



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, March 14, 2019

4:00 PM

Freeport Business Park Board Room

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[19-0359](#)

Request to approve the December 13, 2018 PC minutes.

Attachments: [12132018 PCminutes](#)

Announcements:

Legislative Items:

1. [19-0344](#)

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. **(Continued from February 14, 2019)**

Attachments: [LUM18-000014 Christ the King PC SSA 3-14-19](#)

[CoK Combined Exhibit](#)

[LUM18-000014 Christ the King SSA Final Ordinance Updated](#)

2. [19-0345](#)

Golf Garden LSA - Request to continue to the April 11, 2019 PC meeting. Project number LUM18-000015 being reviewed by Bob Baronti. 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. **(Continued from February 14, 2019)**

Attachments: [PC CONTINUANCE Memo Golf Garden1 LSA 03-14-19](#)

3. [19-0346](#) **Miramar Amalfi Regional Beach Access Rezoning** - Request to approve by ordinance. Project number LUM18-000009 is being reviewed by Bob Baronti. This is a rezoning application submitted by Larry Jones, on behalf of Walton County Board of County Commissioners, requesting approval to amend the Zoning District category from Coastal Center to Parks & Recreation on 2.1+/- acres. The project is located due south of the intersection of County 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 Zoning 3-14-19](#)

[Combined Exhibits 3-5-19](#)

[Combine Ord](#)

4. [19-0347](#) **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 Comprehensive Plan Future Land Use Map from Rural Village to General Commercial and change the Zoning District 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 0.25 miles, the property is located on the east side of the road, 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 3-14-19](#)

[Combined Exhibits 3-5-19](#)

5. [19-0348](#) **Forman Developer Agreement** - Request to approve by resolution. Project number LUM18-000010 is being reviewed by Bob Baronti. This is a Developer Agreement submitted by Jenkins Engineering, Inc., on behalf of Charles Forman, to set development controls on the proposed future land use change 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/ US 98 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, 25-2S-20-33190-000-0280 and 26-2S-20-33200-000-0320.

Attachments: [20190226_FinalFormanDeveloperAgmt](#)

6. [19-0349](#) **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 amend the Comprehensive Plan Future land Use Map from Conservation, Conservation Residential 2:1 to Low Density Residential and Neighborhood Infill (26-2S-20-33200-000-0320) on 282.05+/- acres and change the Zoning District to Low Density Residential 2:1 and Neighborhood Infill (26-2S-20-33200-000-0320). The project is located from US 331/ US 98 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 3-14-19](#)

[Combined Exhibits 3-6-19](#)

7. [19-0350](#) **DeFrancesch Abandonment** - Request to continue. Project number PA19-000001 is being reviewed by Vivian Shamel. This is a petition for abandonment application submitted by Walton County, requesting an abandonment of a patent easement. The project is located at Beachfront Trail and Deer Lake Beach Drive, and is identified by parcel number 19-3S-18-16080-000-0261.

Quasi-Judicial Items:

8. [19-0351](#) **Southeast Storage** - Request to approve by final order. Project number MAJ18-000034 is being reviewed by Bob Baronti. This is a major development order application submitted by Construction Design Management, Inc., on behalf of Zack and Luke Williams, requesting approval to construct a 3-story 48,375 square foot building to include self-storage (355 units) on the existing site, which includes 150 units of mini-warehouse on 4.01+/- acres with a future land use of Coastal Center Mixed Use.

Attachments: [MAJ18-000034 Southeast Storage PC StaffReport 3-14-19](#)

[Southeast Storage Traffic Ltr](#)

[SouthEast Storage- RAI Response Letter 12-18-2018 Part 1](#)

[FDOT STANDARD PLAN DETAILS Part 2](#)

[Southeast Storage Part 3](#)

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[Southeast Storage Part 5](#)

[MAJ18-000034 Southeast Storage Final Order 3-14-19](#)

9. [19-0352](#) **Camp Creek Residential** - Request to approve by final order. Project number MAJ18-000042 is being reviewed by Renee Bradley. This is a major development order application submitted by Kimley- Horn on behalf of St. Joe Land and Development Company, requesting approval to develop 262 single family lots on approximately 330.81 acres with a future land use of Village Center, per Walton Bay Sector Plan. The project is located west on US Hwy 98, south on WaterSound Pkwy, project is on the left and identified by parcel number(s) 23-3S-18-16000-001-0000, 26-3S-18-16000-001-0050, 22-3S-18-16000-001-0020.

Attachments: [PC SR Camp Creek Res MAJ18-000042](#)

[Insert 1](#)

[Insert 2](#)

[Insert 3](#)

[Insert 4](#)

Meeting Adjourned: