



MINUTES

Board of County Commissioners

Thursday, July 23, 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 Heather Christman, Asst. County Attorney

CALL TO ORDER

Chairman Chapman called the meeting to order.

PLANNING AND DEVELOPMENT SERVICES

Items to be Continued:

Mr. Mac Carpenter, Planning and Development Director, requested the following items be continued to the August 27, 2020 Land Use Hearing: S. Orange Street Lots Right-of-Way (Item 2-Legislative), Inlet Dunes Petition for Abandonment (Item 3-Legislative), Ryan Driftwood Estates Re-Plat (Item 7-Quasi Judicial), and Walton County TDC Visitor Center and Administration Offices (Item 8-Quasi-Judicial)

Motion by Commissioner Glidewell, second by Commissioner Nipper, to continue the following items to the August 27, 2020 Land Use Hearing: S. Orange Street Lots Right-of-Way Abandonment (Item 2), Inlet Dunes Petition for Abandonment (Item 3), Ryan Driftwood Estates Re-Plat (Item 7), and Walton County TDC Visitor Center and Administration Offices (Item 8).

4-0 by the following votes:

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

LEGISLATIVE ITEMS

1. **Great Southern Yacht SSA - Request to approve by ordinance. Project number LUM20-000002 is being reviewed by Bob Baronti. This is a small-scale**

amendment application submitted by Barnhill Civil, on behalf of Great Southern Yacht Company, LLC, requesting approval to change the Future Land Use from Mixed Use to Industrial and Extractive Uses and the Zoning District from Coastal Center to Light Industrial on 1.27 +/- acres. The property is located south of U.S. Highway 98 West, on the east side of South Geronimo Street and is identified by parcel number 28-2S-21-42000-021-0000.

Mr. Bob Baronti, Planning and Development, briefly presented the project and submitted the staff report into the record.

Chairman Chapman noted there were a lot of wetland areas and asked about mitigation measures. Mr. Baronti said the applicant's intent is to keep construction out of the wetlands and is proposing very little density.

Commissioner Glidewell asked why the land use needed to be changed and whether a commercial designation could be considered. He voiced concern with an industrial designation within Miramar Beach. Mr. Baronti discussed the applicant's desire to have all his properties to be the same designation.

Mr. John Green, Barnhill Civil-representing the applicant, was available for questions. He discussed the reasons for the land use change and the compatibility of the change with the surrounding uses.

Mr. Steve Hall, Great Southern Yacht Company owner-applicant, discussed how the proposed project would be designed for accessibility.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to adopt **Ordinance 2020-12** approving Great Southern Yacht SSA.

4-0 by the following votes:

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

2. **S. Orange Street Lots Right-of-Way Abandonment - continued on motion as stated above.**
3. **Inlet Dunes Petition for Abandonment - continued on motion as stated above.**
4. **Sapp Abandonment - Request to approve by resolution. Project number PA20-000003 is being reviewed by Bob Baronti. This is a petition for abandonment submitted by Emerald Coast Associates, Inc. on behalf of Sapp Investments, LLC requesting the abandonment of 33 feet on the south end. The parcel has a Future**

Land Use of Residential and Zoning District of Neighborhood Infill. The properties are located at 25, 17, and 5 Palm Court Lane and is identified by parcel number(s) 36-3S-18-16101-000-0030, 36-3S-18-16101-000-0040, and 36-3S-18-16101-000-0050.

Mr. Carpenter briefly discussed the request and submitted the staff report into the record. He stated there was a recommendation from the Planning Commission to deny the abandonment. The applicant has requested to continue.

Mr. Dean Burgis, Emerald Coast Associates, briefly reviewed the request. The easement does not provide public connectivity except for a board walk. He said a concern was raised regarding Lupin Beach's desire to use the easement for access and reported Lupin Beach has been contacted. He submitted letters from Lupin Beach and others stating there was no objection to the abandonment. Discussion was held regarding the easement's proximity to the CCCL, the proposed development for the area, and the concerns of the surrounding property owners.

Commissioner Anderson requested more information on the Planning Commission's denial of the request. Mr. Carpenter said storm water drainage was the biggest concern and gave a brief history of the developments adjacent to the property. He discussed how the easement could be used to access a boardwalk to the beach.

Commissioner Glidewell asked if the property owned by Lupin Beach was south of the CCCL. Mr. Carpenter stated a portion of it is.

Commissioner Anderson questioned if the property was near the Bay County line. Mr. Carpenter said it was west of the Bay County line.

There was no public comment.

Motion by Commissioner Glidewell, second by Commissioner Nipper, to deny the Sapp Abandonment request.

3-1 by the following votes:

Ayes: Commissioner Chapman, Commissioner Glidewell, and
Commissioner Nipper

Nays: Commissioner Anderson

Commissioner Anderson expressed his reasons for voting for the abandonment.

QUASI JUDICIAL ITEMS

The Quasi-Judicial Hearing was called to order and Attorney Heather Christman, Assistant County Attorney, administered the oath to those intending to speak. There were no objections to the advertisements. There were no requests to submit sworn testimony via the Zoom program. Any comments through Zoom will be considered public comment.

5. **Sandhill Pines Subdivision Plat - Request to approve by final plat. Project number PLA20-000007 is being reviewed by Bob Baronti. This is a plat application submitted by David Smith, P.E. on behalf of D.R. Horton, Inc. requesting a plat with 77 townhomes, preservation areas, roadways, conservation easements, and common/retention area. This parcel has a Future Land Use of Residential and Zoning District of Neighborhood Infill on 9.77 +/- acres. The property is located north of US Highway 98 West, on the west side of Mack Bayou Road and is identified by parcel number(s) 24-2S-21-42270-000-0450. (Continued from the June 25, 2020 BCC meeting.) Staff found the requested development will meet the requirements of the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report.**

Chairman Chapman announced his voting conflict and submitted Form 8B to the clerk.

Mr. Baronti briefly discussed the project and requested the Staff Report be entered into the record. **(Exhibit 1)**

Mr. David Smith, Innerlight Engineering-representing D.R. Horton, Inc., briefly discussed the project and was available for questioning.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to approve by final plat Sandhill Pines Subdivision Plat contingent upon conditions being met as stated in the Staff Report.

3-0-1 by the following votes:

Ayes: Commissioner Glidewell, Commissioner Nipper, and
Commissioner Anderson

Abstain: Commissioner Chapman

(Exhibits: Staff Report-1) (Ex Parte: None) (Form 8B: Chapman)

6. **St. Andrews Drive Re-Plat - Request to approve by final plat. Project number PLA20-000001 is being reviewed by Bob Baronti. This is a plat application submitted by Emerald Coast Associates on behalf of Gary Bowman, requesting approval to re-plat two existing lots on 0.20+/- acres. The parcels have a Future Land Use of Mixed Use and a Zoning District of Coastal Center. The property is located at 8789 and 8790 St. Andrews Drive and is identified by parcel number(s) 26-2S-21-42200-000-8789 and 26-2S-21-42200-000-8790. Staff found the requested development will meet the requirements of the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report.**

Mr. Baronti briefly discussed the request and entered the Staff Report into the record. **(Exhibit 1)**

Commissioner Nick joined the meeting.

Mr. Darryl Burgis, Emerald Coast Associates-representing the applicant, discussed the request and was available for questioning.

There were no public comments.

Motion by Commissioner Glidewell, second by Commissioner Nipper, to approve by final plat St. Andrews Drive Re-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)

7. **Ryan Driftwood Estates Re-plat - continued on motion as stated above.**
8. **Walton County TDC Visitor Center and Administration Offices - continued on motion as stated above.**
9. **Los Rancheros of Santa Rosa Beach - Request to approve by final order. Project number MAJ20-000004 is being reviewed by Tim Brown. This is a major development order application submitted by Nautilus Civil Engineers, Inc. on behalf of Los Rancheros De La Playa, LLC, requesting approval to develop a 6,374 sq. ft. restaurant and associated infrastructure on 3.94 +/- acres. The parcel has a Future Land Use of Mixed Use and a Zoning District of Village Mixed Use. The property is located on the northeast corner of the U.S. Highway 98 West and Hunters Road intersection and is identified by parcel number(s) 29-2S-20-33000-017-0020 and 29-2S-20-33000-017-0060. Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development code contingent upon conditions being met as state in the Staff Report.**

Mr. Tim Brown, Planning and Development, presented the request and asked to submit the Staff Report into the record **(Exhibit 1)**.

Chairman Chapman noted there are significant wetlands on the property and asked about mitigation measures. Mr. Brown said the building would not be in the flood plain.

Mr. Curtis Smith, Nautilus Engineers-representing the applicant, discussed the findings of the flood study conducted on the property and announced the project includes a pond for flood plain mitigation.

There were no public comments.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve by final order Los Rancheros of Santa Rosa Beach 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)

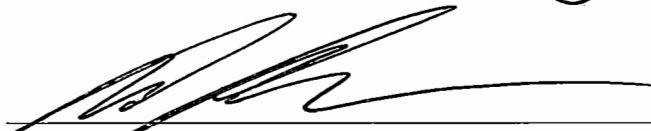
Attorney Christman questioned if the board had any Ex Parte communications to submit to the clerk for any of the Quasi-judicial items. There were none.

ADJOURN

There being no further discussion, the meeting was adjourned at 9:32 a.m.



W. N. (Bill) Chapman, Chairman



Attest: Alex Alford, Clerk of Court and County Comptroller