



MINUTES

Board of County Commissioners

Thursday, October 27, 2022 @ 9:00 AM

Freeport Board Room

Land Use Hearing

COMMISSIONER ATTENDANCE

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

ABSENT: Vice-Chairman Danny Glidewell

STAFF PRESENT: Tony Cornman, Interim County Administrator, and Attorney Matthew Richardson, Assistant County Attorney

INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

CALL TO ORDER

Chairman Barker called the meeting to order.

ITEMS TO BE CONTINUED

Ms. Kristen Shell, Planning and Development Services Manager requested to continue the following items.

- 1. Single-Family Residential Stormwater and Traffic Amendments– First Reading to consider an ordinance with proposed changes to the Walton County Land Development Code. The proposed changes amend Chapter 5 of the Walton County Land Development Code, amending language related to the classification of roads and installing a requirement for when roads must be dedicated to the public. The proposed changes also amend the standards of review and requirements for single-family residential stormwater plans requiring preparation by a licensed engineer and eliminating the Single-Family Residential Stormwater Manual as an option. Changes to the level of service standards based on impervious surface ratios (ISRs) among other substantive changes are also proposed.**

Motion by Commissioner Nick, second by Commissioner Anderson, to continue the first reading of the proposed Single-Family Residential Stormwater and Traffic Amendments to the November 22, 2022-Regular Meeting/Land Use Hearing.

4-0 by the following votes:

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

5. **Patterson SSA – Request to continue to the November 22, 2022, BCC meeting. Project number FLU22-000003 is being reviewed by Kelly Schultz. This is a small-scale amendment and rezoning application submitted by Stone Architecture, LLC., on behalf of Linda Sue Patterson, requesting to change the future land use designation from Rural Residential to Commercial and to change the zoning district from Rural Village to General Commercial on 28 +/- acres of land. The property is in District 1, located on the south side of S.R. 20, approximately 3.1 miles from the intersection of U.S. Highway 331 and S. R. 20, and is identified by parcel number(s) 08-1S-19-23000-012-0000 and 08-1S-19-23000-004-0000.**

Motion by Commissioner Nick, second by Commissioner Anderson, to continue the Patterson SSA to the November 22, 2022-Regular Meeting/Land Use Hearing.

4-0 by the following votes:

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

6. **Nellie Landing Townhomes - Request to continue to the November 22, 2022, BCC meeting. MAJ20-000028 is being reviewed by Stephen Schoen. This is a major development order application submitted by Jenkins Engineering, Inc., on behalf of Defoor Ventures LLC, requesting the approval of a Planned Unit Development to develop a new neighborhood featuring 45 townhome units and 4,500 sq. ft. of commercial/office space, on 9.8 +/- acres with a future land use of Mixed Use and zoning of Small Neighborhood. The project is located on the east side of Nellie Drive and is identified by parcel number(s) 24-2S-20-33180-000-0520. (Returning post Settlement 6/2/22) (Exhibit 1)**

Motion by Commissioner Nick, second by Commissioner Anderson, to continue Nellie Landing Townhomes to the November 22, 2022-Regular Meeting/Land Use Hearing.

Ms. Corrine Lindsey expressed concern about the lack of notification and the safety issues with this project. She felt that the item should be heard. Chairman Barker explained that the issue would be heard on November 22, 2022.

4-0 by the following votes:

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

(Exhibits: Staff Memo-1)

9. **Seascape Resort DRI Amendment - Request to approve by final order. Project number MAJ22-000006 is being reviewed by Renee Bradley. This is a major development application submitted by Stearns Weaver Miller on behalf of Seascape Resort, LLC requesting to amend the Seascape DRI on 237+/- acres with a future land use of Mixed-Use and a zoning district of Coastal Center. The property is in District 4 and located approximately 0.44 +/- miles east of the**

intersection of S. Holiday Road on U.S. Highway 98 on the south side and is identified by parcel number(s) 29-2S-21-42000-011-0019, 29-2S-21-42000-006-0020, 28-2S-21-42000-023-0010, 29-2S-21-42500-000-0000, 29-2S-21-42500-000-0050, and 29-2S-21-42500-003-0000. The 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.

Motion by Commissioner Nick, second by Commissioner Anderson, to continue the Seascape Resort DRI Amendment to the November 22, 2022-Regular Meeting/Land Use Hearing.

Ms. Betsy Mooneyham expressed concern that proper notice was not given for this meeting or for the meeting held with the Planning Commission.

Mr. Jay Nettles, representing the applicant stated that the continuance was requested to allow for proper notification to be sent since the meeting location was rescheduled after the original notices were mailed out.

4-0 by the following votes:

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

LEGISLATIVE ITEMS

- 2. Walton County Short-Term Vacation Rental Unit Registration and Neighborhood Compatibility Ordinance – First Reading to consider an ordinance amending Chapters 1, 2, 5, and 9 of the Walton County Land Development Code establishing regulations and creating a new regulatory program related to short-term vacation rental units within unincorporated Walton County. The proposed amendment creates a required host registration and compliance program; provides for onsite parking requirements for both short-term rental unit and non-short-term rental residential units within the South Walton Planning area at a rate of one onsite parking space per 900 square feet of living area; establishes certain life safety-related requirements; establishes building and design standards aimed at neighborhood compatibility; and includes other regulations and requirements.**

Ms. Shell gave a brief overview of the proposed ordinance and said that major revisions were made based on input received at the July 26th meeting. She noted there may be some outstanding issues with the trash collection, but the staff would work with everyone involved to resolve those issues before the second reading.

Motion by Commissioner Anderson, second by Commissioner Nick, to approve the first reading of the proposed Walton County Short-Term Vacation Rental Unit Registration and Neighborhood Compatibility Ordinance.

Mr. Tim Parson, Liberty Partners of Tallahassee, LLC representing The Expedia Group stated Walton County is a key market for The Expedia Group. He talked about how

some of the properties are second homes and are only rented out during certain times of the year. He asked that these properties not be subject to random inspections. Mr. Parson commended Ms. Shell on her willingness to work with everyone involved in preparing this ordinance. He asked that the ordinance apply to new construction going forward.

Mr. Ken Wampler, Newman-Dailey Resort Properties, LLC commended Ms. Shell on the work that has been done on the ordinance. He addressed the trash collection issues.

Ms. Sarah Moss spoke in opposition to the ordinance citing overdevelopment and the designation of the short-term rental as commercial use. She also addressed public safety issues resulting from this ordinance.

4-0 by the following votes:

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

3. **Hollow Lake LSA - Request to transmit to the Florida State Department of Economic Opportunity. Project number FLU21-000008 is being reviewed by Kristen Shell. This is a Future Land Use Map amendment with an associated rezoning application submitted by Emerald Coast Associates on behalf of Black Creek of Northwest FL requesting to change the future land use from Residential and Estate Residential to Commercial and a zoning district from Urban Residential and Estate Residential to Business Park on a portion of an overall site that is approximately 165.33 +/- acres. The property is in District 1, located approximately 3.2 miles from U.S. Highway 331 South on C.R. 3280, and identified by parcel number(s) 30-1S-18-14000-010-0030, and 30-1S-18-14000-010-0000.**

Ms. Shell introduced the proposed ordinance and said that the applicant is wanting to convert a borrow pit into an RV park. She reported that FDEP has been contacted about the mandatory reclamation of the property and talked about the permitting process that would be required.

Mr. Dean Burgis, Emerald Coast Associates representing the applicant talked about the request. He stated that the property currently has two designations (Business Park and Urban Residential), and the applicant is asking to designate the entire property as Business Park for consistency with the Comprehensive Plan. He talked about what is allowed in the Business Park designation. Mr. Burgis said that this area is a former county borrow pit that was purchased by the applicant. He said the extractive use has resulted in a large lake and that the lake would be used as an amenity to the RV resort. He said there would be some commercial development to support the surrounding area and RV resort.

Chairman Barker asked what development would be allowed under the Urban Residential designation. Mr. Burgis reported that up to 600 units of townhomes, condominiums, and/or single-family would be allowed on the parcel. He said the applicant feels that an RV resort would be more fitting for the area. Chairman Barker

asked what would be allowed under the Business Park designation. Mr. Burgis replied that it must be a business setting with park-like amenities and open space. He said he had not reviewed what could be allowed beyond an RV resort. He said that retail and restaurants could be considered for the portion along C.R. 3280. Chairman Barker noted that he typically did not favor zoning changes. Mr. Burgis said what the applicant is proposing would be the highest and best use for the property. He talked about the benefits this project would have for the Black Creek area.

Motion by Commissioner Anderson, second by Commissioner McCormick, to approve to transmit the proposed Hollow Lake LSA Ordinance to the Florida State Department of Economic Opportunity.

4-0 by the following votes:

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

4. **Bess Place Abandonment - Request to approve by resolution. Project number PA22-000001 is being reviewed by Bob Baronti. This is an abandonment application submitted by James Taylor requesting to abandon a 50-foot right-of-way on 0.18 +/- acres with a future land use of Rural Residential and a zoning district of Rural Village. The property is in District 1, located south of Joseph Avenue, north of Pine Street, and is immediately south of parcel identification number(s) 30-1S-21-41100-036-0100, 30-1S-21-41100-036-0110, and 30-1S-21-41100-036-0120.**

Mr. Bob Baronti, Planning and Development presented the proposed abandonment resolution request and stated that the Planning Commission had recommended denial. He entered the staff report into the record.

Commissioner McCormick asked if this was the only parcel with a right-of-way. Mr. Baronti stated that there have been no other abandonments in the vicinity, but there were in the larger area. He said that the Public Works staff recommended denial. Commissioner McCormick voiced concern regarding the accessibility of the parcel for possible future use.

Mr. Chance Powell, Public Works said that the parcel is accessible via Circle X Trailer Park Road and Circle X Trailer Park Alley. A discussion was held regarding past abandonments and the possible future uses for the parcel. Mr. Powell noted that abandonments are generally abandoned to adjacent property owners, not as a single lot. Mr. Baronti commented that the owner has been made aware that the abandonment would not allow for more density. More discussion was held on concerns surrounding the abandonment of rights-of-way.

Motion by Commissioner McCormick, second by Commissioner Nick, to deny the Bess Place Abandonment request.

Attorney Richardson stated that there had been issues regarding the proper notice of this abandonment hearing. Mr. Baronti stated that the applicant had corrected the issue and the notice was properly posted.

Commissioner Anderson asked if this issue needed to be tabled to ensure that all notices have been properly advertised. Mr. Baronti talked about the notice issue for the presentation of the request before the Planning Commission and stated a continuance would allow time for staff to ensure proper notification had been done. The motion and second were withdrawn.

Motion by Commissioner Anderson, second by Commissioner McCormick, to continue the Bess Place Abandonment request to the November 22, 2022-Regular Meeting/Land Use Hearing.

4-0 by the following votes:

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

QUASI JUDICIAL ITEMS

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

7. **South Walton Commerce Park Phase II Plat - Request to approve by final plat. Project number PLA22-000015 is being reviewed by Bob Baronti. This is a plat application consistent with previously approved DO# MAJ20-000027 and is submitted by Innerlight Engineering on behalf of The St. Joe Company requesting to plat 21 lots on 79.14 +/- acres with a future land use of Bay Walton Sector Plan Open Space and Bay Walton Sector Plan Village Center and a zoning district of Bay Walton Sector Plan Open Space and Bay Walton Sector Plan Village Center. The property is in District 5 and located at the end of Serenoa Road and is identified by parcel number(s) 04-3S-18-16000-001-0000, and 05-3S-18-16000-001-0000. The 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. Baronti introduced the request and submitted the Staff Report into the record. **(Exhibit 1)**

Mr. David Smith, Innerlight Engineering representing the applicant briefly discussed the request and was available for questions.

Motion by Commissioner Anderson, second by Commissioner McCormick, to approve by final plat the South Walton Commerce Park Phase II Plat contingent upon conditions being met as stated in the Staff Report.

There was no public comment.

4-0 by the following votes:

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

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

8. **Alys Beach Phase III, Block AC, Lots 33-35 Plat - Request to approve by final plat. Project number PLA22-000024 is being reviewed by Tim Brown. This is a minor plat application consistent with previously approved DO# 16-00100143 submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat 3 single-family residential lots and associated infrastructure on 0.40 +/- acres with a future land use of Mixed Use and a zoning category of Traditional Neighborhood Development. The property is located in District 5 south of C.R. 30A, west of Sea Garden Street, east of Salt House Lane, and north of Chancery Alley and is identified by parcel number(s) 27-3S-18-16000-027-0010. The 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. Tim Brown, Planning and Development introduced the request and submitted the Staff Report into the record. **(Exhibit 1)**

Mr. Smith, Innerlight Engineering representing the applicant briefly discussed the project and was available for questions.

Motion by Commissioner Nick, second by Commissioner Anderson, to approve by final plat the Alys Beach Phase III, Block AC, Lots 33-35 Plat contingent upon conditions being met as stated in the Staff Report.

There was no public comment.

4-0 by the following votes:

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

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

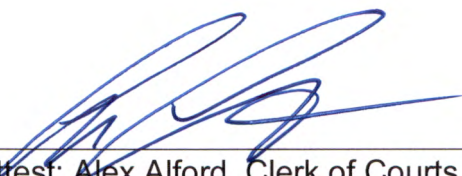
Chairman Barker announced the passing of DeFuniak Springs City Councilman Robert McKnight and stated that a celebration of life would be held at the Chautauqua Hall of Brotherhood.

ADJOURN

There being no further discussion, the meeting was adjourned at 9:40 a.m.



Michael Barker, Chairman



Attest: Alex Alford, Clerk of Courts, and County Comptroller