



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, December 13, 2018

4:00 PM

South Walton Annex Board Room

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

Announcements:

Legislative Items:

1. [18-1879](#) **Southeast Land Partners, LLC SSA** - Request to approve by ordinance. Project number LUM18-000013 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Innerlight Engineering Corporation, on behalf of Southeast Land Partners, LLC, requesting approval to amend the future land use category from Rural Village to General Commercial on 3.57 +/- acres. The project is located from the intersection of 331 north and Jolly Bay road head north .25 miles with property being located on the East side, and is identified by parcel number(s) 04-2S-19-24000-001-0020, 04-2S-19-24000-001-0060, and 04-2S-19-24000-001-0090.
Attachments: [LUM18-000013 Southeast Land Partners LLC SSA PC 12-13-18 Combined Inserts](#)

2. [18-1880](#) **Miramar Amalfi Regional Beach Access** - Request to approve by ordinance. Project number LUM18-000009 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Larry Jones, on behalf of Walton County Board of County Commissioners, requesting approval to amend the future land use category from Coastal Center to Parks and Recreation on 2.1+/- acres. The project is located due south of intersection highway 2378 and Alamo Street, and is identified by parcel number(s) 33-2S-21-42170-018-0010 and 33-2S-21-42195-000-00A0.
Attachments: [LUM18-000009 Miramar-Amalfi RBA SSA PC 12-13-18 Exhibits Combined](#)

Quasi-Judicial Items

3. [18-1869](#) **Bear Creek Phase III** - Request to approve by final order. Project number MAJ18-000013 is being reviewed by Bob Baronti. This is a major development order application submitted by Morris-Depew Associates, Inc., on behalf of JMB Freeport, LLC, requesting approval to subdivide four parcels into 351 residential lots on 219.15 +/- acres with a future land use of Rural Village. The project is located approximately 1200 feet. south of the intersection of Fluffy Landing Road and Bear Creek Blvd., and is identified by parcel number(s) 02-2S-19-24000-018-0000, 03-2S-19-24000-001-0000, 03-2S-19-24000-001-0050, 03-2S-19-24000-001-0080. **(Continued from 11/05/2018 PC meeting.)**
- Attachments:** [MAJ17-000013 Bear Creek PH III PC StaffReport 12-13-18](#)
[MAJ18-000013 Boundary Survey](#)
[MAJ18-000013 2018-09-14 Bear Creek-PH 3A-Major DO-Phasing Plan\(11x17\)](#)
[MAJ18-000013 2018-09-14 Bear Creek-PH 3A-Major DO-Master Site Plan\(11x17-0259 bt01 24x36 Page 1 of 2 200sc \(2\) \(1\)-signed](#)
[17-0259 bt01 24x36 Page 2 of 2 Legals \(1\)-signed](#)
4. [18-1870](#) **Hinton Drive Abandonment** - Request to remove from the agenda. 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. **(Continued from 11/08/2018 PC meeting)**
- Attachments:** [PC Withdraw Memo Hinton Drive 12-13-18](#)
5. [18-1874](#) **Origins Crossing** - Request to continue to the January 10, 2019 PC meeting. Project number MAJ18-000031 is being reviewed by Renee Bradley. This is a major development order application submitted by McNeil Carroll Engineering, Inc., on behalf of The WaterSound Company, LLC., requesting approval to develop 217 Multifamily apartments on approximately 19.87 acres with a future land use of Coastal Village One. The project is located on the north side of US Hwy 98, approximately 0.25 miles east of Watersound Parkway and identified by parcel number(s) 26-3s-18-16000-001-0030.
- Attachments:** [Origins Crossings continuance](#)
6. [18-1877](#) **Watersound North/Camp Creek DRI Amendment**- Request to continue to the January 10, 2019 PC meeting. Project number(s) NPC18-000001. The St. Joe Company is requesting approval to amend the WaterSound North DRI and Planned Unit Development by seeking to relocate/modify the overall approved residential density, golf course (holes) and commercial square footage in accordance with the approved Equivalency Matrix. The proposed amendment will also refine the locations of residential areas, parks/recreation, conservation open spaces, natural

areas and mixed-uses. The total amounts of recreation and open space are remaining the same as currently approved. The project is located in the southeastern portion of Walton County at the intersection of US Hwy 98 and WaterSound Parkway, north and south of US Hwy 98 and is identified by the following parcel identification number(s) 13-3S-18-16000-001-0010; 14-3S-18-16000-001-0010; 23-3S-18-16000-001-0010; 24-3S-18-16000-001-0010; 25-3S-18-16000-001-0000; 25-3S-18-16000-001-0040; 26-3S-18-16000-001-0030: Camp Creek South: 15-3S-18-16000-001-0020; 22-3S-18-16000-001-0020; 23-3S-18-16000-001-0000; 26-3S-18-16000-001-0000; 26-3S-18-16000-001-0050; 27-3S-18-16000-001-0000; on approximately 2,425+/- acres with a future land use of Village Center, Town Center, Recreation Open Space, Long Term Conservation and Coastal Village One per the Bay/Walton Sector Plan.

Attachments: [WSNPUD DRI Amend continuance](#)

7. [18-1878](#)

Watersound North/Camp Creek DRI PUD Amendment- Request to continue to the January 10, 2019 PC meeting. Project number(s) MAJ18-000036. The St. Joe Company is requesting approval to amend the WaterSound North DRI and Planned Unit Development by seeking to relocate/modify the overall approved residential density, golf course (holes) and commercial square footage in accordance with the approved Equivalency Matrix. The proposed amendment will also refine the locations of residential areas, parks/recreation, conservation open spaces, natural areas and mixed-uses. The total amounts of recreation and open space are remaining the same as currently approved. The project is located in the southeastern portion of Walton County at the intersection of US Hwy 98 and WaterSound Parkway, north and south of US Hwy 98 and is identified by the following parcel identification number(s) 13-3S-18-16000-001-0010; 14-3S-18-16000-001-0010; 23-3S-18-16000-001-0010; 24-3S-18-16000-001-0010; 25-3S-18-16000-001-0000; 25-3S-18-16000-001-0040; 26-3S-18-16000-001-0030: Camp Creek South: 15-3S-18-16000-001-0020; 22-3S-18-16000-001-0020; 23-3S-18-16000-001-0000; 26-3S-18-16000-001-0000; 26-3S-18-16000-001-0050; 27-3S-18-16000-001-0000; on approximately 2,425+/- acres with a future land use of Village Center, Town Center, Recreation Open Space, Long Term Conservation and Coastal Village One per the Bay/Walton Sector Plan.

Attachments: [WSNPUD DRI Amend continuance](#)

Meeting Adjourned: