



MINUTES

Board of County Commissioners

Thursday, June 27, 2019 @ 9:00 AM

South Walton Annex Board Room

LAND USE HEARING

COMMISSIONER ATTENDANCE

The following board members were present: Vice-Chair Bill Chapman, Commissioner Danny Glidewell, Commissioner Melanie Nipper, Commissioner Trey Nick, and Chairman Tony Anderson. Larry Jones, County Administrator and Sidney Noyes, County Attorney were also present.

Mr. Mac Carpenter, Planning and Development Director, requested to continue the following items: Seven Palms at Inlet Beach Plat, The Preserve at Paradise Cove Plat, and Palm Court Subdivision Plat to the July 9, 2019 Regular Meeting.

Motion by Vice-Chair Chapman, second by Commissioner Glidewell, to continue Seven Palms at Inlet Beach Plat, The Preserve at Paradise Cove Plat, and Palm Court Subdivision Plat to the July 9, 2019 Regular Meeting to be held at the Walton County Courthouse in Santa Rosa Beach, Florida at 4:00 p.m. or soon thereafter.

5-0 by the following votes:

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

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.

- Heron's Crossing Phase 2 Plat - Request to approve by final plat. Project number PLA19-000004 is being reviewed by Bob Baronti. This is a minor plat application submitted by Dunlap & Shipman, P.A. on behalf of Cole, Inc., requesting approval to plat 8 town homes and associated infrastructure on +/-1.01 acres with a future land use and zoning category of Neighborhood Infill. The project is located on the south side of Heron's Crossings, west of C.R. 30-A, and is identified by parcel**

number(s) 32-2S-20-33255-000-0140. This item was continued from the June 10, 2019 Regular Meeting. Staff found the project to be consistent with Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)

Commissioner Nipper questioned if the mosquito control ditch concerns had been addressed. Mr. Bob Baronti, Planning and Development, said it would be left open and accessible.

The applicant was not available for questioning.

There were no public comments.

Motion by Commissioner Glidewell, second by Vice-Chair Chapman, to approve, by final plat, Heron's Crossing Phase 2 Plat contingent upon conditions being met as stated in the Staff Report.

5-0 by the following votes:

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

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

2. **Palms at Inlet Beach Plat - Request to approve by final plat. Project number PLA18-000036 is being reviewed by Bob Baronti. This is a minor plat application submitted by Dunlap & Shipman, P.A. on behalf of Hallmark Investment Properties, LTD, requesting approval to plat 6 residential lots on +/- 1.11 acres with a future land use and zoning category of Neighborhood Infill and an Inlet Beach Neighborhood Plan zoning overlay designation of Residential 8 units/acre. The project is located on the north side of Walton Magnolia Lane, east of South Walton Lakeshore Drive and west of Magnolia Dunes Drive, and is identified by parcel number(s) 36-3S-18-16100-000-2390. This item was continued from the June 10, 2019 Regular Meeting. Staff found the request to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Discussion was held regarding the absence of applicant representation for this project and the previous project. The board concurred that applicants, or their representatives, of future projects should be available for questioning. Mr. Carpenter said he did not have any information why the applicants or representatives did not attend.

Commissioner Nipper asked if any public comments had been received from Inlet Beach. Mr. Carpenter stated he was unaware if any neighborhood comments had been received since this was a small plat and that the development order was previously

approved. Commissioner Nipper questioned if this had been reviewed by Regional Utilities. Mr. Carpenter said the utility company has approved the plat.

Mr. John Nash, O'Connell & Associates Consulting Engineers-project engineer, said he had designed the project and was available for questioning. He did not have any information why the applicant was not in attendance.

There were no public comments.

Motion by Commissioner Glidewell, second by Vice-Chair Chapman, to approve, by final plat, the Palms at Inlet Beach Plat contingent upon conditions being met as stated in the Staff Report.

Discussion was held regarding the reluctance the board had in approving this request without sufficient applicant representation.

5-0 by the following votes:

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

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

3. **Camp Creek Resort Village - Request to approve by final order. Project number MAJ19-000008 is being reviewed by Renee Bradley. This is a major development submitted by O'Connell & Associates Consulting Engineers on behalf of St. Joe Company requesting approval to construct a 75 room, three story inn consisting of 61,077.9 sq. ft. with golf facilities on the 1st floor and to add 10 additional accessory buildings, including an 11,966 sq. ft. wellness building and 1, 855 sq. ft. cafe on 506.57 acres with a future land use and zoning of BWSP/Village Center, BWSP/Long Term Conservation/BWSP Recreation/BWSP Open Space. There will be a total of 13 structures (3 existing) totaling 82,114 sq. ft. The project is located on S. WaterSound Parkway at the end of Fazio Drive and is identified by parcel number(s) 27-3S-18-16000-001-0000, 22-3S-18-16000-001-0020, 15-3S-18-16000-001-0020, & 26-3S-18-16000-001-0050. Staff found the project to be consistent with the Walton County Land Development Code and the Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Mr. John Nash, O'Connell Engineers-representing the applicant, briefly discussed the project and was available for questioning.

Commissioner Nipper questioned staff how the draw down from commercial units to hotels was determined. Ms. Rene Bradley, Planning and Development, discussed how staff used Shopping Center-Retail commercial square footage for the conversion.

There were no public comments.

Motion by Vice-Chair Chapman, second by Commissioner Glidewell, to approve, by final order, Camp Creek Resort Village contingent upon conditions being met as stated in the Staff Report.

5-0 by the following votes:

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

(Exhibits: Staff Report-1; Staff Correspondence-2) (Ex Parte: None)

4. **Seven Palms At Inlet Beach - Request to continue to the July 9, 2019 BCC Meeting. Project number PLA18-000005 is being reviewed by Bob Baronti. This is a plat application submitted by Rare Earth Inc., Shannon Clatchey on behalf of Seven Palms At Inlet Beach, LLC, requesting approval to develop 5 single family lots on 1.26+/- acres with a future land use of Residential and a zoning district of Neighborhood Infill. The project is located off US Hwy 98 take South Wall Street to South Pompano, turn left (E) to neighborhood on left. Identified by parcel number(s) 36-3S-18-16100-000-1410. (Exhibit 1: Staff Memo) (Ex Parte: None)**

This item was continued on motion made at the beginning of the meeting.

5. **Sandhill Pines Subdivision - Request to approve by final order. Project number MAJ19-000004 is being reviewed by Keli Frymire. This is a Major Development Order application submitted by Innerlight Engineering Corporation on behalf of D. R. Horton, Inc., requesting to develop a 77 unit residential town home subdivision on 9.77 acres +/- . The property has a future land use of Neighborhood Infill and a zoning district of Neighborhood Infill. The project is located on the west side of Mack Bayou Road, approximately 1.2 miles North of the intersection of US Hwy. 98 and Mack Bayou Road and is identified by parcel number 24-2S-21-42270-000-0450. Staff found the project to be consistent with the Walton County Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

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

Vice-Chair Chapman asked about the storm water system. Mr. Smith discussed the type of storm water system to be installed and the location of the retention facility areas.

Commissioner Nipper voiced concern regarding the location of the mailboxes near Lot 11 and questioned if fencing could be installed to protect the surrounding area from

head lights, noise, etc. Mr. Smith said the applicant would be willing to construct a fence. Commissioner Nipper expressed concern with the lot clearing needed for the project and the effects it would have on the conservation areas. Mr. Smith said that meetings with the neighborhood have been held and that the goal is to leave as much vegetation as possible. Commissioner Nipper asked what the cost of the individual units would be. Mr. Smith said he was unsure what the cost would be per unit.

Commissioner Glidewell asked how many parking spaces each unit would have. Mr. Smith stated three parking spaces per unit and discussed the location of those spaces.

Mr. Tony Richards voiced concern regarding the clearing of the property, the effects on the wetlands, and the possible use of the town homes as short term rentals.

Mr. Gary Raymer voiced concern with the number of town homes and recommended keeping the number of units to 65 or below.

Chairman Anderson voiced concern with the land clearing and asked that the buffer area not be touched.

Mr. Smith addressed the concerns raised during public comment regarding clearing and the number of town homes. Chairman Anderson asked Mr. Smith to make sure to visit the site as much as possible to insure the buffer zone is not affected. Mr. Smith stated he would.

A brief discussion was held regarding the allowance of short term rentals in detached units only in the specified land use.

Vice-Chair Chapman noted that D.R. Horton acts as the HOA for their projects until residents take over and that the board cannot dictate what will be in the Covenants, Conditions, and Restrictions. He asked Mr. Smith to relay the board's concerns to the applicant. Mr. Smith said he would. Vice-Chair Chapman, referencing the Staff Report comments regarding Historic and Cultural Resources, asked what steps are being made to insure that the project is stopped if a site is discovered. Mr. Smith said the site was located north of the project property. Vice-Chair Chapman questioned why the number of units were increased from 65 to 77. Mr. Smith said it was a redesign of the original plan to better utilize the area. Discussion ensued regarding the oversight by the development order inspectors to insure that all procedures are followed and that as many historical trees are saved as possible. Mr. Smith said that he and the applicant would work with the county.

Commissioner Glidewell asked about the amenities for the project. Mr. Smith said there were none. Commissioner Glidewell asked if there would be turn lanes going into the project from Mack Bayou Road. Mr. Smith said the traffic studies of the project did not recommend turn lanes. Discussion was held regarding the lack of amenities, the need for turn lanes for traffic safety reasons, and that the project only had one ingress/egress.

Chairman Anderson asked if all the LDC and Comprehensive Plan conditions have been met. Mr. Carpenter said this project was consistent with both and would be brought back for platting.

A brief discussion was held regarding compatibility and compliance with the Neighborhood Infill category.

Chairman Anderson stepped down as Chair to second the following motion.

Motion by Vice-Chair Chapman, second by Chairman Anderson, to approve, by final order, Sandhill Pines Subdivision contingent upon conditions and recommendations being met as stated in the Staff Report.

Commissioner Glidewell voiced concern regarding the lack of amenities, the increase in the number of units, and the lack of road improvements to address traffic safety. Mr. Carpenter discussed the percentages the applicant is responsible for paying into traffic concurrency mitigation and recreation mitigation. Commissioner Glidewell responded the amount noted would not be sufficient to address the concerns.

3-2 by the following votes:

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

Nays: Commissioner Glidewell and Commissioner Nipper

(Exhibits: Staff Report-1; Staff Correspondence-2) (Ex Parte: None)

Mr. Richards was appreciative of the comments regarding the roads.

6. **Stillwater at Watersound - Phase 3 Plat - Request to approve by final plat. Project number PLA19-000006 is being reviewed by Renee Bradley. This is a Plat application submitted by Innerlight Engineering Corporation on behalf of The Watersound Company, LLC requesting approval to plat 52 single family lots within Watersound Origins Phase IV on 16.15 +/- acres with a future land use designation and official zoning district of Bay-Walton Sector Plan (BWSP)/Village Center. The project is located from Hwy 331 and US Hwy 98, east on Hwy 98 approximately 11.2 miles to entrance onto N. Watersound Parkway and travel approximately 0.73 mile to Pathways Drive then approximately 0.75 mile to site and identified by parcel numbers 24-3S-18-16000-001-0010, 25-3S-18-16000-001-0000. Staff found the project to be consistent with F.S. Chapter 177, the Walton County Land Development Code, and the Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

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

There were no public comments.

Motion by Vice-Chair Chapman, second by Commissioner Glidewell, to approve, by final order, Stillwater at Watersound contingent upon conditions being met as stated in the Staff Report.

5-0 by the following votes:

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

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

Discussion was held regarding the density requirements and how increased density would affect green space and amenities. Included in the discussion were concerns regarding compatibility and the need for smarter development considerations as it relates to safety and mobility.

7. **Stillwater at Watersound - Phase 4 Plat - Request to approve by final plat. Project number PLA19-000013 is being reviewed by Renee Bradley. This is a plat application submitted by Innerlight Engineering Corp on behalf of WaterSound LLC, requesting approval to plat 86 single family lots within Watersound Origins Phase IV on 13.64 acres with a zoning district and future land use designation of BWSP/Open Space and BWSP/Village Center. The project is located approximately 0.73 miles from the intersection of N. Watersound Pkwy and US Hwy 98 on Pathway Drive and is identified by parcel number 24-3S-18-16000-001-0010. Staff found the project to be consistent with the Walton County Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

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

There were no public comments.

Motion by Vice-Chair Chapman, second by Commissioner Glidewell, to approve, by final plat, Stillwater at Watersound contingent upon conditions being met as stated in the Staff Report.

5-0 by the following votes:

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

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

8. **Kaiya - The Mews Plat - Request to approve by final plat. Project number PLA19-000008 is being reviewed by Bob Baronti. This is a plat application submitted by Innerlight Engineering Corporation on behalf of SBG-PR, LLC, requesting approval to plat 10 town home units, 1 commercial unit and pool amenity within the Kaiya PUD on 1.80 +/- acres with a future land use of Mixed Use and zoning district of Traditional Neighborhood Development. The project is located from the intersection of CR 30-A and S. Watersound Parkway, travel 0.05 mile to the north, the site is on the right side and is identified by parcel number 27-3S-18-16000-002-0000. Staff found the project to be consistent with the Walton County Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

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

Commissioner Nipper questioned if the amenities would be available for everyone in the subdivision. Mr. Rick Borst, project manager, stated that the amenities were only for the town homes.

There were no public comments.

Motion by Vice-Chair Chapman, second by Commissioner Glidewell, to approve, by final plat, Kaiya - The Mews Plat contingent upon conditions being met as stated in the Staff Report.

5-0 by the following votes:

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

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

9. **The Preserve at Paradise Cove Plat - Request to continue to the July 9, 2019 BCC Meeting. Project number PLA19-000009 is being reviewed by Bob Baronti. This is a plat application submitted by Innerlight Engineering Corp. on behalf of The Preserve at Paradise Cove Inc., requesting approval to plat 99 single-family residential lots on 75.96+/- acres. The Future Land Use and Zoning District are both Conservation Residential 2 units/acre. This project is located from the intersection of US HWY 98 E. and Blake Drew Blvd, go north 0.08 miles on Blakey Drew Blvd, the project is located on the east side of the road and is identified by parcel number(s) 3S-2S-19-24000-022-0000, 35-2S-19-24000-019-0000, & 36-2S-19-24000-008-0010. (Exhibit 1: Staff Memo)(Ex Parte: None)**

This item was continued on motion made at the beginning of the meeting.

10. **Palm Court Subdivision Plat** - Request to continue to the July 9, 2019 BCC Meeting. Project number PLA19-000005 is being reviewed by Bob Baronti. This is a plat application submitted by Emerald Coast Associates on behalf of Sapp Investments, LLC, requesting approval to plat 5 single family lots on 1.022 +/- acres with a future land use of Neighborhood Infill. The project is located from the intersection of US Hwy 98 and South Walton Lakeshore Drive, 995 Ft then left approximately 1,000 Ft the project is located on the south side of Walton Magnolia Lane and identified by parcel number 36-3S-18-16100-000-2470. (Exhibit 1: Staff Memo)(Ex Parte: None)

This item was continued on motion made at the beginning of the meeting.

11. **Watersound Origins Assisted Living Facility** - Request to approve by final order. Project number MAJ19-000009 is being reviewed by Renee Bradley. This is a major development order application submitted by Emerald Coast Associates, Inc., on behalf of The Watersound Company, LLC, requesting the approval to construct an Adult Assisted Living Facility consisting of 243,892 sq. ft on 16.17 acres with a future land use and zoning of BWSP/Village Center. The project is located 0.3 miles north of the intersection of US Hwy 98 and Watersound Parkway and is identified by parcel number 23-3S-18-16000-001-0010. Staff found the project to be consistent with the Walton County Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)

Mr. Dean Burgis, Emerald Coast Associates-representing the applicant, briefly discussed the project and was available for questioning.

Commissioner Nipper asked if this was a progressive assisted living facility. Mr. Burgis said there were three types of units within the project: independent living, medical assistance, and with care.

There were no public comments.

Motion by Vice-Chair Chapman, second by Commissioner Glidewell, to approve Watersound Origins Assisted Living Facility contingent upon conditions being met as stated in the Staff Report.

Mr. Burgis stated a drawing has been submitted indicating how the height limit would be met.

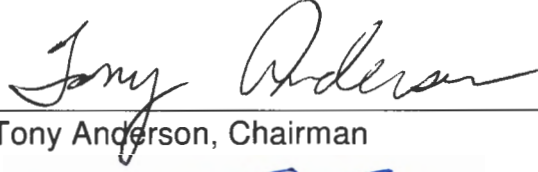
5-0 by the following votes:

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

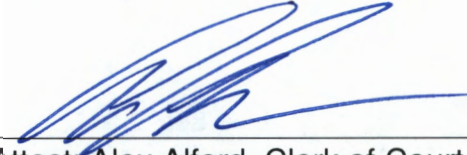
(Exhibits: Staff Report-1) (Ex Parte: None)

ADJOURN

There being no further items to discuss, the meeting was adjourned at 10:09 a.m.



Tony Anderson, Chairman



Attest: Alex Alford, Clerk of Court and County Comptroller