



MINUTES

Board of County Commissioners

Thursday, June 25, 2020 @ 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: Larry Jones, County Administrator, and Sidney Noyes, County Attorney

CALL TO ORDER

Chairman Chapman called the meeting to order.

PLANNING AND DEVELOPMENT SERVICES

Mr. Mac Carpenter, Planning and Development Director, briefly reviewed the agenda and requested to continue Agenda Item 2: Sandhills Pines Subdivision Plat to the July 23, 2020 Land Use Hearing to be held at the Walton County Courthouse in DeFuniak Springs, Florida at 9:00 a.m.

2. Sandhill Pines Subdivision Plat - Request to continue to the July 23, 2020 Land Use Hearing.

Motion by Commissioner Glidewell, second by Commissioner Nipper, to continue Agenda Item 2: Sandhills Pines Subdivision Plat to the July 23, 2020 Land Use Hearing to be held at the Walton County Courthouse in DeFuniak Springs, Florida to be held at 9:00 a.m.

5-0 by the following votes:

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

LEGISLATIVE ITEMS

1. **Paladini - JD Miller Rezoning - Request to approve by ordinance. Project number REZ20-000001 is being reviewed by Bob Baronti. This is a rezoning application submitted by Nautilus Engineering on behalf of The Paladini's, requesting approval to change the zoning from Town Center One to Coastal Center Mixed Use with the current future land use of Mixed Use on 3.12+/- acres. The project is located at 830 JD Miller Road and is identified by parcel number 30-2S-19-24000-023-0000. The Staff Report was submitted into the record.**

Mr. Curtis Smith, Nautilus Engineering-representing the applicant, reviewed the basis for the changes and was available for questioning.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to adopt **Ordinance 2020-11** approving the Paladini - JD Miller Rezoning request.

5-0 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell,
Commissioner Nipper, Commissioner Nick, and
Commissioner 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. Attorney Noyes stated there had been no requests to submit sworn testimony via the Zoom program. Any comments through Zoom will be considered public comment.

3. **Bannerman Lot Subdivision Plat - Request to approve by final plat. Project number PLA19-000031 is being reviewed by Bob Baronti. This is a plat application submitted by Innerlight Engineering Corp, on behalf of LGM, LLC, requesting approval to plat 5 lots on 2.92+/- acres. The property has a future land use of Conservation Residential and a zoning district of Conservation Residential. The project is located on the southwest corner of the intersection of C. R. 30A and Bannerman Beach Lane and is identified by parcel number 07-3S-19-25000-004-00A0. Staff found the requested development to be consistent with the requirements of the Land Development Code and the Comprehensive Plan. The Staff Report was submitted into the record. (Exhibit 1: Staff Report)**

Mr. Carpenter announced there was one remaining condition to be met which is to relocate the existing gate. He reviewed the fees which would be required before recording the plat.

Chairman Chapman asked if there had been previous discussions on this project. Mr. Carpenter said staff worked with the applicant to adjust the preservation and lot lines in order to meet preservation requirements.

There were no public comments either present or by Zoom.

Motion by Commissioner Anderson, second by Commissioner Nick, to approve Bannerman Lot Subdivision Plat contingent upon conditions being met as stated in the Staff Report.

5-0 by the following votes:

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

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

4. **Origins Grocery - Request to approve by final order. Project number MAJ20-000002 is being reviewed by Renee Bradley. This is a major development order application submitted by McNeil Carroll Engineering, on behalf of The St. Joe Company requesting the approval to construct a 62,213 sq. ft. commercial retail building consisting of multiple tenants on 15.68 +/- acres of a 55 +/- acre tract with a Future Land Use and Zoning of Bay Walton Sector Plan Town Center. The project is located from U. S. Highway 98 and Watersound Parkway on the northwest corner and is identified by parcel number(s) 26-3S-18-16000-001-0010 and 26-3S-18-16000-001-0030. Staff found the requested development to be consistent with the requirements of the Land Development Code and the Comprehensive Plan. Additionally, the developer has revised the entrance and right-of-way width of Watersound Parkway North to meet the Bay-Walton Sector Plan and SAP requirements for transportation. The Staff Report was submitted into the record. (Exhibit 1: Staff Report)**

Mr. Carpenter briefly reviewed the project and the conditions as stated in the Staff Report. He reported the right-of-way has been obtained for consistency to the mobility plan.

There were no public comments either present or by Zoom.

Motion by Commissioner Glidewell, second by Commissioner Nick, to approve by final order the Origins Grocery request contingent upon conditions being met as stated in the Staff Report.

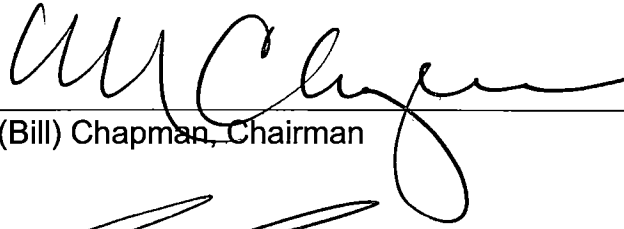
5-0 by the following votes:

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

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

ADJOURN

There being no further discussion, the meeting was adjourned at 9:11 a.m.



W. N. (Bill) Chapman, Chairman



Attest: Alex Alford, Clerk of Court and County Comptroller