



MINUTES

Board of County Commissioners

Thursday, May 23, 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: Assistant County Attorney Matt Richardson, and County Administrator Stan Sunday

INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

CALL TO ORDER

Chairman Anderson called the meeting to order at 9:04 a.m.

LEGISLATIVE ITEMS

1. **Barrett SSA with Rezoning - Request to approve by ordinance. FLU24-000007 FKA 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 Industrial and Extractive Uses or lesser category and to change the current Zoning from Neighborhood Infill to Light Industrial or lesser district on approximately 1.08 +/- acres. The property is located in District 5, approximately 1.09 miles East of North County Highway 395, on the south side of US Highway 98 East and can be identified by parcel number(s) 01-3S-19-25000-001-0010.**

Mac Carpenter, Planning and Development Director, introduced the request and Stephen Schoen, Deputy Planning Director, presented the request, noting that the project was consistent with the Land Development Code (LDC) and Comprehensive Plan (Comp Plan), contingent upon conditions being met as stated in the Staff Report (Exhibit 1).

Julie Shephard, Panhandle Permitting, on behalf of the applicant, spoke on the request and addressed Vice Chair Johns' inquiry.

Motion by Vice Chair Johns, second by Commissioner Glidewell, to adopt **Ordinance 2024-12** for the Barrett SSA with Rezoning request.

Motion carried 5-0 by the following votes:

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

(Exhibit: Staff Report-1) (Ex Parte: none)

QUASI JUDICIAL ITEMS

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

- 2. Copeland Lane Subdivision Plat - Request to approve by final plat. Project number PLA24-000005 is being reviewed by Stephen Schoen. This is a plat application consistent with previously approved DO# MIN22-000091 and is submitted by Baker Engineers LLC on behalf of Waterfront Lifestyles LLC requesting to develop 10 single family lots on 5 +/- acres with a future land use of Residential and a zoning district of Urban Residential. The property is in District 3 and located on the corner of Oak Ridge Rd and US Hwy 331 N and is identified by parcel number(s) 09-3N-19-19700-00P-0020.**

Carpenter introduced the request and Stephen Schoen presented, noting that the project was consistent with the LDC and Comp Plan, contingent upon conditions being met as stated in the Staff Report **(Exhibit 1)**.

Schoen addressed Vice Chair Johns' inquiries.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve by final plat the Copeland Lane Subdivision Plat.

Motion carried 5-0 by the following votes:

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

(Exhibit: Staff Report-1) (Ex Parte: none)

- 3. SWCP Lot 12 - Request to approve by final order. Project number MAJ23-100004 is being reviewed by Tim Brown. This is a major development order application submitted by Jenkins Engineering, Inc. on behalf of Sustainable Growth, LLC, requesting approval to develop 45,800 square feet of commercial warehouse/office space and associated infrastructure in six buildings on 2.28 +/- acres with a future land use of Commercial and a zoning category of Business Park. The property is in District 5, located on the west side of Serenoa Road, north of U.S. Highway 98 East and is identified by parcel number(s) 05-3S-18-16010-000-0120.**

Carpenter introduced the request and Tim Brown presented the request. He noted the request was consistent with the LDC and Comp Plan, contingent upon conditions being met as stated in the Staff Report **(Exhibit 1)**.

Jamie Eubanks, Jenkins Engineering, on behalf of the applicant, spoke on the request.

Motion by Commissioner Glidewell, second by Vice Chair Johns, to approve by Final Order the SWCP Lot 12 request.

Motion carried 5-0 by the following votes:

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

(Exhibit: Staff Report-1) (Ex Parte: none)

4. **Baker Rezoning - Request to approve by ordinance. Project number REZ24-000001 is being reviewed by Stephen Schoen. This is a rezoning application submitted by Emerald Coast Associates Engineering, LLC, on behalf of Stephen and Michelle Baker, requesting to change the zoning district from Residential Preservation to Low Density Residential 4 units per 1 acre or lesser district. The site has a future land use category of Residential on approximately 0.51 +/- acres. The property is in District 5 and located on the north side of Lee Place, approximately 0.06 miles east of the intersection of Robert Ellis Drive and Lee Place and is identified by parcel number(s) 24-2S-19-25000-022-0000.**

Carpenter introduced the request and Stephen Schoen presented, noting that the project was consistent with the LDC and Comp Plan, contingent upon conditions being met as stated in the Staff Report **(Exhibit 1)**. Schoen requested additional public comment documents be entered into the record **(Exhibit 2)**.

Attorney Stephen Tatum, Matthews & Matthews, on behalf of the applicant, discussed the request.

Motion by Commissioner McCormick, second by Commissioner Glidewell, to adopt **Ordinance 2024-13** for the Baker Rezoning.

Stephen Baker discussed the rezoning request and addressed the Board's concerns.

Dean Burgess, Emerald Coast Associates Engineering, on behalf of the applicant, addressed Vice Chair Johns' and Commissioner Glidewell's concerns regarding the future development and traffic concerns with respect to the neighboring residential areas. He asked that the Traffic Concurrency Analysis be entered into the record **(Exhibit 3)**.

The following individuals spoke relating to the agenda item: John Gary, Sherri Clark and Judith Robinson.

Motion carried 5-0 by the following votes:

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

(Exhibit: Staff Report-1 ; Staff additional Staff Report Documents-2; Petitioner's Evidence-3) (Ex Parte: Anderson, Drake, Glidewell, McCormick)

The meeting recessed at 10:28 a.m. and reconvened at 10:36 a.m.

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5. **135 Lee Place Rezoning - Request to approve by ordinance. Project number REZ24-000002 is being reviewed by Stephen Schoen. This is a rezoning application submitted by Emerald Coast Associates Engineering, LLC, on behalf of Sand Juan Dollars, LLC, requesting to change the zoning district from Residential Preservation to Neighborhood Infill or lesser district. The site has a future land use category of Residential on approximately 0.41 +/- acres. The property is in District 5 and located at 135 Lee Place and is identified by parcel number(s) 24-3S-19-25000-022-0020.**

Carpenter introduced the request and Stephen Schoen presented, noting that the project was consistent with the LDC and Comp Plan, contingent upon conditions being met as stated in the Staff Report (**Exhibit 1**). Schoen requested that additional Staff Report documents be entered into the record (**Exhibit 2**).

Attorney Tatum, on behalf of the applicant, discussed the request and requested that the evidence previously entered into the record for Agenda Item 4 also be entered into the record for this agenda item (**Composite Exhibit 3**).

Motion by Commissioner Glidewell, second by Commissioner McCormick, to adopt by **Ordinance 2024-14** for the 135 Lee Place Rezoning.

Motion carried 4-1 by the following votes:

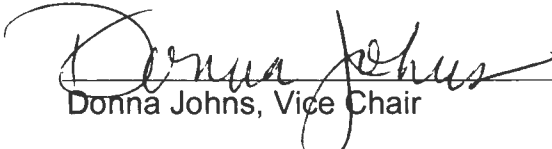
Ayes: Chair Anderson, Commissioner Drake, Commissioner Glidewell and Commissioner McCormick

Nays: Vice Chair Johns

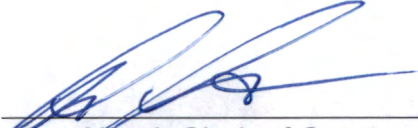
(Exhibit: Staff Report-1; Additional Staff Report Documents-2; Composite-3) (Ex Parte: Anderson, Johns, Drake, Glidewell, McCormick)

ADJOURN

There being no further discussion, the meeting was adjourned at 10:44 a.m.


Donna Johns, Vice Chair

ATTEST:


Alex Afford, Clerk of Court and County Comptroller