



# 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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Thursday, January 10, 2019

4:00 PM

South Walton Annex Board Room

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#### Regular Meeting

#### Meeting Opened:

#### Minutes Read/Approved:

[19-0058](#)

Request to approve the September 13, 2018 PC minutes.

Attachments: [09132018 PCminutes](#)

#### Announcements:

#### Legislative Items:

1. [19-0051](#) **Christ the King Episcopal Church Education Building #2 SSA -**  
Request to approve by ordinance. Project number LUM18-000014 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by CORE Engineering & Consulting, on behalf of Christ the King Episcopal Church, requesting approval to amend the future land use category from Conservation Residential 2:1 to Institutional on 9.79+/- acres. The project is located at the intersection of US Highway 98W and County Highway 393 N. Proceed North approximately 0.5 mile(s) and property will be located on the right hand side and is identified by parcel number(s) 26-2S-20-33200-000-0570.

Attachments: [LUM18-000014 Christ the King PC SSA](#)

[Combined Inserts](#)

2. [19-0052](#) **Golf Garden LSA -** Request to continue to the February 14, 2019 PC meeting. Project number LUM18-000015 being reviewed by Tim Brown. This is a large scale future land use map amendment application submitted by Core Engineering & Consulting, Inc. on behalf of Garden of Destin, Inc., requesting the approval to change the future land use from Coastal Center to Coastal Center Mixed Use on 35.45 acres. The project is located at 12958 U.S. Highway 98 West and is identified by parcel number(s) 30-2S-21-42000-002-0000.

Attachments: [PC CONTINUANCE Memo Golf Garden1 LSA 011019](#)

#### Quasi-Judicial Items:

3. [19-0053](#) **Watersound North/Camp Creek DRI Amendment - Project number(s) NPC18-000001.** Request to approve by resolution. 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. **(Continued from 12/13/18 PC meeting)**
- Attachments:** [MAJ18-000036 NPC18-000001 WSN NOPC PUDAMEND PC StaffReport](#)  
[EX 1 DRI PUD AMENDMENT LETTER - REVISED](#)  
[EX 2 WSN DRIUpdate Revised table map](#)  
[EX 3 PUD Update revised table map](#)  
[EX 4 REVISED TRAFFIC MEMORANDUM](#)
4. [19-0054](#) **Watersound North/Camp Creek DRI PUD Amendment - Project number(s) MAJ18-000036.** Request to approve by final order. 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. **(Continued from  
12/13/18 PC meeting)**

**Attachments:** [MEMO for Duplicate SR](#)

5. [19-0055](#) **Origins Crossing** - Request to approve by final order. Project number MAJ18-000031 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.

**(Continued from 12/13/18 PC meeting)**

**Attachments:** [MIN 18 0000031 origins Crossings PC SR](#)

[1 Origins Crossings PLANNING BOARD Inserts ARCHITECTURAL](#)

[2 ORIGINS CROSSINGS PLANNING BOARD INSERT LANDSCAPE PLANS](#)

[3 ORIGINS CROSSINGS PLANNING BOARD INSERT CIVIL PLANS](#)

[4 ORIGINS CROSSINGS PLANNING BOARD INSERT CIVIL PLANS](#)

[5 ORIGINS CROSSINGS PLANNING BOARD INSERT LIGHTING PLANS](#)

6. [19-0056](#) **Miramar Beach Hotel** - Request to continue to the February 14, 2019 PC meeting. Project number MAJ18-000029 is being reviewed by Tim Brown. This is a major development order application submitted by ECM, Inc. on behalf of Sharruf, LLC, requesting the approval to develop a 71 unit hotel and associated infrastructure on ±1.60 acres with a future land use of Coastal Center. The project is located on the north side of U.S. Highway 98, west of Forest Shore Drive and east of North Holiday Road, and is identified by parcel number(s) 29-2S-21-42000-011-0018.

**Attachments:** [PC CONTINUANCE Memo Miramar Beach Hotel1 011019](#)

#### Additional Business:

- [19-0057](#) **Request to approve the 2019 Planning Commission Meeting Dates**

**Attachments:** [2019 PC MEETING DATES](#)

#### Meeting Adjourned: