



MINUTES

Board of County Commissioners

Thursday, August 26, 2021 @ 9:00 AM

South Walton Annex Board Room

Land Use Hearing

COMMISSIONER ATTENDANCE

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

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

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

Mr. Mac Carpenter, Planning and Development Director requested the following agenda revisions.

Agenda Revisions

Mr. Carpenter requested to continue Agenda Item 1: Walton County Civic Use LSA and Zoning Change (21-1357) to the September 23, 2021 Land Use Hearing. He also requested to table Agenda Item 17: Townplace Suites (21-1377). Townplace Suites was continued at the Planning Commission without a date certain. This item will be re-advertised before being heard.

Motion by Commissioner Glidewell, second by Commissioner Barker, to approve to continue Walton County Civic Use LSA and Zoning change (Agenda Item 1 (21-1357)) to September 23, 2021.

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 table Townplace Suites (Agenda Item 17 (21-1377)).

5-0 by the following votes:

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

LEGISLATIVE ITEMS

- 1. Walton County Civic Use LSA and Zoning Change – Request to continue to the September 23, 2021 BCC meeting. Project number FLU21-000002 is being reviewed by Stephen Schoen. This is a large scale Future Land Use Map amendment and Rezoning application submitted by Walton County Planning and Development Services on behalf of Walton County, requesting to change the current Future Land Use designations from Residential and Conservation to Public Facilities and Institutional and to change the Official Zoning Map from Conservation Residential 2/1, Neighborhood Infill, and Conservation to Institutional on approximately 220+/- acres. The subject lands are located within District 5, generally situated south of Chat Holley Road and west of Nellie Drive. The subject can be identified by parcel numbers: 26-2S-20-33200-000-0010 & 26-2S-20-33200-000-0020 & 26-2S-20-33200-000-0030 & 26-2S-20-33200-000-0040 & 26-2S-20-33200-000-0050 & 26-2S-20-33200-000-0220 & 26-2S-20-33200-000-0230 & 26-2S-20-33200-000-0240 & 26-2S-20-33200-000-0320 & 26-2S-20-33200-000-0350 & 26-2S-20-33200-000-0380.**

Continued on motion as stated above.

- 2. Affordable Housing Methodology Policy - Request to approve by resolution. Walton County Planning and Development Services Staff is proposing policy changes as it relates to the review and determination of workforce housing dwelling unit mortgage and/or rental costs associated with the existing density bonus provisions of the Land Development Code. The policy changes will reflect recent Florida Statutory changes as it relates to income-based housing determinations.**

Ms. Kristen Shell, Planning Manager, briefly reviewed the policy which will tell the applicants how to calculate rental and sale prices to receive housing bonuses which exist in the LDC today.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to adopt **Resolution 2021-96** approving the Affordable Housing Methodology Policy.

5-0 by the following votes:

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

3. **Affordable Housing Comprehensive Plan Text Amendments – Transmittal Hearing. Request to approve by ordinance. Walton County Planning and Development Services Staff is proposing substantive text amendments to the Future Land Use and Housing Elements of the Walton County Comprehensive Plan. The proposed amendments relate to conformity with statutory changes and interpretation of the various levels of affordable housing, as well as to the review and approval processes associated with Affordable Housing development, including bonuses and location criteria.**

Mr. Stephen Schoen, Senior Planner introduced the amendments and discussed the changes in Policy H1.2.5 which would allow the LDC to expedite affordable housing development projects which are 100% affordable. He briefly reviewed the other proposed changes.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve first reading, advertise for second reading, and to transmit Affordable Housing Comprehensive Plan Text Amendments.

5-0 by the following votes:

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

4. **Affordable Housing Land Development Code Text Amendments – First Reading. Request to approve by ordinance. Walton County Planning and Development Services Staff is proposing substantive text amendments to Chapters One and Two of the Walton County Land Development Code. The proposed amendments relate to conformity with statutory changes and interpretation of the various levels of affordable housing, as well as to the review and approval processes associated with Affordable Housing development, including definitions, bonuses, and location criteria.**

Mr. Schoen discussed the proposed text amendments. He said the biggest change is to Chapter 1 Section 1.13(c) which will determine that affordable housing developments may be reviewed as minor developments. The planning staff has removed Rural Village, Village Mixed Use, and Neighborhood Infill language restricting affordable housing density programs. He discussed timeframe inconsistencies which were corrected.

Commissioner Glidewell asked if the changes only apply to developments with 100% affordable housing with incomes that are 120% median income of the county. Mr. Schoen said it would be up to 120%.

Motion by Commissioner Glidewell, second by Commissioner Barker, to approve the first reading and advertise for the second reading of the Affordable Housing Land Development Code Text Amendments.

5-0 by the following votes:

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

5. **Nokuse Future Land Use Amendment with Rezoning – Adoption Hearing. Request to approve by ordinance. 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.**

Mr. Schoen briefly discussed the request and submitted the Staff Report into the record. He said this was an adoption hearing and that there were no comments from the State.

Commissioner Anderson asked Mr. Schoen to explain to the public what it meant when the State returns a planning ordinance with no comment. Mr. Schoen stated that it means the State found all requirements had been met.

Motion by Commissioner Anderson, second by Commissioner McCormick, to adopt **Ordinance 2021-26** approving the Nokuse Future Land Use Amendment with Rezoning as discussed.

5-0 by the following votes:

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

6. **Black Creek Future Land Use Map Amendment with Rezoning – Adoption Hearing. Request to approve by ordinance. 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, BCSPA Mixed-Use 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.

Mr. Schoen briefly discussed the request and submitted the Staff Report into the record. This is an adoption hearing and the end of the process. The ordinance was returned from the State with no comment.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to adopt **Ordinance 2021-27** approving the Black Creek Future Land Use Map Amendment with Rezoning as discussed.

5-0 by the following votes:

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

7. **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 and is located 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.**

Attorney Adkinson reported that the county engineering staff has advised that this request for abandonment is a part of a larger project dealing with transportation and road access in this area that they have been working on. He said that Mr. Chance Powell, County Traffic Engineer has spoken with the applicant. Attorney Adkinson said that the engineering staff has requested that this issue be continued for 90 days to allow the engineering staff to create a global resolution of abandonment of multiple parcels for access in and around this area. The request being presented today is only a piece of the larger issue. If a global resolution is not brought back at the end of the 90 days, this abandonment would be re-advertised at the county's expense.

Mr. Powell said that communication has been held with several of the property owners in the area and said that a plan is being constructed that would address most of the issues.

Attorney Mark Davis, representing the applicant agreed with the continuance and the county bearing the cost of the re-advertisement.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to continue the Lot 20, 22 & 23 Hidden Highlands Abandonment request for 90 days with the

understanding the county would bear the cost of re-advertising if a global resolution is not presented.

A brief discussion was held regarding what steps staff would take during the 90 days.

Mr. Michael Smith, Serenity HOA stated that the HOA would like to be included in the meetings with Mr. Powell.

Ms. Teresa Knight asked that the homeowners be contacted, not just the neighborhood developer who is not a Walton County resident.

Ms. Celeste Cobena spoke via zoom, stated the public needed to be aware of any road changes. She also noted that citizens are having issues with the county Zoom participation and asked that the issues be corrected.

5-0 by the following votes:

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

- 8. Property Rights Element Comprehensive Plan Text Amendments - Transmittal Hearing. Proposed technical and substantive amendments to the Walton County Comprehensive Plan establishing a Property Rights Element as mandated by the Florida Legislature. This mandated element was required during the 2021 legislative session through the passage of House Bill 59 and subsequent approval by the Governor of Florida on June 29, 2021. The mandate provided a model statement of property rights. The proposed amendment adopts the provided model statement found within the bill text and Section 163.3177 (6) (i)1., Florida Statutes, and establishes four property rights that must be considered by the County in decision processes.**

Ms. Shell briefly discussed the Property Rights Element that is being mandated by the Florida Legislature. The Planning Commission recommended approval and asked that the board review the 1000 Friends of Florida Property Rights Element model. She talked about how the changes would affect the department's process. Attorney Adkinson said there would be two actions before the board with the first being the adoption of the objective of the plan which is the actual legislative mandate.

Ms. Shell stated there is a substitute amendment for consideration which was drafted by the Okaloosa County Legal Department. The amendment language includes a definition of real property and states that it is not the county's responsibility to determine the existence of any purported private interest in real property. With this being a transmittal hearing there should be ample time for review before the ordinance is brought back for adoption.

Commissioner Anderson asked if this would negatively affect the customary use lawsuit. Attorney Adkinson stated that it should not. He talked about how customary

use is not a property right and that this is an element that has to be adopted within the Comprehensive Plan.

Attorney Adkinson said that the State would comment on their approval of the additions during the transmittal process and that he felt that feedback may be made on the language of it not being the county's obligation to ascertain a private property right. He said he did not want anything slowing down the adoption of the element. Ms. Shell said if the State objected to the language it would be changed and adopted on the same schedule.

Attorney Adkinson said two separate motions would be needed: 1. to approve the transmittal, and 2. to consider the Planning Commission's recommendation. He said the Planning Commission was advised that it was not worth delaying the adoption of the absolute mandate of the legislature to consider the other elements. He recommended the commission not hold individual hearings on those objectives without the approval of the board. He talked about what would be required if the board chose to allow the commission to look at those objectives.

Motion by Commissioner McCormick, second by Commissioner Anderson, to approve the first reading, advertise the second reading, and transmit the Property Rights Element Comprehensive Plan Text Amendments.

Commissioner Anderson asked if it would be proper for planning staff to meet with the commissioners individually before the decision is made to send this back. Attorney Adkinson said it would be appropriate and stated that one of the Planning Commission's requests was to have someone from 1000 Friends present information to them. He said this would give staff time to review these objectives. He said the board does not have to take up the 1000 Friends objectives today. Commissioner Anderson asked if a motion was needed to instruct staff to meet with the board members. Attorney Adkinson said it was not needed and recommended taking no action on it for that reason. Ms. Shell said she agreed that more consideration is needed and would meet with the commissioners individually. Further discussion was held on the consideration of the objectives.

5-0 by the following votes:

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

QUASI-JUDICIAL ITEMS

The Quasi-Judicial hearings were called to order and Attorney Adkinson administered the oath to those intending to speak.

A brief discussion was held regarding the submittal of Ex Parte per statute.

- 9. Nautilus Pointe @ Inlet Beach - Request to approve by final order. Project number MAJ21-000007 is being reviewed by Stephen Schoen. This is a major development application submitted by SCR & Associates on behalf of VQ Development requesting to develop a 32 lot subdivision with pool amenity and**

associated infrastructure on 4.11 +/- acres with a future land use of Residential and a zoning district of Neighborhood Infill. The property is located in District 1, at 143 Walton Palm Rd. and is identified by parcel number(s) 36-3S-18-16100-000-0410. Staff found the project to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.

Mr. Schoen introduced the project and submitted the Staff Report into the record. **(Exhibit 1: Staff Report)**

Mr. Scott Rutherford, SCR & Associates representing the applicant, briefly discussed the project. He talked about the density, compatibility, and preservation areas of the project. He stated that three t-turn arounds have been included in the project for possible connection to future projects in the undeveloped areas surrounding the current site. He spoke about the buffers and fencing which would be owned and maintained by the HOA. The amenity area is at the front of the property which puts the homes more to the interior. He talked about the actions taken by the developer to address preservation.

Commissioner McCormick read the fifth condition of approval which allows the developer to pay a fee to the county to remove up to 50% of the total vegetation. He asked if this had been discussed. Mr. Rutherford replied yes. Commissioner McCormick asked if the term "county" referred to planning or the board. Mr. Carpenter said this is a major development and the conditions of approval are in the purview of the board. The request is consistent with the LDC and has been discussed in depth at the TRC level. He said the applicant was gracious in reconsidering a number of the aspects of the project. Mr. Carpenter said preservation areas were identified and that the applicant has requested to buy out 50% of the area. He said the board could choose whether it is approved.

Commissioner McCormick asked how much outreach was done with the community during the design process. Mr. Rutherford stated a town hall meeting was held and noticed owners within 500 feet of the development. The input given at those meetings was considered and some made a part of the plan.

Commissioner Barker voiced concern about the sidewalk buyout. Mr. Rutherford talked about the locations of the five-foot sidewalks included in the development and which would be considered as a part of the buyout.

Commissioner Glidewell asked about the location of the project's stormwater. Mr. Rutherford spoke about the underground treatment system which would be used and stated the water would not be discharged to other areas.

Commissioner Glidewell asked about the 20-foot road width. Mr. Rutherford stated these were private roads. Mr. Carpenter stated that the roads contained in the project meet code requirements for private areas. Commissioner Glidewell voiced concern about the connection to future projects previously discussed by Mr. Rutherford. He asked how much parking was designated per house. Mr. Rutherford discussed the code requirement for parking and stated that each house has a two-car parking area in front,

some have additional golf cart parking in the rear, and a garage. He said additional parking was added with the amenity. Commissioner Glidewell asked if the ownership of the homes would be retained by the developer. Mr. Rutherford said the houses would be sold. Commissioner Glidewell asked if there were any restrictions in the HOA documents limiting short-term rentals. Mr. Rutherford said there was none. Commissioner Glidewell voiced concern about the possibility of short-term rentals and the parking associated with the rentals. Further discussion was held with the issues that could arise with parking on 20-foot streets.

Commissioner McCormick voiced concern that the garages would be converted into additional rooms and asked if there is anything that would prevent the enclosure. Attorney Adkinson asked the applicant if the garage space is being considered to satisfy code requirements for parking. Mr. Rutherford said it is. Attorney Adkinson asked if that would be included with the covenants and restrictions. Mr. Rutherford said it would. Attorney Adkinson asked that proof of that inclusion be provided to the county. Mr. Rutherford said he would supply the documentation. He also suggested limiting the number of cars per house. Attorney Adkinson asked what the proposed limitation would be. Mr. Rutherford replied the number that is allowed by code. Attorney Adkinson asked if the applicant would be amenable to including, as an amendment of the development order, the HOA documents with the changes as discussed. Mr. Rutherford agreed to the development order amendment. He said a draft HOA document has already been provided and that the additional language would be added. Further discussion was held regarding the issues with over-parking and the lack of enforceability on private property.

Mr. Carpenter voiced concern with the garage space being used as storage for vacation toys and recommended a condition be added to ensure that garage space is made available for automobile parking. He reminded the board that it is within their purview whether to grant the buyouts. Attorney Adkinson said the development order application could be approved with or without one or more of the buyouts. Commissioner Glidewell asked how much would have to be provided in preservation if the buyout was not allowed. Mr. Carpenter said one lot, possibly two. Commissioner Barker asked about the sidewalk buyout. Mr. Carpenter replied it is approximately \$12,000.00 and that the code allows the buyout. He said it was not in a place where the county would be obligated to construct a sidewalk. It would be a homeowner's responsibility to install a sidewalk in the future.

Ms. Margaret Landry spoke in opposition citing density concerns.

Mr. Rutherford addressed Ms. Landry's comments and said that less density would require the developer to increase the cost of the homes/lots.

Mr. Carpenter confirmed the code does allow 20 feet as the minimum width of a local connector street and a minimum of 22 feet for a collector and arterial road.

Commissioner Glidewell asked what the zoning was of the surrounding properties. Mr. Carpenter stated Neighborhood Infill which is the same as the project. Commissioner Glidewell voiced concern about the density and how it would affect future projects in the area.

Commissioner Anderson noted that the project meets the LDC, Comprehensive Plan, and the Inlet Beach Neighborhood Plan. Mr. Carpenter commented that the eight units per acre in this area of the Inlet Beach Neighborhood Plan have been in place since 1999. He talked about how the Inlet Beach Neighborhood Plan was adopted with an eight-unit per acre density. Commissioner Anderson voiced concern about the project's density.

Ms. Landry commented on the pricing of the lots/homes.

Mr. Mark Nguyen, the applicant shared the vision to provide affordable homes in a boutique community setting.

Ms. Evie Harrison voiced concern about the density and how it would affect the community feel.

Ms. Chantelle Hernandez voiced the need for housing in the area.

Commissioner Barker voiced concern with the density and the buyouts but noted that concessions have been made by the applicant.

Motion by Commissioner Anderson, second by Commissioner McCormick, to approve by final order Nautilus Pointe @ Inlet Beach contingent upon conditions being met as stated in the Staff Report and the conditions as discussed and agreed upon by the developer.

4-1 by the following votes:

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

Nays: Commissioner Glidewell

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

The meeting recessed at 10:26 a.m. and reconvened at 10:48 a.m.

10. **Prominence - DRI Amendment # 2 (Grace Point) - Request to approve by final order. Project number MAJ21-000011 is being reviewed by Renee Bradley. This is a major development order application submitted by Innerlight Engineering Corporation, on behalf of JS Partners Grace, LLC, requesting to amend the existing Development of Regional Impact (DRI) for Prominence with a density reallocation, removal of 0.48 acres, and request a preservation buyout for 0.0675 acres. All changes occur within Grace Point of Prominence. The property has a Future Land Use of Mixed Use and Zoning District of Traditional Neighborhood Development and is located in District 5, approximately 2 miles from the intersection of S. Watersound Parkway and C.R. 30A on Grace Point Way. The property is identified by parcel number(s)20-2S-18-16310-000-00A0; 20-3S-18-16310-000-00B0; 30-3S-18-16310-000- (0340-0350); 20-3S-18-16310-000-(0370-0430); 20-3S-18-16311-000-(0060-0070). Staff found the project to be consistent**

with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.

Ms. Rene Bradley, Senior Planning presented and discussed both the Prominence-DRI Amendment #2 (Grace Point) and the Prominence-PUD Amendment #2 (Grace Point). She submitted the Staff Report for both projects into the record. **(DRI Exhibit 1: Staff Report, PUD Exhibit 1: Staff Report, Exhibit 2: Staff-comment letter)** She said that acreage is being removed that will be given to St. Joe's Watersound (Agenda Item 12). A map change is being requested to allow the commercial area to be located adjacent to C.R. 30A and to make that area mixed-use.

Mr. David Smith, Innerlight Engineering representing the applicant briefly discussed the amendment requests for the DRI and the PUD. He talked about the reconfiguration of Grace Point to develop commercial, condominiums, and the preservation buyout. He noted that additional parking would be provided. He discussed the gate and turn around area that is being proposed to prevent people visiting the commercial area from entering into the residential area. The developer has held many meetings with the community to discuss the design and receive input. He talked about the changes that have been made as a result of those meetings. He felt the developer has gone above and beyond to communicate with the individuals who would be affected.

Ms. Lynn Andrews, Ms. Hillary Farnum-Fasth, Ms. Libby Cartwright, and Ms. Marla Hannah spoke in support of the project.

Mr. Smith read letters in support of the project.

Commissioner Glidewell asked what would be done with the area near the beach. Mr. Smith replied that the tennis courts currently situated in that area would remain.

A discussion was held to determine if two motions were needed.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve by final order Prominence - DRI Amendment # 2 (Grace Point) 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: 1-Staff Report, 2-Staff-comment letter) (Ex Parte: None)

- 11. Prominence - PUD Amendment # 2 (Grace Point) - Request to approve by final order. Project number MAJ21-000012 is being reviewed by Renee Bradley. This is a major development order application submitted by Innerlight Engineering Corporation, on behalf of JS Partners Grace, LLC, requesting to amend the existing Planned Unit Development (DRI) for Prominence with a density reallocation, removal of 0.48 acres, and request a preservation buyout for 0.0675**

acres. All changes occur within Grace Point of Prominence. The property has a Future Land Use of Mixed Use and Zoning District of Traditional Neighborhood Development and is located in District 5, approximately 2 miles from the intersection of S. Watersound Parkway and C.R. 30A on Grace Point Way. The property is identified by parcel number(s) 20-2S-18-16310-000-00A0; 20-3S-18-16310-000-00B0; 30-3S-18-16310-000- (0340-0350); 20-3S-18-16310-000-(0370-0430); 20-3S-18-16311-000-(0060-0070). Staff found the project to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.

The Staff Report for this item was submitted into the record along with the previous item.

Discussion on this item was included with the adjoining item above.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve by final order Prominence - PUD Amendment # 2 (Grace Point) 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: 1-Staff Report) (Ex Parte: None)

Commissioner Barker commended Mr. Smith on the work and coordination that was done with the community.

12. **Watersound PUD Amendment - Request to approve by final order. Project number MAJ21-000010 is being reviewed by Renee Bradley. This is a major development order application submitted by O'Connell & Associates Consulting Engineers, LLC, on behalf of WaterSound Beach Club, LLC, requesting to add 0.48 +/- acres from the Prominence PUD to the Watersound PUD and a traffic equivalency matrix to the Watersound PUD. The property has a Future Land Use of Mixed Use and Zoning District of Traditional Neighborhood Development and is located in District 5, approximately 2.2 miles west from the intersection of Watersound Parkway S and E C.R. 30A, and is identified by parcel number(s) 20-3S-18-16310-000-00B0, 20-3S-18-16310-000-0430 & 20-3S-18-16310-000-0420. Staff found the project to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.**

Ms. Bradley discussed the project and submitted the Staff Report into the record. **(Exhibit 1: Staff Report)** This is a stand-alone PUD and is not a part of the Watersound North DRI.

