



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, June 14, 2018

5:00 PM

South Walton Annex Board Room

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[18-0928](#) Request to approve the May 10, 2018 PC minutes.

Announcements:

Legislative Items:

1. [18-0929](#) **US 331 Economic Development Corridor Plan Transmittal Hearing** - Request to transmit amendments to the Comprehensive Plan Future Land Use Element related to the implementation of the recommendations of the US 331 Economic Development Corridor Plan.
Attachments: [June 14 US 331 PC](#)
2. [18-0930](#) **Comprehensive Plan Amendments** - Request to transmit to the State agencies for review substantive and technical amendments to the Transportation and Capital Improvements Elements of the adopted Walton County Comprehensive Plan. The proposed amendments include policy consideration of a mobility fee system for the mitigation of transportation system impacts and the creation of a five year schedule of capital improvements. Other changes included reduce internal inconsistencies, create consistency with the adopted and proposed Land Development Code and eliminate out dated references.
Attachments: [Memo Transportation Requesting to Table 614](#)
[Memo Capital Improvements Requesting to Continue 614](#)
3. [18-0931](#) **Land Development Code Amendments** - Request to approve by ordinance proposed changes to Chapter 1 and Chapter 3 of the adopted Walton County Land Development Code. The proposed changes include substantive changes to the administrative procedures section of the Land Development Code including the implementation of a land clearing permit process and substantive amendments to the County's concurrency management regulations.
Attachments: [LDC Chapter 1 STRIKETHROUGH 2018 05 15 KMW](#)

[LDC Chapter 3 STRIKETHROUGH 2018 05 15 KMW](#)

4. [18-0932](#) **Land Development Code Chapter 6 Amendment** - Request to approve by ordinance proposed changes to Chapter 6 of the adopted Walton County Land Development Code regarding use and parking of Recreational Vehicles and continuation of Recreational Vehicle Use in unincorporated Walton County.
Attachments: [PC - LDC Chapter 6 Amendment continuance](#)

5. [18-0933](#) **King SSA** - Request to approve by ordinance. Project number LUM18-000006 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Jenkins Engineering, Inc., on behalf of Hunter's Road LLC, requesting approval to change the adopted future land use of Rural Village to General Commercial on 2.22+/- acres. The project is located at the southwest corner of US 331 and Short Avenue, and is identified by parcel number(s) 04-2S-19-24000-023-0000.
Attachments: [LUM18-000006 King PC SSA](#)
[Combined Exhibits](#)
[Hunter's Road PC inserts](#)

6. [18-0934](#) **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 Low Density Residential 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](#)
[PC Exhibits Combined 6-14-18](#)

7. [18-0935](#) **Waterfalls by the Bay LSA** - Request to approve by ordinance. Project number 16-00700004 being reviewed by Tim Brown. This is a large scale map amendment request submitted by Jenkins Engineering, Inc. on behalf of J&L Eagle Cove, LLC., requesting to amend the Future Land Use Map from a designation of Conservation Residential 2:1 on +/- 27 acres to a designation of Low Density Residential. The project is located on the north side of Alderberry Road, east of East Hewett Road, and is identified by parcel number(s) 20-2S-20-33300-000-0050.
Attachments: [WaterfallBTB LSA PC SR2A 061418](#)
[WaterfallsBTB LSA QJR v1\(1\) 061418](#)
[EX A 2016-095 WaterfallsLSA SITE](#)
[EX B 2016-095 WaterfallsLSA FLUM](#)
[EX C 2016-095 WaterfallsLSA AERIAL](#)

[EX D 2016-095 WaterfallsLSA FLOOD](#)

[EX E 2016-095 WaterfallsLSA WET](#)

[EX F 2016-095 WaterfallsLSA SOIL](#)

[LSA PC Insertts](#)

8. [18-0936](#) **Waterfalls by the Bay Conceptual PUD** - Request to approve by final order. Project number MAJ18-000003 is being reviewed by Tim Brown. This is a major development order application submitted by Jenkins Engineering, Inc. on behalf of J&L Eagle Cove, LLC, requesting approval to develop a 128 lot single family residential subdivision on +/- 72.54 acres with a future land use of Conservation Residential 2:1 and Conservation Residential 1:2.5. The project is located on the north side of Alderberry Road, east of East Hewett Road, and is identified by parcel number(s) 20-2S-20-33300-000-0050 and 20-2S-33300-000-0052.
- Attachments:** [PC Waterfalls by the Bay Conceptual PUD 061418](#)
[MAJ18-000003 Waterfalls by the Bay 2nd Review](#)
[PUD PC Insertts](#)
9. [18-0937](#) **Waterfalls by the Bay PUD Overlay Ordinance** - Request to approve by ordinance. Project is being reviewed by Tim Brown. An ordinance adding Section 2.06.06 to the Walton County Land Development Code to adopt the Waterfalls by the Bay Conceptual PUD and Master Plan as an Overlay District; establishing a defined boundary; establishing regulatory conditions for the Planned Unit Development Overlay; providing for the incorporation of the Waterfalls by the Bay Conceptual PUD and Master Plan as Appendix PDO-4 to the Walton County Land Development Code; providing for severability; and providing for an effective date.
- Attachments:** [PC Waterfalls by the Bay Conceptual PUD Overlay District Ordinance Staff Re](#)
[WBTB PUD Overlay Ordinance dated 4-3-18](#)
10. [18-0938](#) **Greenway Station Conceptual PUD FKA Midgrove Centre PUD** - Request to approve by final order. Project number 14-00100196 is being reviewed by Tim Brown. This is a major development order application submitted by Emerald Coast Associates, Inc. on behalf of Rookis Development, Inc., requesting the approval to develop 8,068 square feet of restaurant space, 14,458 square feet of retail, 13,776 square feet of office, 35 condominiums and a 50 room lodge on 4.89 acres with a future land use of Village Mixed Use and Neighborhood Infill. The project is located approximately 0.35 miles east of the intersection of Eastern Lake Drive and C.R. 30A on the north side of C.R. 30A and identified by parcel number(s) 24-3S-19-25000-004-0030.
- Attachments:** [PC Greenway Station FKA Midgrove Centre Conceptual PUD 061418](#)
[1. 14-00100196 Greenway Station FKA Midgrove Center 3rd Review](#)
[2. PUD documents](#)
[3. REV EA](#)

[4. Conceptual PUD Plans](#)

11. [18-0939](#) **Greenway Station Conceptual PUD Overlay Ordinance** - Request to approve by ordinance. Project is being reviewed by Tim Brown. An ordinance adding Section 2.06.07 to the Walton County Land Development Code to adopt the Greenway Station Conceptual PUD and Master Plan as an Overlay District; establishing a defined boundary; establishing regulatory conditions for the Planned Unit Development Overlay; providing for the incorporation of the Greenway Station Conceptual PUD and Master Plan as Appendix PDO-5 to the Walton County Land Development Code; providing for severability; and providing for an effective date.
- Attachments:** [PC_Greenway Station Conceptual PUD Overlay District Ordinance Staff Report](#)
[Greenway Station PUD Overlay Ordinance dated 5-14-18](#)

Quasi-Judicial Items:

