



MINUTES

Board of County Commissioners

Thursday, February 27, 2020 @ 9:00 AM

South Walton Annex Board Room

LAND USE HEARING

COMMISSIONER ATTENDANCE

PRESENT: Commissioner Bill Chapman, Commissioner Danny Glidewell, Commissioner Melanie Nipper, Commissioner Trey Nick, and Commissioner Tony Anderson

STAFF PRESENT: Larry Jones, County Administrator, and Heather Christman, Asst. County Attorney

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND INVOCATION

CALL TO ORDER

Chairman Chapman called the meeting to order.

Attorney Christman administered the oath to those intending to speak during the Quasi-Judicial Hearing portion of the meeting.

LEGISLATIVE ITEMS

- 1. Azland Waste Services LSA - Adoption Hearing. Request to approve by ordinance. Project number LUM19-000002 is being reviewed by Bob Baronti. This is a large scale amendment application submitted by Jenkins Engineering on behalf of Azland Waste Services, LLC., requesting approval to change the future land use Large Scale Agriculture & Estate Residential to Extractive Uses and change the Official Zoning Map District from Large Scale Agriculture & Estate Residential to Extractive Uses on 330.60+/- acres. The project is located from the intersection of U.S. Highway 331 S. and Rock Hill Road, the subject parcel is approximately 1.5 miles on the north side of Rock Hill Road, and identified as 06-1N-18-08000-004-0010 & 06-1N-18-08000-006-0000.**

Mr. Bob Baronti, Planner, briefly discussed the request and submitted the Staff Report into the record.

There were no public comments.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to adopt **Ordinance 2020-06** approving Azland Waste Services LSA.

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner Anderson

2. **Path of Grace LSA - Adoption Hearing. Request to approve by ordinance. Project number LUM19-000009 is being reviewed by Bob Baronti. This is a large scale amendment application submitted by Jenkins Engineering Inc., on behalf of Path of Grace Inc., requesting approval to change the future land use from Conservation Residential to Public Facilities & Institutional with a zoning of Conservation Residential 1:2.5 to Institutional on 10.09 +/- acres. The project is located on the west side of Church Street approximately 1 mile north of the intersection of U.S. Highway 98 and Church Street and is identified by parcel number 27-2S-20-33210-000-0340.**

Mr. Baronti briefly discussed the request and submitted the Staff Report into the record.

There were no public comments.

Motion by Commissioner Glidewell, second by Commissioner Nipper, to adopt **Ordinance 2020-05** approving Path of Grace LSA

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner Anderson

3. **Miramar Car Wash and Restaurant Rezoning - Request to approve by ordinance. Project number LUM19-000013 is being reviewed by Bob Baronti. This is a rezoning application submitted by Jenkins Engineering, Inc., on behalf of Destin Development Group, requesting approval to change the zoning from Coastal Center to Coastal Center Mixed Use with the current future land use of Mixed Use on 5 acres+/- . The project is located on the north side of U.S. Highway 98 west of Holiday Road, between McDonald's and Urgent Care and is identified by parcel number 30-2S-21-42000-001-0010.**

Mr. Bob Baronti, Planner, briefly discussed the request and submitted the Staff Report into the record.

Mr. Jamie Eubanks, Jenkins Engineering-representing the applicant, briefly discussed the request.

Commissioner Nipper noted chemicals would be used with the car wash and questioned how the wastewater would be contained. Mr. Eubanks reviewed the quality and quantity storm water system. Commissioner Nipper asked if monitoring would be performed. Mr. Eubanks stated that it would.

Commissioner Glidewell asked where the storm water pop-off was located. Mr. Eubanks stated it is a 100 year event system and is located at the rear of the site away from the FDOT right of way. Commissioner Glidewell asked if the storm water would be discharged into the bay. Mr. Eubanks said it would not. Further discussion was held on the treatment of the storm water and its compliance with State standards.

Commissioner Glidewell asked if the rezoning was necessary for the car wash or restaurant. Mr. Eubanks stated it was for both.

Motion by Commissioner Nick, second by Commissioner Anderson, to adopt **Ordinance 2020-04** approving Miramar Car Wash and Restaurant Rezoning.

Ms. Donna Johns spoke in opposition of the project siting drainage concerns. Chairman Chapman said her concerns would be addressed during the development order process.

