

JULY 5, 2005 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Land Use Hearing on Tuesday, July 5, 2005 at 5:00 p.m. at the South Walton Courthouse Annex.

The following Board members were present: Commissioner Kenneth Pridgen, Chairman, Commissioner Scott Brannon, Vice-Chairman, Commissioner Larry Jones, Commissioner Cindy Meadows, and Commissioner Rosier Cuchens. Attorney David Hallman, Legal Services Director, was also present.

Commissioner Meadows led with prayer followed by the pledge of allegiance to the American Flag. Chairman Pridgen called the meeting to order and requested any announcements.

Mr. Bill Imfeld, Financial Director, requested approval of a proposed resolution to authorize the submission of grant applications to the FDOT for the resurfacing of CR 147 and US 331 North to SR 85 and CR 280 from US 331 to the Eglin Air Force Base Boundary.

Motion by Commissioner Jones, second by Commissioner Meadows, to adopt a resolution authorizing submission of the grant applications (2005-45). Ayes 5, Nayes 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Mrs. Pat Blackshear, Planning Director, addressed the Board regarding the proposed ordinance amending the Walton County Land Development Code to establish a compatibility analysis for development in the Neighborhood Planning Area/Infill future land use category; providing for severability; and providing for an effective date. Mrs. Blackshear gave a basic overview of the comments and concerns received, stating that the main concern was there were Infill parcels on the Future Land Use Map, but Infill was

not a land use category. She suggested that the applications requesting Infill that had already been submitted to DCA be subject to the proposed ordinance. She suggested working with the property owners that have Infill parcels on the map to create an appropriate category. Mrs. Blackshear addressed the issue of determining a distance for the compatibility analysis. She recommended that staff draft additional language addressing this issue, stating that the language could be brought back to the Board before the proposed ordinance was adopted.

Additional correspondences regarding the proposed ordinance and a copy of Case No. 01CA000351, Inlet Beach Capital Corporation vs. Walton County Board of County Commissioners, was entered into the record by staff.

Commissioner Jones expressed that it was important to establish a definitive criteria and definition of “surrounding neighborhood”. He suggested perhaps establishing a radius that might give lesser weight the further away from the subject property. He also felt that it was important that the criteria for compatibility be specifically defined in order to be consistent when comparing one compatibility analysis to another.

Commissioner Brannon concurred with Commissioner Jones’s comments regarding specific criteria for compatibility. He also expanded on the issue of giving less weight to the radius the further away you get from the impacted parcel. He felt that the greater the radius, the more information the Board would have to consider when making a decision.

The floor was opened to public comments. The following citizens addressed the Board:

Ms. Anita Paige, on behalf of South Walton Community Council, endorsed the comments made regarding compatibility criteria and weighing the criteria in regards to the distance of the radius. Ms. Paige requested that the language contain an affirmative statement clarifying that eight units per acre would not be guaranteed in the Infill category, that there would be a range of densities depending on a compatibility analysis and other factors.

Mr. Ken Shannon, Walton County Property Owners Association, supported the ordinance.

Mrs. Blackshear pointed out that there was a typo on page 2, provision viii, of the draft ordinance. She stated that the language should read “that the proposed development will not generate truck or other commercial traffic beyond the existing commercial traffic in the surrounding neighborhood”. Regarding Ms. Paige’s comments, Ms. Blackshear felt that the language addressed the issue, but said that she would be happy to meet with Ms. Paige to further discuss her concerns. Commissioner Meadows requested that a clear affirmative statement be included in the language.

Mrs. Blackshear also mentioned incorporating additional language regarding redevelopment areas. Commissioner Meadows stated that the language would have to define redevelopment area.

Motion by Commissioner Jones, second by Commissioner Meadows, to schedule a second public hearing for the proposed ordinance for July 26. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Mrs. Blackshear presented the next agenda item, a request for a Richard Kelly Small Scale Amendment. She stated that it was staff’s recommendation that the request

be approved with the understanding that the three acres of wetlands on the property would be preserved. She stated that the density could be clustered on the remaining seven acres.

Mr. Darrell Barnhill, representing the applicant, stated that they concurred with staff's recommendation.

Commissioner Meadows asked Mr. Barnhill how they were going to handle being entirely in the 100 flood plain. Mr. Barnhill stated that they were proposing to build the structures on stilts.

There were no public comments.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the application for a Richard Kelly Small Scale Amendment (2005-25) with the agreed upon condition. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Mrs. Blackshear presented a request for approval of the final plat for Heron Crossing. Heron Crossing, LLC, proposed a 10-lot single family subdivision located on the southwest side of CR 30-A, just north of Bay Tree Drive, in Section 32, Township 2 South, Range 20 West. Planning staff recommended approval.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the final plat for Heron Crossing for recording. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Mrs. Blackshear presented a request for approval of the final plat for West Beach at WaterSound. St. Joe proposed a 199-lot single family subdivision located on the south side of CR 30-A, west of Deer Lake, in Section 19, Township 3 South, Range 18 West.

Planning staff recommended that the Board approve the plat as presented contingent upon a revised letter of credit being approved by the County Attorney prior to recording.

There were no public comments.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve the final plat for WaterSound West Beach for recording with the recommended condition. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Mrs. Blackshear presented a request for approval of a final plat for Summersweet Place at WaterColor. St. Joe proposed a 98-lot single family subdivision located north of CR 30-A on the east side of CR 395 in Section 14, Township 3 South, Range 19 West. Staff's recommendation was that the Board approves the plat as presented contingent upon a revised letter of credit being approved by the County Attorney prior to recording.

There were no public comments.

Motion by Commissioner Brannon, second by Commissioner Meadows, to approve the final plat for Summersweet Place at WaterColor for recording. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Chairman Pridgen called to order the Quasi-Judicial Hearings and Attorney Hallman administered the oath to those individuals who would be speaking on the following projects: Hidden Palms PUD, Emerald Coast Services Office Facility, and Wildwood Lakes Unit 3 PUD.

Mrs. Blackshear presented a request to continue the request for Hidden Palms PUD until the September 13th BCC meeting in order to provide additional time to allow

the applicant to finalize their site design modifications. The planning report was entered into the record as an exhibit (**Exhibit #1**).

(Commissioner Brannon stepped out)

Motion by Commissioner Jones, second by Commissioner Meadows, to continue the Hidden Palms PUD request until September 13. Ayes 4, Nays 0. Jones Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Mrs. Blackshear presented a request for approval of the issuance of a Commercial Development Order for “Emerald Coast Services Office Facility”. Davis Seay and Barnhill, Barnhill and Barnhill requested approval of a major development consisting of a 6,960 square feet office and warehouse building on approximately 1.04 acres with a land use designation of Light Industrial. This site is located within the Coastal Business Center, a subdivision, along the southern portion of Commercial Parkway approximately 200 yards east of the intersection of Goldsby Road and Commercial Parkway. The Planning staff’s recommendation was that the project meets the minimum criteria of the Walton County Land development Code and Comprehensive Plan. Planning Commission recommended approval (**Exhibit #1-Planning Report**).

Mr. Barnhill addressed the Board representing the applicant.

There were no public comments

(Commissioner Brannon returned)

Motion by Commissioner Meadows, second by Commissioner Jones, to approve the request for a major development identified as “Emerald Coast Services Office Facility”. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

Mrs. Blackshear requested a continuance for consideration of the Wildwood Lakes Unit 3 PUD application until the BCC meeting on July 26. She stated that there were outstanding erosion drainage issues that the applicant was attempting to resolve with the adjacent property owner. The planning report was entered into the record **(Exhibit #1)**.

Motion by Commissioner Jones, second by Commissioner Cuchens, to approve the request for a continuance until July 26. Ayes 5, Nays 0. Jones Aye, Brannon Aye, Cuchens Aye, Pridgen Aye, and Meadows Aye.

There being no further business, the meeting was adjourned at 5:37 p.m.

APPROVED: _____
Kenneth Pridgen, Chairman

ATTEST: _____
Martha Ingle, Clerk of Court