

SEPTEMBER 19, 2017 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Land Use Hearing on September 19, 2017 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, Vice-Chairman; Commissioner Tony Anderson; Commissioner Sara Comander; and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator; and Attorney Sidney Noyes, County Attorney; were also present. Chairwoman Jones was not in attendance due to an illness.

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 forms to the clerk.

Ms. Rita Banhunyadi, Planning and Development Services-Senior Planner, presented Sand Dollar Court Subdivision, a Major Development Order Application submitted by Dewberry/Preble-Rish on behalf of Bryan E. Duke requesting approval to develop a four lot residential subdivision on 0.69 acres, each lot consisting of 0.17 acres with a future land use of Neighborhood Infill. The project is located north of Sand Dollar Court, approximately 450 feet east of Somerset Bridge Road (Parcel No.: 24-3S-19-25120-000-0060). She briefly discussed the conditions as stated in the Staff Report. The school district found the project to be negligible. Staff found the project 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)**

Mr. Cliff Knauer, Dewberry/Preble Rish, briefly discussed the project and stated there is an onsite stormwater retention which handles a 25 year pre-post as required by the Land

Development Code. The owners have agreed to a 38 foot height restriction. The project package has been reviewed by the neighboring homeowners association and no issues were found.

There were no public comments.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve the Final Order for Sand Dollar Court Subdivision with conditions as stated in the Staff Report. Ayes 4, Nays 0. Jones Absent, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye. **(Exhibits: Staff Report 1)**

Attorney Noyes stated the next item, Summer House Bed and Breakfast, was a re-hearing and that the applicant's attorney wished to make a request.

Mr. Mac Carpenter, Planning and Development Services Director, presented Summer House Bed and Breakfast, a Major Development Order application submitted by Jenkins Engineering, Inc., requesting the approval to develop a bed and breakfast facility containing 25 guest rooms in a three-story house with 13,130 square feet consisting of 0.65 acres with a future land use of Neighborhood Infill and Neighborhood Commercial on the Inlet Beach Neighborhood Plan. This project was originally heard on June 21, 2016 and is being presented as a re-hearing. The project is located at 13161 Emerald Coast Parkway East (Parcel No.: 36-3S-18-16100-000-0950). **(Exhibit 1: Staff Report)**

Attorney Dan Abbott, attorney for the applicant, requested to continue the issue due to the absence of Chairwoman Jones. Attorney Noyes reported the project was previously heard and denied based on a split vote due to the absence of one commissioner. She said an appeal was filed and Judge Lewis entered an order declaring the split vote to be an improper denial of the project. Attorney Noyes recommended a continuance to allow for a full board to be present. Discussion was held to determine a continuance date.

Motion by Commissioner Anderson, second by Commissioner Comander, to continue Summer House Bed and Breakfast to October 5, 2017 to be held at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, FL. Ayes 4, Nays 0. Jones Absent, Chapman Aye, Anderson Aye, Comander Aye, Nipper Aye. **(Exhibits: Staff Report) (Ex Parte: Chapman, Anderson, Commander)**


There being no further items to discuss, the meeting was adjourned at 9: 15 a.m.

Approved: _____



Cecilia Jones, Chairwoman

Attest: _____



Alex Alford, Clerk of Courts and County Comptroller