



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, May 10, 2018

5:00 PM

South Walton Annex Board Room

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[18-0719](#) Request to approve the April 12, 2018 PC minutes.

Attachments: [04122018 PCminutes](#)

Announcements:

Legislative Items:

[18-0734](#) **Land Development Code Amendments Part 1** - Substantially revising Chapter 5, Development Design and Improvement Standards creating consistency with the draft Comprehensive Plan various elements, revisions to achieve greater clarity, providing more clarity related to compatibility of land uses, substantially revising landscape and buffering requirements, revising single family residential stormwater requirements, and revising parking standards among other substantive changes. **(Continued from the 04/12/2018 PC meeting.)**

Attachments: [Chapter 5 Summary](#)

[WIP DRAFT LDC Chapter 5 2018 02 16 PLS EDIT](#)

[18-0720](#) **Azland SSA** - Request to approve by ordinance. Project number LUM18-000005 is being reviewed by Renee Bradley. This is a small scale amendment application submitted by Dewberry, on behalf of Azland 1, LLC, requesting approval to change the adopted future land use of 2.65 acres of Large Scale Agriculture and 1.93 acres of Estate Residential to Industrial on +/-4.57 acres. The project is located at on Ed Brown Field Road, and is identified by parcel number(s) 06-1N-18-08000-004-0000.

Attachments: [lum18-000005_PC Staff Report](#)

[EX A LOCATION](#)

[EX B FLU](#)

[EX C AERIAL](#)

[EX D FLOOD](#)

[EX E WETLANDS](#)

[EX F Azland SSA Traffic Review 3 20 18](#)

[EX G LUM18-000005 SSA Draft QJR](#)

[EX H Azland SSA Ord](#)

[18-0721](#)

Mallette SSA - Request to approve by ordinance. Project number LUM18-000004 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Jenkins Engineering, on behalf of Susan Mallette, requesting approval to amend the future land use category from Conservation Residential 2:1 to Neighborhood Infill on 9.94+/- acres. The project is located on the east side of Hunters Road, approximately ½ mile north of the US 98W and CO Hwy 30A intersection, and is identified by parcel number(s) 29-2S-20-33000-019-0000 and 29-2S-20-33000-019-0010.

Attachments: [LUM18-000004 Mallette SSA PC Staff Report](#)

[Exhibit A Combined](#)

[Exhibit B Combined](#)

[Exhibit C Combined](#)

[Exhibit D Combined](#)

[Exhibit E Combined](#)

[Exhibit F Combined](#)

[Exhibit G Combined](#)

[Exhibit H Proposed Ordinance](#)

[Inserts](#)

Quasi-Judicial Items:

[18-0722](#)

Commerce Park PUD Site Plan Amendment- Request to approve by final order. Project number MAJ17-000011 is being reviewed by Bob Baronti. This is a major development order application submitted by Emerald Coast Associates, Inc. on behalf of Carey Properties, LLC, requesting approval of 102,545 square feet of commercial and 43 condominiums on +/-14.44 acres with a future land use of Village Mixed Use. The project is located on the north side of U.S.Hwy. 98 West, east of C.R. 393 and west of Veterans Road, and is identified by parcel number(s) 26-2S-20-33200-000-0470, 26-2S-20-33200-000-0480 and 26-2S-20-33200-000-0483. **(Continued from April 12, 2018 PC meeting)**

Attachments: [MAJ17-000011 Commerce Park PUD Site Plan Amendment PC StaffReport](#)

[FullSet](#)

[Survey](#)

[Stock & Elevations 1](#)

[Stock & Trade Elevations 2](#)

[Stock & Trade Site](#)

[S&T DRB Resubmittal](#)

[-Users-bradforddavis-Desktop-STOCK AND TRADE-STOCK AND TRADE LAN](#)

[18-0724](#)

The Shops at 393 F/K/A HBC Mixed Use Development - Request to approve by final order. Project number 17-00100133 is being reviewed by Tim Brown. This is a major development order application submitted by Jenkins Engineering, Inc. on behalf of HBC Investments Holdings, LLC., requesting approval to develop 128 apartments, 21,242 square feet of commercial space and a 5,575 square foot office/amenity area with associated infrastructure on +/-15.06 acres with a future land use of Village Mixed Use. The project is located on the west side of North C.R. 393, north of U.S. Highway 98 West and south of Nuit Lane, and is identified by parcel number(s) 27-2S-33210-000-0150, 27-2S-20-33210-000-0162 and 27-2S-20-33210-000-0165.

Attachments: [PC The Shops at 393 051018](#)

[The Shops at 393 FKA HBC Mixed Use Development - Traffic Ltr](#)

[PC & BCC Inserts](#)

[18-0725](#)

Verizon Wireless Santa Rosa Relo - Request to approve by final order. Project number MAJ18-000011 is being reviewed by Renee Bradley. This is a major development order application submitted by Bob Chopra, Inc., on behalf of Verizon Wireless and Florida Community Utilities, requesting approval for construction of a new 150' cell tower on a 7,827 square foot leased area within a +/-2.50 acre parcel with a future land use of Public Facilities. The project is located at 20 Sea Croft Drive, and is identified by parcel number(s) 02-3S-20-34000-002-0021.

Attachments: [MAJ_VerizonWireless_SRB_Relocation_PC_SR](#)

[Santa Rosa Relo-440526-NS-Final ZDs-Rev3-042418](#)

[18-0726](#)

Dollar General - Request to approve by final order. Project number MAJ18-000010 is being reviewed by Renee Bradley. This is a major development order application submitted by Bell Engineering Services, LLC, on behalf of Teramore Development, LLC, requesting approval to develop a 9,182 sq. ft. commercial building on +/-1.88 acres with a future land use of General Agriculture. The project is located on the southeast corner of State Road 83 and County Highway 1883, and is identified by parcel number(s) 02-3N-19-19000-009-0000.

Attachments: [MAJ18_000010_PC_SR_Dollar General](#)

[EX a 2018-08 ThompsonSSA](#)

[01 Site Construction Plans - Final TRC](#)

[02 Landscape Plan - Final TRC](#)

[03 Irrigation Plan - Final TRC](#)

[04 Boundary Topographic Survey](#)

[05 Photometric Plan](#)

[06 Architectural Prototype Plans](#)

Meeting Adjourned: