



MINUTES

Board of County Commissioners

Thursday, October 28, 2021, @ 9:00 AM

South Walton Annex Board Room

Land Use Hearing

COMMISSIONER ATTENDANCE

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

STAFF PRESENT: Clay Adkinson, Interim County Attorney, and Mary King, Administrative Services Coordinator.

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 November 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 from the September 23, 2021, BCC meeting.)**

Mr. Mac Carpenter, Planning and Development Director presented the request to continue the zoning change request on the county parcel formerly known as the Forman Property. He reported that the Property Rights Element must be adopted before any

further LSAs can be transmitted to State. The Property Rights Element is to be presented at the November 9, 2021, Regular Meeting for consideration and approval.

Motion by Commissioner Glidewell, second by Commissioner Barker, to continue Walton County Civic Use LSA and Zoning Change to the November 23, 2021, Regular Meeting.

5-0 by the following votes:

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

2. **Topsail Hill Preserve State Park - Abandonment of La Playa Estates Platted Roads - Request to approve by resolution. Project number PA21-000001 is being reviewed by Renee Bradley. This is an abandonment request submitted by the State of Florida Department of Environmental Protection requesting to abandon Block A and Block B roadways of La Playa Estates Plat Book 3, Page 48: Jackson Drive, Cory Lane, Jolly Drive (a/k/a Kelly Drive), Glen Road, and Brock Road with future land uses of Conservation and Residential and zoning districts of Conservation and Residential Preservation. The property is in District 5 and located in Topsail Hill State Preserve Park south of Coastal Cove Drive, as identified in Plat Book 3, Page 48 of La Playa Estates.**

Mr. Carpenter briefly reviewed the abandonment request and said this area was previously platted as a subdivision before the State purchased the property for Topsail Hill Preserve State Park. The State has purchased the last privately held lot and is now petitioning for an abandonment of the roadways within the recorded plat. He said the State has followed the process and has been exempted from paying any fees for the application process. Staff recommends the abandonment with a caveat regarding future roadway realignments. Mr. Carpenter stated that Public Works objects to the abandonment.

Mr. Chance Powell, County Traffic Engineer discussed recent road realignments. He recommended the abandonment be allowed with an exchange for credits where other roadway improvements are needed.

Commissioner Glidewell discussed his objections to abandonments and recommended continuing this item to allow staff to negotiate with the State regarding the credits.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to continue the abandonment and allow Mr. Carpenter and Attorney Adkinson to negotiate potential credits with the State.

A discussion was held to determine the date to continue the abandonment.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to amend the motion to continue to the January 11, 2022, Regular Meeting.

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 McCormick, to open a Public Hearing for the consideration of Quasi-Judicial items.

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 the oath was administered to those intending to speak on any Quasi-Judicial items.

- 3. Winter Garden 2 of WSO Phase 1 - Lot 197 Re-Plat - Request to approve by final plat. Project number PLA21-000015 is being reviewed by Renee Bradley. This is a plat application submitted by Innerlight Engineering Corporation, on behalf of Fox Reynolds Henderson and Stacey B. Henderson, requesting to re-plat existing lot 197 to incorporate adjacent parcel for a total of 0.42 acre with a Future Land Use of Mixed Use and a Zoning District of Coastal Village One. The property is located in District 1, north from the intersection of U.S. Highway 98 E and Breakers Street, on the north side of Cannonball Lane, and is identified by parcel number(s) 5-3S-18-16210-000-1970 & 25-3S-18-16000-001-0000. Staff found the request to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Mr. Carpenter briefly discussed the request.

Mr. David Smith, Innerlight Engineering-representing the applicant was available for questioning.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve by final plat the Winter Garden 2 of WSO Phase 1 - Lot 197 Re-Plat contingent upon conditions being met as stated in the Staff Report.

There was no public comment.

