

APRIL 26, 2018 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida held a Land Use Hearing on April 26, 2018 at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following board members were present: Commissioner W. N. (Bill) Chapman, Chairman; Commissioner Tony Anderson, Vice-Chairman; Commissioner Sara Comander, Commissioner Cecilia Jones, and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator; and Attorney Sidney Noyes, County Attorney; were also present.

Chairman Chapman called the meeting to order.

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 communications to the clerk.

Mr. Mac Carpenter, Planning and Development Director, presented Sacred Heart – Watersound Origins, a request to approve by Final Order a Major Development Order application submitted by Mr. Dan Valezquez, on behalf of The Watersound Company, LLC. The request is to develop a 13,210 square foot medical office on 2.99 +/- acres with a future land use of Town Center. The project is located north of the intersection of U.S. Highway 98 E. and N. Watersound Parkway (Parcel Nos.: 23-3S-18-16000-001-0010, 26-3S-18-16000-001-0030). 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. **(Staff Report-1)**

Mr. Michael Harper, Buchannan & Harper, and Mr. Ben Norman, St. Joe Company, representing the applicant, briefly discussed the project and requested approval of the project. Mr.

Harper spoke about the stormwater management system which was previously approved by the county.

There was no public comment.

Motion by Commissioner Jones, second by Commissioner Commander, to approve the Sacred Heart-Watersound Origins contingent upon conditions being met as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

(Exhibits: Staff Report-1)

Mr. Carpenter presented Sandestin Boutique Hotel, a request to approve by Final Order a Major Development Order application submitted by Emerald Coast Associates, Inc., on behalf of Sandestin Investments, LLC. The request is to develop a 250 room hotel on 2.11 +/- acres with a future land use of Coastal Center. The project is located at the northwest intersection of Baytowne Village Drive and Legend Creek Drive, located within the Sandestin Development of Regional Impact (DRI) (Parcel No.: 26-2S-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; Exhibit 2: Staff-Letters of Opposition)**

Attorney Dana Matthews, representing the applicant, stated this is the first project to be presented after the adoption of the Sandestin NOPC Ordinance (2017-12). He briefly discussed the project's location and specifications and detailed how the project would comply with the NOPC Ordinance. He reviewed the current parking conditions and discussed a new parking deck which would be built. The construction plans for this project are still being finalized and will be reviewed by staff. He announced that the entry ways to the subterranean garages will not be

eliminated. Attorney Matthews addressed the project's stormwater and said Mr. Dean Burgis was available for questioning.

Commissioner Nipper voiced concern with the gated entry at U.S. Highway 98. Attorney Matthews stated the main gate would not be altered and there are no road improvements required for the project. Commissioner Nipper expressed her worry with the traffic issues which would result due to a gated entry. Attorney Matthews discussed the right-of-ways and roadways associated with the project.

Attorney Matthews asked that the information submitted to staff by Mr. Dean Burgis, Emerald Coast Associates, be accepted as the applicant's exhibit. **(Exhibit 3: Petitioner-Emerald Coast Associates submission as presented in the Staff Report)**

Mr. Robert (Bob) Walters voiced concern with the project and the negative effects it would have on his rental property.

Mr. Tom Becnel, applicant, addressed Mr. Walters concerns. He stated construction would begin after the summer season and that heavy construction would be completed prior to next season. He discussed the plan to obtain additional parking for Baytowne and condominiums. He said that there would be a positive impact on rental properties. Mr. Becnel discussed the positive effects the project would have on taxes, jobs, and tourism.

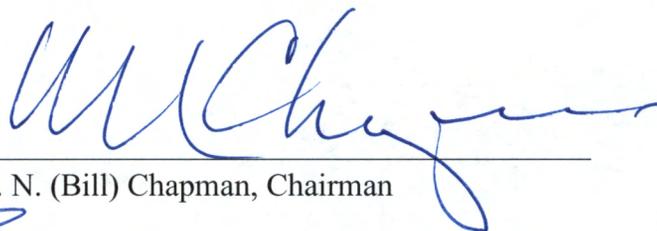
Attorney Matthews discussed the locations where the workers would park during the different phases of construction. He stated there would be draw-downs done to the figures and updates to the schedule tables in the required reports. He submitted a proposed motion for consideration and discussed the conditions contained in the motion. He stated he had reviewed the Final Order submitted with the Staff Report and submitted his recommended changes to the county's attorney. Attorney Noyes stated that the Final Order coinciding with any motion made

by the board would be prepared for the Chairman's signature. **(Exhibit 4: Petitioner Proposed Motion)**

Commissioner Nipper asked if the parking deck would be considered a Minor Development Order. Ms. Rene Bradley, Planning and Development, responded that a less than Minor Development Order would be accurate.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve the Sandestin Boutique Hotel with the items mentioned by Attorney Matthews and contingent upon conditions being met as stated in the Staff Report. Ayes 4, Nays 1. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Nay. **(Exhibits: Staff Report-1; Staff Letters of Opposition-2; Petitioner Emerald Coast submission-3; Petitioner Proposed Motion-4) (Ex Parte: Chapman, Anderson, Comander, Jones, Nipper)**

There being no further items to present, the meeting was adjourned at 9:40 a.m.

Approved: 
W. N. (Bill) Chapman, Chairman

Attest: 
Alex Alford, Clerk of Courts and County Comptroller