

MAY 04, 2004- LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Land Use Hearing on Tuesday, May 04, 2004 at 5:00 p.m. at the South Walton Courthouse Annex.

The following Board members were present: Larry Jones, Chair, Tim Pauls, Vice-Chair, Commissioner Lane Rees, Commissioner Kenneth Pridgen, and Commissioner Ro Cuchens. Mrs. Shirl Williams, Assistant County Administrator, and Mrs. Kira Coley, Staff Attorney, were also present.

Commissioner Rees led with prayer followed by the pledge of allegiance to the American Flag. Chairman Jones called the meeting to order.

Mr. Ed Baltzey, EOC Manager, addressed the Board and presented pictures of damage caused by recent tornado and severe thunder storm activity. He requested the Board's permission to allow Public Works to provide dumpsters to collect debris caused by the storm.

Motion by Commissioner Pridgen, second by Commissioner Rees, to approve the request. Ayes 5, Naves 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mr. Baltzey presented a resolution, declaring a local state of emergency in Walton County due to "Exercise Hurricane Zane" and enlisting the aid of the Honorable Governor of the State of Florida, the State Cabinet and our Representatives in Washington D.C. for assistance in our time of need. Mr. Baltzey requested that the Board authorize the Chairman's signature.

Motion by Commissioner Cuchens, second by Commissioner Pauls, to authorize the Chairman's signature and adopt a resolution (2004-32) declaring a local state of

emergency in Walton County due to Exercise Hurricane Zane . Ayes 5, Nayes 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mr. Mike Lane, Planning Director, announced that the Planning Commission had its first transmittal hearing on April 26th and had scheduled to discuss several controversial items on May 19th. He asked that the Board discuss and vote only on the non controversial items during their transmittal hearing scheduled for May 18th. The Board had no objections.

Mrs. Jennifer Christensen, Planning Coordinator, presented a request from Mr. Milton Fulmer for abandonment of a 60-foot easement located approximately 1,527 feet from the westerly intersection of US 98 and CR 30-A. The Planning Department and Planning Commission recommended approval of the proposed abandonment.

The Board requested further clarification of the abandonment proposal. Mr. David Kramer, representing Mr. Fulmer, addressed the Board to further explain the request. He submitted a packet of information regarding the request into the record.

Motion by Commissioner Pauls, second by Commissioner Rees, to approve the proposed Fulmer Abandonment, with the condition that the right to place utilities in that area is reserved (Resolution 2004-33). Ayes 5, Nayes 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mrs. Christensen presented the proposed Grand Cove Abandonment. The Grand Cove Homeowners Association proposed to abandon the south 1,350 feet of Driftwood Point Road in order to provide a “gated” or restricted community. This property is located on Driftwood Point Road. Planning staff’s recommendation was for approval.

The Planning Commission also recommended approval subject to the following conditions:

1. County staff is to determine how the tax bond associated with roadway will impact abandonment, and
2. County staff is to verify that properly created Homeowners Association has been formed to maintain the roadway.

Mrs. Christensen stated that both of the conditions had been met.

Motion by Commissioner Pridgen, second by Commissioner Cuchens, to approve the proposed Grand Cove Abandonment (Resolution 2004-34). Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mrs. Christensen presented, for its advertised second public hearing, an ordinance modifying the Walton County Land Development Section 5.07.09 Tall Structures and 5.07.10 Rooftop Wireless Communications Facilities. Mrs. Christensen reviewed the language that had been added to the ordinance and discussion was held regarding the changes.

Mr. Richard Fowlkes asked if the language in the ordinance would permit cell phone towers in all land use categories. Mrs. Christensen read the current language which states, "Camouflage towers (i.e., flagpoles, bell/clock towers) and rooftop wireless communication facilities are allowed in all land use districts."

Motion by Commissioner Rees, second by Commissioner Pridgen, to approve the proposed Tower Ordinance (2004-19). Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mr. Tom Blackshear, Senior Planner, presented for consideration the proposed Blue Gulf Resort Unit 1 Amendment. Mr. David Kramer proposed an amendment to the Future Land Use Maps on a 0.14-acre parcel with current land use designation of

NPA/Residential Preservation be amended to Village Mixed Use. This parcel is located at the northeast corner of CR 30-A and Flounder Street in the Blue Mountain Beach area. Mr. Blackshear reviewed the planning report and presented the Planning Department's recommendation. Staff recommended denial of this small-scale amendment application based upon inconsistency with Comp Plan Policy L-1(B) (6). The Planning Commission recommended approval.

Mr. David Kramer, applicant, addressed the Board and spoke about the adjacent land use and future land use categories. He also spoke about reasons he felt that the FLUM amendment should be approved and asked that the Board approve it. Commissioner Pauls expressed concern with the expansion of the existing Village Mixed Use Center; the current language of the Comp Plan sets the maximum acreage of any particular Village Mixed Use Center at forty acres. He asked if there was any other land classification that might be more appropriate.

Some members of the audience addressed the Board to speak in opposition to the request. Mr. Bill Bard asked the Board to follow the language of the Code. Ms. Anita Paige spoke about the acreage limitation throughout the land use categories in the Comprehensive Plan. Mr. Fowlkes agreed with the comments made by Mr. Bard and Mrs. Paige and urged, on behalf of the Blue Mountain Beach Association, the Board to deny the request.

Motion by Commissioner Cuchens to approve the proposed Blue Gulf Resort Unit 1 Amendment. The motion died for lack of a second.

Motion by Commissioner Rees, second by Commissioner Pauls, to deny the request based upon the inconsistency with the current language of the Comprehensive Plan. Ayes 4, Nays 1. Jones Aye, Rees Aye, Pauls Aye, Cuchens Naye, and Pridgen Aye.

Mr. Blackshear presented the proposed Couch Ready Mix USA Amendment. Vail Engineering for Couch Read Mix USA proposed an amendment to the Future Land Use Map on 1.2 acres with a current land use designation of Rural Village be amended to Heavy Industrial. This parcel is located at the southeast corner of US 90 and Gene Hurley Road, south of the railroad tracts. Mr. Blackshear reviewed the site suitability information and the staff analysis and comments contained in the planning report. Planning staff recommended approval of this small-scale amendment request, while acknowledging that a detailed traffic analysis will be required at the time of project review. The Planning Commission also recommended approval.

Mr. Chris Vail, Couch Ready Mix USA, addressed the Board and requested approval of the request.

Motion by Commissioner Cuchens, second by Commissioner Pauls, to approve by ordinance the Couch Ready Mix USA Amendment (2004-20). Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Chairman Jones called to order the Quasi-Judicial Hearings and Attorney Coley administered the oath to those individuals who would be speaking on the following matters: Ace Hardware, Baywalk Landings Subdivision, Naturewalk of Seagrove PUD, 124 East 30-A F/K/A Blues @ Grayton, Cottages of Eastern Lake PUD, Canal Park Lot 2, Chateaux De Paris, Treasure Sands Subdivision, Palacio Grande Apartment Complex,

Destin Bank, Palmeira Villas @ Seagrove. Each commissioner acknowledged all ex-parte communications that had been received regarding the projects being presented.

Mr. Carl Hammons, Planning Technician II, presented the request for approval of a major development identified as “Ace Hardware”. Mr. Mike Richardson proposed to construct a 5,019 to the rear of the existing 12,556 sq. ft. Ace Hardware store and (2) one-story 7,500 sq. ft. commercial/inventory storage buildings to the west of the existing hardware store on 2.9 acres with a land use designation of Coastal Center. This site is located on the north side of Highway 98 between Ponce de Leon and Geronimo Streets. Mr. Hammons reviewed and entered into the record a policy statement from the Planning Department titled “Walton County Comprehensive Plan and Land Development Code Interpretations, A Supplement to the Ace Hardware Planning Report” (**Exhibit #1-Supplement to Planning Report**). Planning staff recommended approval (**Exhibit #2-Planning Report**). The Planning commission recommended approval contingent upon the following conditions:

1. The developer is to pay its pro-rata for a westbound to southbound left turn lane in U.S. 98 at Geronimo Street;
2. DEP Wetlands Permits are obtained; and
3. Terms listed in letter dated January 12, 2004;
 - A. Normal operation hours will be 7:00 a.m. to 7:00 p.m. This is not a gated facility so access cannot be completely controlled.
 - B. No manufacturing will be allowed.
 - C. Each unit will have an assigned number of parking spaces
 - D. All work done inside the unit will be in compliance with the Walton County Noise Ordinance.
 - E. No overnight parking of tenants’ vehicles or trailers will be permitted.
 - F. No outside storage will be permitted.

Mr. Dean Burgess, Emerald Coast Associates, addressed the Board representing the applicant. Mr. Burgess submitted a letter written by Mr. Richardson addressed to the

Walton County Planning Commission (**Exhibit #3-Letter**). The letter was in regards to conditions that would be used to form a rental contract.

Chairman Jones opened the floor to public comments.

Mrs. Charlotte Flynt stated that she feels the conditions should be met before they are able to begin the project.

Mr. Carl Barnes, adjacent property owner, addressed the Board to speak about drainage issues on Geronimo Street. He spoke about several times he has contacted staff to voice his concern. He questioned how staff could approve this project with the existing drainage issues. Mr. David Smith, County Engineer, stated that the site was required to retain water. He further stated that the project would not have a negative impact on the situation.

Mrs. Shari and Mr. Mike Judkins addressed the Board to speak in opposition to the proposed project. Mrs. Judkins expressed concern because she felt that the legal description and advertisement of intent for the project had been changed. She entered two documents into the record as exhibits (**Exhibit #4-Florida Statute 163.3225 & Exhibit #5-Copy of Public Hearing Notice**).

Mrs. Judkins asked Attorney Coley if the project should be continued if they felt that the project had been changed. Attorney Coley, based on information provided by staff (**Exhibit #33-38-Public Hearing Notices**), determined that the advertisement for the project was sufficient.

Mr. and Mrs. Judkins reviewed and submitted numerous other exhibits into the record to support their opposition to the project (**Exhibit #6-Copy of Final Order, Exhibit #7A-G-Photographs, Exhibit #8-Planning Report (December 18, 2003)**),

Exhibit #9-Copy of Order Denying Petition for Writ of Certiorari, Exhibit #10-Page 3 from Planning Report (December 18, 2003), Exhibit #11-LDC 1.06.09. Relation of Specific to General Provisions, Exhibit #12-LDC 2.01.03. Coastal Center Zoning, Exhibit #13-LDC 2.01.04. Categories of Primary Uses for General Commercial, Light Industrial, and Heavy Industrial, Exhibit #14-LDC 5.00.02. Minimum Lot Area Requirements, Exhibit #15-LDC 5.00.03. Building Setback Requirements, Exhibit #16-LDC 5.01.02. Landscaped Buffers, Exhibit #17-LDC 5.02.00. Offstreet Parking and Loading, Exhibit #18-LDC 5.02.02 Offstreet Parking Requirements Chart, Exhibit #19-LDC 2.01.04. Categories of Primary Uses, Exhibit #20-LDC 5.02.04. Joint Use and Offsite Facilities, Exhibit #21-LDC 5.02.05. Design Standards, Exhibit #22-LDC 5.02.07. Offstreet Loading, Exhibit #23-LDC 8.01.02. Continuation of nonconformity, Exhibit #24-Comp Plan FLUE-18, Exhibit #25-Comp Plan FLUE-20, Exhibit #26-Comp Plan FLUE-22, Exhibit #27-Comp Plan FLUE-26, Exhibit #28-Comp Plan Policy L-1.4.2, Exhibit #29-Planning Commission Meeting Minutes (January 8, 2004), Exhibit #30-Planning Commission Meeting Minutes (February 12, 2004), Exhibit #31-Land Use Hearing Minutes (April 06, 2004), Exhibit #32-Land Use Hearing Minutes (March 02, 2004)). Mrs. Judkins completed her presentation by briefly questioning Mr. Hammons and Mr. Burgess regarding the proposed parking.

Mr. Bill Bard also addressed the Board to speak in opposition to the project. He asked for clarification on what was being presented in the applicant's application. Mr. Lane stated that the project was being presented as neighborhood serving commercial. He explained that in both the LDC and Comp Plan, the Coastal Center land use district

allows commercial uses for “retail, entertainment, restaurant, services, and lodging.” Mr. Lane said that in its basic interpretation, staff construed this sentence to say that Coastal Center allows commercial service uses.

Ms. Paige, on behalf of the South Walton Community Council, expressed concern with the parking issue and wetlands issue. Mr. Hammons addressed both of these concerns.

Mr. Russ Aldrich, Emerald Coast Associates, appeared before the Board to address the concerns that had been expressed. He spoke about parking, signage, and wetland issues.

Mr. and Mrs. Judkins addressed the Board to make their closing statements. Mrs. Judkins asked if any commissioner had any conflict that would affect their ability to make a fair and impartial decision. The Board stated that there were no conflicts.

Motion by Commissioner Pauls, second by Commissioner Pridgen, to approve the Ace Hardware request. The motion includes the conditions listed in the final recommendation from the Planning Commission and in the letter dated January 12, 2004 (revised on May 3, 2004). Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

The Board recessed briefly.

Mrs. Christensen presented a request for approval from Baywalk Landings LLC, for a proposed 44-lot single-family lot subdivision on 10.85 acres with a land use designation of Coastal Center. This site is located on the west side of Geronimo Street, 210 feet north of US 98. Mrs. Christensen stated that Planning staff’s recommendation was initially for denial based upon the project not meeting Transportation Concurrency,

but since that recommendation was made additional information has been provided to the traffic consultant, Mr. Bill Tipton. Based upon the information received, Tipton Associates has changed their recommendation to approval. The Planning Department also changed their recommendation to approval with the following condition: the developer must pay a pro rata share of eastbound to northbound left turn lane on US 98 at Geronimo Street (**Exhibit #1-Planning Report & Exhibit #2-Traffic Concurrency**).

Attorney George Ralph Miller addressed the Board representing the applicant. He asked Mrs. Christensen if the proposed project complied with the Comp Plan and LDC. Mrs. Christensen replied that it does.

Commissioner Pauls questioned if the applicant was in agreement with the recommendation of approval from Mr. Tipton. Attorney Miller stated that they were. Mrs. Christensen entered into the record a letter providing Mr. Tipton with the information in which he issued his new recommendation for approval (**Exhibit #3-Letter**).

Mrs. Charlotte Flynt questioned about the turn lane on US 98 at Geronimo Street. Mr. Smith, County Engineer, stated that Resort Interiors has agreed to install the turn lane and was in the process of obtaining permits to do so.

Motion by Commissioner Rees, second by Commissioner Cuchens, to approve the Baywalk Landings Subdivision based on the condition recommended by the Planning Department. Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mr. Hammons presented a request for approval of a major development identified as "Naturewalk of Seagrove". Naturewalk Development Co., LLC, Rick Olsen, was

proposing a Planned Unit Development of a 401 dwelling units on 155 acres with a land use designation of Neighborhood Planning Area/Traditional Neighborhood Development. This parcel is located off County Road 395 approximately 2.5 miles south of US 98. The Planning Department and Planning Commission recommended approval (**Exhibit #1-Planning Report**)

Attorney Miller, representing the applicant, asked Mr. Hammons if the project complied with the Comp Plan and LDC. Mr. Hammons answered that it did. Mr. Miller turned the presentation over to Mr. Patrick Hodges, Engineer. Mr. Hodges submitted and discussed the conceptual master plan for the proposed project (**Exhibit #2-Master Plan**).

One member of the audience questioned if there would be a turn lane into the entrance of the subdivision. Mr. Hodges felt that a turn lane would be required for approval of the conceptual master plan.

Motion Commissioner Cuchens, second by Commissioner Pridgen, to approve the Naturewalk of Seagrove PUD. Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mr. Lane presented a request for approval of a major development identified as “124 East CR 30-A (F/K/A Blue’s at Grayton).” The proposed project consists of modifying an existing building, second floor, to 2,450 sq ft of retail on .265 acres with a land use designation of NPA/Residential Preservation. This parcel is located 1/8 of a mile east of CR 283 on CR 30-A. The Planning Commission and Planning staff’s recommendation was for approval (**Exhibit #1-Planning Report**).

Attorney Coley entered into the record a letter written by Mr. Andrew Gray and a copy of the developer's agreement (**Exhibit #2-Letter by Andrew Gray & Exhibit #3-Developer's Agreement**).

Mr. Steven Uhlfelder, applicant, addressed the Board to explain the shared parking agreement between the applicants and Ms. Mary Derck.

Mr. Rocky Hard addressed the Board and was sworn in. Mr. Hard reviewed and submitted several documents into the record to support opposition to the project (**Exhibit #4-Site/Utility Plan, Exhibit #5-Walton County Development Order, and Exhibit #6-Land Use Hearing Minutes (January 07, 2002), Exhibit #7-Notice of Ad Valorem Taxes & Non-Ad Valorem Assessments, Exhibit #8-Building Department Application for Building Permit, Exhibit #9- Building Department Application for Building Permit, Exhibit #10-Letter Addressed to Mike Lane, Planning Director, Exhibit #11-DEP Permit Modification, Exhibit #12-Warranty Deed, Exhibit #13-Land Survey, Exhibit #14-Letter Addressed to Mike Lane, Exhibit #15-Warranty Deed, Exhibit #16-Site and Utility Plan, Exhibit #17-Code Violation Complaint Worksheet, Exhibit #18-Letter from Attorney George Ralph Miller Addressed to Mike Lane, Exhibit #19-Letter Addressed to James J. Reeves, Exhibit #20-Site Plan Exhibit #21A-E-Photographs, Exhibit #22-Compatibility Analysis**).

Ms. Linda Ayer and Mr. Richard Fowlkes also objected to the project due to parking issues.

Mr. Benoit Laurent, Builder, addressed the Board and explained the building process of the project.

Motion by Commissioner Rees, second by Commissioner Pridgen, to approve the request for 124 East 30-A with the proposed Shared Parking Agreement and Developer's Agreement.

Commissioner Cuchens requested that someone be assigned to direct people where to park. Mr. Uhlfelder assured the Board that parking would be assigned.

A motion was called for the motion on the floor. Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

The Board recessed briefly.

Mr. Hammons presented a request for approval of a major development identified as "Cottages of Eastern Lake PUD". The proposed project consists of a total of 34 single-family residential units and one duplex in two clustered areas on 5.28 acres with a land designation of Village Mixed Use Center. This parcel is located near the southeast corner of the intersection of CR 30-A and Lakewood Drive. Planning staff and Planning Commission recommended approval (**Exhibit #1-Planning Report**).

Mr. Dean Burgess, representing the developer, addressed the Board to answer any questions. Commissioner Rees questioned if the development is considered DeMinimus. Staff determined that the development is deemed DeMinimus due to the generated trips being less than 2% of the capacity of the subject roadway at the adopted level of service.

Mr. Nick Cassello, St. Joe Company, adjacent property owner, addressed the Board to ask questions regarding the application and site plan. He questioned the proposed buffer and requested that the approval be contingent upon the applicant having additional language in the neighborhood covenants that would protect the buffer between the property owners.

Mr. Bill Hammock stated that they would certainly comply with the buffer requirements in the LDC.

Mr. Smith spoke briefly about storm water and the drainage issues.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to approve the Cottage of Eastern Lake PUD with the condition that additional language is added to the neighborhood covenants to protect the buffer. Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mrs. Christensen presented the proposed project of Canal Park Lot 2, in which Gene Shaver, owner, proposed a 3,030 sq ft building expansion for a total of 8,095 sq ft (250 sq ft office and 7,845 sq ft warehouse) on .79 acres with a land use designation of Industrial. This parcel is located north of US 98 off CR 393, approximately 330 feet on the south side of Market Street. Planning staff and Planning Commission's recommendation was for approval (**Exhibit #1-Planning Report**).

Mr. Jim Fuller, Emerald Coast Associates, addressed the Board to answer any questions. There were no public comments.

Motion by Commissioner Rees, second by Commissioner Pauls, to approve Canal Park Lot 2. Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mrs. Christensen presented a request for approval of a major development identified as "Chateaux De Paris". Sony Roy was proposing a 7-lot single family residential subdivision with basketball and tennis courts on 1.84 acres with a land use designation of NPA/Infill. This parcel is located on the north side of CR 30-A, east of

CR 395 between Gulf Vista Townhomes and Tranquil Shores Subdivision. Planning staff and Planning Commission recommended approval (**Exhibit #1-Planning Report**).

Mr. Dean Burgess addressed the Board representing the applicant. There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Pauls, to approve Chateaux De Paris. Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mr. Hammons presented a request for approval for a major development identified as "Treasure Sands Subdivision". SJS Investments, L.L.C., proposed a 9-lot residential subdivision on 1.25 acres with a land use designation of NPA/Infill. This parcel is located north of US 98, off Driftwood Road on the western end of Payne Street. Planning Commission and Planning staff recommended approval (**Exhibit #1-Planning Report**).

Mr. Mark Siner, representing the applicant, addressed the Board to answer any questions. There were no public comments.

Motion by Commissioner Pauls, second by Commissioner Rees, to approve Treasure Sands Subdivision. Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mrs. Christensen presented the proposed major development of "Palacio Grande Apartment Complex". McDorman Construction was proposing a 93-unit apartment complex to service Sandestin developments on 9.11 +/- acres with a land use designation of Village Mixed Use. This parcel is located northeast of the intersection of CR 30-A and US 98 just off Hunter's Road, behind John John's Automotive. Planning staff's

recommendation was for approval contingent upon Hunter's Road is brought into compliance with county standards prior to a building permit being issued (**Exhibit #1-Planning Report**). The Planning Commission recommended approval subject to the improvements made to Hunter Road before obtaining a certificate of occupancy.

Mr. Smith stated that the Engineering Department recommended that improvements be made before a building permit is issued. Mr. Matt Parker, Civil Engineer, addressed the Board representing the applicant. Mr. Parker stated that the improvements would be made; it was just a matter of timing. He requested that the Board approve the project subject to the condition recommended by the Planning Commission.

Commissioner Pauls questioned the proposed parking. He also commented on the floor plan and elevation not being provided. Mr. Parker addressed Mr. Pauls' questions and comments.

Mrs. Anne Dowdy requested for the record that the developer provide a six foot privacy fence on the east side of the property. She also requested that only one person be allowed in each bedroom of the dormitory. Mr. Parker requested some time to discuss the privacy fence issue with Mrs. Dowdy.

Motion by Commissioner Rees, second by Commissioner Cuchens, to approve Palacio Grande Apartment Complex contingent upon Hunter's Road is brought into compliance with county standards prior to a building permit being obtained. (The motion reflects that the approval is for a dormitory project). Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mr. Hammons presented a request for approval of a major development identified as “Destin Bank”. The proposed project consists of a 2,503 sq ft bank on .74 acres with a land use designation of Village Mixed Use. This parcel is located on the southwest corner of CR 393 and US 98. Planning staff recommended approval (**Exhibit #1-Planning Report**)

Mr. Dean Burgess addressed the Board representing the developer. There were no public comments.

Motion by Commissioner Pridgen, second by Commissioner Pauls, to approve Destin Bank. Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

Mrs. Christensen presented the proposed project of Palmeira Villas @ Seagrove. Mr. Tim Kirby proposed to construct a 21-lot single family residential subdivision on 2.9 acres with a land use designation of Village Mixed Use. This parcel is located from CR 395 east on CR 30-A approximately 1.2 miles, just west of Robert Ellis Street. Planning staff’s recommendation was for approval (**Exhibit #1-Planning Report**). Planning Commission also recommended approval with the condition that the developer correct the preservation area (**Exhibit #2-Final Recommendation**).

Mr. Dean Burgess, representing the applicant, addressed the Board to answer any questions.

Mr. Bill Stange, adjacent property owner, expressed concern with traffic and stormwater issues. Mr. Burgess addressed Mr. Stange’s concerns.

Motion by Commissioner Cuchens, second by Commissioner Pridgen, to approve Palmeira Villas @ Seagrove. Ayes 5, Nays 0. Jones Aye, Rees Aye, Pauls Aye, Cuchens Aye, and Pridgen Aye.

There being no further business, the meeting adjourned at 9:40 p.m.

APPROVED: _____
Larry D. Jones, Chairman

ATTEST: _____
Martha Ingle, Clerk of Court