

## **JANUARY 24, 2019 – LAND USE HEARING**

The Board of County Commissioners, Walton County, Florida held a Land Use Hearing on January 24, 2019 at 9:00 a.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 the meeting to order.

Motion by Commissioner Chapman, second by Commissioner Nick, to continue the Watersound North/Camp Creek DRI Amendment (**Staff Memo 1-DRI Amendment**) and Watersound North/Camp Creek DRI PUD Amendment (**Staff Memo 1-DRI PUD Amendment**) to February 12, 2019 to be held at the Walton County Courthouse Annex in Santa Rosa Beach, Florida at 4:00 p.m. or soon thereafter as requested by Mr. Mac Carpenter, Planning and Development Director. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Motion by Commissioner Chapman, second by Commissioner Nipper, to table the Sunset Key Cottages Plat (**Staff Memo 1-Sunset Key Cottage Plat**) as requested by Mr. Carpenter. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

The Quasi-Judicial Hearing was called to order and Attorney Noyes administered the oath to those intending to speak. There were no objections to the advertisements. Attorney Noyes instructed the board to submit any Ex Parte communications to the clerk.

Mr. Carpenter presented Lakeview Subdivision Plat, a plat application submitted by Innerlight Engineering Corp., on behalf of Seaside Acquisition Group, LLC, requesting approval to plat 57 single-family lots on 19.72 +/- acres with a future land use of Small Neighborhood. The project is located from the intersection of U.S. Highway 98 and U.S. Highway 331 east four miles, right on Thompson Road, the parcel is located on the eastern side of Thompson Road (Parcel Nos.: 34-2S-20-33270-059-0000; 34-2S-20-33270-058-0000; 34-2S-20-33270-058-0001; 34-2S-20-33270-058-0002; 34-2S-20-33270-058-0003; 34-2S-20-33270-058-0004; and 34-2S-20-33270-058-0005). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report.

**(Staff Report-1)**

Mr. David Smith, Innerlight Engineering representing the applicant, was available for questioning.

There were no public comments.

Motion by Commissioner Chapman, second by Commissioner Nipper, to approve the Lakeview Subdivision Plat with conditions as stated in the Staff Report. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye. **(Exhibit: Staff Report-1) (Ex Parte: None)**

Mr. Carpenter presented Alys Beach Phase 4, Lots Z1-Z9 & Z 21 Plat, a minor plat application submitted by Innerlight Engineering Corporation, on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat 10 single-family residential lots in Block Z on 1.69 +/- acres with a future land use of Traditional Neighborhood Development. The project is located on the north side of West La Garza Lane, east of Fonville Court and south of South McGee Drive (Parcel No.: 27-3S-18-16000-027-0010). Staff found the project to be consistent with the Walton

County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Staff Report-1)**

Mr. David Smith, Innerlight Engineering representing the applicant, was available for questioning.

There were no public comments.

Motion by Commissioner Nipper, second by Commissioner Nick, to approve the Alys Beach Phase 4, Lots Z1-Z9 & Z 21 Plat with conditions as stated in the Staff Report. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye. **(Exhibit: Staff Report-1) (Ex Parte: None)**

Mr. Carpenter presented Alys Beach Block AA Plat, a minor plat application submitted by Innerlight Engineering Corp., on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat eight residential lots on 1.22 +/- acres with a future land use of Traditional Neighborhood Development. The project is located on the south side of South McGee Drive, east of Sea Star Court (Parcel No.: 27-3S-18-16000-027-0010). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Staff Report-1)**

Mr. David Smith, Innerlight Engineering representing the applicant, was available for questioning.

There were no public comments.

Motion by Commissioner Glidewell, second by Commissioner Nick, to approve the Alys Beach Block AA Plat with conditions as stated in the Staff Report. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye. **(Exhibit: Staff Report-1) (Ex Parte: None)**

Mr. Carpenter presented Beachside Estates Plat, a plat application submitted by Emerald Coast Associates, Inc., on behalf of CBHIV, LLC, requesting approval to develop 5 units on 4 lots on 3.11 +/- acres with a future land use of Neighborhood Infill. The project is located south of Lakeview Drive 1,881 feet at the end of Beachside Drive (Parcel No.: 19-3S-18-16080-000-0162). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Staff Report-1)**

There were no comments from the applicant nor the public.

Motion by Commissioner Nick, second by Commissioner Chapman, to approve the Beachside Estates Plat. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye. **(Exhibit: Staff Report-1) (Ex Parte: None)**

The Quasi-Judicial Hearing portion of the meeting was adjourned at 9:10 a.m. and a brief recess was held. The meeting was reconvened at 9:20 a.m. to address the two items continued from the January 22, 2019 Regular Meeting.

Mr. Larry Jones, County Administrator, briefly discussed the lease agreement with Stone Clinical Laboratories, LLC for space in the Freeport Business Complex (Units 118 & 120-Building A) that was continued from the January 22, 2019 Regular Meeting. He reported the contract has been prepared with the items addressed during the Regular Meeting and has been signed by Stone Clinical Laboratories, LLC representatives. He stated should the Board approve the contract the issuance of a change order would be needed to enable Lord & Son to begin the interior build-out of the spaces to be utilized by Stone Clinical Laboratories, LLC.

Motion by Commissioner Glidewell, second by Commissioner Nipper, to approve and authorize the Chairman to sign a contract with Stone Clinical Laboratories, LLC as presented. Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Commissioner Glidewell asked if the change order would include the Tax Collector as well. Mr. Jones said that was a separate change order. The cost associated with this change order is on par with the amount paid per square footage throughout the whole building.

Motion by Commissioner Glidewell, second by Commissioner Nipper, to approve the change order to allow Lord & Son to begin the process of the interior build-out of the spaces to be utilized by Stone Lab as stated in the lease.

Mr. Bob Brooke questioned if this was the same Stone Laboratories which was applying for Triumph funding. Mr. Jones stated it was.

Ayes 5, Nays 0. Anderson Aye, Chapman Aye, Glidewell Aye, Nick Aye, Nipper Aye.

Mr. Jones said the actions taken were not contingent upon Stone Lab's Triumph application; the company is ready to move forward.

There being no further items to present, the meeting was adjourned at 9:26 a.m.

Approved: Tony Anderson  
Tony Anderson, Chairman

Attest: Alex Alford  
Alex Alford, Clerk of Courts and County Comptroller