

SEPTEMBER 27, 2018 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida held a Land Use Hearing on September 27, 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 Cecilia Jones, and Commissioner Melanie Nipper. Attorney Sidney Noyes, County Attorney; was also present.

Commissioner Comander was not present.

Chairman Chapman called the meeting to order.

Mr. Mac Carpenter, Planning and Development Director, introduced Mr. Matthew Lambert the new Senior Planner.

Motion by Commissioner Jones, second by Commissioner Anderson, to table Ocean Estates as requested by Mr. Mac Carpenter, Planning and Development Director. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Jones Aye, Nipper Aye. **(Exhibit: Staff Memo)(Ex Parte: C. Jones)**. The developer wishes to complete the infrastructure prior to platting.

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. Carpenter presented Churchill Oaks Phase 1 Re-plat, a plat application submitted by Tanner Peacock, on behalf of Churchill Development, LLC. The request is to fuse lots together to lower density of Churchill Oaks from 95 lots to 87 lots on 41.5 +/- acres, with a future land use of Neighborhood Infill and Conservation Residential 2:1; to re-plat lots 6, 7, 8, 9, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, and 76 of Churchill Oaks

Phase 1, found in the official records of Walton County, Florida Plat Book 18, Page 65. Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code. **(Staff Report-1)**

Mr. Tanner Peacock, representing the applicant, was available for questioning.

Commissioner Nipper questioned Mr. Carpenter about the amount of fees in regards to the increased assessment. Mr. Carpenter stated the one-time fees were paid with the original plat.

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve Churchill Oaks Phase 1 Re-plat. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Jones Aye, Nipper Aye.

(Exhibits: Staff Report-1)

Mr. Carpenter presented Blue Mountain Beach Industrial Park Phase 2 re-plat, a plat application submitted by Dewberry, on behalf of WRMG, Inc., requesting approval to re-plat Block "G", splitting it creating two building pads for commercial use, resulting in a decrease from 12,375 square feet to 11,875 square feet on 0.283 +/- acres with a future land use of Light Industrial. The project is located approximately 1,800 feet north of U.S. Highway 98 on the west side of Old Blue Mountain Road (Parcel No.: 25-2S-20-33201-00G-0000). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code. **(Staff**

Report-1)

The applicant was not present.

There were no public comments.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve the Blue Mountain Beach Industrial Park Phase 2 Re-plat. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)**

Mr. Carpenter presented Prominence Phase 3 South Plat, a plat application submitted by Innerlight Engineering Corporation, on behalf of D.R. Horton, requesting approval to plat 83 residential units/lots on 14.03 +/- acres with a future land use of Traditional Neighborhood Development. The project is located on the west side of Bridge Lane (Parcel No.: 20-3S-18-16000-002-0000). This is the final phase and plat of the Prominence DRI. Substantial fees have been collected for recreation and preservation buy-out. 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)**

Chairman Chapman asked if there were still issues with the southern buffer. Mr. Carpenter said those areas have been completed and stabilized. The Code case has been closed. The Proportionate Fair Share being paid is \$712,516.00. Once the lots have been built out this will complete the Prominence DRI.

Commissioner Nipper noted an undeveloped portion and asked if there were plans to develop or utilize the area. Mr. Carpenter replied there is no density left on the site for development.

Mr. David Smith, Innerlight Engineering-representing the applicant, said this is the end of the Prominence development. An approved pool is still to be constructed in Phase 3. Commissioner Nipper asked about the installation of sidewalks. Mr. Smith replied that sidewalks would be built after home construction within the development.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the Prominence Phase 3 South Plat. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)**

Mr. Carpenter presented Santa Rosa Beach COW Extension a request to approve by Final Order an application to extend the Santa Rosa Beach COW Development Order for a period of six (6) months for its temporary cell on wheels tower installation approve by Final Order and Development Order on 2.51 acres with a future land use of Neighborhood Infill. The project is located at 291 Sea Croft Drive (Parcel No.: 02-3S-20-34160-000-0050). The extension is being requested due to an unexpected delay of the ground tower construction at the Regional Utility site in which there is a permanent tower site approval. 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)**

Commissioner Anderson asked if the applicant had a timeframe for completion and stated that there is a great need for good cell service in the area. Mr. Carpenter replied the request is for a 6 month extension which would give the applicant time.

Ms. Rene Bradley, Senior Planner, stated the construction of the ground base has been delayed due to all the rain the area has received.

Mr. Bob Chopra, representing the applicant, stated they were also waiting on Regional Utilities to complete their replacement water tank construction and pump house. A tower cannot be completed until all other construction activities are complete.

Commissioner Anderson encouraged Mr. Chopra to get the project done in 6 months.

Chairman Chapman voiced concern that the project be completed as soon as possible and discussed a separate tower project approved two years ago which has not been started. He directed Mr. Chopra to get the project expedited as quickly as possible.

Commissioner Nipper asked if the tower would be used by other companies. Mr. Chopra stated it would.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the Santa Rosa Beach COW Extension with conditions as stated in the Staff Report.

Mr. Rick Wilson, Special Projects Coordinator, voiced concern regarding single vendor use. Mr. Carpenter confirmed it would be a multi-vendor tower.


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

Mr. Carpenter noted there was a scheduling conflict with the rescheduled December Land Use Hearing. He requested to reschedule the meeting from December 20, 2018 to December 18, 2018.

Motion by Commissioner Anderson, second by Commissioner Nipper, to reschedule the December 20, 2018 Land Use Hearing to December 18, 2018 to be held at the South Walton Courthouse Annex at 9:00 a.m. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Jones Aye, Nipper Aye.

There being no further items to present, the meeting was adjourned at 9:17 a.m. on motion by Commissioner Jones, second by Commissioner Nipper. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Jones Aye, Nipper Aye.

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

Attest: 
Alex Alford, Clerk of Courts and County Comptroller