

JUNE 13, 2017 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Land Use Hearing on June 13, 2017 at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following Board members were present: Commissioner Cecilia Jones, Chairwoman; Commissioner W. N. (Bill) Chapman, Vice-Chairman; Commissioner Tony Anderson; and Commissioner Sara Comander. Mr. Larry Jones, County Administrator; and Attorney Sidney Noyes, Interim County Attorney; were also present. Commissioner Melanie Nipper did not attend.

Chairwoman Jones called the meeting to order.

Mr. Mac Carpenter, Planning and Development Director, announced the promotion of Ms. Kristen Shell to Planning Manager. Mr. Jones commended Ms. Shell on the work she has done with the Matrix Design Group.

The Quasi-Judicial Hearing was called to order and Attorney Noyes administered the oath to those intending to speak. There were no objections to the advertisements. Attorney Noyes instructed the Board to submit any Ex Parte forms to the clerk.

Motion by Commissioner Comander, second by Commissioner Chapman, to continue Pathways at Watersound Phase 1 to the June 20, 2017 Regular Meeting to be held at the Walton County Courthouse in DeFuniak Springs, FL at 9:00 a.m., or soon thereafter, as requested by Mr. Carpenter. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye.

Motion by Commissioner Chapman, second by Commissioner Anderson, to continue Gailey Estates Plat to the July 11, 2017 Regular Meeting to be held at the Walton County Courthouse Annex in Santa Rosa Beach, Florida at 5:00 p.m., or soon thereafter, as requested by

Mr. Carpenter. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye.

(Exhibits: Memo-1)

Motion by Commissioner Chapman, second by Commissioner Anderson, to continue Gulf Atlantic Electric Warehouse to the July 25, 2017 Regular Meeting to be held at the Walton County Courthouse in DeFuniak Springs, FL at 9:00 a.m., or soon thereafter, as requested by Mr. Carpenter. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye. **(Exhibits: Staff Report 1, Staff Memo 2)**

Mr. Tim Brown, Planning and Development Senior Planner, presented Miramar Inn & Suites, a request to approve by Final Order a Major Development Order application submitted Jenkins Engineering, Inc. on behalf of Emerald Hospitality, LLC, requesting the approval to develop a 125 unit hotel with pool amenity on 3.26 acres with a future land use of Coastal Center. The project is located on the south side of U.S. Highway 98, west of Ellis Road and east of Driftwood Road (Parcel Nos.: 30-2S-21-42290-000-0180, 30-2S-21-42290-000-0190, and 30-2S-21-42000-001-0000). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Scott Jenkins, Jenkins Engineering, briefly discussed the site plan of the project. He said there have been discussions with the neighbors to the south and the applicant has agreed to provide fencing along the south and west sides of the property. The owner has also agreed to a 20 foot drainage easement as requested by Public Works. Commissioner Chapman asked where the stormwater outfall would be located. Mr. Jenkins replied to a drainage ditch in the FDOT right-of-way.

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve Miramar Inn & Suites contingent upon the conditions being met as stated in the Staff Report. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye. **(Exhibits: Staff Report 1)**

Mr. Carpenter presented Seaside Town Center 2 Re-plat a request to approve by final Mylar a plat application submitted by Seaside Community Development Corporation and Seaside North, LLC requesting to re-plat four existing lots into two lots within Seaside Town Center plat on 0.389 acres with a future land use of Residential Preservation located within a commercial area of the Town of Seaside, Development of Regional Impact (DRI). The project is located north of C.R. 30A (Parcel Nos.: 15-3S-19-25200-00C-0100 and 15-3S-19-25110-00E-0030). The request does not create new density or intensity. Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

There were no public comments.

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve Seaside Town Center 2 Re-plat contingent upon the conditions being met as stated in the Staff Report. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye. **(Exhibits: Staff Report 1)**

Mr. Carpenter presented Lots 18, 19, 20 South Walton Commerce Park a Major Development Order Application submitted by O'Connell & Associates on behalf of Lone Palm 1, LLC requesting approval to develop an 18,187 square foot office/warehouse. The project is located from the intersection of U.S. Highway 98 and Serenoa Road, turn north on Serenoa Road to dead-end; the project is on the right. The project is on 1.447 +/- acres with a future land use of Business Park (Parcel Nos.: 05-3S-18-16010-000-0180, 05-3S-18-16010-000-0190, and 05-3S-18-16010-

000-0200). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report.

(Exhibit 1: Staff Report)

Commissioner Chapman questioned what measures were taken to address stormwater. Mr. Bob Baronti, Planning and Development Senior Planner, said there is an existing retention pond and the system will also be tied into the approved commerce park drainage. Commissioner Comander questioned if the existing retention areas would be able to handle the project's drainage. Mr. Baronti stated that it would.

Commissioner Chapman noted there seemed to be construction within the wetland areas. Mr. Baronti described the different wetland zones. Mr. Carpenter stated there will be no construction into the wetlands, but would be in the special flood hazard areas and will have to meet FEMA requirements. Commissioner Anderson asked if staff was satisfied that the project met the requirements of that area. Mr. Carpenter replied yes.

Commissioner Comander asked if there were special requirements. Mr. Baronti said the requirements of the approved commerce park must be met.

There were no public comments.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve Lots 18, 19, 20 South Walton Commerce Park contingent upon the conditions being met as stated in the Staff Report. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye.

(Exhibits: Staff Report 1)

Mr. Baronti presented Jamira Commercial, a Major Development Order application submitted by JP Engineering, LLC on behalf of Jamira Enterprises requesting to develop a 2,370 square foot retail/restaurant development on Scenic Highway 98. The project is located on 0.52

+/- acres with a future land use of Neighborhood Infill (Parcel No.: 30-2S-21-42290-000-1290). One condition has been added which would require the applicant to install lighting that complies with the wildlife zone. Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Tracy Jernigan, JP Engineering, briefly discussed the project and stated this will not be sit down restaurants, but is meant to compliment the pedestrian traffic. The tenants utilizing the area will vend snow cones, ice cream, caricature, etc. He said the outdoor display plan has been discussed with staff. An open area pavilion will be located in the center of the project to provide seating. He said the businesses would not be open late at night. Mr. Jernigan said a 100 year stormwater is provided. The client is agreeable to addressing the lighting issue.

Commissioner Chapman asked if the pavilion would be sitting over the stormwater retention area. Mr. Jernigan said it would and described the elevated deck area which would provide clearance for the stormwater.

Chairwoman Jones asked if there were provisions for employee parking. Mr. Jernigan replied that at least one employee parking spot was provided for each kiosk area. Commissioner Comander voiced concern there would not be enough parking if the kiosks employed more than one person. Mr. Jernigan stated others could park in an area near Pompano Joes.

There were no public comments.

Motion by Commissioner Anderson, second by Commissioner Chapman, to approve Jamira Commercial contingent upon the conditions being met as stated by staff. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye. **(Exhibits: Staff Report 1)**

Mr. Carpenter presented Emerald Coast Business Center Lot 10 Final Order Amendment a request by Innerlight Engineering Corporation on behalf of Boswell Development Company, Inc., to reduce the Proportionate Fair Share amount based upon updated traffic analysis for the 4,392 square feet of office and storage space on 0.34 acres with a future land use of Neighborhood Infill. The project is located on the east side of Business Center Drive approximately 0.25 miles south of U.S. Highway 98 (Parcel No.: 29-2S-21-42100-000-0100). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve Emerald Coast Business Center Lot 10 Final Order Amendment contingent upon the conditions being met as stated in the Staff Report. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye. **(Exhibits: Staff Report 1)**

Mr. Brown presented Lot 2 Coastal Business Center, a request to approve a Major Development Order application submitted by ECM, Inc. on behalf of Applause Production Group, LLC, to develop a 7,000 square foot warehouse/office building on 0.52 acres with a future land use of Light Industrial. The project is located on the north side of Commercial Parkway, east of Goldsby Road (Parcel No.: 30-2S-20-33500-000-0020). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

There were no public comments.

Motion by Commissioner Chapman, second by Commissioner Anderson, to approve Lot 2 Coastal Business Center contingent upon the conditions being met as stated in the Staff Report.

Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye. **(Exhibits: Staff Report 1)**

Mr. Carpenter presented St. Clair Right-of-Way (ROW) Abandonment, a request to approve by resolution, an abandonment application submitted by Emerald Coast Associates, on behalf of Beverly and John St. Clair. The applicant requests to abandon 7 foot of easement adjacent to Lot 1, Block 6 of the amended plat of Daugettes First Addition to Choctawhatchee Beach with a future land use of Residential Preservation. The project is located at the intersection of Little Canal Drive and Ricker Avenue from U. S. Highway 98 and C.R. 283 north (Parcel No.: 28-2S-19-24050-006-0020). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. The applicant is in the process of selling the house and the title search found an encroachment was created by the constructor of the home. Mr. Carpenter had suggested a license agreement be considered; however, it may not meet the underwriting criteria. He reported the applicant's representative had gone to DeFuniak Springs instead and was on his way back to Santa Rosa Beach. Discussion ensued on whether to delay the issue to give an opportunity to have the applicant's representative present or postponing the issue until the June 20, 2017 Regular Meeting. Attorney Noyes said a continuance would allow her time to research the license agreement and title issues. **(Exhibit 1: Staff Report)**

There were no public comments.

Motion by Commissioner Anderson, second by Commissioner Comander, to continue St. Clair Right-of-Way (ROW) Abandonment to June 20, 2017 Regular Meeting to be held at the Walton County Courthouse in DeFuniak Springs, FL at 9:00 a.m. or soon thereafter. Ayes 4, Nays 0. Jones Aye, Chapman Aye, Anderson Aye, Comander Aye. **(Exhibits: Staff Report 1)**

There being no further items to present, the meeting was adjourned at 9:33 a.m.

Approved: Cecilia Jones
Cecilia Jones, Chairwoman

Attest: Alex Afford
Alex Afford, Clerk of Courts and County Comptroller