

MINUTES
Board of County Commissioners
Land Use Hearing
Thursday, May 23, 2019 @ 9:00 AM
South Walton Annex Board Room

COMMISSIONER ATTENDANCE

The following board members were present: Vice-Chair Bill Chapman, Commissioner Danny Glidewell, Commissioner Trey Nick, and Commissioner Tony Anderson. Larry Jones, County Administrator, Sidney Noyes, County Attorney, and Stan Sunday, Deputy Administrator were also present. Commissioner Melanie Nipper was not present.

PLANNING AND DEVELOPMENT SERVICES

Mr. Mac Carpenter, Planning and Development Director, stated there were five items on the agenda with two of the items being a request to continue on behalf of the applicant: Alys Beach Block CC Plat and Alys Beach Block BB Plat. He stated the original request was to continue to June 11, 2019; however, the board has rescheduled the Regular Meeting to June 10, 2019. He requested to continue the two items to the June 10, 2019 Regular Meeting to be held at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, FL.

Motion by Chapman, second by Glidewell, to continue Alys Beach Block CC Plat and Alys Beach Block BB Plat to the June 10, 2019 Regular Meeting to be held at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, FL.

4-0 by the following votes:

Ayes: Vice-Chair Chapman, Commissioner Glidewell,
Commissioner Nick, and Commissioner Anderson

LEGISLATIVE ITEMS

1. Golf Garden LSA - Request to approve to transmit to the Department of Economic Opportunity (DEO). Project number LUM18-000015 is being reviewed by Mr. Bob Baronti. This is a large scale amendment application submitted by CORE Engineering and Consulting, on behalf of the Derbyshire Group, LLC., requesting approval to amend the Comprehensive Plan Future Land Use Map from Coastal Center to General Commercial and change the Official Zoning District from Coastal Center to General Commercial on 35.35 +/- acres. The project is located at 12958 U.S. Highway 98 W.,

Miramar Beach, FL 32550, and is identified by parcel number(s) 30-2S-21-42000-002-0000.

Mr. Ed Stanford, CORE Engineering and Consulting-representing the applicant, briefly discussed the history of the project, the efforts made to communicate with the surrounding neighborhood, and the reasons for the change from Coastal Center to General Commercial. He talked about the differences between the land uses and how it would affect the surrounding neighborhood. He reported the denser portion of the potential project would be closer to U.S. Highway 98. A mobile home park will not be considered as a part of this project. Mr. Stanford discussed a potential roadway connecting U.S. Highway 98 to Walton Way. This is only a request for a land use change, not for a Development Order. A conceptual plan would be brought back for consideration at a later date. He said the six lane expansion of U.S. Highway 98 would alleviate some of the traffic issues.

Commissioner Glidewell asked if there would be recreational uses included in the General Commercial. Mr. Stanford read what amenities would be allowed which includes civic/community uses, but no recreational facilities.

Mr. Stanford said they have met with neighborhood representatives and no one seems to want the Golf Garden to be replaced with development. He wants to insure the lines of communication are open between the applicant and the neighborhood. He said he would be available to address any concerns.

Motion by Chapman, second by Glidewell, for discussion, to approve to transmit the Golf Garden LSA to the Department of Economic Opportunity for review.

Mr. Carpenter reported that a park is an allowable use in the General Commercial land use change. He requested the Staff Report be submitted into the record. The following members of the public were opposed to the project considered for the property and expressed concern regarding the lack of a conceptual plan, safety, and traffic issues associated with the proposed connector road: Mr. Bryan Reilly, Mr. John Magee, Mr. Peter Wright, Mr Jim Thurman, and Ms. Coy Bowman.

4-0 by the following votes:

Ayes: Vice-Chair Chapman, Commissioner Glidewell,
Commissioner Nick, and Commissioner Anderson

Chairman Anderson said there will be multiple more times to allow for public comment regarding any project for this parcel. He thanked those in attendance for expressing their concerns.

Mr. Sanford apologized for not having a potential master plan and said the new land use is nearly identical to the current land use. He said the applicant is willing to coordinate with the neighborhood to insure compatibility with the surrounding neighborhoods.

Commissioner Glidewell stated he wanted a park to be included in the project.

QUASI JUDICIAL ITEMS

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.

