



MINUTES

Board of County Commissioners

Tuesday, December 17, 2019 @ 9:00 AM

DeFuniak Springs Board Room

Land Use Hearing

COMMISSIONER ATTENDANCE

PRESENT: Commissioner Bill Chapman, Commissioner Danny Glidewell, Commissioner Melanie Nipper, Commissioner Trey Nick, and Commissioner Tony Anderson

STAFF PRESENT: Sidney Noyes, County Attorney

CALL TO ORDER

Chairman Chapman called the meeting to order.

PLANNING AND DEVELOPMENT SERVICES

COMMISSIONER ATTENDANCE:

Present: Vice-Chair Bill Chapman, Commissioner Danny Glidewell, Commissioner Trey Nick, Chairman Tony Anderson and Commissioner Melanie Nipper

Mr. Mac Carpenter, Director of Planning and Development Services, was also present.

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. The commissioners stated they had no Ex parte.

- 1. Watersound Origins Townhomes - Request to approve by final order. Project number MAJ19-000016 is being reviewed by Renee Bradley. This is a major development order application submitted by Innerlight Engineering Corp. on behalf of The Watersound Company LLC requesting the approval to construct 64 townhome units within Watersound Origins on 9.7 +/- acres with a Future Land Use of Bay Walton Sector Plan Village Center and Zoning of Bay Walton Sector Plan Village Center. The project is located 0.4 miles north on Watersound Parkway, approximately 11.5 miles east of the US Hwy 98 & US Hwy 331**

intersection and is identified by parcel number(s) 23-3S-18-16000-001-0010 and 26-3S-18-16000-001-0030 (continued from November 26, 2019 Meeting).

Mr. Carpenter presented Watersound Origins Townhomes and entered the Staff Report into the record. **(Exhibit 1: Staff Report)**

Commissioner Nipper questioned the build out. Ms. Renee Bradley, Planner, stated the highlights should have been removed.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve Watersound Origins Townhomes Final Order.

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner Anderson

2. **Hunter's Run Plat - Request to approve by final plat. Project number PLA19-000024 is being reviewed by Bob Baronti. This is a plat application submitted by Innerlight Engineering Corp. on behalf of Big Easy Property Mgmt, LLC., requesting approval to plat a 15 single-family lot subdivision on 9.75+/- Acres with a future land use of Conservation Residential and a zoning category of Conservation Residential 2:1. The project is located on west side of Mussett Bayou Road at Pheasant Way and is identified by parcel number 28-2S-20-33220-000-0380.**

Mr. Carpenter presented Hunter's Run Plat and a brief overview of its history. He stated all fees have been paid. The Staff Report was entered into the record. **(Exhibit 1: Staff Report)**

Motion by Commissioner Anderson, second by Commissioner Nick, to approve Hunter's Run Final Plat based on staff recommendations.

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner Anderson

3. **South Walton Commerce Park Lots 34 & 35 - Request to approve by final order. Project number MAJ19-000015 is being reviewed by Bob Baronti. This is a major development order application submitted by Innerlight Engineering Corp. on behalf of St Joe Timberland Company of Delaware LLC requesting the approval**

to construct 93,549 SF Commercial storage Facility with 952 SF office and associated parking and infrastructure on 3+/- acres with a Future Land Use of Commercial and Zoning of Business Park. The project is located on the Northeast corner of Serenoa Rd and U.S. Hwy 98 and is identified by parcel number(s) 05-3S-18-16010-000-0340, 05-3S-18-16010-000-0350.

Mr. Carpenter presented South Walton Commerce Park Lots 34 and 35. The Staff Report was entered into the record. **(Exhibit 1: Staff Report)**

Commissioner Glidewell questioned why the number of parking spaces was reduced from 34 to 28. Mr. Carpenter stated the reduction was approved due to additional rear parking.

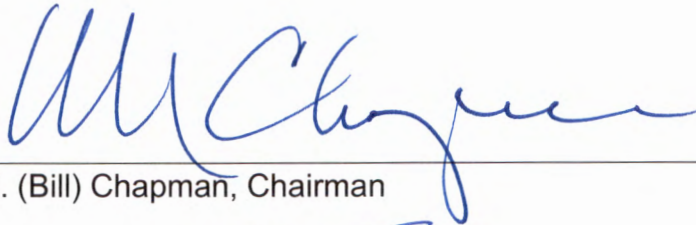
Motion by Commissioner Anderson, second by Commissioner Glidewell, to approve South Walton Commerce Park Lots 34 and 35 by Final Order.

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell, Commissioner Nipper, Commissioner Nick, and Commissioner Anderson

ADJOURN

There being no further discussion, the meeting was adjourned at 10:27 a.m.



W. N. (Bill) Chapman, Chairman



Attest: Alex Alford, Clerk of Court and County Comptroller