



MINUTES

Board of County Commissioners

Thursday, March 24, 2022 @ 9:00 AM

South Walton Annex Board Room

Land Use Hearing

COMMISSIONER ATTENDANCE

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

STAFF PRESENT: Clay Adkinson, Interim County Attorney, Tony Cornman, Interim Deputy County Administrator, and Mary King, Interim Deputy County Administrator

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND INVOCATION

CALL TO ORDER

Chairman Barker called the meeting to order.

ITEMS TO BE CONTINUED

Legislative Items to be continued:

2. (22-0461) Christian International Developer Agreement
3. (22-0462) Christian international LSA

Quasi-Judicial Items to be continued:

4. (22-0468) Sanctuary Apartments Phase III
5. (22-0469) Coconut Cay
7. (22-0471) Forest View Village PUD Amendment #4

Mr. Mac Carpenter, Planning and Development Director said that a request has been submitted to continue the Legislative items to the May 26, 2022-Land Use Hearing. Requests have been submitted to continue the Quasi-Judicial items to the April 28, 2022-Land Use Hearing.

Motion by Commissioner Nick, second by Vice-Chairman Glidewell, to continue the following Legislative items to the May 26, 2022-Land Use Hearing to be held at the Walton County Courthouse Annex in Santa Rosa Beach, Florida at 9:00 a.m. or soon thereafter: Christian International Developer Agreement (2) and the Christian International LSA (3).

5-0 by the following votes:

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

Motion by Vice-Chairman Glidewell, second by Commissioner McCormick, to approve to continue the following Quasi-Judicial items to the April 28, 2022-Land Use Hearing to be held at the Walton County Courthouse Annex in Santa Rosa Beach, Florida at 9:00 a.m. or soon thereafter: Sanctuary Apartments Phase III (4), Coconut Cay (5), and Forest View Village PUD Amendment #4 (7).

5-0 by the following votes:

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

LEGISLATIVE ITEMS

- 1. Chapter 9 Amendment to the Land Development Code – Request to approve by ordinance. The proposed amendment to Chapter 9 of the Walton County Land Development Code includes the following definition of a building story for purposes of determining setbacks and other provisions within the Land Development Code: Story - an above-grade habitable or inhabitable floor level within a building. Specifically, that portion of a building is included between the upper surface of a floor, ground level surfacing, or the ground and the upper surface of the next floor or roof above.**

Mr. Carpenter announced this is the first reading of the ordinance and briefly discussed the proposed amendment. He said there is one correction in the text that would change the word inhabitable to uninhabitable. He requested the adoption hearing be set for the April 12, 2022-Regular Meeting.

Motion by Vice-Chairman Glidewell, second by Commissioner Nick, to move the Chapter 9 Amendment to the Land Development Code proposed ordinance forward to an adoption hearing to be held at the April 12, 2022-Regular Meeting with the text changes presented.

5-0 by the following votes:

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

- 2. Christian International Developer Agreement - Request to continue to the May 26, 2022 April 28, 2022-Land Use Hearing. Project number DAG22-000002 is being reviewed by Bob Baronti. This is a Developer Agreement submitted by Dunlap and Shipman on behalf of Christian International and Wilford Hamon to set development controls on 67.51 +/- acres with Future Land Uses of Public**

Facilities and Institutional, Mixed-Use, and Conservation Residential and Zoning Districts of Institutional, Coastal Center Mixed-Use, and Conservation Residential 2 units per 1 acre. The properties are in District 5 and are located at 110 Prophets Parkway Santa Rosa Beach, FL 32459 and are identified by parcel numbers 01-3S-19-25000-004-0010, 01-3S-19-25000-004-0020, 01-3S-19-25000-004-0000, 01-3S-19-25000-002-0000, 01-3S-19-25000-002-0030, 01-3S-19-25000-002-0020, 01-3S-19-25000-002-0010, 36-2S-19-24000-009-0000, and 36-2S-19-24000-009-0010 (Continued from the February 24, 2022-Land Use Hearing.)

This item was continued on motion as stated above.

3. **Christian International LSA - Request to continue to the May 26, 2022 April 28, 2022-Land Use Hearing.** Project number FLU21-000009 is being reviewed by Bob Baronti. This is a future land use amendment with rezoning application submitted by Stone Architecture, LLC on behalf of Christian International and Wilford Hamon requesting to change the current future land use categories from Public Facilities and Institutional, Mixed-Use, and Conservation Residential to Commercial and to change the current zoning categories from Institutional, Coastal Center Mixed-Use, and Conservation Residential 2 units per 1 acre to General Commercial on 67.51 +/- acres. The properties are in District 5 and are located at 110 Prophets Parkway Santa Rosa Beach, FL 32459 and are identified by parcel numbers 01-3S-19-25000-004-0010, 01-3S-19-25000-004-0020, 01-3S-19-25000-004-0000, 01-3S-19-25000-002-0000, 01-3S-19-25000-002-0030, 01-3S-19-25000-002-0020, 01-3S-19-25000-002-0010, 36-2S-19-24000-009-0000, and 36-2S-19-24000-009-0010. (Continued from the February 24, 2022-Land Use Hearing).

This item was continued on motion as stated above.

QUASI-JUDICIAL ITEMS

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

4. **Sanctuary Apartments Phase III – Request to continue to the April 28, 2022-Land Use Hearing.** Project MAJ20-000014 is being reviewed by Bob Baronti. This is a major development application submitted by William Pope requesting to construct up to 96 dwelling units assigned to Phase III on approximately 14.38 +/- acres located in District 5 with a future land use of Residential and Mixed Use with a zoning district of Residential Preservation and Small Neighborhood. The property is located approximately 1.4 miles from the intersection of U.S. Highway 98 and U.S. Highway 331 North; the site is on the east side of U.S. Highway 331 and identified by parcel numbers 29-2S-19-24000-004-0000 and 29-2S-19-24000-004-0050 (Continued from the February 24, 2022-Land Use Hearing.) (Exhibit 1: Staff Memo)

This item was continued on motion as stated above.

5. **Coconut Cay - Request to continue to the April 28, 2022-Land Use Hearing.** Project number MAJ21-000024 is being reviewed by Renee Bradley. This is a major development application submitted by Henderson Engineering &

Consulting, LLC on behalf of S & L Karian Properties, LLC requesting to develop 31 single-family lots and associated infrastructure on 16.1 +/- acres with a future land use of Residential and a zoning district of Low-Density Residential 1:0.5. The property is in District 4 and located from U.S. Highway 98 and N. Holiday Road, left onto Forest Shore Drive, travel approximately 0.25 miles, and turn left onto Lake Point Drive to Long Lake Drive; property is located south of Long Lake Drive and identified by parcel numbers 29-2S-21-42900-000-0020, 29-2S-21-42900-000-0110. (Exhibit 1: Staff Memo)

This item was continued on motion as stated above.

6. **The Cascade at Sandestin - Request to approve by final order. Project number MAJ21-000029 is being reviewed by Renee Bradley. This is a major development application submitted by Emerald Coast Associates on behalf of Sandestin Investments, LLC requesting to construct an 82-unit condominium and amenities on 4.66 +/- acres with a future land use of Mixed-Use and a zoning district of Coastal Center. The property is in District 4 and located at the corner of Westwinds Drive and Sandestin Boulevard S. and is identified by parcel number 34-2S-21-42000-001-0040. The 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. Carpenter briefly introduced the project and submitted the Staff Report into the record. **(Exhibit 1)** Mr. Carpenter and Mr. Stephen Schoen, Planner were available for questions.

Attorney Dana Matthews-representing the developer briefly gave an overview of the project, the three-level parking for the 24-story building, Sandestin's stormwater system, and the multi-modal transportation system within the Sandestin development. He said the project meets all the requirements of the Land Development Code, the Comprehensive Plan, the Development of Regional Impact (DRI) standards, and the Notice of Proposed Change (NOPC). He said that the Southwinds Condominium gate would be moved and is indicated on the plans. The 13 conditions of approval are acceptable to the applicant.

Commissioner Glidewell asked what would happen to the existing stormwater pond. Attorney Matthews said the pond would remain and that the building site is located in the upland area. Mr. Dean Burgis, Emerald Coast Associates-representing the applicant indicated that the parking deck would be built over the lake and has been approved by the Water Management District (WMD). A discussion was held on the depth the pilings would be installed, the type of installation that would be used, and its effects on the surrounding buildings.

Commissioner Anderson addressed the concerns raised by the Gulf Pines Homeowners Association regarding flooding and asked what impact the project would have on the subdivision. Attorney Matthews said the project would improve the existing conditions. He said the stormwater on the north and south side are under the responsibility of the Sandestin Owners Association (SOA). He talked about the existing on-site basins that would pop off into the existing ponds. This system was designed for

a 100-year event. Attorney Matthews said that Gulf Pines is not within Sandestin but has worked with the SOA in the past.

Motion by Commissioner Nick, second by Vice-Chairman Glidewell, to approve The Cascade at Sandestin final order contingent upon conditions being met as stated in the Staff Report.

There was no public comment.

5-0 by the following votes:

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

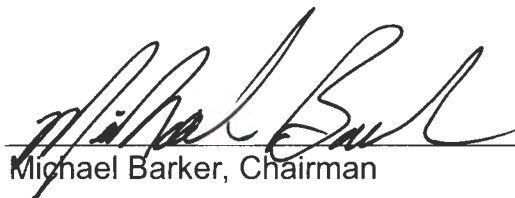
(Exhibits: Staff Report-1) (Ex Parte: Barker, Nick)

7. **Forest View Village PUD Amendment #4 – Request to approve by final order. Project number MAJ21-000031 is being reviewed by Tim Brown. This is a major development order application submitted by Innerlight Engineering Corporation on behalf of MH Forest View, LLC, requesting approval to reallocate the commercial square footage among the approved PUD uses on 37.24 +/- acres with a future land use of Commercial and a zoning category of General Commercial. The project is located in District 5 on the north side of U.S. Highway 98 East, west of Serenoa Road, and east of M.C Davis Boulevard and is identified by parcel numbers 05-3S-18-16000-001-0021, 05-3S-18-16000-001-0024, 05-3S-18-16000-001-0025, 05-3S-18-16000-001-0026, 05-3S-18-16000-001-0040, 05-3S-18-16000-001-0042, and 08-3S-18-16000-001-0050. The 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**

This item was continued on motion as stated above.

ADJOURN

There being no further discussion, the meeting was adjourned at 9:25 a.m.



Michael Barker, Chairman



Attest: Alex Alford, Clerk of Court and County Comptroller