Ms. Lori Echols voiced concern with the zoning change and other changes which have occurred in Miramar Beach. She encouraged the board to carefully consider any zoning changes. Chairman Chapman insured Ms. Echols that careful consideration and ample research is done by the board prior to voting.

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner Anderson

QUASI-JUDICIAL ITEMS

The Quasi-judicial Hearings were called to order. There were no objections to the advertisements. Attorney Christman instructed the board to submit any Ex Parte communications to the clerk.

- 4. Sugar Sands Estates PUD Subdivision Plat - Request to approve by final plat. Project number PLA18-000035 is being reviewed by Bob Baronti. This is a plat application submitted by Melissa Ward of Dunlap & Shipman on behalf of B. C. Luxury Homes, LLC., requesting approval to plat 39 single-family residential lots on 19.61 +/- acres. The property has a future land use of Conservation Residential 2:1 and a zoning district of Conservation Residential 2:1. The project is located**

on the east side of Sugar Drive, approximately 2,800 linear feet south of the intersection of U.S. Highway 98 and Sugar Drive, and is identified by parcel numbers 33-2S-20-33260-023-0000 and 33-2S-20-33260-024-0000. Staff found the request will meet the requirements of the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)

Mr. Baronti briefly discussed the request and submitted the Staff Report into evidence.

Ms. Melissa Ward, Dunlap & Shipman-representing the applicant, briefly discussed the request and was available for questioning. She requested the board approve the plat for recording.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve by final plat Sugar Sands Estates PUD Subdivision Plat contingent upon conditions being met as stated in the Staff Report.

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner Anderson

(Exhibits: Staff Report-1) (Ex Parte: None)

5. **New Life Church of God - Request to approve by final order. Project number MAJ19-000022 is being reviewed by Bob Baronti. This is a major development order application submitted by Innerlight Engineering Corp., Inc. on behalf of The New Life Church of God, Inc. requesting the approval to construct a 30,482 SF Church with coffee shop and parking on 5.05 +/- acres with a Future Land Use of Mixed Use and Zoning of Small Neighborhood. The project is located at 238 Moll Drive, Santa Rosa Beach, and is identified by parcel number(s) 34-2S-20-33270-035-0010. Staff found the request will meet the requirements of the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Mr. Baronti briefly discussed the request and submitted the Staff Report into evidence.

Mr. David Smith, Innerlight Engineering-representing the applicant, briefly discussed the request and was available for questioning.

Commissioner Glidewell asked how many parking spaces were available. Mr. Smith replied there were 177 regular spaces and 6 handicapped spaces.

Commissioner Anderson asked if there had been conversations with the State regarding a possible light at the Moll Drive intersection. Mr. Smith said they have not,

but he had attended the meetings in which Mr. Chance Powell, County Traffic Engineer, discussed the light at Moll Drive and the connector road to C.R. 393. Commissioner Glidewell said there are other churches impacting the intersection with U.S. Highway 98. Commissioner Anderson recommended the applicant have discussions with the other churches regarding the installation of a light at the intersection. Mr. Smith said the applicant would be amenable to holding discussions with the churches in the neighborhood.

Commissioner Glidewell asked about the operating hours of the coffee shop. Mr. Smith said the coffee shop would only be open during church times.

Commissioner Glidewell asked if the engineering concerns noted in the Staff Report had been addressed. Mr. Baronti said they had.

There were no public comments.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve by final order New Life Church of God contingent upon conditions being met as stated in the Staff Report.

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner Anderson

(Exhibits: Staff Report-1) (Ex Parte: None)

6. **Walton's Landing - Request to approve by final order. Project number MAJ19-000017 is being reviewed by Bob Baronti. This is a major development order application submitted by Innerlight Engineering Corporation, Inc. on behalf of D. R. Horton, Inc. requesting the approval to develop 73 single family lots, 98 townhomes, pool amenity, and a one acre commercial parcel 38.22 +/- acres with a Future Land Use of Mixed Use and Zoning of Village Mixed Use. The project is located at 2432 Chat Holly Road and is identified by parcel number 23-2S-20-33170-000-0130. Staff found the request will meet the requirements of the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Mr. Baronti briefly discussed the project and submitted the Staff Report into evidence. He stated the applicant has asked to continue the request one month.

There were no public comments.

Motion by Commissioner Nick, second by Commissioner Nipper, to continue Walton's Landing.

A brief discussion was held to determine a date for continuance.

Commissioner Nipper noted that there were to be no exits onto Chat Holley and asked that the report be updated to reflect that information prior to the presentation. Mr. David Smith, Innerlight Engineering-representing the applicant, replied that the no exit onto Chat Holley only pertained to the future commercial project slated for the southeast corner of the property. Public Works has asked the commercial project to connect to Nellie Drive; not Chat Holley.

Motion by Commissioner Nick, second by Commissioner Nipper, to amend the motion to include to continue the request to the March 26, 2020 Land Use Hearing.

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner Anderson

(Exhibits: Staff Report-1) (Ex Parte: None)

- 7. Mack Bayou Residences PUD - Request to approve by PUD Overlay Ordinance and Final Order. Project number MAJ19-000024 is being reviewed by Renee Bradley. This is a major development order application submitted by Innerlight Engineering Corp., on behalf of Crest Residential LLC, requesting the approval of a PUD Overlay and Technical PUD to construct a residential community consisting of 252 multi-family apartments, 24 townhomes, 12 single family homes with 15,000 +/- sf amenities, bike path, public park and future commercial development on 37.63 +/- acres with a Future Land Use of Mixed Use/Residential and Zoning of Small Neighborhood/Infill. The project is located 0.7 miles from the intersection of U.S. Highway 98 and Mack Bayou Road, on the right side of Mack Bayou Road, and is identified by parcel number(s) 25-2S-21-42000-027-0000, 25-2S-21-42350-000-0020, and 25-2S-21-42350-000-0090. Staff found the request will meet the requirements of the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Ms. Rene Bradley, Planner, briefly discussed the project and submitted the Staff Report into evidence. She reported Public Works assessed that the deviation request for the 100 foot gate at the southern entrance connecting to E. Mack Bayou Road did not meet the requirements of the Land Development Code (Section 5.04.03(I))

Commissioner Nipper questioned if there were ample ADA spaces for the project. Ms. Bradley stated there was. Commissioner Nipper asked if a turn lane is being required on Mack Bayou Road. Ms. Bradley said that it was required. Proportional fair share is

not being required because the cost to construct the turn lane and the pedestrian pathway exceeds the amount of the proportional fair share fee.

Chairman Chapman voiced concern with the increased number of traffic on a two-lane road. Discussion was held regarding the traffic impact by this project and the inability to widen Mack Bayou due to the unavailability of right of way.

Mr. David Smith, Innerlight Engineering-representing the applicant, briefly discussed the project and stated the wetland impacts were less than 1/2 acre. He spoke about the community meetings held and the concerns, raised by both community and staff, which were addressed. He discussed the amenities which are proposed with the project and said there were ingress/egresses on E. Mack Bayou and Mack Bayou. He discussed the connection to C.R. 393 which would alleviate traffic concerns.

Chairman Chapman estimated there would be over 500 additional vehicles daily affecting Mack Bayou Road. Mr. Smith stated the traffic engineer found the level of service is not degraded. Chairman Chapman said he did not support the project based on the traffic impact.

Commissioner Glidewell commented the intersection is already degraded. He said the design is beautiful and a lot of hard work had been done. He voiced concern with the number of variances being requested and said he could not support the project based on the traffic impact and variances. Mr. Smith said the project is less than the allowable density and that the deviations are not about the number of units. He briefly reviewed the deviations being requested. Discussion continued on the effects of the increased amount of traffic.

Mr. David O'Brien, Crest Residential, spoke about the reasons for the deviation request for the 100 foot gate and said changes could be made to eliminate the need for a deviation.

Mr. Smith noted there was an additional ingress/egress into the project on Goldsby Road.

Mr. O'Brien stated that all the concerns have been addressed and felt that this design is responsible development. He asked what could be done to garner board support of the project.

Commissioner Nipper commended the developer on the beautiful design but expressed concern with the traffic impact on Mack Bayou Road.

Mr. Smith asked to continue the project to allow the applicant time to address the unit count to address traffic concerns.

There were no public comments.

Motion by Commissioner Nipper, second by Commissioner Glidewell, to continue Mack Bayou Residences PUD to allow the applicant time to address the concerns discussed.