12. [18-0940](#) **Seaside School Expansion** - Request to approve by final order. Project number 17-00100090 is being reviewed by Renee Bradley. This is a major development order application submitted by Emerald Coast Associates, Inc on behalf of Seaside School Foundation, Inc. requesting approval to construct 14,255 sf. of school buildings on +/-2.09 acres with a future land use of residential preservation (Civic per the Town of Seaside Master Plan). The project is located at the intersection of West Ruskin Street and Smolian Circle in Seaside and identified by parcel number(s) 15-3S-19-25000-002-0000, 15-3S-19-25000-002-0180, 15-3S-19-25000-002-0240, and 15-3S-19-25000-002-0260.
- Attachments:** [June 14 PC SR Seaside School Expansion](#)
[EX 1 allocation table](#)
[17-00100090 Seaside School Expansion 2nd Review Letter REVISED](#)
[Binder1](#)
13. [18-0941](#) **The Blake at Miramar Beach fka Miramar Beach Senior Living** - Request to approve by final order. Project number 17-01500136 is being reviewed by Tim Brown. This is a major development order application submitted by Duplantis Design Group, PC., on behalf of First Citizens Bank & Trust Company, requesting approval to develop an 115,000 square foot assisted living and memory care facility with associated improvements on +/-10.61 acres with a future land use of Coastal Center Mixed Use. The project is located at the northeast corner of Ponce De Leon St. and U.S. Hwy. 98 West and is identified by parcel number(s) 28-2S-21-42000-018-0050.
- Attachments:** [PC_The Blake at Miramar Beach FKA Miramar Beach Senior Living_061418](#)
[1. The Blake at Miramar Beach - Traffic Ltr1](#)
[2. Sidewalk Buyout Letter 6.7.18](#)

[Inserts Combined](#)

14. [18-0942](#) **Forest View Village Apartments** - Request to approve by final order. Project number MAJ18-000014 is being reviewed by Tim Brown. This is a major development order application submitted by Innerlight Engineering Corporation on behalf of Cypressbrook Company, requesting approval to develop a 283-unit apartment complex on +/- 13.10 acres with a future land use of General Commercial. The project is located on the east side of MC Davis Boulevard, north of U.S. Highway 98 East, and is identified by parcel number(s) 05-3S-18-16000-001-0021.

Attachments: [PC Forest View Village Apartments_061418](#)

[MAJ18-000014 Forest View Apartments_2nd Review](#)

[Architectural Plans](#)

[Civil Plans](#)

[Landscape Plan](#)

[Lighting Plan](#)

[Survey](#)

15. [18-0943](#) **Palm Court Subdivision** - Request to approve by final order. Project number MAJ18-000008 is being reviewed by Bob Baronti. This is a major development order application submitted by O'Connell and Associates Consulting Engineers, LLC., on behalf of Sapp Investments, requesting approval to develop a five-lot single-family subdivision on 1.23+/- acres with a future land use of Neighborhood Infill. The project is located on Walton Magnolia Lane, and is identified by parcel number(s) 36-3S-18-16100-000-2470.

Attachments: [MAJ18-000008 Palm Court Subdivision PC StaffReport](#)

[01 Palm Ct. - Civil Plans Rev.1 - Signed & Sealed elec - Sheets 1.0-9.0](#)

[02 Palm Ct. - Survey](#)

16. [18-0944](#) **Point Washington Preserve** - Request to approve by final order. Project number MAJ18-000017 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, as-well-as a 5,247 sf. civic pavilion and conceptually approve Phase II, III & III A-C on 9.76+/- acres with a future land use of Town Center One. The project is located at 725 J.D. Miller Road, and is identified by parcel number(s) 30-2S-19-24000-044-0000.

Attachments: [MAJ18-000012 Point Washington Preserve PC StaffReport 6-14-18](#)

[10 PWP Estimated Schedule](#)

[A2-1 Elevations](#)

[A2-1 Floor Roof and Electrical Plans](#)

[A3 Pavilion Plan](#)

[Topo-Survey REV2](#)

[6_Civil-Site Plans](#)

17. [18-0945](#) **Hinton Drive Abandonment** - Request to approve by resolution. Project number PA18-000002 is being reviewed by Vivian Shamel. This is a petition for abandonment application submitted by Dunlap & Shipman P.A., on behalf of Stan Benecki, requesting an abandonment of a patent easement for a more buildable area on +/- 0.707 acres. The project is located at 47 Hinton Dr., and is identified by parcel number(s) 24-3S-19-25120-000-0220.

Attachments: [#1 Hinton Drive ROW Abandonment PC Staff Report 6-14.docx](#)

[#2 20180416 Ltr Planning Hinton Abd Response](#)

[#3 HintonDriveAbandonment Draft Resolution](#)

[#4 Color Depiction-Survey of Proposal Benecki](#)

[#5 Survey](#)

Meeting Adjourned: