



MINUTES

Board of County Commissioners

Thursday, March 25, 2021 @ 9:00 AM

South Walton Annex Board Room

Land Use Hearings

COMMISSIONER ATTENDANCE

PRESENT: Chairman Trey Nick, Commissioner Michael Barker, Commissioner Boots McCormick, Commissioner Danny Glidewell, and Commissioner Tony Anderson

STAFF PRESENT: Larry Jones, County Administrator and Attorney Clayton Adkinson, Interim County Attorney

OPENING COMMENTS

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND INVOCATION

CALL TO ORDER

Chairman Nick called the meeting to order.

PLANNING AND DEVELOPMENT SERVICES

ITEMS TO BE CONTINUED

Ms. Kristen Shell, Planning Manager requested to continue Agenda Items 1, 2, 7, and 9. She stated the applicants for items one, two, and nine have asked to continue their requests to the April 22, 2021 Land Use Hearing. The applicant for item seven has requested a continuance to the April 13, 2021 Regular Meeting.

Motion by Commissioner Glidewell, second by Commissioner Barker, to continue Agenda Item 1: Black Creek Future Land Use Map Amendment to the April 22, 2021 Land Use Hearing.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

Motion by Commissioner Anderson, second by Commissioner Glidewell, to continue Agenda Item 2: Nokuse Future land use Amendment with Rezoning to the April 22, 2021 Land Use Hearing.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

Motion by Commissioner Barker, second by Commissioner Glidewell, to continue Agenda Item 9: Lot 20, 22 & 23 Hidden Highlands Abandonment to the April 22, 2021 Land Use Hearing.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

Motion by Commissioner Glidewell, second by Commissioner Anderson, to continue Agenda Item 7: Henderson LSA to the April 13, 2021 Regular Meeting.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

LEGISLATIVE ITEMS

1. **Black Creek Future Land Use Map Amendment with Rezoning - Request to continue to the April 22, 2021 BCC meeting.**

Continued on motion as stated above.

2. **Nokuse Future Land Use Amendment with Rezoning - Request to continue to the April 22, 2021 BCC meeting.**

Continued on motion as stated above.

3. **Land Development Code Amendments Related to Urban Residential and Village Mixed Use Zoning - Request to approve by ordinance. Proposed substantive amendments to Chapter 2, Section 2.02.10. Urban Residential (UR) and Section 2.02.23. Village Mixed Use Center (VMU), pertaining only to properties located within the now-defunct Black Creek Special Planning Area (BCSPA). These amendments will create additional development standards allowing development on the subject properties to occur at the previously held BCSPA densities, intensities, and other development standards.**

Mr. Steven Schoen, Planning and Development clarified that this was the first reading of the LDC Amendments related to Urban Residential and Village Mixed Use Zoning. He submitted for the record the following three items: memorandum of proposed

changes, proposed changes to the ordinance, and the draft ordinance. He announced the non-substantive changes were made after the Planning Commission's approval.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to approve the first reading of the Land Development Code Amendments Related to Urban Residential and Village Mixed Use Zoning.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

4. **En Route Storage FLU Amendment with Rezoning - Request to approve by ordinance. FLU20-000008 is being reviewed by Stephen Schoen. This is a Future Land Use Amendment with Rezoning application submitted by SM Consulting on behalf of En Route Storage LLC requesting to change the current Future Land Use from Rural Residential to Industrial and Extractive Uses and change the current Zoning from Rural Village to Light Industrial on approximately 2.13 +/- acres. The property is located in District 1 on the east side of U.S. Highway 331 S approximately 350 ft from the intersection of U.S. Highway 331 S and Norris Cut Off Road and can be identified by parcel number(s) 04-2S-19-24000-001-0050, 04-2S-19-24000-001-0051.**

Mr. Schoen clarified that this was also a first reading and briefly reviewed the request. He submitted the Staff Report into the record.

Commissioner McCormick asked what the zoning north and south of the property was. Mr. Schoen replied there is Commercial Land Use and Zoning to the south and Industrial and Rural Village to the north. Commissioner McCormick asked if this change would be consistent with the surrounding area. Mr. Schoen replied it would.

Commissioner Glidewell questioned if this was the location of Brandi's Attic storage facility. Mr. Schoen said that it was

Commissioner Anderson asked if the change would bring the area into compliance. Mr. Schoen stated it would.

Motion by Commissioner Anderson, second by Commissioner McCormick, to approve the first reading of the ordinance approving En Route Storage FLU Amendment with Rezoning.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

5. **Poland LSA - Adoption Hearing. Request to approve by ordinance. FLU20-000002 is being reviewed by Bob Baronti. This is a Large-Scale Amendment application submitted by SM Consulting on behalf of JR Properties FL LLC requesting to change the Future Land Use from Rural Residential to Commercial and the current Zoning District from Rural Village to General Commercial on 11 +/- acres. The property is located in District 3 at the corner of U.S. Highway 90 and Dr. Roberts Drive and can be identified by parcel number(s) 19-3N-19-19390-003-0010 and 19-3N-19-19390-003-0050.**

Mr. Bob Baronti, Planning and Development briefly reviewed the request and submitted the Staff Report into the record.

Commissioner Anderson asked if this was located in the special economic zone. Mr. Baronti said that it was.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to adopt **Ordinance 2021-08** approving Poland LSA.

Commissioner Glidewell asked if this was the location of the Shrine Club. Mr. Baronti said it was.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

6. **Gillis 80 Acres LSA - Adoption Hearing. Request to approve by ordinance. Project number LUM20-000006 is being reviewed by Bob Baronti. This is a large scale amendment application submitted by Jenkins Engineering Inc., on behalf of C & M Contracting, requesting approval to change the future land use from General Agricultural & Rural Residential to Industrial and Extractive Uses, and zoning district from General Agricultural & Rural Village to Extractive Uses or lesser intense district on 80 +/- acres. The property is located in District 3 approximately 5.23 acres north of the intersection of U.S. Highway 90 and U.S. Highway 331 N and is identified by parcel number 31-4N-19-20000-007-0000.**

Mr. Baronti briefly reviewed the project and submitted the Staff Report into the record.

Commissioner McCormick asked what the plans for the property were. Mr. Jamie Eubanks, Jenkins Engineering-representing the applicant stated that the request is only for a land use change and that the proposed plans for a borrow pit would be brought back for board approval.

Motion by Commissioner Anderson to adopt an ordinance approving Gillis 80 Acres LSA.

Motion died for lack of a second.

Motion by Commissioner Glidewell, second by Commissioner Barker, to deny Gillis 80 Acres LSA.

Attorney Steven Tatom, representing the applicant said the request was approved for transmittal in late 2020 and said the intended use for the property would be a borrow pit. Once the pit has reached a certain point it would be turned into a stocked fishpond. The borrow pit would be approximately 30 acres and the remaining 50 acres would be left in its natural state. Attorney Tatom discussed his views supporting borrow pits within the General Agriculture designation. The property has been in the Gillis family for a very long time.

A brief discussion was held regarding the transmittal hearing, past limitations on borrow pits, and the safety of clay pits. Attorney Tatom noted a fence would be erected around the entire property to restrict access.

Commissioner Anderson questioned if the objection was to the selling of the dirt and stated that to build a fish pond the dirt would have to be hauled out anyway. Commissioner Glidewell noted that fishponds are not built over time. Commissioner Barker asked what the timeline would be for the pit to become a pond. Attorney Tatom was unaware of the time frame. Mr. Chad Gillis, applicant said he did not have a timeline for the pond and that it could take up to seven years. Chairman Nick asked how large the pond site would be. Mr. Gillis replied 33 +/- acres.

Commissioner Barker asked what type of fence was being considered. Mr. Gillis said it would be a six-foot fence.

Commissioner McCormick asked what size the pit would be. Mr. Gillis replied 33 +/- acres. Commissioner McCormick asked how deep the pit would be. Mr. Gillis said that is unknown at this time.

Mr. Eubanks discussed the required buffer and the additional buffer the applicant is planning to include.

Attorney Steve Hall, Walton County Land Use Attorney said the request for the land use change would apply to the entire parcel. The approval cannot depend on any future use and conditions cannot be specified. If the change is approved any use which is allowed in the Extractive/Light Industrial category can be utilized for the entire 80 acres. Commissioner Glidewell voiced concern with future uses of the property if the land use is changed and how it would affect the surrounding areas. Attorney Hall said this is a legislative decision and the board had broad discretion in deciding. Discussion continued on how the surrounding areas would be affected by the change and possible future uses.

Commissioner McCormick asked if the board had taken any previous vote on this project. Attorney Hall stated the only action taken has been to transmit. Commissioner McCormick asked if anything had changed in the design of the project since that time. Mr. Baronti replied it had not. Attorney Hall said there is no specific use or design that can be considered during the review of the Comprehensive Plan change.

Commissioner McCormick noted there will be a process to obtain board approval for a pit. Attorney Hall said any particular use down the road would have to go through the development order process with a specific site plan. Attorney Adkinson said that whatever is allowed under Extractive Uses cannot be denied later. Mr. Baronti said that the applicant is only asking for a change to Extractive Use and to move to Industrial would require another land use change.

2-3 by the following votes:

Ayes: Commissioner Barker and Commissioner Glidewell

Nays: Chairman Nick, Commissioner McCormick, and
Commissioner Anderson

Motion failed.

Commissioner Anderson asked what the next steps should be. Attorney Adkinson said that it could be submitted back to the Planning Commission and then to the board at a later date. Attorney Tatom said because there was not a second on the motion to approve it could be brought back. Ms. Shell said there may be an error in the advertising and that the issue may need continuing. A brief discussion was held to determine on an appropriate date to continue the issue.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to continue Gillis 80 Acres LSA to April 22, 2021.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner
McCormick, Commissioner Glidewell, and Commissioner
Anderson

7. CONTINUED - Henderson LSA

Continued to April 13, 2021 on motion as stated above.

- 8. Trout Creek Village SSA - Request to approve by ordinance. FLU20-000007 is being reviewed by Bob Baronti. This is a future land use amendment with rezoning application submitted by Innerlight Engineering on behalf of Trout Creek Village LLC requesting a change of current Future Land Use of Industrial and Extractive Uses to Rural Residential and a Zoning District change from Heavy Industrial to Rural Village on 7.10 +/- acres. The property is located in District 1, approximately 10 miles west from the intersection of U.S. Highway 331 S and S.R. 20 on the south side of S.R. 20 and can be identified by parcel number(s) 19-1S-20-32000-014-0000. (Continued from the February 25, 2021 BCC meeting.)**

Mr. Baronti briefly reviewed the project and submitted the Staff Report into the record.

Commissioner Anderson asked if the property next door was designated Heavy Industrial and if there would be a separate ingress/egress from S. R. 20 to prevent

crossing other private property. Mr. Baronti confirmed the zoning of the neighboring property and replied there would be a separate ingress/egress.

Mr. David Smith, Innerlight Engineering-representing the applicant briefly discussed the actions at the February 25, 2021 Land Use Hearing. A meeting was held with the community and questions were answered regarding the land use change and proposed development. He said he would talk more about the development and the changes which occurred as a result of the community meeting during the Quasi-Judicial Hearing. He continued discussing the land use change request and said the properties to the south and west are undeveloped. He noted the eastern property is zoned Heavy Industrial and Neighborhood. Mr. Smith said the applicant is requesting to change to the zoning classification to the west. The applicant is proposing two connections to S.R. 20 and has no intention to connect to any of the surrounding properties. A brief discussion was held regarding the inclusion of a neighborhood within Heavy Industrial, the lesser impact the change would provide, and ensuring that access to the project would not be through the surrounding properties.

Motion by Commissioner Anderson, second by Commissioner McCormick, to adopt **Ordinance 2021-09** approving Trout Creek Village SSA.

Commissioner Glidewell asked why Residential was not requested and a subdivision considered to be compatible with the rest of the community. Mr. Smith talked about the need to protect the environmentally sensitive wetlands to the south and that the proximity of the property to S.R. 20 would be beneficial for an RV park. Commissioner Glidewell questioned if an RV park could be placed in Residential. Mr. Smith confirmed that it could not. Commissioner Glidewell asked why an RV park was considered. Mr. Smith asked to submit a copy of the plan which he had planned to speak on during the Quasi-Judicial Hearing. He discussed the wetland areas on the property and discussed the amenities which would allow visitors to access Trout Creek. Commissioner Glidewell voiced concern with the lack of bay access from the property and asked what type of sewer system would be used. Mr. Smith said the wetlands are impassable on foot and that a kayak could be used from Trout Creek to access the bay. He said a septic system is proposed with the project; however, there is a condition that the park would connect to a sewer system once it becomes available. Commissioner Glidewell asked if the septic system would be a standard or advanced system. Mr. Smith replied standard. Commissioner Glidewell voiced concern with the effects a septic system would have on the bay and could support the project if it relied on an advanced septic system. Commissioner McCormick voiced concern with the hinderance of any development until a sewer system is available. Discussion ensued on State requirements and being proactive in protecting the bay and environment.

Commissioner Barker questioned if conditions could be put in place to connect to a sewer system upon availability during the approval process. Commissioner Anderson said conditions could be placed on the final development order which will be discussed later on the agenda. He said for this issue the board needed to decide whether to remove a parcel of land from Heavy Industrial and put it into Rural Village which is a lesser impact. He expressed the need to take the opportunity to make the change.

Commissioner Glidewell noted that in an earlier agenda item it was stated that once the zoning has been changed the property owner would have the right to develop whatever is contained in that zoning category. Attorney Hall said the difference between this issue and the previous issue is there is a development order application attached to this property which will be presented later on the agenda. Discussion was held on whether the board would be obliged to approve any development order application in allowance with the zoning on this property.

Mr. Shannon Howell, applicant said the project has been vetted through the county system and is supported by the Planning Director. He was unaware of advanced sewer systems and would research the system to be used with the proposed project. He said the creek came through his property and that it was his responsibility to protect it. Commissioner Glidewell asked Mr. Smith if he was familiar with advanced septic systems. Mr. Smith replied he was aware of the systems and would have to do more research. Commissioner Glidewell asked if the applicant would be willing to make that a condition of approval. Mr. Howell said he would look at that and a lot of other concessions have been made for the neighbors. Mr. Smith said that the project would be connected to sewer when it became available. Discussion was held regarding the appropriate sewer and protecting the bay.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

9. **CONTINUED Lot 20, 22 & 23 Hidden Highlands Abandonment - Request to approve by resolution. Project number PA20-000007 is being reviewed by Bob Baronti. This is an abandonment application submitted by Stephanie Manning on behalf of Timothy Kreider, requesting to abandon 33' of roadway and utility easement on Lots 20, 22, and 23 of Hidden Highlands Subdivision. The property has a future land use of Residential and zoning of Neighborhood Infill. The property is located in District 5 at the end of Spotted Dolphin Road and can be identified by parcel number(s) 04-3S-20-34300-000-0230, 04-3S-20-34300-000-0220 and 04-3S-20-34300-000-0200.**

Continued on motion as stated above.

10. **Sand Dollar Subdivision Easement Abandonment - Request to approve by resolution. Project number PA20-000008 is being reviewed by Tim Brown. This is a petition for abandonment application submitted by Emerald Coast Associates, Inc. on behalf of Tomislav and Sanda Dizdar, requesting an abandonment of the western 33' of a 66' Government Patent Easement on 0.13 +/- acres with a future land use of Residential and a zoning category of Neighborhood Infill. The project is located in District 5 on the north side of Sand Dollar Court, east of Somerset Bridge Road and north of Gulf Cove Court and is identified by parcel number(s) 24-3S-19-25120-000-0060.**

Mr. Tim Brown, Planning and Development briefly reviewed the project and submitted the Staff Report into the record.

Commissioner Anderson requested for comment by Mr. Chance Powell, County Traffic Engineer. Mr. Powell said it was 33'-foot public right-of-way easement adjacent to and connecting to other public right-of-way easements. Commissioner McCormick asked if there was a Neighborhood Beach Access (NBA) on the south side of C.R. 30A. Mr. Powell said there was an NBA at Summerset Bridge Road. Discussion was held on the total width of the public right-of-way easement and the proposed uses for the area such as parking for the NBA. Mr. Powell advised that TDC input would be needed regarding the use of the area for parking. Discussion continued on the proposed uses for the easement.

Mr. Dean Burgis, Emerald Coast Associates-representing the applicant reviewed the circumstances surrounding the request and submitted documentation supporting the abandonment. He gave a brief history of the area and said the easement was not included in the title work nor warranty deed. The government patent easement was discovered by a county employee during development order application review. He said Regional Utilities, Okaloosa Gas District, nor Chelco has future plans to use the easement for utilities. Commissioner Glidewell noted the letter from Chelco said they would not release any of its recorded or prescriptive easements. Mr. Burgis replied that it was referring to certain areas along Sand Dollar Court south of the applicant's property and that Chelco did not have an issue vacating the 33 feet in question. He continued his presentation and said the easement does not provide interconnectivity to the north. He also discussed accesses to surrounding developments which would not require the use of the easement. Mr. Burgis requested approval of the abandonment. Commissioner Glidewell noted that SOM1011 had not been consulted and stated the area could be used for a tower site. He recommended the applicant contact their title insurance.

Motion by Commissioner Glidewell, second by Commissioner Barker, to deny the Sand Dollar Subdivision Easement Abandonment request.

4-1 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, and Commissioner Glidewell

Nays: Commissioner Anderson

11. **Watercolor (A.K.A. The Villages at Seagrove) Development of Regional Impact (DRI) Amendment - Request to approve by resolution. MAJ20-000043 is being reviewed by Renee Bradley. This is a major development application submitted by O'Connell and Associates on behalf of The St Joe Company requesting to modify the overall number of approved hotel/inn rooms of the previously approved Watercolor DRI from 60 units to 67 units on 2.66 +/- acres with a Future Land Use of Mixed Use and a Zoning District of Resort. This is an amendment to The Villages at Seagrove a/k/a WaterColor Development of Regional Impact (DRI) Resolution 1999-79 and amended by Resolutions 2002-32, 2016-53 and 2017-17,**

PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. The St. Joe Company is requesting a determination that their application for an amendment to the previously approved WaterColor PUD and DRI constitutes a non-substantial deviation under Section 2.06.02.C of the Walton County Land Development Code. The amendment proposes to reduce residential units and add hotel/inn units for the existing Watercolor Inn (15-3S-19-25000-001-0090). The site which is the subject of the Amendment is located in District 5 in Walton County Sections 14- 15, Township 3S, Range 19 West, lying south of U.S. Highway 98, consisting of 499 +/- acres and as described in the Notice of Adoption of a Development Order for a Development of Regional Impact known as The Villages at Seagrove Development of Regional Impact recorded in the public records of Walton County, Official Records Book 2152, Page 310.

Ms. Shell briefly reviewed the project and submitted the Staff Report into the record. A brief discussion was held on the removal of three residential units in order to add hotel rooms to the existing hotel.

Commissioner Barker asked if there would be adequate parking for the change. Ms. Shell it would and that it was a non-substantial deviation.

Mr. John Nash, O'Connell and Associates-representing the applicant discussed the planned renovations inside the existing hotel and the request to reduce the overall number of residential units in order to accommodate the renovation. The development order is not a part of the current request and the issues would be addressed at that time. Commissioner McCormick asked if these changes would alter the storm water plan. Mr. Nash said it would not.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to adopt **Resolution 2021-44** approving Watercolor (A.K.A. The Villages at Seagrove) Development of Regional Impact (DRI) Amendment.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

The meeting briefly recessed at 10:38 a.m. and reconvened at 10:51 a.m.

QUASI JUDICIAL ITEMS

The Quasi-Judicial Hearing was called to order. Attorney Adkinson administered the oath to all those intending to speak. Commissioner Ex Parte was submitted to the clerk.

