



Walton County Board of County Commissioners

Meeting Agenda - Final

Planning Commission

76 N. 6th Street
DeFuniak Springs, FL
32433
www.co.walton.fl.us

Thursday, January 11, 2018

5:00 PM

South Walton Annex Board Room

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[18-0065](#)

Request to approve the December 14, 2017 PC minutes.

Attachments: [12142018 PCminutes](#)

Announcements:

Legislative Items:

1. [18-0075](#) **Nesius SSA** - Request to approve by ordinance. Project number 17-01500165 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Darrell Barnhill, on behalf of Dirt Investments, LLC., requesting approval to change the future land use category from Conservation Residential 2:1 to Light Industrial on 9.75+/- acres. The project is located .40 miles south of US 98 and CR 393, and is identified by parcel number(s) 35-2S-20-33280-000-0580.

Attachments: [17-01500165_Nesius_SSA Staff Report](#)

[Exhibit A Location Map](#)

[Exhibit B Future Land Use Map](#)

[Exhibit C Aerial View Map](#)

[Exhibit D Flood Map](#)

[Exhibit E Wetland Map](#)

[Exhibit F Traffic Letter](#)

[Exhibit G Nesius SSA Draft QJR](#)

[Compatibility Analysis 103017](#)

[005 Survey](#)

[012 058 SSA Traffic 072117](#)

[010 Environmental Assessment 0580](#)

2. [18-0071](#) **Pando SSA** - Project number 17-00600001 is being reviewed by Vivian Shamel. This is a Small Scale Amendment application submitted by

Jenkins Engineering, Inc., requesting to amend the Future Land Use designation from Conservation Residential 2:1 to Low Density Residential on 2.5 acres. The project is located on the north side of Michaela Lane, off of South Deno Drive and identified by parcel number(s) 02-3S-20-34160-000-0120.

Attachments: [#1 PANDO SSAPCStaff \(2\)](#)
[#2 EX A PandoSSA SITE](#)
[#3 EX B PandoSSA AERIAL](#)
[#4 EX C PandoSSA FLUM](#)
[#5 PandoSSA Ord](#)
[#6 Pando-SSA QJR4](#)
[#7 Public Comment](#)
[#8 15-111-34 11x17 \(BOUNDARY\)](#)
[Inserts](#)

3. [18-0066](#) **LDC Chapter 7 Tourist Oriented Development Signs Amendment** - Request to approve by ordinance, an amendment to Chapter 7 of the Walton County Land Development Code to provide the opportunity to participate in the FDOT Tourist Oriented Directional Sign Program. This program would allow certain directional signs on state ROWs, outside of the three designated Scenic Corridors, meeting the requirements of FAC 14-51.061.
- Attachments:** [1. January 11, 2018 FDOT TODS Program](#)
[2. Photos](#)
[3. Code Change](#)
[4. HC revised TODS ordinance revised](#)
4. [18-0067](#) **Comprehensive Plan Amendments Part 3** - Consideration of an ordinance containing proposed amendments to the Comprehensive Plan including: substantially revising the Infrastructure Element (Solid Waste, Aquifer Recharge, Potable Water, Sanitary Sewer, and Drainage Sub-Elements) including substantial revisions to both text and maps within the element; substantial revisions to the Transportation Element including substantial revisions to both text and maps within the Element; substantial revision to the Capital Improvements Element including the Five Year Schedule of Capital Improvements; deleting the Public Schools Facilities Element in its entirety; and substantially revising the Intergovernmental Coordination Element.
- Attachments:** [Cover Jan 2018 Planning Commission Part 3](#)
[1. Intergovernmental Coordination Element Changes](#)
[1A. DRAFT Public School Facilities Element 2018 01 02 PLS](#)
[1B. DRAFT Intergov Coord Element 2018 01 02 PLS](#)
[2. Capital Improvement Element Changes](#)

[2A. WIP DRAFT CIE 2018 01 02 PLS](#)

[3. Potable Water Sub-Element Element Changes](#)

[3A. WIP DRAFT INF AquiferRecharge 2018 01 02a PLS](#)

[3B. WIP DRAFT INF PotableWater 2018 01 02 PLS](#)

[4. Drainage Sub-Element Element Changes](#)

[4A. WIP DRAFT INF Drainage 2018 01 02 PLS](#)

[4B. WIP DRAFT INF SanitarySewer 2018 01 02b PLS](#)

5. [18-0068](#) **Single-Family Residential Stormwater Amendment** - Consideration of an ordinance containing proposed amendments to Section 5.06.00 (Stormwater Management) and Section 5.07.12 (Development or Redevelopment on Residential Lots without County Approved Stormwater Management Plan) for the Walton County Land Development Code. These proposed amendments seek to make changes to the stormwater requirements currently in place for single family residential construction in areas that do not currently have approved stormwater management plans, adding provisions for Best Management Practices, Low Impact Development requirements, including a de minimus clause and deleting the current requirement found in Section 5.07.12 (B) of the Walton County Land Development Code related to an exemption when meeting the requirements of Section 5.06.03 of the Walton County Land Development Code.

Attachments: [PC Memo](#)

[Chapter 5 LDC Revised 1.9.18KShell](#)

Quasi-Judicial Items:

6. [18-0069](#) **Beachside Estates Subdivision** - Request to approve by final order. Project number MAJ17-000013 is being reviewed by Bob Baronti. This is a major development order application submitted by Dean Burgis, on behalf of CBHIV, LLC., requesting approval to develop 5 units on 4 lots to be platted and sold on 3.11+/- acres with a future land use of Neighborhood Infill. The project is located just south of the intersection of San Roy Rd. and Beachside Dr., on Beachside Dr., and is identified by parcel number(s) 19-3S-18-16080-000-0162.

Attachments: [MAJ17-000013 Beachside Estates Subdivision StaffReport Revised](#)

[Beachside Estates Subdivision - Traffic Ltr](#)

[PlansCombined](#)

7. [18-0070](#) **The Southern** - Request to approve by final order. Project number MAJ17-000006 is being reviewed by Bob Baronti. This is a major development order application submitted by Jenkins Engineering, Inc., on behalf of Walton County Holdings, LLC, requesting approval to develop a new apartment complex with common space and other improvements on 9.77+/- acres with a future land use of Town Center One. The project is

located on JD Miller Road, and is identified by parcel number(s) 30-2S-19-24000-035-0000.

Attachments: [MAJ17-000006The Southern PC StaffReport](#)
[Inserts](#)

8. [18-0072](#) **Point Washington Preserve** - Request to approve by final order. Project number MAJ17-000012 is being reviewed by Bob Baronti. This is a major development order application submitted by Nautilus Civil Engineers, Inc., on behalf of southern Hybrid Homes, LLC., requesting technical approval of Phase I to operate a 693 sq. ft. multi-purpose building and conceptually approve Phase II, III and IV on 9.76+/- acres with a future land use of Town Center One. The project is located at 975 J.D. Miller Road, and is identified by parcel number(s) 30-2S-19-24000-044-0000.

Attachments: [MAJ17-000012 Point Washington Preserve PC StaffReport](#)
[Point Washington Preserve - Traffic Ltr](#)
[Topo-Survey_REV2](#)
[A2-1 Elevations](#)
[A2-1 Floor Roof and Electrical Plans](#)
[A3 Pavilion Plan](#)
[C000 - COVER SHEET](#)
[C200 - OVERALL SITE PLAN](#)
[C201-PHASE 1 SITE DEVELOPMENT PLAN](#)

9. [18-0073](#) **Hilton Garden Inn** - Request to approve by final order. Project number MAJ17-000010 is being reviewed by Bob Baronti. This is a major development order application submitted by Emerald Coast Associates, Inc., on behalf of Miramar Beach Lodging, LLC., requesting approval to develop 111 hotel units on 2.54+/- acres with a future land use of Coastal Center Mixed Use. The project is located on Scenic Gulf Drive, and is identified by parcel number(s) 33-2S-21-42000-011-0000, 33-2S-21-42000-009-0000, 33-2S-21-42000-019-0000, and 33-2S-21-42000-010-0000.

Attachments: [MAJ17-000010 Hilton Garden Inn PC StaffReport](#)
[PlansCombined](#)

10. [18-0074](#) **Rolling Dunes** - Request to continue to the February 8, 2018 PC meeting. Project number 16-00100206 is being reviewed by Bob Baronti. This is a major development order application submitted by JP Engineering, LLC on behalf of Joseph Cohen, requesting to develop and construct a mixed-use development consisting of retail, residential, and a restaurant on two parcels totaling 1.0 acre with a future land use of Village Mixed Use. The project is located on the Northeast corner of S. Co. Hwy. 83 and W. Co. Hwy. 30-A, and is identified by parcel number(s) 12-3S-20-34050-000-0120 and 12-3S-20-34050-000-0130.

Attachments: [16-00100206 Rolling Dunes PC Continuance letter](#)

Meeting Adjourned: