioner Pauls, second by Commissioner Walker to accept the recommendation of approval for Ficarra Expansion at Canal Park Central. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Russ Aldrich requested to continue the public hearing for the Courtyards of Santa Rosa Beach allowing for additional time to review the preservation issue.

Mr. Dean Burgess also requested the continuance be approved.

Motion by Commissioner Ryan, second by Commissioner Pauls to approve to continue the public hearing for Courtyards of Santa Rosa Beach until February 5, 2002. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented staff's recommendation for approval of Santa Rosa Village Phases II and III. (Exhibit #10-Staff's recommendation)

George Copelan is proposing a 2,400 square foot office building with a 287 square foot deck/boardwalk for Phase II and 5,600 square feet office space, 8,400 square feet retail, and a 3,000 square foot convenience store with a 2,450 square foot gas pump plaza for a total of 19,450 square feet for Phase III in addition to an existing 15,070 square foot shopping center on 4.54 acres designated Village Mixed Use. The site is located on the north side of US 98 approximately 1 mile east of the West US 98/CR 30A intersection.

Mr. Wyrrough presented the Planning Commission's recommendation for approval. (Exhibit #11-Planning Commission's recommendation)

There were no public comments voiced.

Motion by Commissioner Pauls, second by Commissioner Ryan to accept the recommendation of approval for Santa Rosa Village Phases II and III. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented staff's recommendation for approval of TOPS'L Hill Mini Warehouses. (Exhibit #12-Staff's recommendation)

Robert P. Goldsby is proposing 4 warehouse buildings totaling 30,500 square foot in addition to existing 81,683 square feet mini warehouses on approximately 7.76 acres designated Light Industrial. The site is located on the west side of Goldsby Road.

Mr. Wyrrough presented the Planning Commission's recommendation of approval for TOPS'L Hill Mini Warehouses. (Exhibit #13-Planning Commission's recommendation)

Mr. John Lewis, Connely & Wicker, appeared before the Board to answer potential questions. Commissioner Pauls questioned Mr. Lewis if this project was considered as warehouses or retail. Mr. Lewis explained that they have mini-storage, manufacturing, and warehousing in the project, no retail. Discussion followed regarding potential retail uses in this development. Commissioner Pauls stated that this project needs to be reviewed for potential uses. He voiced concern with people operating retail businesses within this development. Mr. Lewis stated that the site plan clearly defines the uses as stated. Commissioner Pauls questioned Mr. Lewis regarding any objections to placing a covenant on the property stating that there would be no retail. Mr. Lewis could not agree to that because his clients were not present.

Mr. Wyrrough stated that the Planning Commission discussed the issue of retail uses on this property.

Mr. Arthur advised that the project could be approved with the caveat of no retail establishments on this property.

Motion by Commissioner Pauls, second by Commissioner Ryan to accept staff's recommendation and approve TOPS'L Hill Mini Warehouses with the condition that wording be attached to the development order that the property be used only for the uses stated and not for retail. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

Mr. Arthur presented staff's recommendation to grant a one-time, one-year development order extension to Mr. F. Lloyd Blue, Jr. for Blue's at Grayton, Order #01149. (Exhibit #14-staff's recommendation)

Motion by Commissioner Ryan, second by Commissioner Jones to accept staff's recommendation and grant a one-time, one-year development order extension for Mr. Lloyd Blue, Jr. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

There being no further business, Commissioner Pauls motioned to adjourn at 6:00 p.m., seconded by Commissioner Jones. Ayes 5, Nays 0. Pauls Aye, Jones Aye, Walker Aye, Rees Aye, Ryan Aye.

APPROVED: \_\_\_\_\_  
Lane Rees, Chairman

ATTEST: \_\_\_\_\_  
Martha Ingle, Clerk of Court