- 12. Watercolor (A.K.A. The Villages at Seagrove) Planned Unit Development (PUD) Amendment - Request to approve by final order. MAJ20-000042 is being reviewed by Renee Bradley. The Villages at Seagrove a/k/a WaterColor PUD. The St. Joe Company is requesting a determination that their application for an amendment to the previously approved WaterColor PUD constitutes a non-substantial deviation under Section 2.06.02.C of the Walton County Land Development Code. The amendment proposes to reduce residential units and add hotel/inn units for**

the existing Watercolor Inn (15-3S-19-25000-001-0090). The site which is the subject of the Amendment is located in District 5 in Walton County Sections 14-15, Township 3S, Range 19 West, lying south of U.S. Highway 98, consisting of 499 +/- acres and as described in the Notice of Adoption of a Development Order for a Development of Regional Impact known as The Villages at Seagrove Development of Regional Impact recorded in the public records of Walton County, Official Records Book 2152, Page 310. Staff found the request to be consistent with the Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report.

Ms. Shell stated this was the companion to the previous item. The Staff Report was entered into evidence. **(Exhibit 1)**

Mr. Nash was available for questioning.

Commissioner Anderson asked if the parking would be affected. Mr. Nash said adequate parking would have to be shown during the development order process.

There was no public comment.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve by final order Watercolor (A.K.A. The Villages at Seagrove) Planned Unit Development (PUD) Amendment.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

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

- 13. Mala Beach Replat - Request to approve by final plat. Project number PLA21-000001 is being reviewed by Tim Brown. This is a minor plat application submitted by Emerald Coast Associates, Inc. on behalf of Joseph Steffen, requesting approval to replat 7 single family residential lots and associated infrastructure on 1.23 +/- acres with a future land use of Residential and zoning category of Neighborhood Infill. The project is located in District 5 on the north side of W. Park Place Avenue, east of S. Orange Street and is identified by parcel number(s) 36-3S-18-16118-000-0010, 36-3S-18-16118-000-0020, 36-3S-18-16118-000-0030, 36-3S-18-16118-000-0040, 36-3S-18-16118-000-0050, 36-3S-18-16118-000-0060 and 36-3S-18-16118-000-0070. Staff found the request to be consistent with the Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report.**

Mr. Brown reviewed the project and submitted the Staff Report into evidence. **(Exhibit 1)**

Commissioner Glidewell asked if this was the property discussed with the Pompano abandonment. Mr. Brown said the parcel is immediately south of that right-of-way.

Mr. Darryl Burgis, Emerald Coast Associates-representing the applicant discussed the request and said the lot lines and number of lots have not changed. Commissioner Glidewell asked if this project would affect the Pompano Street easement. Mr. Burgis said it would not.

There were no public comments.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to approve Mala Beach Replat contingent upon conditions being met as stated in the Staff Report.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

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

- 14. Saltaire PUD - Request to approve by final order and overlay ordinance. MAJ20-000037 is being reviewed by Stephen Schoen. This is a major development order application submitted by O'Connell & Associates on behalf of 30A Lofts, LLC requesting approval of a detailed Planned Unit Development to construct 34,200sq. ft of commercial development, 256 apartment units, a driveway connection to U.S. Highway 98 and associated infrastructure on approximately 24.5 +/- acres. This project site has a Future Land Use of Mixed Use with Zoning Districts of Village Mixed Use and Small Neighborhood and is located in District 5 on U.S. Highway 98 approximately 0.68 miles from the intersection of C.R. 393 and U.S. Highway 98 on the left-hand side. The property can be identified by parcel number(s) 34-2S-20-33270-033-0000, 34-2S-20-33270-034-0000, 34-2S-20-33270-035-0000. Staff found the request to be consistent with the Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report.**

Mr. Schoen said the request is to approve by final order and reported this is the first reading of the overlay ordinance. He briefly discussed the project and submitted the Staff Report into evidence. **(Exhibit 1)**

Mr. Ken Minshew, representing the ownership group briefly discussed the project. He reported the density and intensity have been reduced. The floodplain storage has been increased. He encouraged the board to approve the request.

Commissioner McCormick asked if it was too early in the process to say how the green way would work and where it would be located. Mr. Minshew said it is included in the site plan. Commissioner McCormick asked if the mosquito control ditches would be a part of the storm water plan. Mr. Minshew said there is a two-and-a-half-acre lake on

the property designated for storm water. The mosquito ditches were off the property and adjacent to the project area.

There was no public comment.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve by final order Saltaire PUD contingent upon conditions being met as stated in the Staff Report and to approve the first reading of the overlay ordinance.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

(Exhibits: Staff Report 1) (Ex Parte: Glidewell)

15. **The Cove at Santa Rosa Plat - Request to approve by final plat. PLA20-000032 is being reviewed by Bob Baronti. This is a minor plat application submitted by Shannon Clatchey on behalf of Wadhew Development LLC requesting to plat 10 lots with a private right of way and common areas in The Cove. This parcel is 2.51+/- acres and has a Future Land Use of Residential with a Zoning District of Low Density Residential 4/1. The property is located in District 5, from the intersection of South Deno and Michaela Lane, North onto Maxwell, approximately 140 ft. on the Western side of the road and can be identified by parcel ID(s) 02-3S-20-34160-000-0120. Staff found the request to be consistent with the Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report.**

Mr. Baronti briefly reviewed the project and submitted the Staff Report into evidence. **(Exhibit 1)**

Mr. Shannon Clatchey briefly reviewed the project and was available for questioning.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner McCormick, to approve by final plat The Cove at Santa Rosa Plat contingent upon conditions being met as stated in the Staff Report.

5-0 by the following votes:

Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, Commissioner Glidewell, and Commissioner Anderson

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

16. **Trout Creek RV Park - Request to approve by final order. MAJ20-000036 is being reviewed by Bob Baronti. This is a major development application submitted by**

Innerlight Engineering on behalf of Trout Creek Village, LLC request to develop an RV site for rental purposes with a Future Land Use of Industrial & Extractive Uses and a Zoning District of Heavy Industrial on approximately 10.34 +/- acres. The property is located in District 1, approximately 10 miles west from the intersection of U.S. Highway 331 S and S.R. 20 on the south side of S.R. 20 and can be identified by parcel number(s) 19-1S-20-32000-014-0000. (Continued from the February 25, 2021 BCC meeting.) Staff found the project to be consistent with Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.

Mr. Baronti briefly reviewed the request and submitted the Staff Report into evidence. **(Exhibit 1)** This is the companion item to Agenda Item 8.

Mr. Smith presented a general overview of the project. He said the original request was for 45 RV pads and 3 cabins for a total of 48 units; however, the request has been revised to 39 pads and 1 cottage which is a 16% reduction in density. The project will not connect to any of the subdivisions and will connect directly to S.R. 20. He said the applicant welcomed the following conditions to be applied to the final order: all staff comments satisfied, connection to sewer upon availability, and pool operation from dawn to dusk.

Commissioner Barker asked that the applicant check into the advanced septic system as an option to the standard septic system. Mr. Howell said he would be amenable to that and said this is a three-phase project.

Ms. Dell Glasko appreciated the changes the applicant has made but expressed concern with the additional traffic the project would generate. She also expressed concerns with the impact from storms, noise pollution, and the impacts to the wetlands.

Commissioner Glidewell asked if a turn lane is required. Ms. Shell stated there is no Proportionate Fair Share and the turn lane cannot be required. Mr. Smith said that conversations have been held with FDOT and that the applicant would be working with the agency on a warrant turn lane analysis.

Motion by Commissioner McCormick, second by Commissioner Anderson, to approve Trout Creek RV Park contingent upon conditions being met as stated in the Staff Report as well as the following conditions: satisfy staff comments, no connection to neighboring properties, connect to sewer system upon availability, ingress/egress onto S.R.20, and pool operation from dawn to dusk.

4-1 by the following votes:

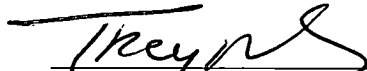
Ayes: Chairman Nick, Commissioner Barker, Commissioner McCormick, and Commissioner Anderson

Nays: Commissioner Glidewell

(Exhibits: Staff Report 1) (Ex Parte: Nick, Barker, McCormick, Glidewell, Anderson)

ADJOURN

There being no further discussion, the meeting was adjourned at 11:15 a.m.


Trey Nick, Chairman


Attest: Alex Alford, Clerk of Court and County Comptroller