



MINUTES

Board of County Commissioners

Thursday, August 22, 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 "Boots" McCormick

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

OPENING COMMENTS

INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

CALL TO ORDER

Chair Anderson called the meeting to order at 9:05 a.m.

STAN SUNDAY, COUNTY ADMINISTRATOR

Add Request to reschedule the August 29, 2024, Special Meeting (Solid Waste 1. Services RFP)

Administrator Sunday requested to reschedule the August 29, 2024, Special Meeting to September 4, 2024, 1 p.m. at the South Walton Annex.

Motion by Vice Chair Johns, second by Commissioner Glidewell, to approve the request as presented.

Motion carried 5-0 by the following votes:

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

LEGISLATIVE ITEMS

Mac Carpenter, Planning and Development Director, requested Agenda Items 1, 2, and 3, be continued to the September 26, 2024, Land Use Meeting, 9 a.m., at the South Walton Annex.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to continue Agenda Items 1, 2 and 3 to the September 26, 2024, Land Use Meeting.

Motion carried 5-0 by the following votes:

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

The following individuals spoke: Suzanne Harris, and Dan Cosson.

1. **Comprehensive Plan Transportation Element Amendments - Request to continue to the September 26, 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.**

This agenda item was previously discussed in the meeting.

2. **TIA Guidelines Resolution - Request to continue to the September 26, 2024, BCC meeting.**

This agenda item was previously discussed in the meeting.

3. **Dunkin SSA with Rezoning - Request to continue to the September 26, 2024, BCC meeting. 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 Childrens 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.**

This agenda item was previously discussed in the meeting.

QUASI JUDICIAL ITEMS

The Quasi-Judicial Hearing was called to order with Attorney Adkinson administering the oath to those intending to speak.

Carpenter requested Agenda Items 4 and 5 be continued to the September 26, 2024, Land Use Meeting at 9 a.m. at the South Walton Annex.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to continue Agenda Items 4 and 5 to the September 26, 2024, Land Use Meeting as requested.

Motion carried 5-0 by the following votes:

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

Carpenter requested Agenda Item 9 be continued to September 10, 2024, per the applicant's request.

The following individual spoke relating to the agenda item: Neill O'Connell, O'Connell & Associates Consulting Engineers, LLC.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to continue Agenda Item 9 to September 10, 2024, Regular Meeting.

Motion carried 5-0 by the following votes:

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

4. **Sawgrass Reserve Plat - Request to continue to the September 26, 2024, BCC meeting. Project number PLA24-000006 is being reviewed by Stephen Schoen. This is a plat application consistent with previously approved DO# MAJ20-000025, LTM21-00011 and LTM22-000036 and is submitted by PLS Group, Inc. on behalf of JDMTH Holdings, LLC, requesting to plat 90 townhome units on 9.21 +/- acres with a Future Land Use of Mixed Use and a Zoning district of Town Center One. The property is in District 5 and located approximately 1.29 miles from the intersection of U. S. Highway 98 West and JD Miller Road and is identified by parcel number(s) 30-2S-19-24000-006-0020.**

This agenda item was previously discussed in the meeting.

5. **Emerald Bay Phase 3—Request to continue to the September 26, 2024, BCC meeting. Project number MAJ24-000016 fka MAJ20-000012 is being reviewed by Renee Bradley. This is a major development order application submitted by Dewberry on behalf of Osborn Investments requesting approval to develop the property into a 50-lot residential subdivision on 9.93 +/- acres with a Future Land Use of Mixed-Use and Zoning of Coastal Center. The project is located in District 4, approximately 2900' north of the U. S. Highway 98 and Emerald Bay intersection and is identified by parcel number 30-2S-21-42900-000-0000.**

This agenda item was previously discussed in the meeting.