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)

4. **Moore Second Replat - Request to approve by final plat. Project PLA21-000028 is being reviewed by Rosanna Edwards. This is a minor plat application submitted by Emerald Coast Associates on behalf of Wendell and Deborah Moore and Alexander Metz requesting to replat Lots 1 and 2 in the Moore Replat with the intent to reconfigure both on 0.61+/- acres, the subject parcels have a Future Land Use of Residential and a Zoning District of Residential Preservation. The property is in District 5 and is located at the end of Thompson Rd to Seahorse Circle, proceed to Oyster Lake Drive on the left and the subject parcel is the south corner of Seahorse Circle and Oyster Lake Drive and can be identified by parcel number(s) 03-3S-20-34850-000-0010 and 03-3S-20-34850-000-0020. Staff found the request to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Mr. Carpenter briefly discussed the request.

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

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve by final plat the Moore Second Replat contingent upon conditions being met as stated in the Staff Report.

There was no public comment.

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)

5. **Lot 7 Blk A Choctaw Plat - Request to approve by final plat. Project number PLA21-000011 is being reviewed by Bob Baronti. This is a minor plat application submitted by Rare Earth, Inc on behalf of Acquisitions of NW FL requesting to replat lot 7 into one lot on 0.28 +/- acres with a future land use of Rural Residential and a zoning district of Rural Village. The property is in District 4 and is located east of Alley Street on S. R. 20 and is identified by parcel number(s) 28-1S-21-41040-00A-0070. Staff found the request to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Mr. Carpenter briefly discussed the request.

The applicant was available for questioning.

Motion by Commissioner Anderson, second by Commissioner Glidewell, to approve by final plat the Lot 7 Blk A Choctaw 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)

6. **Snowdrift Beach Lot 15 Re-Plat - Request to approve by final plat. Project number PLA21-000018 is being reviewed by Bob Baronti. This is a replat application submitted by Innerlight Engineering Corporation on behalf of Diversified Capital Investments, LLC requesting to replat Lot 15 on 0.30 +/- acres with a future land use of Mixed Use and a zoning district of Coastal Center. The property is in District 5 and located approximately 0.5 miles from the intersection of U.S. Highway 98 W and Snowdrift Road on the southeast side and identified by parcel number(s) 34-2S-21-42210-000-0150. Staff found the request to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Mr. Carpenter briefly discussed the request.

Mr. David Smith, Innerlight Engineering-representing the applicant was available for questioning.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve by final plat the Snowdrift Beach Lot 15 Re-Plat contingent upon conditions being met as stated in the Staff Report.

There was no public comment.

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)

7. **Sugar Sands Estates Plat - Request to table. Project number PLA21-000002 is being reviewed by Bob Baronti. This is a plat application submitted by BC Luxury Homes, LLC requesting to replat lots 20 through 28 of Sugar Sands Estates with a future land use of Conservation Residential and a zoning district of Conservation Residential 2 units per 1 acre. The property is in District 5 and located at the intersection of U.S. Highway 98 and Sugar Drive, travel approximately 0.5 miles to Sugar Sands Drive and lots 20-28 are at the end of Sugar Sands Drive and identified by parcel number(s) 33-2S-33262-000-0020, 33-**

2S-33262-000-0210, 33-2S-33262-000-0220, 33-2S-33262-000-0230, 33-2S-33262-000-0240, 33-2S-33262-000-0250, 33-2S-33262-000-0260, 33-2S-33262-000-0270, 33-2S-33262-000-0280.

Motion by Commissioner McCormick, second by Commissioner Glidewell, to table the Sugar Sands Estates Plat.

There were no public comments.

5-0 by the following votes:

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

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

- 8. Bella Rosa Apartments - Request to approve by final order. Project number MAJ20-000039 is being reviewed by Tim Brown. This is a major development order application submitted by Avcon, Inc. on behalf of Florida SJS, LLC, requesting approval to develop a 150 unit apartment complex with pool amenity and associated infrastructure on 13.23 +/- acres with a future land use of Mixed Use and Conservation Residential and a zoning category of Village Mixed Use and Conservation Residential 2:1. The property is located at the southeast corner of Sugar Drive and U.S. Highway 98 West and is identified by parcel number(s) 33-2S-20-33260-031-0000, 33-2S-20-33260-031-0001, and 33-2S-20-33260-032-0000. Staff found the request is consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.**

Mr. Carpenter presented the request and asked to submit the Staff Report into evidence. **(Exhibit 1: Staff Report)**

Commissioner McCormick noted there were 19 conditions of approval listed in the Staff Report. Mr. Carpenter briefly reviewed the conditions and stated that the conditions are standard. He said only one condition is related to the flood zone in which the applicant is required to provide a letter of map amendment to accept the proposed flood elevation and map change. Commissioner McCormick asked if any of the conditions would prevent the beginning of construction. Mr. Carpenter said they would not. The discussion briefly continued on the standard conditions provided by the South Walton Fire District and the inspection that is performed to ensure the conditions have been met.

Commissioner Barker questioned if there were any variances requested. Mr. Carpenter replied there were none.

Ms. Tonia Nation, Avcon, Inc.-representing the applicant briefly reviewed the project. She said that 37% of the project will be impervious with a large percentage of the trees remaining on the property. Ms. Nation continued discussing the benefits of the

additional vegetation, the additions of sidewalks, and boardwalks. She noted that some of the wetland areas destroyed in recent forest fires will be restored.

Commissioner Glidewell asked about the location of the stormwater. Ms. Nation replied that the stormwater will be on the peripheral of the site and modeled for the 25-year and 100-year storm events to account for the mosquito ditches to the south. Commissioner Glidewell asked if there was more than one pool. Ms. Nation replied there will be one pool and a splash pad. Commissioner Glidewell asked if there would be two entrances to the development. Ms. Nation said there would be and that the access onto Sugar Drive is exit only at the request of the community to reduce the traffic on Sugar Drive. She said the access would be widened at the request of Public Works to allow for future traffic pattern changes. Commissioner Glidewell asked if there would be a cut across the eastbound traffic of U.S. Highway 98 to access the property. Ms. Nation reported that FDOT would not allow an additional cut to the median and that directional signage would be placed within the development. Commissioner Glidewell asked if there was any encroachment onto the wetlands. Ms. Nation said there was a slight encroachment (0.13 acres) to accommodate the road joining the two pieces of the property. She said that coordination efforts have been made with the Water Management District and DEP. Mitigation credits have been purchased.

Commissioner Anderson asked about the sidewalks. Ms. Nation talked about the placement of sidewalks throughout the community and along Sugar Drive and U.S. Highway 98. A portion of the sidewalk along U.S. Highway 98 will be in boardwalk form due to the low terrain. Commissioner Anderson asked how far south the sidewalk on Sugar Drive would go. Ms. Nation said it would go to the extent of the property. She announced that a turn lane extension was also included even though it was not required. Commissioner Anderson asked if the traffic would be increased enough to require a stoplight. Ms. Nation said the peak-hour study did not require a light.

Mr. Carpenter addressed the last conditions about all applicable fees being paid and the subject 6% recreational impact fee. These fees will be calculated based on the 2021 tax roll property values.

Motion by Commissioner Anderson, second by Commissioner McCormick, to approve by final order the Bella Rosa Apartments contingent upon conditions being met as stated in the Staff Report.

There was no public comment.

5-0 by the following votes:

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

(Exhibits: Staff Report-1) (Ex Parte: Anderson)

- 9. Sea Drift Subdivision Plat - Request to approve by final plat. Project number PLA21-000026 is being reviewed by Tim Brown. This is a plat application**

submitted by Innerlight Engineering on behalf of TerraCore Development Services, requesting approval to plat 22 single-family lots on 9.94 +/- acres with a future land use of Residential and a zoning category of Low-Density Residential 4 units per 1 acre. The property is located in District 5 on the east side of Hunter's Road, north of U.S. Highway 98 West, and is identified by parcel number(s) 29-2S-20-33000-019-0000 and 29-2S-20-33000-019-0010. Staff found the request to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.

Mr. Carpenter briefly discussed the request and asked that the Staff Report be submitted into evidence. **(Exhibit 1: Staff Report)**

Commissioner Glidewell asked if there were any variances on the property. Mr. Carpenter said there were none.

Mr. David Smith, Innerlight Engineering-representing the applicant was available for questioning.

Commissioner Glidewell asked about the location of the stormwater. Mr. Smith said there would be two retention ponds that would be treated and attenuated on site. Commissioner Glidewell asked if the road would need upgrades. Mr. Smith said that portion of the project had been permitted and designed by Jenkins Engineering. He assumed, based on permits and approval that were received, that the road would meet the capacity.

Mr. Carpenter noted that all fees have been paid.

Motion by Commissioner Glidewell, second by Commissioner Anderson, to approve by final plat the Sea Drift Subdivision 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)

10. **Alys Beach Model Homes, Lots DD7-DD9 Plat - Request to approve by final plat. Project number PLA20-000025 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat 3 single-family residential lots in Block DD of the Alys Beach PUD on 0.73 +/- acres with a future land use of Mixed Use and a zoning category of Traditional Neighborhood Development. The project is located in District 5 at the west end of Longtail Road, north of North McGee Drive, and is identified by parcel number(s) 27-3S-18-16000-027-0010. Staff found the request to be consistent with the Land**

Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)

Mr. Carpenter noted that agenda items 10 through 13 are final plat requests within the Alys Beach PUD. He briefly discussed Alys Beach Model Homes, Lots DD7-DD9. He said that the infrastructure is managed and paid for through the Somerset Community Development District. Several community development districts within the county have an individual taxing structure to help pay for and maintain the infrastructure within the developments.

Attorney Adkinson recommended separate motions for each of the items and that general presentation for all four items be presented at one time. He requested the board state which item their question is directed when asking Mr. Smith for information.

Mr. Carpenter asked that all four Staff Reports be entered into evidence.

Commissioner Barker asked Mr. Carpenter to explain how the Alys Beach PUD is set up. Mr. Carpenter spoke about PUDs, the Alys Beach PUD stormwater system, and the economic value this development has added to the county. He said there has only been one code complaint in the 10 years since it was first developed.

Mr. David Smith, Innerlight Engineering-representing the applicant discussed the thorough planning of the development. He addressed the stormwater on all four items.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve by final plat the Alys Beach Model Homes, Lots DD7-DD9 Plat contingent upon conditions being met as stated in the Staff Report.

There was no public comment.

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)

11. **Alys Beach Block AC, Lots 29-32 Plat - Request to approve by final plat. Project number PLA21-000031 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat Lots 29-32 in Block AC of the Alys Beach PUD on 0.67 +/- acres with a future land use of Mixed Use and a zoning category of Traditional Neighborhood Development. The project is located in District 5 on the west side of Sea Garden Street, south of C.R. 30A, and is identified by parcel number(s) 27-3S-18-16000-027-0010. Staff found the request to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve by final plat the Alys Beach Block AC, Lots 29-32 Plat contingent upon conditions being met as stated in the Staff Report.

There was no public comment.

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)

12. **Alys Beach Block M, Lots 15-17 Plat - Request to approve by final plat. Project number PLA21-000023 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat Lots 15-17 in Block M of the Alys Beach PUD on 1.32 +/- acres with a future land use of Mixed Use and a zoning category of Traditional Neighborhood Development. The property is located in District 5 on the north side of Longtail Road, west of Charles Street, and is identified by parcel number(s) 27-3S-18-16000-027-0010. Staff found the request to be consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)**

Motion by Commissioner Anderson, second by Commissioner Glidewell, to approve by final plat the Alys Beach Block M, Lots 15-17 Plat contingent upon conditions being met as stated in the Staff Report.

There was no public comment.

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. **Alys Beach Block DD Lots 1-6 and 10-14 Plat - Request to approve by final plat. Project number PLA21-000019 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting to plat Lots 1-6 and Lots 10-14 in Block DD of the Alys Beach PUD on 1.90 +/- acres with a future land use of Mixed Use and a zoning category of Traditional Neighborhood Development. The project is located in District 5 at the southwest corner of Plumbago Lane and Longtail Road and is identified by parcel number(s) 27-3S-18-16000-027-0010. Staff found the request to be consistent with the Land Development Code and**

Comprehensive Plan contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)

Motion by Commissioner Anderson, second by Commissioner Barker, to approve by final plat the Alys Beach Block DD Lots 1-6 and 10-14 Plat contingent upon conditions being met as stated in the Staff Report.

There was no public comment.


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 9:41 a.m.



Trey Nick, Chairman



Attest: Alex Alford, Clerk of Court and County Comptroller