Mr. John Nash, O'Connell & Associates Consulting representing the applicant, briefly discussed the amendment request. The area was removed from the Prominence DRI/PUD. There will be no entitlements to the area being added. He said an equivalency matrix has been added.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner McCormick, to approve by final order Watersound PUD Amendment 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: 1-Staff Report) (Ex Parte: None)

13. **Watersound Origins Phase 7 - Request to approve by final order. Project number MAJ21-000009 is being reviewed by Renee Bradley. This is a major development order application submitted by Innerlight Engineering Corporation, on behalf of The Watersound Company, LLC, requesting approval to construct 72 single-family lots and associated infrastructure on 54.11+/- acres with a Future Land Use and Zoning District of Bay Walton Sector Plan Village Center. The project is located in District 1, approximately 0.7 miles from the intersection of U.S. Highway. 98 and North Watersound Parkway at the end of Log Landing Street and is identified by parcel number(s) 25-3S-18-16000-001-0000 and 25-3S-18-16000-001-0040. Staff found the project to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.**

Ms. Bradley introduced the project and submitted the Staff Report into the record.
(Exhibit 1: Staff Report)

Mr. Smith briefly reviewed the project.

There was no public comment.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve by final order Watersound Origins Phase 7 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. **The Beach Club Plat - Request to approve by final plat. PLA20-000028 is being reviewed by Renee Bradley. This is a minor plat application submitted by Emerald Coast Associates on behalf of S&L Karian Properties LLC requesting to plat 15 lots for single-family townhome development on 3.32 +/- acres with a Future Land Use of Mixed Use and a Zoning District of Coastal Center. This property is located from U.S. Highway 98 to Tops'l Beach Blvd, travel approximately 261 feet to the subject property on the left-hand side, and is identified by parcel number(s) 35-2S-21-42100-002-0000. Staff found the project to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.**

Ms. Bradley introduced the project and submitted the Staff Report into the record. **(Exhibit 1: Staff Report)**

Mr. Darryl Burgis, Emerald Coast Associates representing the applicant was sworn in and briefly discussed the project.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to approve by final plat The Beach Club 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: 1-Staff Report) (Ex Parte: None)

15. **Walton's Landing Plat - Request to approve by final plat. Project number PLA21-000014 is being reviewed by Bob Baronti. This is a major plat application submitted by Innerlight Engineering, on behalf of Forestar Real Estate Group Inc., requesting to plat 73 single-family lots, 98 townhomes, and associated infrastructure on 38.22 +/- acres with a Future Land Use of Mixed Use and a Zoning District of Village Mixed-Use. The parcel is located in District 5, on the northwest corner of Nellie Drive and Chat Holley Road, and is identified by parcel number (s) 23-2S-20-33170-000-0130. Staff found the project to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.**

Mr. Bob Baronti, Planner introduced the project and submitted the Staff Report into the record. **(Exhibit 1: Staff Report)**

Mr. Smith briefly discussed the project.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to approve by final plat Walton's Landing 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: 1-Staff Report) (Ex Parte: None)

16. **Cove at Santa Rosa Replat - Request to approve by final plat. Project number PLA21-000021 is being reviewed by Bob Baronti. This is a re-plat application submitted by Rare Earth Inc on behalf of Wadhew Development LLC requesting to plat 10 single-family lots on 2.51 +/- acres with a future land use of Residential and zoning district of Low-Density Residential 4 units per 1 acre. The property is in District 5 and is located .02 miles south of Sea Croft Drive at the intersection of Maxwell Ave and Carefree Ln. and is identified by parcel number(s) 02-3S-20-34190-000-00A0. Staff found the project to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.**

Mr. Baronti introduced the project and submitted the Staff Report into the record.
(Exhibit 1: Staff Report)

Mr. Mike Hewett was available for questions.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Barker, to approve by final order Cove at Santa Rosa 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)

17. **Townplace Suites - Request to table. Project number MAJ21-000005 is being reviewed by Tim Brown. This is a major development order application submitted by Baskerville Donovan, Inc. on behalf of Banyan Investment Group, requesting approval to construct a 100 unit hotel with pool amenity and associated infrastructure on 1.53 +/- acres with a future land use of Mixed Use and a zoning category of Coastal Center. The property is located in District 5 at 39 Scenic Gulf**

Drive and is identified by parcel number(s) 33-2S-21-42660-000-0000. (Exhibit 1: Staff Memo)


Tabled on motion as stated above.

ADJOURN

There being no further discussion, the meeting was adjourned at 11:25 a.m.



Trey Nick, Chairman


Attest: Alex Alford, Clerk of Court and County Comptroller