



MINUTES

Board of County Commissioners

Tuesday, October 22, 2024, @ 9:00 AM

Freeport BCC Boardroom

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 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 9:02 a.m.

LEGISLATIVE ITEMS

- 1. Jayhans 30A SSA with Rezoning - Request to remove from the agenda. Project number FLU24-000016 is being reviewed by Stephen Schoen. This is a future land use with rezoning application submitted by Stearns Weaver Miller on behalf of Jayhans 30A, LLC, requesting to change the current Future Land Use from Residential to Commercial, or a lesser category, and to change the Zoning district from Residential Preservation to Neighborhood Commercial, or a lesser district, on 0.32 +/- acres. The property is in District 4, located at 17 Tanglewood Drive and is identified by parcel number(s) 32-2S-20-33010-010-0020.**

Mac Carpenter, Planning and Development Services Director, noted the applicant had withdrawn the application.

Motion by Commissioner Glidewell, second by Vice Chair Johns, to remove the request from the agenda.

Motion carried 5-0 by the following votes:

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

(Exhibit: Staff Memo-1) (Ex Parte: None)

Carpenter requested Agenda Items 5 and 6 to be continued until the November 26, 2024, Regular Meeting.

Motion by Commissioner Glidewell, second by Vice Chair Johns, to approve the continuous of Agenda Items 5 and 6 to the November 26, 2024, Regular Meeting.

Motion carried 5-0 by the following votes:

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

Carpenter requested Agenda Items 7 and 8 be continued until the November 12, 2024, Regular Meeting.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve the continuous of Agenda Items 7 and 8 to the November 12, 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

Carpenter requested Agenda Item 13 be continued until the November 26, 2024, Regular and Land Use Meeting.

Motion by Commissioner Glidewell, second by Vice Chair Johns, to approve the continuous of Agenda Item 13 to the November 26, 2024, Regular Meeting.

The following individual spoke: Barbara Breerwood.

Motion carried 5-0 by the following votes:

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

2. **Nokuse LSA with Rezoning - First Reading and Transmittal Hearing. Project number FLU24-000015 is being reviewed by Stephen Schoen. This is a Future Land Use with rezoning application submitted by Clark Partington on behalf of Nokuse Education, Inc., requesting to change the current Future Land Use from Mixed Use to Conservation, or a lesser category, and to change the Zoning district from Village Mixed Use to Conservation, or a lesser district, on 100 +/- acres. The property is in District 1, located on the northeast side of C. R. 3280 and is identified by parcel number(s) 04-2S-18-15000-001-0050 and 33-1S-18-14000-001-0030.**

Stephen Schoen, Deputy Planning Director, presented the request and submitted the Staff Report (**Exhibit 1**) into the record. He noted the project was consistent with the Land Development Code (LDC) and Comprehensive Plan (Comp Plan).

Motion by Commissioner McCormick, second by Commissioner Glidewell, to approve the first reading and transmittal for NoKuse LSA with rezoning request, project number FLU24-000015.

Meredith Bush, Clark Partington, attorney for the applicant, was in attendance to address any concerns from the Board.

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. **Densmore SSA with Rezoning - Adoption Hearing. Request to approve by ordinance. Project number FLU24-000013 is being reviewed by Stephen Schoen. This is a Future Land Use with rezoning application submitted by JP Engineering, LLC, on behalf of D & D Affordable Homes, LLC, requesting to change the current Future Land Use from Residential to Commercial, or a lesser category, and to change the Zoning district from Urban Residential to General Commercial, or a lesser district, on 5.55 +/- acres. The property is in District 3, located at 2270 U. S. Highway 90 West and is identified by parcel number(s) 19-3N-19-19390-001-0010, 0012, 0013, 0014.**

Schoen presented the request and submitted the Staff Report (**Exhibit 1**) into the record. He noted the project was consistent with the LDC and Comp Plan.

Motion by Commissioner Glidewell, second by Vice Chair Johns, to adopt **Ordinance 2024-29** for the Densmore SSA with Rezoning request, project number FLU24-000013.

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. **Dunkin SSA with Rezoning - Adoption Hearing. Request to approve by ordinance. 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 presented the request and submitted the Staff Report (**Exhibit 1**) into the record. He noted the project was consistent with the LDC and Comp Plan.

Attorney Gary Shipman and Melissa Ward, Dunlap & Shiman, P. A. representatives, spoke on the request and addressed the Board's questions. Attorney Shipman provided the Board with the Petitioner's Evidence (**Exhibit 2**), which included a revised Land Use Restriction Agreement (LURA).

Carpenter addressed questions from Attorney Adkinson relating to the request.

Motion by Vice Chair Johns, second by Commissioner Drake, to deny the Dunkin SSA with rezoning request, project number FLU24-000005.

The following individuals spoke on the agenda item: Dave Post and Barbara Morano.

Motion failed 1-4 by the following votes:

Ayes: Vice Chair Johns

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

Motion by Commissioner Glidewell, second by Commissioner McCormick to adopt by **Ordinance 2024-30**, for the Dunkin SSA with rezoning request, project number FLU24-000005.

Motion carried 4-1 by the following votes:

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

Nayes: Vice Chair Johns

(Exhibit: Staff Report-1; Petitioner Evidence-2; Barabara Morano handout-3) (Ex Parte: None)

5. **Old Seagrove Neighborhood Plan - Request to continue to the November 26, 2024, BCC meeting. First Reading. Request to approve by ordinance a proposed amendment to the Land Development Code adopting a new Neighborhood Plan for the Old Seagrove neighborhood area in accordance with Chapter 8 of the Walton County Land Development Code. The proposed Old Seagrove Neighborhood Plan includes new regulations applicable only to the proposed neighborhood plan area including increased building setbacks; reduced building heights; tree protection standards; signage standards; and other development related regulations. Additional new regulations are also included limiting the number of bedrooms allowed within new Short Term Vacation Rental units among other substantive changes.**

This item was previously addressed in the meeting.

(Exhibit: Staff Memo-1) (Ex Parte: None)

6. **Point Washington Neighborhood Plan Update - Request to continue to the November 26, 2024, BCC meeting. First Reading. Request to approve by ordinance a proposed amendment to Appendix C NP-5, The Point Washington Neighborhood Plan and also amending the Official Zoning Map and Comprehensive Plan Future Land Use Map for various properties. The proposed changes include increased restrictions on development including but not limited to the following: dark sky lighting requirements; enhanced tree protection and mitigation requirements; codification of the Mixed Use Future Land Use Map development standards referenced in the original Plan with the exception of the inclusion of the single use provision for parcels less than five acres; inclusion of a revised Neighborhood Infill Future Land Use category specific only to Point Washington that includes enhanced development standards; adoption by reference of certain development standards found within the Point Washington Pattern Book; Inclusion of a provision that allows changes from Mixed Use to Conservation Residential or Residential without utilizing the lengthy process to amend a Neighborhood Plan and numerous changes to the Official Zoning Map and Future Land Use Map.**

This item was previously addressed in the meeting.

(Exhibit: Staff Memo-1) (Ex Parte: None)

The meeting recessed at 10:57 a.m. and reconvened at 11:12 p.m.

QUASI JUDICIAL ITEMS

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

7. **Natureview Phase 1 - Request to continue to the November 26, 2024, BCC meeting. Project number PLA24-000034 is being reviewed by Bob Baronti. This is a plat application consistent with previously approved DO# MIN22-000092 and LTM24-000042 and is submitted by Gustin, Cothorn, & Tucker, Inc. on behalf of GO 3280, LLC, requesting to plat 235 single family lots on 89.91 +/- acres with a Future Land Use of Residential and a Zoning district of Urban Residential. The property is in District 1, located 7000 C. R. 3280 and is identified by parcel number(s) 03-2S-18-15000-001-0000.**

This item was previously addressed in the meeting.

(Exhibit: Staff Report-1; Staff Memo-2) (Ex Parte: None)

8. **Natureview Phase 2 - Request to continue to the November 26, 2024, BCC meeting. Project number PLA24-000035 is being reviewed by Bob Baronti. This is a plat application consistent with previously approved DO# MIN22-000092 and LTM24-000042 and is submitted by Gustin, Cothorn, & Tucker, Inc. on behalf of GO 3280, LLC, requesting to plat 138 single family lots on 45.22 +/- acres with a Future Land Use of Residential and a Zoning district of Urban Residential. The property is in District 1, located 7141 C. R. 3280 and is identified by parcel number(s) 03-2S-18-15000-001-0030.**

This item was previously addressed in the meeting.

(Exhibit: Staff Report-1; Staff Memo-2) (Ex Parte: None)

9. **Driftwood Shores Plat - Request to approve by Final Plat. Project number PLA24-000011 is being reviewed by Stephen Schoen. This is a plat application consistent with previously approved DO# MIN22-000104 and is submitted by Nautilus Civil Engineers, Inc., on behalf of Carrot Top Beach Developments, LLC, requesting to plat 6 single family lots on 2.75 +/- acres with a Future Land Use of Mixed Use and a Zoning district of Coastal Center. The property is in District 4, located on the northwest corner at the intersection of Driftwood Point Drive and Harbor Mist Lane and is identified by parcel number(s) 11-2S-21-42000-001-0010.**

Schoen presented the request and submitted the Staff Report (**Exhibit 1**) into the record. He noted the project was consistent with the previous Development Order, LDC, Comp Plan and Florida Statutes.

Motion by Commissioner Glidewell, second by Commissioner McCormick, to approve Driftwood Shores Final Plat request, project number PLA24-000011 as presented.

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: Drake)

10. **The Outpost RV Park - Request to approve by Final Order. Project number MAJ24-000021 is being reviewed by Bob Baronti. This is a major development application submitted by Nautilus Civil Engineers, Inc. on behalf of Black Creek I, LLC, requesting to develop 45 RV pads and 3,250 square footage of commercial in 4 buildings on 7.16 +/- acres. The project site has a Future Land Use of Commercial and a Zoning category of General Commercial. The property is in District 1, located at 4576 C. R. 3280 and is identified by parcel number(s) 32-1S-18-14000-007-0200, 0040, 0070, 0080, 0090, 0300, 0011.**

Bob Baronti, Senior Planner, presented the request and submitted the Staff Report (**Exhibit 1**) into the record.

Motion by Commissioner McCormick, second by Commissioner Glidewell, to approve The Outpost RV Park by Final Order request, project number MAJ24-000021.

Curtis Smith, Natalius Civil Engineers, spoke on the 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)

- 11 **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 330 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.**

Schoen presented the request and submitted the Staff Report (**Exhibit 1**) into the record. He noted the project was consistent with the LDC and Comp Plan.

Attorney Stephen Tatum, on behalf of the applicant, and Josh Nash, O'Connell & Associates Consulting Engineering, LLC, spoke on the request. Attorney Tatum presented a the project's development map noting the green space and preservation areas (**Exhibit 2**) and soil report (**Exhibit 3**) for the record.

A discussion ensued relating to Attorney Tatum's testimony relating to the five-year sanitary sewer connection requirement.

Motion by Vice Chair Johns, second by Commissioner Glidewell, to continue the request until the November 12, 2024, Regular Meeting.

Neil O'Connell, O'Connell & Associates Consulting Engineering, LLC, the applicant, provided testimony relating to the five-year sanitary sewer connection requirement. Planning staff requested a condition be required with the developer to provide sanitary sewer dry lines for future connection to City of Freeport's wastewater system.

Motion carried 4-1 by the following votes:

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

Nayes: Commissioner McCormick

(Exhibit: Staff Report-1; Petitioner Evidence: Development Map-2; Petitioner Evidence: Soil Report-3) (Ex Parte: Anderson, Drake, Johns, and McCormick)

Attorney Adkinson noted at the October 3, 2024, Land Use Meeting the Board voted to end today's Land Use Hearing by noon. He requested a motion to continue the request to a date and time certain.

Motion by Commissioner Glidewell to continue the Starwood Subdivision at North Beach until the end of today's Regular Meeting agenda. Motion died for lack of a second.

Motion by Commissioner McCormick, second by Commissioner Glidewell, to continue the Starwood Subdivision at North Beach request to the end of today's Regular Meeting.

Lloyd Blue Jr. spoke regarding the continuous Starwood Subdivision at North Beach agenda item being rescheduled for today following the Regular Meeting agenda.

Motion carried 3-2 by the following votes:

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

- 12. **Starwood Subdivision at North Beach - Request to approve by Final Order. Project number MAJ24-000022 is being reviewed by Rosanna Edwards. This is a major development application submitted by Jenkins Engineering, Inc. on behalf of Development at North Beach, LLC, requesting to develop 108 single-family lots, amenities, and associated infrastructure on 30 +/- acres. The project site has a Future Land Use of Mixed Use and a Zoning category of Town Center One. The property is in District 5, located on the south side of Chat Holley Road, 0.23 miles from the intersection of U. S. Highway 331 South and Chat Holley Road and is identified by parcel number(s) 30-2S-19-24000-002-0000, 001-0000.**

This item was previously discussed in the meeting.

(Exhibit: Staff Report-1; Staff Memo-2) (Ex Parte: None)

- 13. **Sand Dollar Court Replat - Request to continue to the November 26, 2024, BCC meeting. Request to approve by Final Plat. Project number PLA24-000031 is being reviewed by Tim Brown. This is a minor plat application consistent with previously approved DO# MIN23-100005 submitted by GeoPoint Surveying, Inc. on behalf of Sandra and Tomislav Dizdar, requesting approval to replat 1 single family lot into 2 single family lots on 0.28 +/- acres with a Future Land Use of Residential and a Zoning category of Neighborhood Infill. The property is in District 5 on the north side of Sand Dollar Court, east of Somerset Bridge Road and north of Gulf Cove Court and is identified by parcel number(s) 24-3S-19-25122-000-0030.**

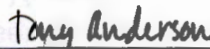
This item was previously discussed in the meeting.

(Exhibit: Staff Report-1; Staff Memo-2) (Ex Parte: None)

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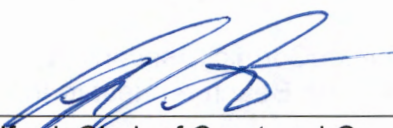
The meeting was recessed at 12:13 p.m.

Signed by:



Tony Anderson, Chair

ATTEST:



Alex Alford, Clerk of Court and County Comptroller