9. **Wolf Creek Residential Phase I - Request to approve by Final Order. Project number MAJ24-000015 is being reviewed by Stephen Schoen. This is a major development application submitted by O'Connell & Associates Consulting Engineers, LLC, on behalf of C & R Freeport Properties, LLC, requesting to develop 338 single-family lots, future amenity center and associated infrastructure on 170.06 +/- acres. The project site has a Future Land Use of Rural Residential and a Zoning category of Rural Village. The property is in District 1, located south of Don Graff Road approximately 6 miles east and 3 miles north of the intersection at U. S. Highway 331 and State Highway 20 East and is identified by parcel number(s) 11-4S-18-14000-001-00010, 14-1S-18-14000-001-0010.**

This agenda item was previously discussed in the meeting.

(Ex Parte: Glidewell, Johns, Drake)

6. **Black Creek RV Park Phase 2 - Request to approve by Final Order. Project number MAJ24-000014 is being reviewed by Rosanna Edwards. This is a major development application submitted by David Forstrom on behalf of Black Creek RV Park Holdings, LLC, requesting to expand the existing RV park to include 17 RV sites, 4 cabin sites, 4 tent sites, additional amenities, and associated infrastructure on 6.72 +/- acres. The project site has a Future Land Use and a Zoning category of General Agriculture. The property is in District 1, located on the east side of County Highway 3280, just south of Phillips Drive and is identified by parcel number(s) 32-1S-18-14000-001-0010.**

Carpenter introduced the request with Rosanna Edwards, Senior Planner, presenting the request. Edwards submitted the Staff Report (**Exhibit 1**) into the record.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve the Black Creek RV Park Phase 2 Final Order request.

Motion carried 4-1 by the following votes:

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

Nays: Vice Chair Johns

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

7. **Alys Beach Block FF Replat - Request to approve by Final Plat. Project number PLA24-000027 is being reviewed by Tim Brown. This is a minor plat application consistent with previously approved DO# MIN22-000017 and Addendum to DO# MIN22-000017 submitted by Innerlight Engineering, Corp. on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to replat Block FF in the Alys Beach PUD on 2.58 +/- acres with a Future Land Use of Mixed Use and a Zoning district of Traditional Neighborhood Development. The property is in District 5 and located on the north side of C.R. 30A, west of Longtail Road and east of North Salt House Lane. and is identified by parcel number(s) 27-3S-18-16450-OFF-0010, 0020, 0030, 0040, 0050, 0060, 0070, 0080, 0090, 0100, 0110, and 0120.**

Carpenter introduced the project with Edwards presenting the request.

Motion by Vice Chair Johns, second by Commissioner Glidewell, to approve Alys Beach Block FF Replat Final Plat request.

Motion carried 5-0 by the following votes:

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

(Exhibit 1: none) (Ex Parte: none)

8. **Kaiya Beach Resort Phase 3 - Request to approve by Final Plat. Project number PLA24-000019 is being reviewed by Stephen Schoen. This is a plat application consistent with previously approved DO# MIN23-000005 and is submitted by Innerlight Engineering Corp. on behalf of SBG-PR, LLC, requesting to plat 6 single family lots, 9 townhome lots, and associated infrastructure on 2.47 +/-**

acres with a future land use of Mixed Use and a zoning district of Traditional Neighborhood Development. The property is in District 5 and located at 25 Kaiya Avenue and is identified by parcel number(s) 27-3S-18-16000-002-0000, 0030.

Carpenter introduced the project with Stephen Schoen, Deputy Planning Director, presenting the request. Schoen submitted the Staff Report (**Exhibit 1**) into the record. Staff found the project to be consistent with the Land Development Code, Comprehensive Plan, and Florida Statutes contingent upon conditions being met as stated in the Staff Report.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve Kaiya Beach Resort Phase 3 Final Plat request.

Motion carried 3-2 by the following votes:

Ayes: Chair Anderson, Commissioner McCormick, and Commissioner Glidewell

Nays: Vice Chair Johns and Commissioner Drake

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


ADJOURN

There being no further discussion, the meeting was adjourned at 9:51 a.m.

Signed by:


Tony Anderson, Chair

ATTEST:



Alex Alford, Clerk of Court and County Comptroller