



MINUTES

Board of County Commissioners

Thursday, July 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, Commissioner William "Boots" McCormick

STAFF PRESENT: Acting County Attorney Clay Adkinson, Assistant County Attorney Matthew Richardson and County Administrator Stan Sunday

INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

CALL TO ORDER

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

LEGISLATIVE ITEMS

1. **Comprehensive Plan Transportation Element Amendments - Request to continue to the August 22, 2024, BCC meeting. Proposed amendments to the Walton County Comprehensive Plan substantively amending the Transportation Element. The proposed amendments establish the Mobility Plan and Fee system within the Element, establish the Level of Service Standards, provide for a long-range transportation map and database, and establish criteria for development review, among other technical and substantive amendments to the text of the Element.**

Stephen Schoen, Deputy Planning Director requested Agenda Items 1 and 2 be continued to the August 22, 2024, Land Use Meeting.

Motion by Commissioner Glidewell, second by Vice Chair Johns, to approve the continuation of Agenda Items 1 and 2 as requested by staff.

Motion carried 5-0 by the following votes:

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

2. TIA Guidelines Resolution - Request to continue to the August 22, 2024, BCC meeting.

This agenda item was discussed previously in the meeting.

4. Dunkin SSA with Rezoning - Request to approve by ordinance 2024-24. Project number FLU24-000005 is being reviewed by Stephen Schoen. This is a Future Land Use with rezoning application submitted by David Forstrom on behalf KTAD FL Holdings, LLC, and Children's Holdings, LLC, requesting to change the current Future Land Use from Conservation Residential to Mixed Use or a lesser category and to change the Zoning district from Conservation Residential 2:1 to Village Mixed Use, or a lesser district, on 2 +/- acres. The property is in District 4, located at 96 Thompson Road and is identified by parcel number(s) 33-2S-20-33260-002-0000, 0001.

Schoen requested the Dunkin SSA with Rezoning to be continued to the August 22, 2024, Land Use Meeting.

Motion by Commissioner Glidewell, second Commissioner McCormick, to continue the Dunkin SSA with Rezoning request to the August 22, 2024, Land Use meeting.

Motion carried 5-0 by the following votes:

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

3. Bay Grove Village SSA with Rezoning - Request to approve by ordinance 2024-23. Project number FLU24-000012 is being reviewed by Stephen Schoen. This is a future land use with rezoning application submitted by Jenkins Engineering, Inc. on behalf of Robert Rodgers IV and Christopher Calder, requesting to change the current future land use from Rural Residential to Commercial or a lesser category and to change the zoning district from Rural Village to General Commercial, or a lesser district, on 3.03 +/- acres. The property is in District 1, located at the end of Bay Grove Blvd and is identified by parcel number(s) 34-1S-19-23047-000-0030, 34-1S-19-23045-000-0040, 34-1S-19-23045-000-0050, 34-1S-19-23045-000-0060, 34-1S-19-23045-000-0070, 34-1S-19-23045-000-0080, 34-1S-19-23045-000-0090.

Schoen presented the request and noted the agenda item was continued from the June 21, 2024, Land Use Hearing.

The following individual spoke on the agenda item: Scott Jenkins, Jenkins Engineering.

Motion by Vice Chair Johns, second by Commissioner Glidewell, to adopt **Ordinance 2024-23**, Bay Grove Village SSA with rezoning with request.

Motion carried 5-0 by the following votes:

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

QUASI JUDICIAL ITEMS

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

- 5. **Cypress Heights Plat - Request to approve by Final Plat. Project number PLA24-000001 is being reviewed by Tim Brown. This is a minor plat application consistent with previously approved DO# MIN22-000007 submitted by Nautilus Civil Engineers, Inc. on behalf of Cypress Heights Holdings, LLC, requesting to plat 20 townhomes with pool amenity and associated infrastructure on 2.10 +/- acres with a Future Land Use of Residential and a Zoning category of Neighborhood Infill. The project is located in District 4 at the intersection of County Highway 30-A West and Cypress Crossing and is identified by parcel(s) 32-2S-20-33000-005-0010.**

Schoen presented the request and submitted the Staff Report (**Exhibit 1**) for the record.

The following individual spoke on the agenda item: Curtis Smith, Nautilus Civil Engineers, Inc.

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

Motion carried 4-1 by the following votes:

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

Nays: Vice Chair Johns

(Exhibit 1: Staff Report)

- 6. **Powell Landing Phase 1B Plat - Request to approve by Final Plat. Project number PLA24-000007 is being reviewed by Rosanna Edwards. This is a plat application consistent with previously approved DO# MAJ21-000019, LTM23-000023 and MIN23-000060 and is submitted by Innerlight Engineering, Corp. on behalf of The Watersound Company, LLC, requesting to plat 22 single family lots and associated infrastructure on 16.02 +/- acres with a Future Land Use and a Zoning district of Bay Water Sector Plan Village Center. The property is in District 5 and located east of East Rattlesnake Trail, on the south side of Elliot Way and is identified by parcel number(s) 25-3S-18-16000-001-0000.**

Rosanna Edwards Senior Planner, presented the request and submitted the Staff Report (**Exhibit 1**) for the record.

Motion by Commissioner Glidewell, second by Vice Chair Johns, to approve Powell Landing Phase 1B Final Plat request.

Motion carried 5-0 by the following votes:

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

(Exhibit 1: Staff Report)

- 7. **Campbell to Gulf Plat - Request to approve by Final Plat. Project number PLA23-100002 is being reviewed by Rosanna Edwards. This is a plat application consistent with previously approved DO# MIN23-000041 and is submitted by Rare Earth Inc., on behalf of Javad Salimi and Hamidreza Parsa, requesting to plat 2 single-family lots and associated infrastructure on 0.36 +/- acres. The project site has a Future Land Use of Residential and a Zoning Category of Neighborhood Infill. The property is in District 5, located at 132 Campbell Street and is identified by parcel(s) 14-3S-19-25000-019-0000.**

Edwards presented the request and submitted the Staff Report (**Exhibit 1**) for the record.

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

Motion carried 5-0 by the following votes:

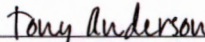
Ayes: Commissioner Anderson, Vice Chair Johns, Commissioner Drake, Commissioner Glidewell, and Commissioner McCormick

(Exhibit 1: Staff Report)

ADJOURN

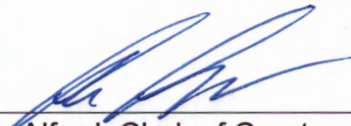
There being no further discussion, the meeting was adjourned at 9:36 a.m.

Signed by:



Tony Anderson, Chair

ATTEST:



Alex Alford, Clerk of Court and County Comptroller