



# Walton County Board of County Commissioners

## Meeting Agenda - Final

### Planning Commission

76 N. 6th Street  
DeFuniak Springs, FL  
32433  
[www.co.walton.fl.us](http://www.co.walton.fl.us)

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Monday, November 5, 2018

4:00 PM

South Walton Annex Board Room

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Rescheduled from October 16

**Meeting Opened:**

**Minutes Read/Approved:**

[18-1638](#)

**Request to approve the July 12, 2018 PC minutes.**

**Attachments:** [07122018 PCminutes](#)

**Announcements:**

**Legislative Items:**

1. [18-1625](#) **Comprehensive Plan Update** - Consideration of an ordinance substantively amending the Future Land Use Element of the Comprehensive Plan including revisions to the Future Land Use Map. The proposed amendments provide for consistency with the proposed Land Development Code among other substantive items including elimination of the density bonus system and implementation of revised densities and intensities of development. Proposed amendments to the Future Land Use Map include amending large Nokuse land holdings to Conservation zoning district; amending the Coffeen Preserve area to Conservation; amending Court Ordered Overlay Areas from Court Ordered Overlay to Mixed Use (proposed); and amending parcel 23-3N-21-370000-001-0020 located on the east side of County Highway 1087, north of US HWY 90 from Rural Village (proposed Rural Residential) to Industrial (proposed). **(Continued from October 16, 2018)**

**Attachments:** [Tab 1 Adoption FLU Element CLEAN](#)

[Tab 2 LSA 2018\\_COMPPLANUPDATE\\_COO\\_FLU](#)

[Tab 3 LSA 2018\\_COMPPLANUPDATE\\_COFFEEN\\_FLU](#)

[Tab 4 LSA 2018\\_COMPPLANUPDATE\\_NOKUSE\\_FLU](#)

[Tab 5 LSA 2018\\_COMPPLANUPDATE\\_RVtoIN\\_FLU](#)

[Tab 6 LSA 2018\\_COMPPLANUPDATE\\_INLET Commercial\\_FLU](#)

[Tab 7 LSA 2018\\_COMPPLANUPDATE\\_INLET PARKS\\_FLU](#)

[Tab 8 LSA 2018\\_COMPPLANUPDATE\\_INLET Residential\\_FLU](#)

[Tab 9 LSA 2018\\_COMPPLANUPDATE\\_INLET VMU\\_FLU](#)

**2. [18-1626](#)****Comprehensive Plan Amendments Related to the Inlet Beach**

**Neighborhood Plan** - Request to transmit a proposed text amendment and series of Future Land Use Map amendments to the appropriate State and Federal agencies for review. The proposed amendments create consistency between the proposed Inlet Beach Neighborhood Plan Overlay District map and the Comprehensive Plan Future Land Use Map and also include the deletion of Appendix B, The Inlet Beach Neighborhood Plan from the Comprehensive Plan.

**Attachments:** [Tab 1 October 11 PC Inlet Beach Neighborhood Plan Complete PDF](#)

[Tab1a- Changes to the FLUM 10.2.2018](#)

[Tab 1b Exhibit C - OZM Map 10.2.2018](#)

[Tab 1c Exhibit D - Changes to the OZM-IBNP Map 10.2.2018](#)

[Tab 2 Inlet Beach Neighborhood Plan Strikethrough](#)

[Tab 2b Comprehensive Plan Inlet Beach Map Strikethrough](#)

[Tab 3 LSA 2018 COMPPLANUPDATE INLET VMU FLU](#)

[Tab 4 LSA 2018 COMPPLANUPDATE INLET PARKS FLU](#)

[Tab 5 LSA 2018 COMPPLANUPDATE INLET Commercial FLU](#)

[Tab 6 LSA 2018 COMPPLANUPDATE INLET Residential FLU](#)

**3. [18-1629](#)**

**Land Development Code Update** - **1)** Consideration of an ordinance substantively amending Chapter 2: Land Use, implementing County wide zoning and adopting an Official Zoning Map, including revisions not previously considered by the Planning Commission. The proposed amendments to Chapter 2 provide for consistency with the proposed Comprehensive Plan among other substantive items including elimination of the density bonus system and implementation of revised densities and intensities of development. **2)** Request to consider proposed amendments to the proposed Official Zoning Map creating consistency between the proposed OZM and Inlet Beach Neighborhood Plan Overlay District; amending large Nokuse land holdings to Conservation zoning district; amending Coffeen Preserve area to Conservation; amending Court Ordered Overlay Areas from Court Ordered Overlay to Coastal Center and Resort (proposed); and amending parcel 23-3N-21-370000-001-0020 located on the east side of County Highway 1087, north of US HWY 90 from Rural Village (proposed Rural Residential) to Heavy Industrial (proposed); **3)** Request for a first reading of proposed amendment striking Chapter 6 (current) in its entirety as content has been substantively relocated to other Chapters; **4)** Request to adopt the revised Inlet Beach Neighborhood Plan as Appendix C NP-7 to the Land Development Code and establishing this plan under the Neighborhood Planning Program as described in the Land Development Code

**Attachments:** [Tab 1 Chapter 2 Summary](#)

[Tab 2 Adoption Clean Chapter 2 LDC Oct Version](#)

[Tab 3 LSA 2018 COMPPLANUPDATE COFFEEN ZONING](#)

[Tab 4 LSA 2018 COMPPLANUPDATE NOKUSE ZONING](#)

[Tab 5 LSA 2018 COMPPLANUPDATE RVtoIN Zoning](#)

[Tab 6 LSA 2018 COMPPLANUPDATE COO ZONING](#)

[Tab 7 LSA 2018 COMPPLANUPDATE INLET Commercial ZONING](#)

[Tab 8 LSA 2018 COMPPLANUPDATE INLET PARKS ZONING](#)

[Tab 9 LSA 2018 COMPPLANUPDATE INLET Residential ZONING](#)

[Tab 10 LSA 2018 COMPPLANUPDATE INLET VMU ZONING](#)

[Tab 1 Chapter 6 Strikethrough](#)

4. [18-1630](#) **Hunter's Road East SSA** - Request to approve by ordinance. Project number LUM18-000012 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Jenkins Engineering, on behalf of John King, requesting approval to amend the future land use category from Rural Village to General Commercial on 4.67+/- acres. The project is located from US Highway 98 turn North onto US 331. The subject parcel is 5 miles on the East side of 331, before Jolly Bay Road, and is identified by parcel number(s) 04-2S-19-24000-023-0034.

**Attachments:** [LUM18-000012 Hunters Road East SSA PC 10-11-18](#)

[Exhibits Combined 10-11-18](#)

[Inserts](#)

5. [18-1631](#) **Forman LSA** - Request to approve by ordinance. Project number LUM18-000010 is being reviewed by Bob Baronti. This is a large scale amendment application submitted by Jenkins Engineering, Inc., on behalf of Charles Forman, requesting approval to change the land use from Conservation, Conservation Residential 2:1 to Low Density Residential and Neighborhood Infill (26-2S-20-33200-000-0320) on 282.05+/- acres. The project is located from US 331/ US98 intersection drive west on US 98 approximately 2.5 miles, turn North on Veterans Road and proceed to the North end of the roadway, and is identified by parcel number(s) 26-2S-20-33200-000-0240, 26-2S-20-33200-000-0380, 26-2S-20-33200-000-0350, 26-2S-20-33200-000-0220, 26-2S-20-33200-000-0040, 26-2S-20-33200-000-0030, 26-2S-20-33200-000-0020, 26-2S-20-33200-000-0010, 25-2S-20-33190-000-0640, 26-2S-20-33200-000-0050, 25-2S-20-33190-000-0600, 25-2S-20-33190-000-0390, 25-2S-20-33190-000-0260 and 25-2S-20-33190-000-0280.

**Attachments:** [LUM18-000010 Forman PC LSA 10-11-18](#)

[Combined Exhibits 10-11-18](#)

[PC Inserts](#)

6. [18-1632](#) **Seagrove Regional Beach Access SSA-** Request to approve by

ordinance. Project number LUM18-000011 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Josh Ervin on behalf of Walton County Tourist Board of County Commissioners, requesting approval to change the adopted future land use of Neighborhood Infill, Neighborhood Commercial, Residential Preservation and non-classified to Parks and Recreation on 1.389 +/- acres. The project is located by turning South onto County Highway 395, then turning left and heading East on County Highway 30a. The parcels are located on the South side of the road and are identified by parcel number(s) 24-3S-19-25050-000-0061, 24-3S-19-25050-000-0062, & 24-3S-19-25050-000-0060.

**Attachments:** [LUM18-000011 Seagrove RBA SSA PC 10-11-18](#)

[Exhibits Combined](#)

### Quasi-Judicial Items:

7. [18-1633](#) **Verizon Wireless Cell Tower “Pretty Pond”** - Request to approve by final order. 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. **(Continued from the 09/13/2018 PC meeting.)**

**Attachments:** [MAJ VerizonWireless Pretty Pond SR PC](#)

[Pretty Pond Ln-447190-NS-Final ZDs-Rev2-081618 24X36](#)

8. [18-1634](#) **Mack Bayou Lots 6 & 7-** Request to approve by final order. Project number MAJ18-000030 is being reviewed by Bob Baronti. This is a major development order application submitted by Jenkins Engineering, Inc. on behalf of MBRE Healthcare C/O, requesting approval to develop approximately 23,692 square feet of general office / medical / plus ancillary space on lots 6 & 7 of the Mack Bayou center development on 1.55 +/- acres with a future land use of Village Mixed Use. The project is located from the intersection of Highway 98 West and Mack Road then take a right onto Mack Bayou Loop. Parcels are located on the North side of Mack bayou Loop, and is identified by parcel number(s) 25-2S-21-42700-000-0060 & 25-2S-21-42700-000-0070.

**Attachments:** [MAJ18-000030 Mack Bayou Lots 6-7 PC StaffReport 10-11-18](#)

[Inserts](#)

9. [18-1635](#) **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.

**Attachments:** [MAJ17-000013 Bear Creek PH III PC StaffReport 10-11-18](#)  
[17-0259 bt01 24x36 Page 1 of 2 200sc \(2\) \(1\)-signed](#)  
[17-0259 bt01 24x36 Page 2 of 2 Legals \(1\)-signed](#)  
[Major DO-Master Site Plan\(11x17\)](#)  
[Major DO-Phasing Plan\(11x17\)](#)  
[MAJ18-000013 Boundary Survey](#)

10. [18-1636](#) **Seacrest Dental** - Request to approve by final order. Project number MAJ18-000019 is being reviewed by Tim Brown. This is a major development order application submitted by McNeil Carroll Engineering, Inc. on behalf of Melfred, LLC, requesting approval to develop a 11,623 square foot commercial building on +/- 1.72 acres with a future land use of Village Mixed Use. The project is located on the west side of U.S. Highway 331 South, north of Greenway Trail and south of Bay Magnolia Lane, and is identified by parcel number(s) 29-2S-19-24000-008-0020 and 29-2S-19-24000-008-0030.

**Attachments:** [PC Seacrest Dental 101118](#)  
[Seacrest Dental Traffic Ltr \(002\)](#)  
[Seacrest Dental Inserts](#)

11. [18-1637](#) **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 9-11](#)  
[#2 BEACH ACCESS EASEMENT AGREEMENT 20180928](#)  
[#3 20180922 Hinton Drive October PC Resolution Notice](#)  
[#4 Public Comment](#)  
[#5 20180922 Hinton Drive October PC SurveyExhibit](#)  
[#6 20181007 9969-S. Beneki Boundary Survey Exhibit](#)

**Meeting Adjourned:**

