



Walton County Board of County Commissioners

October 13, 2015

Project # 14-001-00243

Project Name: Artisan Square
PUD

Applicant: Henderson
Engineering & Consulting,
LLC.

Project Type: Major
Development

Location: At the northeast
corner of C.R. 395 and Eden
Drive.

Commission District: 1

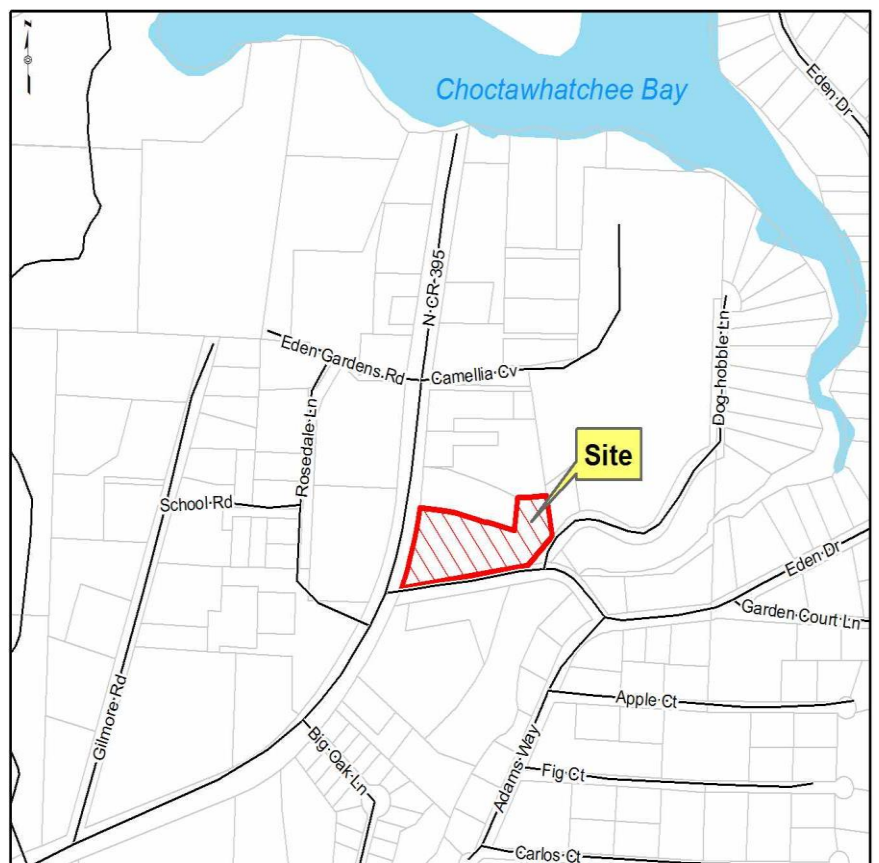
Requested Action: The
approval of 5 residential lots
and 15,456 square feet of
commercial.

Recommendation: A motion
to approve or deny the project
known as **Artisan Square
PUD**.

Project Planner: Tim Brown,
AICP, Senior Planner

This is a Major Development Order application submitted by Henderson Engineering & Consulting, LLC, requesting the approval of 5 residential lots and 15,456 square feet of commercial and restaurant use on 3.024 acres with a future land use of Traditional Neighborhood Development.

At the request of the applicant, this project was continued from the September 8, 2015 Board of County Commissioners meeting.





Artisan Square
(Project 14-00100243)

AERIAL

Total Acres: 3.024 +/-

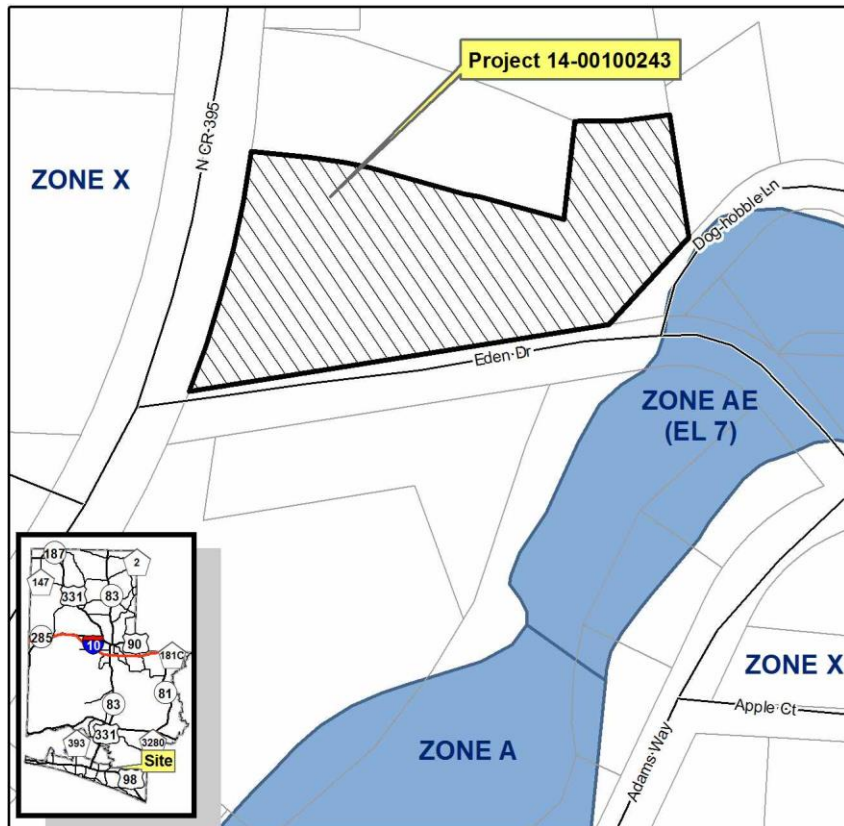
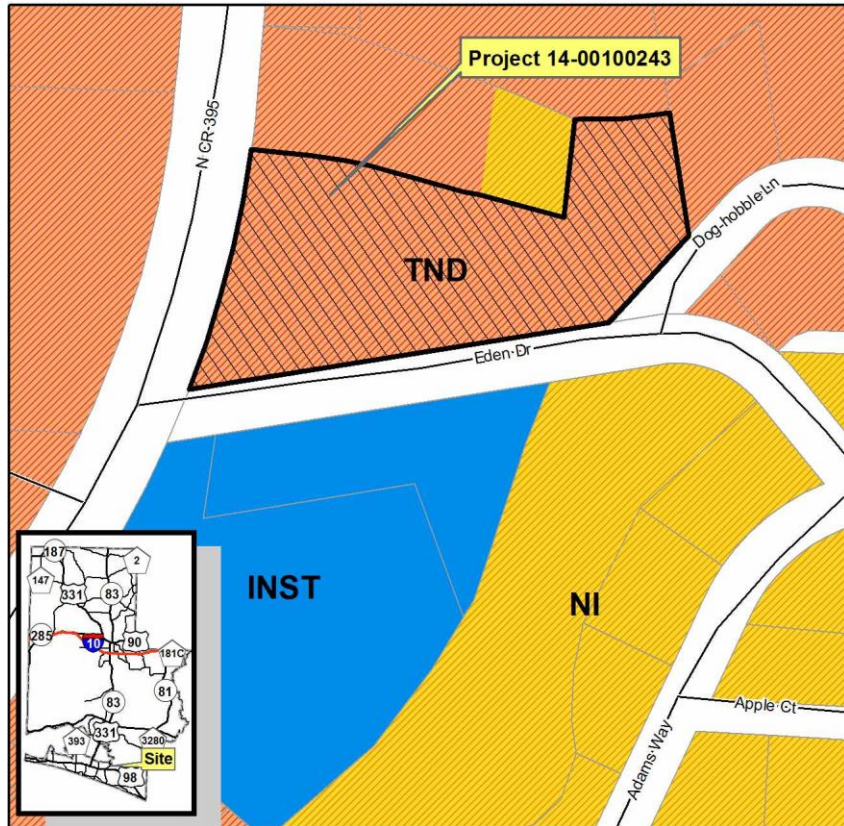


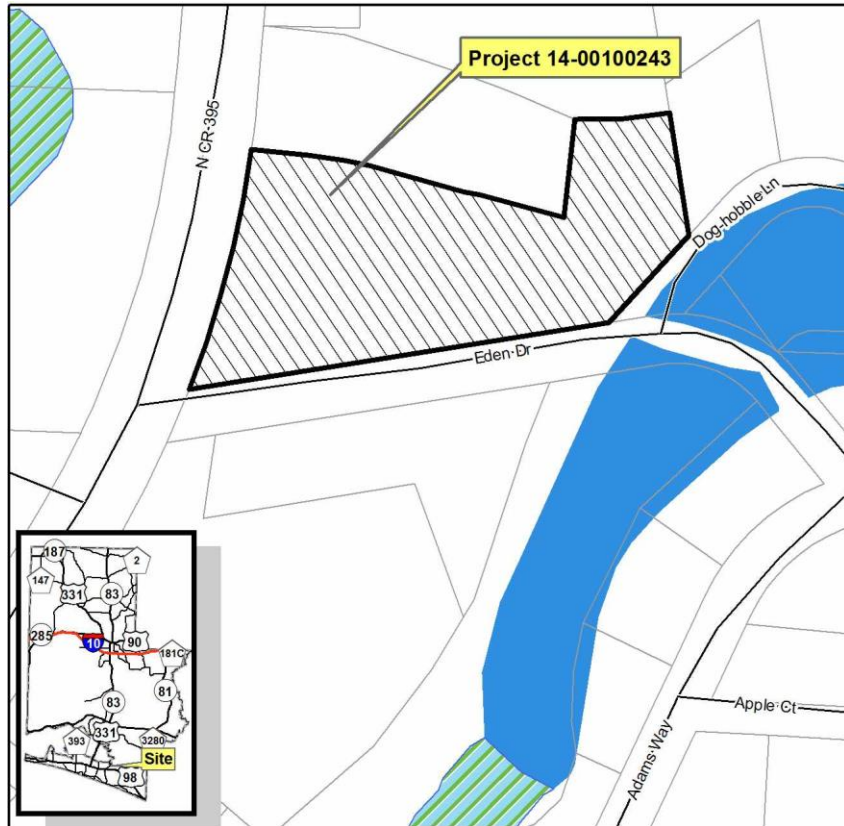
0 170 340 Feet

Source Data:
FDOT Aerial 2013
Parcels last updated 10/01/2014
Streets last updated 10/02/2014
Map created using information
provided by planner.
For additional source information refer
to source documentation.



Walton County Planning and Development Services
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are approximate, and are not necessarily accurate
to mapping, surveying, or engineering standards.
<al>, 20150114; GIS Project 2015-050





Artisan Square (Project 14-00100243)

WETLANDS

Total Acres: 3.024 +/-



0 40 80 160 240 Feet

- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland

Source Data:

Wetlands last updated 04/03/2014

Parcels last updated 10/01/2014

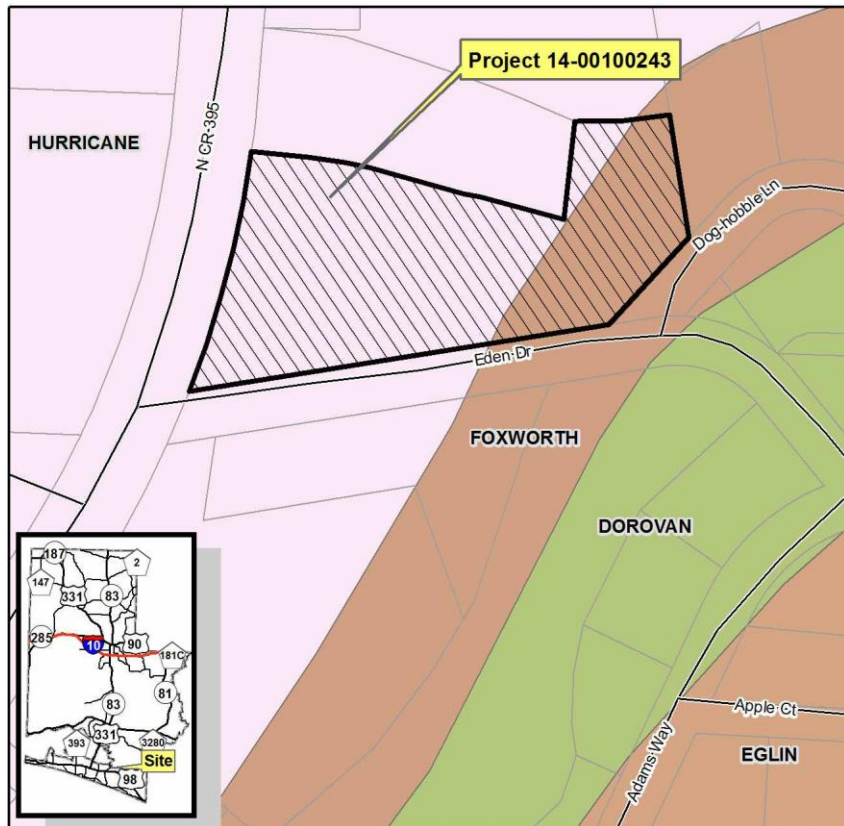
Streets last updated 10/02/2014

Map created using information
provided by planner.

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-al-, 20150114, GIS Project 2015-050



Artisan Square (Project 14-00100243)

SOILS (Hurricane; Foxworth)

Total Acres: 3.024 +/-



0 40 80 160 240 Feet

Source Data:

Soils last updated 08/10/2012

Parcels last updated 10/01/2014

Streets last updated 10/02/2014

Map created using information
provided by planner.

For additional source information refer
to source documentation.



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-al-, 20150114, GIS Project 2015-050

Project Analysis:

Parcel Number(s) – 35-2S-19-24000-032-0000
 Acreage - 3.024 acres
 Density - Allowed: 10 units/acre
 Provided: 3.89 units/acre
 FAR - Allowed: 0.50
 Provided: 0.22
 ISR - Allowed: 0.60
 Provided: 0.48
 FLU – Traditional Neighborhood Development

Previous Actions:

On February 4, 2015 the TRC voted to recommend approval of the project subject to outstanding comments/conditions and move the project forward to the Planning Commission.

Planning Commission Minutes Excerpt:

Tim Brown introduced the project, explained the conditional use request to not provide the multi-family, and explained the deviation requests. There was discussion of the deviation requests. Staff does not agree with a reduction in parking. Staff agrees that this project is compatible. Tom Patton questioned the transportation concurrency. Mr. Brown stated that Preble Rish stated that they met the concurrency requirements. David Kramer questioned alcohol sales and the proximity of the two churches. Tim Brown stated that the churches can give a waiver. John Henderson was present for the applicant, and explained their deviation requests and reasons. David Kramer questioned the loading zone. There was discussion of outdoor events. Pat Blackshear stated that she prepared the compatibility analysis, and they have worked closely with the neighborhood. Marge Crawford was sworn, stated that she is a member of the Point Washington Historical Association, and that they were not aware that the parking did not meet the requirements, and that they were asking for outdoor music. Tim Brown stated that the parking meets the Land Development Code, but not the Point Washington Neighborhood Plan. Ty Simms entered a book into the record as Objectors Exhibit 1, and spoke in opposition to the project. Cindy McDavid was sworn and spoke in opposition to outdoor events and parallel street parking. James Foley, President of the Point Washington Historical Association, gave a history of their communication with the developer, and stated that they are not endorsing this plan. Nancy Gross was sworn and expressed concern about the intensity, the parallel parking, and the trees. Mr. Henderson stated that they can do away with the parallel parking. Mr. Henderson addressed some of the concerns. Mr. Patton questioned which Oak Trees they are saving. Chairman Stewart closed the floor to public comment. Onno Horn, developer agreed to take out the outdoor events. There was discussion. ***Tom Patton made a motion to approve with the requested deviations less and except the deviation to the 20 foot front setback and strike the entertainment deviations. Sally Merrifield seconded. Board vote; all ayes, motion carried.***

Consistency with Land Development Code and/or Comprehensive Plan:

There are currently no outstanding code violations on this project. Unless other evidence is presented to the contrary, the requested project is consistent with the Walton County Comprehensive Plan and Land Development Code. Please note, the applicant is requesting deviations from the Land Development Code as part of this project.

Conditional Use Request:

A request has been made for a Conditional Use, pursuant to Policy L-1.3.5 of the Comprehensive Plan. The Comprehensive Plan policy states: "For new development projects on existing TND parcels of less than five (5) acres as of June 13, 2014, the requirement for a mixture of uses may be waived by conditional use approval." Pursuant to this provision, the applicant is requesting a waiver to the requirement to provide multi-family uses. All other required uses will be provided.

Comments:**Public Comment:**

Public comment can be found at the end of this report.

Environmental Department

Per the memo dated 07/09/15, the Environmental Department has the following comments:

The proposed project appears to meet the minimum Natural Resource Protection Standards of the Land Development Code at this time contingent upon the following items being provided prior to commencement of the development:

1. In accordance with 15.05.00 of the LDC, provide a copy of the NPDES Notice of Intent when the applicant applies to FDEP.

Emergency Services Department

Per the email dated 06/04/15, the Emergency Services Department has the following comments:

It appears that this is located in Evacuation Zone B.

Engineering (Technical) Department

Per the memo dated 07/16/15, Preble-Rish has the following comment:

Preble-Rish has completed the engineering review for the above referenced project. All engineering comments have been addressed at this time.

Engineering (Traffic) Department

Per the memo dated 07/16/15, Preble-Rish has the following comment:

This project **does** meet Walton County Transportation Concurrency under the Walton County Land Development Code Chapter III. There is available capacity on the impacted segments of E. Point Washington and C.R. 395 N.

South Walton Fire District:

Per the memo dated 05/13/15, the South Walton Fire District has the following comment:

This proposed 1st re-submittal now appears to meet our technical review approval at this time.

Walton County School District:

Per the memo dated 01/06/15, the School District has the following comments:

To estimate the impacts that proposed projects may have on the School District's educational facilities, the District uses student generation multipliers. The most recent multiplier was developed in 2014. For South Walton County, the 2014 multiplier for single-family development is 0.135 per unit. This multiplier is comprised of three smaller multipliers: 0.072 for elementary schools; 0.030 for middle schools; and 0.033 for high schools.

According to these multipliers, if the project is developed with one single-family house per residential lot, its total estimated impact would be less than one student, which is negligible. Other possible student impacts could come with the development of live-work units and carriage houses.

Compatibility Analysis:

A compatibility analysis has been provided for this development and found the following:

The project has been designed intentionally to provide for the appropriate transition of uses and to promote an integration of land uses, not require a separation. The project design includes a 10 foot buffer where adjacent to single family. The project design placed the single family use component of the project adjacent to the single family areas. The site plan provides for sidewalks of 10 feet in width along the street with parallel parking for traffic calming. The site plan provides for a town center on a walkable, pedestrian friendly scale that fits the Point Washington Neighborhood. The landscape buffers will utilize the existing natural vegetation and may be supplemented with additional landscaping as necessary to meet the landscape buffer requirements in the LDC.

Staff Analysis: Staff concurs with the conclusions of the applicant's compatibility analysis.

Planned Unit Development Detailed Plan:

This project is being submitted as a detailed planned unit development. As part of this planned unit development, the applicant is asking for the following deviations to the Walton County Land Development Code:

Requested Deviations	
<u>LDC Requirement:</u>	<u>Deviation Request:</u>
Each Plan must provide for a minimum of five percent of the neighborhood area or three acres (whichever is greater) to be designated for Public use.	The applicant is requesting a deviation for 19.94 percent or 0.60 acres.
Each Plan must provide for a minimum of one percent and may allow up to a maximum of 25 percent of the project area to be designated in Workplace uses.	The applicant is requesting a deviation to allow 53 percent workplace uses.
Each Plan must provide for a minimum of two percent, or one acre, and may provide up to a maximum of 20 percent of the project area in Commercial Center.	The applicant is requesting a deviation to allow a maximum of 50.89% for the Commercial Center.
Each Plan must include front streets with parallel parking for commercial centers and with sidewalks which are a minimum of ten feet wide.	The applicant is requesting a deviation to use the existing frontage streets, C.R. 395 and Eden Drive, and 10' sidewalks in the commercial center.
Entertainment and recreational uses, without outdoor broadcasting or music, are allowed.	The applicant is requesting a deviation to allow for limited special events to be reviewed on a case by case basis.
The Code requires a residential front yard setback of 20'.	The applicant is requesting a deviation to allow for a 15' residential front yard setback.
The Point Washington Neighborhood Plan requires restaurant parking at 1 space for every 3 seats at booths and tables, plus 1 space for each 2 counter seats, plus 1 space for each 2 employees on the largest shift. This applies to all indoor and outdoor seating.	The applicant is requesting a deviation from the Point Washington Neighborhood Plan restaurant parking requirements to allow the regular LDC restaurant parking standards of 1 space per 150 square feet of gross floor area for restaurant, standard or 1 space per 100 square feet of gross floor area, excluding the floor area used for kitchens, food and drink preparation, restrooms, and storage for restaurants, fast food.
The Code does not address parking in the right-of-way.	The applicant is requesting a deviation to allow parallel parking in the C.R. 395 and Eden Drive rights-of-way.

Staff Analysis: Due to the critical nature of parking in South Walton, staff does not support the request to reduce the parking standards for restaurants.

Summary:

The applicant is requesting approval of a Major Development Order application for 5 residential lots and 15,456 square of commercial. A pre-application meeting was held with the applicant on May 22, 2014. The project was submitted on December 19, 2014.

Recommendation:

A motion to approve or deny the project known as **Artisan Square PUD**, including the Conditional Use and deviation requests.

Conditions of Approval:

1. In accordance with 15.05.00 of the LDC, provide a copy of the NPDES Notice of Intent when the applicant applies to FDEP.

Review/Approval Process – Next Steps:

None

****ALL ABOVE REFERENCED TECHNICAL REVIEW REPORTS MAY BE VIEWED IN THE PLANNING DEPARTMENT DURING REGULAR BUSINESS HOURS.**