Commissioner Glidewell noted the county will be utilizing a transit system and asked that a space for a transit stop be included in the design.

Motion by Commissioner Nipper, second by Commissioner Glidewell, to amend the motion to continue the request to the March 26, 2020 Land Use Hearing.

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner Anderson

(Exhibits: Staff Report-1) (Ex Parte: Chapman, Anderson, Nipper, Glidewell, Nick)

8. **Magnolia Dunes Subdivision Plat - Request to approve by final plat. Project number PLA19-000027 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation, Inc. on behalf of Bradley Touchstone, requesting approval to plat 3 residential lots on 4.91 +/- acres with a future land use of Conservation Residential and a zoning category of Conservation Residential 2:1. The project is located on the west side of Thompson Road, north of Boone Lane and south of Woodshire Drive, and is identified by parcel number(s) 33-2S-20-33260-006-0001. Staff found the request will meet the requirements of the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Mr. Tim Brown, Planner, briefly discussed the request and submitted the Staff Report into evidence.

Mr. David Smith, Innerlight Engineering-representing the applicant, briefly discussed the request and stated most of the property is wetlands and would not allow for a large development.

Motion by Commissioner Glidewell, second by Commissioner Nick, to approve by final plat Magnolia Dunes Subdivision Plat contingent upon conditions being met as stated in the Staff Report.

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner Anderson

(Exhibits: Staff Report-1) (Ex Parte: None)

9. **Kaiya the Strand Plat - Request to approve by final plat. Project number PLA18-000015 is being reviewed by Tim Brown. This is a plat application submitted by Innerlight Engineering Corporation on behalf of SBG-PR, LLC, requesting approval to plat 12 townhomes and a 2,839 square foot pool amenity on 2.22 +/- acres with a future land use of Residential and zoning category of Neighborhood Infill. The project is located on the south side of C.R. 30A, east of Watersound Parkway South and west of Sea Garden Street and is identified by parcel number(s) 27-3S-18-16000-027-0000. Staff found the request will meet the requirements of the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Mr. Brown briefly discussed the request and submitted the Staff Report into evidence.

Chairman Chapman asked how wide the property was and the amount of the setbacks. Mr. Smith stated the dimensions of the lot and said setbacks are not required for townhomes. He said there is a setback behind the units.

Commissioner Glidewell asked about the parking for the units. Mr. Smith replied there are three parking spaces per unit. Mr. Rick Borst, Project Manager, discussed the parking spaces for the units.

Commissioner Nipper questioned if storm water issues were being addressed. Mr. Borst said there is an agreement with Sandcliffs in which the storm water systems will be combined once this is platted.

Commissioner Glidewell asked where the storm water would be going. Mr. Borst stated the storm water is an ex-filtration system.

Ms. Donna Johns voiced concern with the number of homes on the limited size property and asked if the beach would be public or private. Mr. Borst said the beach access is private for those at Kaiya Beach Resort. A brief discussion was held regarding the private beach.

Motion by Commissioner Anderson, second by Commissioner Nick, to approve by final plat Kaiya the Strand Plat contingent upon conditions being met as stated in the Staff Report.

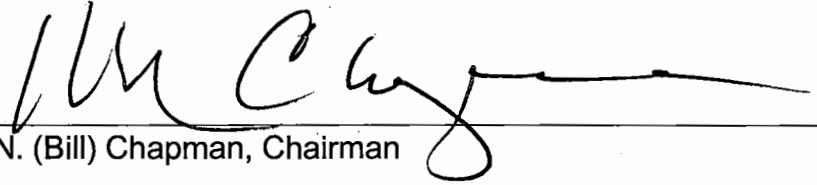
5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner Anderson

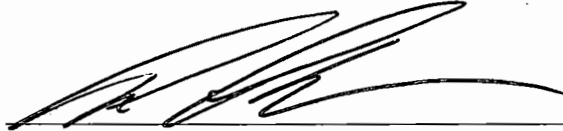
(Exhibits: Staff Report-1) (Ex Parte: None)

ADJOURN

There being no further discussion, the meeting was adjourned at 10:01 a.m.



W. N. (Bill) Chapman, Chairman



Attest: Alex Alford, Clerk of Court and County Comptroller