



## MINUTES

### Board of County Commissioners

Thursday, April 28, 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 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.

1. **Request to approve the attached Activity Waiver Form and authorize Danny Garner, Beach Manager Code Compliance to sign on the County's behalf.**

Mr. Garner stated this is a waiver of training for the turtle watch group to be trained, by staff, on UTVs and ATVs.

Motion by Vice-Chairman Glidewell, second by Commissioner Nick, to approve the Activity Waiver Form and authorize Danny Garner, Beach Manager Code Compliance to sign on the County's behalf.

5-0 by the following votes:

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

#### QUASI-JUDICIAL ITEMS

Attorney Adkinson administered the oath to those intending to speak on Quasi-Judicial items.

2. **Destiny Worship SSA - Request to approve by ordinance. Project number FLU22-000002 is being reviewed by Kelly Schultz. This is a future land use amendment with rezoning application submitted by Matthews & Jones, LLP on behalf of Destiny Worship Center, Inc. requesting to change the Future Land Use from Public Facilities and Institutional to Mixed Use and the current zoning district**

from Institutional to Coastal Center on 1.67 +/- acres. The property is in District 4 and located at 244 Holiday Road N., Miramar Beach, FL 32550 and 276 Holiday Road N., Miramar Beach, FL 32550, and identified by parcel number(s) 29-2S-21-42910-00B-0080 and 29-2S-21-42910-00B-0090. The 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. Mac Carpenter, Planning and Development Director introduced the Destiny Worship SSA request and submitted the Staff Report into the record. He said this is only a land-use change request to get the appropriate permit for the project to be proposed. The property has been sold by the church to a private individual. **(Exhibit 1)**

Chairman Barker asked if the zoning was changed for the church. Mr. Carpenter said it was not and said that it was previously a different denomination of church. Due to the sale of the property to a private individual the zoning needs to be changed from Institutional.

Commissioner McCormick asked if an agreement should be considered to ensure that the dormitory would not be used for anything other than the intended purpose of housing the company workers. He voiced concern that it would be turned into a rental property. Attorney Adkinson stated that this cannot be addressed during the land-use change discussion. Any projects listed within the proposed zoning designation, or the current designation can be constructed. The discussion continued on what projects would be allowed within the two different categories: Institutional and Coastal Center.

A brief discussion was held regarding the taxes that would be generated by the zoning change, the existing designation of Coastal Center on the surrounding properties, and the actions taken by the previous Planning Director to free up density to comply with state regulations.

Attorney Stephen Tatum, representing the applicant gave a brief background history of the property. He noted that changing the zoning to Coastal Center would reduce the number of traffic trips and assured that the dorms would not be suitable for short-term rentals. He talked about the applicant's establishment in the area and the different properties he owns near the Destiny Church property. Attorney Tatum said the applicant purchased the property solely for a dormitory area to house his seasonal workers. The lease with a nearby lodging facility had expired. He talked about the rules and oversight that would be in place for the workers. A community meeting was held with one person in attendance; there have been no negative comments received.

Mr. Don Carlin, the applicant said there would be approximately 23 seasonal employees and briefly talked about what their jobs would be. He talked about his time in Walton County and what he is planning to do with the property.

Motion by Vice-Chairman Glidewell, second by Commissioner Nick, to adopt **Ordinance 2022-08** approving the Destiny Worship SSA contingent upon conditions being met as stated in the Staff Report.

Ms. Lori Echols spoke in support of the request and encouraged approval.

Commissioner Anderson commended Mr. Carlin on how he runs his business and takes care of his employees.

Chairman Barker said he normally would not approve of a zoning change, but he would support the request due to no public objections being submitted.

Commissioner McCormick spoke in support of the change.

Commissioner Glidewell agreed with Chairman Barker's remarks about the effects of the zoning changes and noted that Mr. Carlin had performed significant work on the property.

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: Glidewell)**

- 3. Coconut Cay - Request to continue to the May 26, 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 and travel approximately 0.25 miles and turn left onto Lake Point Drive to Long Lake Drive; the property is located south of Long Lake Drive. and identified by parcel number(s) 29-2S-21-42900-000-0020 and 29-2S-21-42900-000-0110 (Continued from the March 24, 2022-Land Use Hearing). (Exhibit 1: Staff Memo)**

Motion by Commissioner Nick, second by Commissioner Anderson, to continue Coconut Cay to the May 26, 2022-Land Use Hearing to be held at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

5-0 by the following votes:

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

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

- 4. Forest View Village PUD Amendment #4 - Request to continue to the May 26, 2022-Land Use Hearing. 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 number(s) 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 (Continued from the March 24, 2022-Land Use Hearing) (Exhibit 1: Staff Memo)

Motion by Vice-Chairman Glidewell, second by Commissioner Anderson, to continue Forest View Village PUD Amendment #4 request to the May 26, 2022-Land Use Hearing to be held at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

5-0 by the following votes:

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

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

5. **Sanctuary Apartments Phase III – Request to approve by final order. 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 March 24, 2022, BCC meeting.) The staff found the project is consistent with the Land Development Code and Comprehensive Plan contingent upon conditions being met as stated in the Staff Report.**

Mr. Carpenter announced that the applicant has asked to continue this item due to a death in the family of his legal team. **(Exhibit 1)**

Motion by Commissioner Anderson, second by Vice-Chairman Glidewell, to continue the Sanctuary Apartments Phase III to the June 23, 2022-Land Use Hearing to be held at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

Commissioner McCormick expressed his concern that this project had been continued multiple times. Mr. Carpenter stated that some of the previous continuances have been at the request of the planning staff and that this one is due to a death in the legal team as stated earlier.

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: Glidewell)**

6. **Botanic Miramar Beach - Request to approve by final order. Project number MAJ21-000013 is being reviewed by Tim Brown. This is a major development order application submitted by Core Engineering & Consulting, Inc. on behalf of Davis Development, LLC and The Garden of Destin, Inc., requesting approval to develop 321 apartments with a pool amenity, a 5,000 square foot convenience store with gasoline sales, a 4,209 square foot fast food restaurant, 16,544 square feet of retail space and associated infrastructure in 2 phases on 25.35 +/- acres with a future land use of Commercial and a zoning category of General Commercial. The property is located in District 4 at 12958 U.S. Highway 98 West and is identified by parcel number(s) 30-2S-21-42000-002-0000. 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 requested to continue this item to the May 26, 2022-Land Use Hearing.  
**(Exhibit 1)**

Motion by Vice-Chairman Glidewell, second by Commissioner Anderson, to continue the Botanic Miramar Beach to the May 26, 2022-Land Use Hearing to be held at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

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: Anderson, McCormick)**

7. **Sugar Sands Estates Plat - Request to approve by final plat. Project number PLA21-000002 is being reviewed by Bob Baronti. This is a plat application consistent with previously approved DO# LTM21-000024 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 4 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-20-33262-000-0020, 33-2S-20-33262-000-0210, 33-2S-20-33262-000-0220, 33-2S-20-33262-000-0230, 33-2S-20-33262-000-0240, 33-2S-20-33262-000-0250, 33-2S-20-33262-000-0260, 33-2S-20-33262-000-0270, and 33-2S-20-33262-000-0280. The 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 introduced the request and entered the Staff Report into the record.  
**(Exhibit 1)**

Commissioner Anderson noted that this request was only changing the shape of the lots not increasing the density. Mr. Carpenter confirmed and said they were changed for easier access.

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

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: None)**

**ADJOURN**

There being no further discussion, the meeting was adjourned at 9:32 a.m.

  
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Michael Barker, Chairman

  
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Attest: Alex Alford, Clerk of Court and County Comptroller