



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, September 13, 2018

4:00 PM

South Walton Annex Board Room

Regular Meeting

Meeting Opened

Minutes Read/Approved

Announcements

Legislative Items

1. [18-1410](#) **Land Development Code** - Request to consider an ordinance substantively amending the Walton County Land Development Code, specifically Chapter 9: Definitions. Proposed amendments also include the deletion of the following appendices: Appendix C1: Neighborhood Planning Area Density Bonus Charts; Appendix C2: Criteria for Calculation of Neighborhood Planning Area Bonus Provisions; Appendix C# Transportation Concurrency Management System Methodology and Procedures; and Appendix C4: Density Bonus Point Scoring System.

Attachments: [Tab 1 APPENDIX C1 Strikethrough](#)

[Tab 2 APPENDIX C2 Strikethrough](#)

[Tab 3 Appendix C3](#)

[Tab 4 Appendix C 4 Strikethrough](#)

2. [18-1411](#) **Comprehensive Plan** - Request to continue to the November 8, 2018 PC meeting. To consider an ordinance substantively amending the Glossary of Terms (Definitions) found within the Comprehensive Plan.

3. [18-1412](#) **IBWS WWTP LSA** - Request to approve by ordinance. Project number LUM18-000003 is being reviewed by Bob Baronti. This is a large scale amendment application submitted by Jenkins Engineering, Inc., on behalf of Inlet Beach Water Systems, Inc., requesting approval to amend the future land use category from Conservation Residential 2:1 and Neighborhood Infill to Institutional on 20.76+/- acres. The project is located on the north side of Lake Powell, adjacent to East Rattlesnake Trail, and is identified by parcel number(s) 25-3S-18-16090-000-0050, 25-3S-18-16090-000-0130, 25-3S-18-16090-000-0110.

Attachments: [LUM18-000003 IBWS LSA PC Staff Report 8-13-18](#)

[Combined Exhibits 7-17-18](#)

[IBWS WWTP Inserts](#)

Quasi-Judicial Items

4. [18-1413](#) **Verizon Wireless Cell Tower “Pretty Pond”** - Request to continue to the October 11, 2018 PC meeting. Project number MAJ18-000026 is being reviewed by Renee Bradley. This is a major development order application submitted by SAM Inc. -Bob Chopra on behalf of Verizon Wireless and William & Cheryl Jones, requesting approval to develop a 160’ monopole cell tower on a 0.15 leased area on a 252 acre parcel with a future land use of Rural Village. The project is located at the across from Sunrise Road on US Hwy 331 North, and is identified by parcel number(s) 08-3N-19-19000-002-0001.

Attachments: [Pretty Pond Continuance Memo](#)
5. [18-1414](#) **Emerald Transformer Warehouse Addition** - Request to approve by final order. Project number MAJ18-000024 is being reviewed by Renee Bradley. This is a major development order application submitted by Baker Engineering on behalf of FL. Acquisition, Inc., requesting approval to demolish an existing 8,799 sf warehouse to be replaced with a 16,093 sf warehouse on +/-24.05 acres with a future land use of Industrial. The project is located at the corner of Sunrise Road and State Highway 83, and is identified by parcel number(s) 02-3N-19-19000-015-0000.

Attachments: [MAJ18 000024 PC SR Emerald Transformer](#)
[EM TRANS DRIVEWAY Approved FDOT Permit](#)
[Topographic 02012018](#)
[Elevations](#)
[Floor Plan](#)
[Civil Plans 081618](#)
6. [18-1415](#) **Capelongue on 30A** - Request to approve by final order. Project number MAJ18-000022 is being reviewed by Bob Baronti. This is a major development order application submitted by Emerald Coast Associates on behalf of Ken Minchew, requesting approval of 6 multifamily units and six single family lots on +/-3.42 acres with a future land use of Neighborhood Infill. The project is located on the South of 30A, and is identified by parcel number(s) 07-3S-19-25000-005-0000, 07-3S-19-25000-005-0020, and 07-3S-19-25000-006-0000.

Attachments: [MAJ18-000022 Capelongue on 30A PC StaffReport](#)
[Capelongue Planning Commission Inserts](#)
7. [18-1416](#) **Executive Business Complex** - Request to approve by final order. Project number 16-00100084 is being reviewed by Tim Brown. This is a major development order application submitted by Emerald Coast

Associates, Inc. on behalf of L & V Investments, LLC, requesting approval to develop 9 vacuum spaces with overhead canopy and 200 square foot equipment building on +/- 2.32 acres with a future land use of Coastal Center Mixed Use (CCMU). The project is located at the southeast corner of U.S. Highway 98 West and South Geronimo Street intersection and identified by parcel numbers 28-2S-21-42000-003-0020, 28-2S-21-42000-025-0050 and 28-2S-21-42000-027-0010.

Attachments: [PC Executive Business Complex 091318](#)
[Executive Business Complex - Traffic Ltr REVISED](#)
[16-00100084 PC Inserts](#)

8. [18-1419](#) **Louis Louis Expansion** - Request to approve by final order. Project number MAJ18-000018 is being reviewed by Tim Brown. This is a major development order application submitted by O'Connell & Associates Consulting Engineers, LLC on behalf of POL, LLC, requesting approval for an 1,247 square foot expansion of the existing restaurant, a 4,365 square foot office building and a six-unit apartment building on +/- 2.078 acres with a future land use of Village Mixed Use. The project is located on the west side of Mussett Bayou Road, north of U.S. Highway 98 West and south of Water Oaks Loop, and is identified by parcel number(s) 28-2S-20-33220-000-0489, 28-2S-20-33430-000-0020 and 28-2S-20-33430-000-0010.

Attachments: [PC Louis Louis Expansion 091318](#)
[Louis Louis Expansion - Traffic Ltr](#)
[18-08-30F LL PC Inserts - Survey V2](#)
[Floor Plans and Elevations](#)
[Civil Plans V2](#)
[Interior Floor Plan](#)
[Exterior](#)

9. [18-1420](#) **Topsail West PUD Phase II & III Amendment** - Request to approve by final order. Project number MAJ18-000025 is being reviewed by Tim Brown. This is a major development order application submitted by McNeil Carroll Engineering Inc. on behalf of the St. Joe Company, requesting approval to change the use in Phase II of the PUD from senior living to assisted living and changing the parking standard from senior living to assisted living and change the uses in Phase III of the PUD from convenience store gas station to restaurant and shopping center on 7.74 acres with a future land use of Town Center Two. The project is located on the west side of West Hewett Road, north of Highway 98 and south of Monks Lane, and is identified by parcel number(s) 30-2S-20-33230-000-001A.

Attachments: [PC Topsail West PUD Phase II and III Amendment 091318](#)
[Topsail West PC Inserts](#)

Meeting Adjourned