



## **MINUTES**

### **Board of County Commissioners**

**Thursday, April 25, 2024, @ 9:00 AM**

South Walton Annex Board Room

Land Use Hearing

#### **COMMISSIONER ATTENDANCE**

**PRESENT:** Chair Tony Anderson, Vice Chair Donna Johns, Commissioner Brad Drake, Commissioner Danny Glidewell, and Commissioner William "Boots" McCormick

**STAFF PRESENT:** Acting County Attorney Clay Adkinson, County Administrator Stan Sunday

#### **INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

#### **CALL TO ORDER**

Chair Anderson called the meeting to order at 9:14 a.m.

#### **PLANNING & DEVELOPMENT**

Mac Carpenter, Planning Director, requested that Agenda Item 1 be continued to May 23, 2024, Land Use Meeting, and Agenda Item 5 be continued to May 14, 2024, Regular Meeting at the applicant's request.

Motion by Commissioner Glidewell, second by Commissioner Drake, to continue Agenda Item 1 to the May 23, 2024, Land Use Meeting, and Agenda Item 5 be continued to the May 14, 2024, Regular Meeting.

Motion carried 4-1 by the following votes:

**Ayes:** Chair Anderson, Commissioner Drake, Commissioner Glidewell,  
and Commissioner McCormick

**Nays:** Vice Chair Johns

#### **LEGISLATIVE ITEMS**

- 1. Barrett SSA with Rezoning - Request to continue to the May 23, 2024, BCC meeting. FLU23-000005 is being reviewed by Stephen Schoen. This is a Future Land Use Amendment with Rezoning application submitted by Panhandle Permitting on behalf of Earl Barrett requesting to change the current Future Land Use from Residential to Commercial or lesser category and to change the current Zoning from Neighborhood Infill to General Commercial or lesser district on approximately 1.08 +/- acres. The property is located in District 5, approximately**

1.09 miles East of North C. R. 395, on the south side of U. S. Highway 98 East and can be identified by parcel number(s) 01-3S-19-25000-001-0010.

This item was previously addressed in the meeting.

2. **Flynn Developers' Agreement - Request to authorize the Chair to sign the proposed development agreement DAG24-000000 (FKA DAG23-000002). Project number DAG24-000000 is being reviewed by Stephen Schoen. This development agreement is being proposed in conjunction with project number FLU24-000008 which is a Small Scale Future Land Use Map amendment with an associated rezoning application submitted by David Forstrom and Melissa Ward on behalf of Ned Flynn, requesting to change the Future Land Use Map designation from Residential to Commercial or lesser category and to change the Official Zoning Map district from Residential Preservation to Neighborhood Commercial or lesser district for approximately 1.14 +/- acres. This is in District 5 and located on the south side of C. R. 30A West approximately 0.06 miles from Blue Gulf Drive and is identified by parcel number(s) 01-3S-20-34200-00F-0120, 01-3S-20-34200-00F-0110.**

Carpenter introduced the project and submitted **Exhibit 1: Developers Agreement Staff Report** and **Exhibit 2: Small Scale Amendment (SSA) request Staff Report** for the record with Stephen Schoen, Deputy Planning Director, presenting the request.

Attorney Gary Shipman, Dunlap and Shipman, representing the applicant, requested Agenda Items 2 and 3 be heard together. Attorney Adkinson noted two separate motions would be required for each agenda item. Schoen noted both requests were consistent with the Land Development Code (LDC) and Comprehensive Plan (Comp Plan).

Attorney Shipman provided background on the property and discussed various items within **Exhibit 3: Applicant Binder Exhibits** submittal.

The following individuals spoke concerning the Agenda Items 2 and 3: Melissa Ward, Dunlap and Shipman Planning Director.

Commissioner McCormick exited the meeting at 10:11 a.m. and returned at 10:12 a.m.

The following individuals spoke concerning Agenda Items 2 and 3: Attorney Thomas Lutz, Goodwin Law Group, representing South Walton Community Council.

The meeting recessed at 11:03 a.m. and reconvened at 11:10 a.m.

The following individuals spoke concerning Agenda Items 2 and 3: Barbara Morano, Draper Lake Coastal Village resident, and representing Bob Everfield, Draper Lake Coastal Village Homeowners Association President, and Margaret Landry.

Motion by Vice Chair Johns to deny the Developers Agreement request. Motion failed due to lack of a second.

Motion by Commissioner McCormick, second by Commissioner Glidewell, to authorize the Chair to execute the revised Flynn Developers' Agreement DAG24-000000 (FKA DAG23-000002) request contingent on the outcome of the Flynn SSA Rezoning request.

Motion carried 5-0 by the following votes:

Ayes: Chair Anderson, Vice Chair Johns, Commissioner Drake, Commissioner Glidewell, and Commissioner McCormick

Motion by Vice Chair Johns to deny the Flynn SSA with Rezoning request. Motion failed due to lack of a second.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to adopt **Ordinance 2024-11** for the Flynn SSA with Rezoning request.