2. Cottages at 393 South – Request to approve by final plat. Project number PLA18-000029 is being reviewed by Mr. Bob Baronti. This is a plat application submitted by Emerald Coast Associates, Inc. on behalf of James F. Adams, requesting approval to plat 38 single family residential lots and pool amenity on +/- 14.27 acres with a future land use and zoning district of Mixed Use and Residential. The project is located on the west side of C.R. 393 South, north of Cypress Pond Road and south of Edgewood Terrace, and is identified by parcel number(s) 34-2S-20-33270-009-0000 and 34-2S-20-33270-009-0010. **(Exhibit 1: Staff Report)**

Mr. Carpenter presented the final plat request. He said the applicant's representative is available for questioning.

Mr. Darrell Burgis, Emerald Coast Associates-representing the applicant, briefly discussed how the applicant has met all concerns. Commissioner Chapman asked Mr. Burgis to address the project's storm water system. Mr. Burgis discussed the centralized pond retention system and the location of the excess run-off site. A brief discussion was held regarding the year storm event the system was designed to meet. Attorney Noyes stated this was a request for the approval of a Final Plat and all storm water issues had been addressed during the Development Order process.

Ms. Bowman spoke in opposition to the request.

Motion by Chapman, second by Nick, to approve by final plat Cottages at 393 South contingent upon conditions being met as stated in the Staff Report.

4-0 by the following votes:

Ayes: Vice-Chair Chapman, Commissioner Nick, Commissioner Glidewell, and Commissioner Anderson

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

3. Alys Beach Block CC Plat (14 lots) - Request to continue to the June 11, 2019 Regular Meeting. Project number PLA19-000012 is being reviewed by Mr. Bob Baronti. This is a plat application submitted by Innerlight Engineering Corp. on behalf EBSCO Gulf Coast Development, Inc., requesting approval to plat 14 single-family residential lots within Block CC of Alys Beach on 4.99 +/- acres. The property has a future land use of Mixed Use and a zoning of Traditional Neighborhood Development. The project is located near the eastern end of C.R. 30A, approximately 1 mile west of the U.S. Highway 98 and C.R. 30A intersection on McGee Drive, and is identified by parcel

number(s) 27-3S-18-16000-027-0010. **(Exhibit 1: Staff Memo) (A continuance was approved in the motion as stated above.)**

4. Alys Beach Block BB Plat (7 Lots) - Request to continue to the June 11, 2019 Regular Meeting. Project number PLA19-000011 is being reviewed by Mr. Bob Baronti. This is a plat application submitted by Innerlight Engineering Corp on behalf EBSCO Gulf Coast Development, Inc., requesting approval to plat 7 single-family residential lots within Block BB of Alys Beach on 1.01 +/- acres. The property has a future land use of Mixed Use and a zoning of Traditional Neighborhood Development. The project is located near the eastern end of C.R. 30A, approximately 1 mile west of the U.S. Highway 98 and C.R. 30A intersection on McGee Drive, and is identified by parcel number(s) 27-3S-18-16000-027-0010. **(Exhibit 1: Staff Memo) (A continuance was approved in the motion as stated above.)**

5. Sunset Key Cottages - Request to approve by final plat. Project number PLA18-000030 is being reviewed by Ms. Keli Frymire. This is a plat application submitted by Rare Earth Inc., on behalf of SK Inlet, LLC, requesting approval to plat 8 single-family residential lots on +/- 1.03 ac with a future land use of Neighborhood Infill. This project is located on the west side of N. Orange Street, 0.22 miles north of the intersection of N. Orange Street and US Highway 98, and is identified by parcel number 36-3S-18-16100-000-0445. **(Exhibit 1: Staff Report)**

Mr. Carpenter briefly discussed the request. He stated all fees have been paid by the applicant.

Motion by Glidewell, second by Nick, to approve Sunset Key Cottages by final plat contingent upon conditions being met as stated in the Staff Report.

There were no public comments.

4-0 by the following votes:

Ayes: Vice-Chair Chapman, Commissioner Glidewell,
Commissioner Nick, and Commissioner Anderson

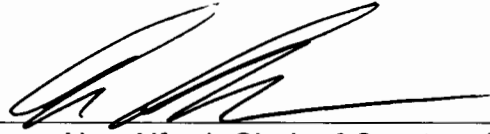
(Exhibits: Staff Report 1) (Ex Parte: None)

ADJOURN

There being no further discussion, the meeting was adjourned at 9:46 a.m.



Tony Anderson, Chairman



Attest: Alex Alford, Clerk of Court and County
Comptroller