



MINUTES

Board of County Commissioners

Thursday, September 23, 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: Clayton Adkinson, Interim County Attorney, and Dede Hinote, Deputy Administrator

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND INVOCATION

CALL TO ORDER

Chairman Nick called the meeting to order.

PLANNING AND DEVELOPMENT SERVICES

LEGISLATIVE ITEMS

- 1. Walton County Civic Use LSA and Zoning Change – Request to continue to the October 28, 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 property 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 from the August 26, 2021 BCC meeting.)**

Mr. Mac Carpenter, Planning and Development Director, requested to continue this item to the October 28, 2021 Land Use Hearing to allow this item to be heard by the Planning Commission.

Motion by Commissioner Glidewell, second by Commissioner Barker, to continue Walton County Civic Use LSA and Zoning Change to the October 28, 2021 Land Use Hearing at 9:00 a.m. to be held at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

5-0 by the following votes:

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

2. **Floodplain Protection and Damage Prevention Land Development Code Text Amendments – First Reading.** Walton County Planning and Development Services Staff is proposing substantive text amendments to Chapters Four of the Walton County Land Development Code. The proposed amendments relate to conformity with Florida Department of Emergency Management guidance and to maintain good standing with the Community Rating System (CRS). These include changes to the review and approval processes associated with Floodplain Management, definitions, and Florida Building Code.

Mr. Jason Catalano, Flood Plain Manager, discussed the current Floodplain Ordinance. He reported the staff has been working with the Florida Department of Emergency Management to make changes and clean up the language. The county participates in the National Flood Insurance Program (NFIP) with FEMA and maintains the minimum NFIP regulations. The county has also opted into the Community Rating System (CRS) where bonus points are given for the enforcement of higher regulatory standards. The proposed changes will incorporate minimum prerequisites added by the CRS and bring those consistent with the state model code. The changes will also affect some of the building codes within Walton County.

Motion by Commissioner McCormick, second by Commissioner Glidewell, to approve the first reading and move to the second reading the Floodplain Protection and Damage Prevention Land Development Code Text Amendments.

5-0 by the following votes:

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

3. **Walton County Long-Range Transportation Plan (aka Mobility Plan) - Consideration of proposed Walton County Long-Range Transportation Plan projects for inclusion into the Okaloosa Walton Transportation Planning Organization's Long-Range Transportation Plan (LRTP).** Proposed projects to be considered through the 2024 planning horizon include new and improved roads, bicycle and pedestrian improvements, and transit-related routes and improvements.

Ms. Kristen Shell, Planning Manager briefly discussed the efforts to update the Land Development Code (LDC) and Comprehensive Plan. She announced an Okaloosa-Walton Transportation Planning Organization (OWTPO) meeting would be held in October. Ms. Shell said that the county's needs plan would be submitted into the TPO process to receive funding when it becomes available. She said an amendment to the Comprehensive Plan to include the Long-Range Transportation Plan would be brought back for board review as required by Florida Statute. Ms. Shell said it is required to have a five-year schedule for capital improvements and that the Long-Range Transportation Plan polarization from the TPO would meet those requirements. She said there was no mobility fee being requested. Ms. Shell distributed and discussed changes made by the City of DeFuniak Springs. Commissioner Glidewell discussed the redirection of U.S. 331 and S.R. 83. Ms. Shell said these are the projects the city will advocate for before the TPO. She said that extensive meetings have been held with Councilmember Vallee to discuss these changes. Commissioner Glidewell clarified that these were only concepts and no funding has been secured.

Commissioner Anderson noted that the DeFuniak Springs community was expressively adamant against U.S. 331 going through the airport when widening was discussed a few years ago. He said that the State had abandoned the U.S. 331 north project. Ms. Shell said these projects were presented to planning staff by the city. A brief discussion was held about the effort to rejuvenate the project with the TPO.

Ms. Shell announced that the Bay County TPO has removed the West Bay Parkway project from their plans. She talked about how the removal of this project negatively affects Walton County and possible hurricane evacuation routes. Commissioner Glidewell noted that funding had been secured for the project by the OWTPO and expressed concern about how this affected the roadway. Ms. Shell suggested the use of intergovernmental coordination to get the project reconsidered to S.R. 79. She said the West Bay Parkway was prioritized over the S.R. 81 connector because of the parkway's connection to S.R. 79 as a secondary evacuation route. The discussion continued on the removal of the West Bay Parkway and the need to prioritize the projects being submitted to the OWTPO.

Commissioner McCormick addressed the West Bay Parkway concern and encouraged moving the county's plan forward.

Commissioner Glidewell recommended encouraging FDOT to facilitate a meeting between Bay County TPO and OWTPO to discuss the West Bay Connector.

Ms. Shell continued discussing the components of the Long-Range Transportation Plan.

Motion by Commissioner McCormick, second by Commissioner Glidewell, to approve the Walton County Long-Range Transportation Plan (aka Mobility Plan).

5-0 by the following votes:

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

QUASI-JUDICIAL ITEMS

The Quasi-Judicial Hearing was called to order and Attorney Adkinson administered the oath to those intending to speak. Any Ex Parte received by the commissioners was submitted to the clerk.

4. **Churchill Oaks Lot 88 & 89 Replat - Request to approve by final plat. Project number PLA21-000030 is being reviewed by Bob Baronti. This is a plat application submitted by SM Consulting & Expediting, LLC on behalf of Churchill Development, LLC requesting to re-plat Lots 88 and 89 on 0.37 +/- acres with a future land use of Residential and a zoning district of Neighborhood Infill. The property is in District 5 and located at the end of Mussett Bayou Road to E. Hodge Road to continue onto Churchill Oaks Drive. Lots 88 and 89 are on the northwest side of the cul-de-sac and identified by parcel number(s) 21-2S-20-33500-000-0880 and 21-2S-20-33500-000-0890.**

Mr. Carpenter presented the request and submitted the Staff Report into evidence.
(Exhibit 1-Staff Report)

Ms. Stephanie Mann, representing the applicant said that the owner is requesting the re-plat because a potential buyer is wanting to purchase two lots to have a larger yard. The request will decrease the density.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve Churchill Oaks Lot 88 & 89 Replat contingent upon conditions being met as stated in the Staff Report.

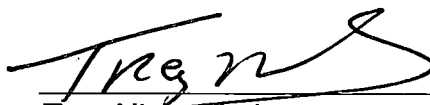
5-0 by the following votes:

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

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

ADJOURN

There being no further discussion, the meeting was adjourned at 9:21 a.m.



Trey Nick, Chairman



Attest: Alex Alford, Clerk of Court and County Comptroller