

## **AUGUST 30, 2018 LAND USE HEARING**

The Board of County Commissioners, Walton County, Florida held a Land Use Hearing on August 30, 2018 at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following board members were present: Commissioner W. N. (Bill) Chapman, Chairman; Commissioner Tony Anderson, Vice-Chairman; and Commissioner Sara Comander. Mr. Larry Jones, County Administrator; Mr. Stan Sunday, Deputy County Administrator; and Attorney Sidney Noyes, County Attorney; were also present. Commissioner Nipper was not present.

Chairman Chapman called the meeting to order.

Motion by Commissioner Comander, second by Commissioner Anderson, to table Beachside Estates Plat at the request of the applicant. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Comander, second by Commissioner Jones, to table Blue Mountain Beach Industrial Park Phase II Replat at the request of the applicant. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Jones, second by Commissioner Comander, to continue Churchill Oaks Phase I Replat until September 27<sup>th</sup> at 9:00 a.m. as requested by the applicant. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Motion by Commissioner Jones, second by Commissioner Anderson, to continue Ocean Estates Plat until September 27<sup>th</sup> at 9:00 a.m. as requested by the applicant. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Carpenter presented the U.S. 331 Economic Development Corridor Plan requesting recommendations for approval, modification, or denial of the final Plan.

Ms. Kristen Shell, Planning and Development Services, was present to answer questions. The commissioners were in support of the Plan. Ms. Shell stated the Plan would come back before the board and there would also be the adoption of the Comprehensive Plan amendments at a later date.

Motion by Commissioner Jones, second by Commissioner Comander, to approve transmittal of the ICPI and Capital Improvements Elements to the State. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Carpenter presented the Greenway Station Conceptual PUD Overlay Ordinance for adoption adding Section 2.06.06 to the Walton County Land Development Code to adopt the Greenway Station Conceptual PUD and Master Plan as an Overlay District; establishing a defined boundary; establishing regulatory conditions for the Planned Unit Development Overlay; providing for the incorporation of the Greenway Station Conceptual PUD and master Plan as Appendix PDO-5 to the Walton County Land Development Code; providing for severability; and providing for an effective date. The proposed ordinance will be consistent with the elements of the Waterfalls by the Bay Conceptual PUD and Master Plan.

Motion by Commissioner Anderson, second by Commissioner Jones, to adopt the Greenway Station Conceptual PUD Overlay Ordinance **(2018-18)**. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Carpenter presented Waterfalls by the Bay LSA Ordinance for adoption. The project has been reviewed by the State for state and regional resources. There were recommendations from Fish and Wildlife that will be incorporated into the Development Order. Jenkins Engineering, Inc.

presented the project on behalf of J&L Eagle Cove, LLC. requesting to amend the Future Land Use Map from a designation of Conservation Residential 2:1 on 27+/- acres to a designation of Low Density Residential. The project is located on the north side of Alderberry Road, east of East Hewett Road, and is identified by parcel number 20-2S-20-33300-000-0050. The board previously approved to transmit the amendment to the State for review and move the project forward to today's date for second hearing.

The applicant is requesting to re-designate approximately 27 acres of the southern portion of the overall parcel from Conservation Residential 2:1 to Low Density Residential on the Future Land Use Map. The Comprehensive Plan allows for a density of 4:1 under the Low Density Residential category and has no preservation requirements. The proposed amendment is being requested for the proposed development of a 128 lot residential subdivision.

Attorney David Theriaque appeared on behalf of the applicant and presented a composite exhibit (non-Quasi-judicial) consisting of several documents relating to the project and planning process.

Commissioner Jones commended the developer and staff for working together on this project to resolve any issues.

Motion by Commissioner Jones, second by Commissioner Anderson, to adopt an ordinance (2018-19) approving Waterfalls by the Bay LSA amending the Walton County Comprehensive Plan Future Land Use Map designation on 27+/- acres from Conservation Residential 2:1 to Low Density Residential.

Ms. Coy Bowman spoke in opposition.

Ms. Kristy Cauldaway voiced her appreciation to staff for their work on The Waterfalls project.

Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

Mr. Carpenter presented Waterfalls by the Bay PUD Overlay Ordinance for adoption, requesting to amend Section 2.06.05 and Appendix PDO-4 of the Walton County Land Development Code. The project is consistent with the provisions of Walton County Comprehensive Plan Polity L-1.17.1 (F). The proposed amendment to the LDC does not contravene the Goals, Objectives and Policies of the Alton County Comprehensive Plan. The proposed ordinance will be consistent with the elements of the Waterfalls by the Bay Conceptual PUD and Master Plan.

Motion by Commissioner Anderson, second by Commissioner Jones, to adopt an ordinance **(2018-20)** amending Chapter 2 of the Walton County land Development Code establishing the Waterfalls by the Bay Conceptual PUD Overlay District. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Nipper Aye, Comander Aye, Anderson Aye.

Mr. Carpenter requested to transmit to the State agencies for review substantive and technical amendments to the Intergovernmental Coordination, Public Schools Facilities, Infrastructure, and Capital Improvements Elements of the adopted Walton County Comprehensive Plan. The proposed amendment strikes the Public School Concurrency related requirements from the Comprehensive Plan eliminating the requirement for proposed developments to provide for public school facilities concurrent with development. The proposed changes also establish policy related to the implementation of the Eglin Air Force Base Small Areas Study, which contains recommendations for development compatibility with the mission and operations for Eglin Air Force Base in Walton County. Other proposed changes reduce internal inconsistencies, create consistency with the adopted and proposed Land Development Code and eliminate out dated reference.

Motion by Commissioner Jones, second by Commissioner Comander, to approve for transmittal of the Intergovernmental Coordination, Public Schools Facilities, Infrastructure, and Capital Improvements Elements of the adopted Walton County Comprehensive Plan. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye.

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.

Mr. Carpenter presented Magnolia Cottages Phase IIA Plat as submitted by Emerald Coast Associates, Inc., on behalf of Creek Park, LLC, requesting approval to plat a 25-unit single-family subdivision on 5.06+/- acres, with a future land use of Traditional Neighborhood Development. The project is located at the east end of Patina Boulevard. (Parcel ID 3S-18-16000-002-0060). The project meets the requirements of the Walton County Comprehensive Plan and Land Development Code.

Mr. Daryl Burgis, Emerald Coast Associates, appeared to answer any questions on behalf of the applicant.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve Magnolia Cottages Phase IIA Plat as presented. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye. **(Exhibits: Staff Report 1) (Ex Parte: Jones)**

Mr. Carpenter presented Kaiya PUD Phase I Plat as submitted by Innerlight Engineering Corporation, on behalf of SBG-PR, LLC, who requested approval to plat 22 residential lots on 6.78+/- acres with a future land use of Traditional Neighborhood Development and Small Neighborhood. The project is located on the north side of C.R. 30A, east of Watersound Parkway

South and west of North Charles Street. The project is consistent with the Walton County Comprehensive Plan and Land Development Code.

Mr. David Smith, Innerlight Engineering, appeared on behalf of the applicant. Chairman Chapman questioned Mr. Smith regarding storm water run-off. Mr. Smith stated it is being handled through a series of exfiltration systems integrated throughout the community.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve Kaiya PUD Phase I Plat as submitted. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye. **(Exhibits: Staff Report 1) (Ex Parte: None)**

Mr. Carpenter presented Sellers Tile, a Major Development Order application submitted by Alday-Howell Engineering, Inc., on behalf of Sellers Tile Distributors, Inc., who requested approval to develop a 20,600 square foot commercial building on 2.01+/- acres with a future land use of Village Mixed Use.

Mr. John Feeney, applicant appeared before the board to answer questions.

Motion by Commissioner Jones, second by Commissioner Comander, to approve Sellers Tile. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye. **(Exhibits: Staff Report 1) (Ex Parte: None)**

Mr. Carpenter presented a Major Development Order Application submitted by CPH, Inc., on behalf of McDonald's Corporation, requesting approval to remodel the existing structure to add a dual drive-thru, make architectural improvements and make ADA improvements on 1.179+/- acres with a future land use of Coastal Center. The project is located in Miramar Beach on U.S. Highway 98 West. The project is consistent with the Walton County Comprehensive Plan and Land Development Code.

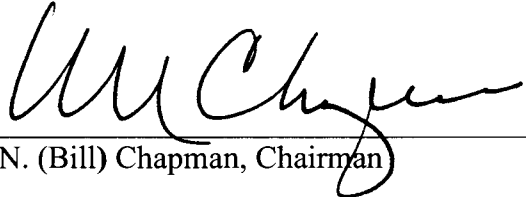
Mr. Jason Toole, applicant, was present to answer questions. Attorney Noyes administered the oath to Mr. Toole. Chairman Chapman questioned the condition of lighting. Mr. Toole stated the lighting plan was revised to meet county standards.

Motion by Commissioner Jones, second by Commissioner Comander, to approve the Major Development Order Application for the McDonald's Remodel. Ayes 4, Nays 0. Chapman Aye, Jones Aye, Comander Aye, Anderson Aye. **(Exhibits: Staff Report 1) (Ex Parte: None)**


There were no public comments.

There being no further items to present, Commissioner Jones motioned to adjourn. The meeting was adjourned at 9:25 a.m.

Approved:

  
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W. N. (Bill) Chapman, Chairman

Attest:

  
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Alex Afford, Clerk of Courts and County Comptroller