



## **MINUTES**

### **Board of County Commissioners**

**Thursday, April 22, 2021 @ 9:00 AM**

**South Walton Annex Board Room**

**Land Use Hearing**

#### **COMMISSIONER ATTENDANCE**

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

**ABSENT:** Commissioner Danny Glidewell

**STAFF PRESENT:** Ms. Dede Hinote, Deputy Administrator, Mr. Stan Sunday, Deputy Administrator, and Attorney Clayton Adkinson, Interim County Attorney

#### **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND INVOCATION**

#### **CALL TO ORDER**

Chairman Nick called the meeting to order.

Commissioner Glidewell was not in attendance due to a death in his family.

Commissioner McCormick expressed his gratitude for the condolences and prayers during the loss of his brother.

#### **PLANNING AND DEVELOPMENT SERVICES**

#### **LEGISLATIVE ITEMS**

- 1. Black Creek Future Land Use Map Amendment with Rezoning – Transmittal Hearing. Project number FLU20-000004 is being reviewed by Stephen Schoen. This is a large scale amendment application submitted by Walton County Planning and Development Services requesting approval of a large scale future land use map amendment from the Black Creek Special Planning Area (BCSPA) to Residential and Mixed Use and a zoning district change from the BCSPA Low Density Residential and the BCSPA Rural Town Center to Urban Residential and Village Mixed Use, respectively, on 9 individual parcels totaling approximately 587.98 +/- acres. The proposed map amendments to the subject lands are a result of a Comprehensive Plan amendment eliminating the Black Creek Special Planning Area and Zoning designations. The subject lands are located in District**

**1 and can generally be accessed off of C.R. 3280. (Continued from the March 25, 2021 BCC Meeting.)**

Mr. Stephen Schoen, Planning and Development planner presented and discussed the proposed ordinance to be transmitted to the Department of Economic Opportunity (DEO). The Staff Report was entered into the record. He reported these are the last remaining parcels of the former Black Creek Special Planning Area. He discussed the transferring of the former Black Creek Special Planning Area density and intensities into Urban Residential and Village Mixed Use.

Motion by Commissioner Anderson, second by Commissioner McCormick, to approve to transmit Black Creek Future Land Use Map Amendment with Rezoning to the Department of Economic Opportunity (DEO).

4-0 by the following votes:

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

- 2. Nokuse Future Land Use Amendment with Rezoning – Transmittal Hearing. Project number FLU20-000003 is being reviewed by Stephen Schoen. This is a large scale amendment application submitted by Walton County Planning and Development Services on behalf of the Davis Stella 2015 Land Trust, Nokuse Education Inc., Davis Stella 2015 Plantation Trust, and others, requesting approval of a large scale future land use change from Estate Residential, General Agriculture, Large Scale Agriculture, Black Creek Special Planning Area, and Public Facilities to Conservation and a zoning district change, from Estate Residential, General Agriculture, Large Scale Agriculture, Public Facilities, and Black Creek Low Density Residential and Town Center to Conservation on 59 individual parcels totaling approximately 6,948.33 +/- acres. The subject lands are located throughout District 1 and are adjacent to or abutting other Conservation lands under the same ownership and are located throughout the South Central and North Central planning areas and can generally be accessed from S.R. 20 and/or U.S. Highway 331. (Continued from the March 25, 2021 BCC Meeting.)**

Mr. Schoen presented and discussed the proposed ordinance to be transmitted to DEO. The Staff Report was submitted into the record. He announced a conservation easement will be recorded with the Clerk of Court.

Motion by Commissioner McCormick, second by Commissioner Anderson, to approve to transmit Nokuse Future Land Use Amendment with Rezoning to the Department of Economic Opportunity (DEO).

4-0 by the following votes:

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

3. **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. (Continued from the March 25, 2021 BCC Meeting.)**

Mr. Bob Baronti, Planning and Development planner presented and discussed the request. The Staff Report was entered into the record.

Mr. Scott Jenkins, Jenkins Engineering representing the applicant briefly discussed the request and said no changes have been made since the last presentation.

Motion by Commissioner Anderson, second by Commissioner McCormick, to adopt **Ordinance 2021-11** approving Gillis 80 Acres LSA.

3-1 by the following votes:

Ayes: Chairman Nick, Commissioner McCormick, and  
Commissioner Anderson

Nays: Commissioner Barker

4. **Lot 20, 22 & 23 Hidden Highlands Abandonment - Request to continue to the May 27, 2021 BCC meeting. 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 from the March 25, 2021 BCC Meeting.)**

Motion by Commissioner Anderson, second by Commissioner Barker, to continue Lot 20, 22 & 23 Hidden Highlands Abandonment.

Motion by Commissioner Anderson, second by Commissioner Barker, motion amended to continue the hearing to May 27, 2021 to be held at the Walton County Courthouse Annex in Santa Rosa Beach at 9:00 a.m. or soon thereafter.

4-0 by the following votes:

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

## **QUASI JUDICIAL ITEMS**

The Quasi-Judicial Hearing was called to order. Attorney Clayton Adkinson, Interim County Attorney administered the oath to those intending to speak.

5. **Summer Dream Ph. 3 Replat of lots 3 & 4 - Request to approve by final plat. Project PLA20-000020 is being reviewed by Bob Baronti. This is a minor plat application requesting to replat the property line between Lots 3 and 4 south by approximately 25 feet. The site has a Future Land Use of Residential and a Zoning District of Residential Preservation and is located in District 5 and can be located approximately 204 feet south from Beachside Dr. and can be identified by parcel number(s) 19-3S-18-16241-000-0030 and 19-3S-18-16241-000-0040. Staff found the request to be consistent with the Comprehensive Plan and the Land Development contingent upon conditions being met as stated in the Staff Report.**

Mr. Baronti presented and discussed the request. The Staff Report was submitted into evidence. **(Exhibit 1)**

After being sworn, Mr. Ellis Dish discussed Mr. Christian Perry's affiliation to the parcel and said the request would make a slight adjustment to the lot lines and increase the land on the northern parcel. Mr. Perry was also available for questioning.

Motion by Commissioner Anderson, second by Commissioner McCormick, to approve by final plat Summer Dream Ph. 3 Replat of lots 3 & 4 contingent upon conditions being met as stated in the Staff Report.

There was no public comment.

4-0 by the following votes:

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

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

6. **3843 LLC Plat - Request to approve by final plat. Project number PLA21-000003 is being reviewed by Bob Baronti. This is a plat application submitted by Garry Overholt on behalf of 3843 LLC requesting a plat from 4 lots into 1 lot, this project has a current Future Land use of Residential and Zoning of Neighborhood Infill on 0.153 +/- acres. This property is located in District 5, and can be found at 261 DeFuniak St Santa Rosa Beach, FL 32459 and is identified by parcel number(s) 17-3S-19-25020-014-0020. 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 presented and discussed the plat request. All fees have been paid and comments addressed. The Staff Report was entered into evidence. **(Exhibit 1)**

Mr. Garry Overholt, after being sworn, stated it was determined this was not a lot of record and the request will correct it.

Commissioner McCormick asked if there were any legal issues with this parcel. Mr. Overholt replied there were no issues.

Commissioner Barker asked if the change would increase the density and intensity. Mr. Overholt said it would not

Motion by Commissioner Anderson, second by Commissioner McCormick, to approve by final plat 3843 LLC Plat contingent upon conditions being met as stated in the Staff Report.

There were no public comments.

4-0 by the following votes:

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

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

7. **Goldsby Road Commerce Park - Request to approve by final order. Project number MAJ20-000040 is being reviewed by Tim Brown. This is a major development order application submitted by Jenkins Engineering, Inc. on behalf of Goldsby Road, LLC, requesting approval to develop a 90,000 square foot commerce park on 9.88 +/- acres with a future land use of Commercial and a zoning category of General Commercial. The project is located in District 5 on the east side of Goldsby Road, north of U.S. Highway 98 West and south of Commercial Parkway and is identified by parcel number(s) 30-2S-20-33230-000-0540. 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. Tim Brown, Planning and Development planner presented and discussed the request. The Staff Report was submitted into evidence. **(Exhibit 1)**

Commissioner McCormick asked if there were any outstanding stipulations or conditions. Mr. Brown said there are only standard conditions which must be met.

Mr. Jenkins, representing the applicant briefly discussed the project. The project meets the buffering requirements.

Motion by Commissioner Anderson, second by Commissioner McCormick, to approve by final order Goldsby Road Commerce Park contingent upon conditions being met as stated in the Staff Report.

There were no public comments.

4-0 by the following votes:

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

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

**ADJOURN**

There being no further discussion, the meeting was adjourned at 9:22 a.m.



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Trey Nick, Chairman



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Attest: Alex Alford, Clerk of Court and County Comptroller