Motion carried 4-1 by the following votes:

Ayes: Chair Anderson, Commissioner Drake, Commissioner Glidewell, and Commissioner McCormick

Nays: Vice Chair Johns

**(Exhibits: Developers Agreement Staff Report: 1; Small Scale Amendment Staff Report: 2; and Applicant Binder Exhibit: 3) (Ex Parte: None)**

- 3. Flynn SSA with Rezoning - Request to approve by ordinance. Adoption Hearing. Project number FLU24-000008 (FKA FLU23-000001), is being reviewed by Stephen Schoen. This is a future land use with rezoning application submitted by Melissa Ward and David Forstrom, P.E. on behalf of SRB2-30A LLC requesting to change the current future land use from Residential to Commercial or lesser category and to change the current Zoning district from Residential Preservation to Neighborhood Commercial or lesser district, on 1.15 +/- acres. This is in District 5 and located on the south side of C. R. 30A West approximately 0.06 miles from Blue Gulf Drive and is identified by parcel number(s) 01-3S-20-34200-00F-0120, 01-3S-20-34200-00F-0110.**

This item was previously addressed in the meeting with Agenda Item 2.

- 4. Gillis Chapel Road Abandonment - Request to approve by resolution. Project PA23-000002 is being reviewed by Rosanna Edwards. This is an Abandonment application submitted by Construction Services of Walton County, LLC on behalf of Kyle McDonald requesting to abandon a 30-foot right of way known as Gillis Chapel Road. This property has a Future Land Use and Zoning of General Agriculture, located in District 2 and immediately west of the parcel located at 5964 C. R. 280 East and identified by parcel number 17-2N-18-09000-013-0000.**

Carpenter introduced the project with Rosanna Edwards, Senior Planner, presenting the request and submitting the Staff Report **Exhibit 1** for the record.

Motion by Danny Glidewell, second by Vice Chair Donna Johns, to adopt **Resolution 2024-22** for the Gillis Chapel Road Abandonment request.

Motion carried 5-0 by the following votes:

Ayes: Chair Anderson, Vice Chair Johns, Commissioner Drake,  
Commissioner Glidewell, and Commissioner McCormick

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

## **QUASI JUDICIAL ITEMS**

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

- 5. Overlook at Inlet Beach Plat - Request to continue to the May 23, 2024, BCC meeting. Project number PLA24-000002 is being reviewed by Kelly Schultz. This is a plat application consistent with previously approved DO# MIN22-000015 and is submitted by Innerlight Engineering, Corp., on behalf of ROC Interests, LLC, requesting to plat a 3 lot subdivision with associated infrastructure on 1.1 +/- acres. The project site has a Future Land Use of Residential and a Zoning district of Neighborhood Infill, located at the end of Walton Magnolia Lane, on the north side, and is identified by parcel(s) 36-3S-18-16100-000-2450.**

This item was previously addressed in the meeting.

**(Exhibits: None) (Ex Parte: Johns)**

- 6. Nautilus Pointe Plat - Request to approve by Final Plat. Project number PLA23-100004 is being reviewed by Stephen Schoen. This is a plat application consistent with previously approved DO# MAJ21-000007 and LTM23-000055 and is submitted by SCR & Associates NWFL, Inc. on behalf of Nautilus Point, LLC, requesting to plat 32 single-family lots and associated infrastructure on 4.45 +/- acres. The project site has a Future Land Use of Residential and a Zoning district of Neighborhood Infill, located at 32 Nautilus Reef Lane and is identified by parcel(s) 36-3S-18-16100-000-0410.**

Carpenter presented the request and noted it is consistent with Chapter 177, Florida Statutes (F.S.), and submitted the Staff Report **Exhibit 1** for the record.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve Nautilus Pointe Final Plat request.

A discussion occurred relating to the project being in District 5.

Motion carried 5-0 by the following votes:

Ayes: Chair Anderson, Vice Chair Johns, Commissioner Drake,  
Commissioner Glidewell, and Commissioner McCormick

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

7. **Brizo Plat - Request to approve by final plat. Project number PLA24-000010 is being reviewed by Bob Baronti. This is a plat application consistent with previously approved DO# MIN21-000028 and is submitted by Anderson Engineering on behalf of Alderberry Florida LLC requesting to plat 18 lots on 10.06 +/- acres with a future land use of Conservation Residential and a zoning district of Conservation 2 units per 1 acre. The property is in District 4 and located from U.S. Highway 98 and East Hewett Road, travel north approximately 1 mile to Alderberry Road and project property is 0.5 miles on the northeast side and identified by parcel number(s) 20-2S-20-33000-008-0000.**

Carpenter introduced and presented the request. He noted the project was consistent with Chapter 177, F.S., and submitted the Staff Report **Exhibit 1** for the record.

Motion by Commissioner McCormick, second by Commissioner Glidewell, to approve Brizo Final Plat request.

The following persons spoke relating to the agenda item: Margaret Landry.

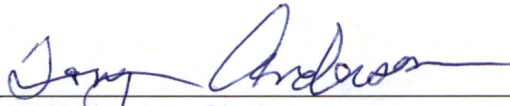
Motion carried 5-0 by the following votes:

Ayes: Chair Anderson, Vice Chair Johns, Commissioner Drake,  
Commissioner Glidewell, and Commissioner McCormick

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

#### **ADJOURN**

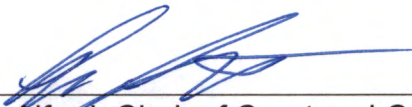
There being no further discussion, the meeting was adjourned at 11:58 a.m.



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Tony Anderson, Chair

ATTEST:



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Alex Alford, Clerk of Court and County Comptroller