

JANUARY 13, 2006-SPECIAL MEETING

The Board of County Commissioners, Walton County, Florida, held a Comprehensive Plan Evaluation and Appraisal Report Priority Issue Scoping Meeting on Friday, January 13, 2006, at the Bayside Conference Room at the Linkside Conference Center, Sandestin Resort, in Destin. A meeting was held for the review agencies and public from 1:00 to 4:00 p.m. and a meeting for public input was held from 6:00 to 9:00 p.m.

The purpose of the meetings was to provide background on the Comp Plan and EAR Process, identify and clarify major issues that need to be addressed in the EAR, determine data needed, sources and responsibilities, and rate the importance of the EAR issues.

The following commissioners were in attendance in the audience: Commissioner Scott Brannon, Chairman, Commissioner Rosier Cuchens, Commissioner Cindy Meadows, and Commissioner Kenneth Pridgen.

Commissioner Pridgen opened the meeting and welcomed the agencies and public participants. He turned the floor over to the meeting facilitator, Dr. Tom Taylor with the Florida Conflict Resolution Consortium. Dr. Taylor explained the purpose of the meeting and reviewed the meeting agenda and guidelines. He asked everyone to stand up and introduce themselves and state who they represented.

Ms. Pat Blackshear, Planning Director, explained the Comprehensive Planning and Evaluation and Appraisal Report (EAR) processes.

Mr. Greg Scoville, Planning Processes and Systems Senior Manager, reviewed the Walton County Planning and Development Services Division EAR Timeline.

Ms. Blackshear reviewed an initial list of major EAR issues. They were as follows:

1. Establish urban service areas (USAs)	1
2. Develop build-out analysis scenarios for county future growth	7
3. Reevaluate and consolidate the county's land use categories	1
	1
4. Produce a financially feasible capital improvement plan (CIP)	4
5. Edit confusing, inconsistent language in the comprehensive plan and ensure consistency between the comprehensive plan and the land development code,	4
6. Coordinate parcel data with current and future land use maps	0
7. Complete and adopt a Town Center-1 Master Plan	0
8. Verify accuracy of Neighborhood Map Series and correct as appropriate	1
9. Update comprehensive plan to be consistent with new statutes, e.g. HBs 360,	3
10. Develop congestion mitigation strategies for Highways 331, 90 and 20	7

The participants reviewed the list, asked clarifying questions and suggested additions to the list. Next, the group suggested information they felt needs to be considered in the EAR. The agency and public representatives identified issues 11 to 27:

11. Identification and recognition of commercial nodes on 98 and other roads, including signage	1
12. Airport planning for Freeport and DeFuniak Springs	2
13. Economic development element	2
14. Intergovernmental coordination	1
15. Stormwater management to include system location, Mosquito Control, funding, quantity and quality	8
16. Neighborhood Plans and other overlay districts	1
17. Secure easements, including beach access easements	6
18. Redevelopment, especially along beaches	0
19. Recreation	0
20. Workforce and affordable housing, affordable public transportation	5
21. Incentives for Resource Protection	1
22. Marina policies	1
23. Rural development and enhancement policies	0
24. Resource policies – isolated wetlands and vegetative wetland removal	4
25. Post-disaster policies	4
26. Develop procedure for how small scale amendments are received and reviewed	2
27. Coordination with Military facilities	0

After compiling additional issues, Dr. Taylor asked that everyone identify four issues they would like to further discuss. The corresponding number is shown to the right of each issue.

The meeting recessed briefly.

Mr. Taylor reviewed each issue that had received between 4 and 11 votes. The participants suggested information that needed to be considered regarding each issue. The considerations and information needs are listed below in the order they were discussed.

3. Reevaluate and consolidate the county's land use categories
 - a. Determine high, medium, low density residential areas
 - b. Reduce number of land use categories: assess the potential for combining present land use areas under a single category, i.e. rural residential & rural low density under low density.
 - c. Evaluate areas of US 331 & Coy Burgess/Argyle & US 90 for commercial designation.
 - d. Re-designate properties currently operated as commercial, but fall under the rules of residential subdivision covenants and restrictions.
 - e. Reconsider land use at all major intersections.

15. Stormwater management to include system location, Mosquito Control, funding, quantity and quality
 - a. Impacts on Choctawhatchee and other major water bodies, including runoff from roads and mosquito control ditches.
 - b. Need funding mechanisms for areas with current flooding.
 - c. Review of existing stormwater design criteria and standards.

- d. Address pre and post development runoff volume, not just treatment.
17. Secure easements, including beach access and various other easements
- a. Provide mechanisms and policies to secure easements and address abandonments.
10. Develop congestion mitigation strategies for Highways 331, 90 and 20
- a. Consider passing lanes on 331.
 - b. Integrate the 98 plan [with the Comprehensive Plan].
 - c. Look at alternative means of relieving congestion.
2. Develop build-out analysis scenarios for county future growth
- a. What do we want to be when we grow up? We will determine land use categories.
 - b. Consider second home and tourists (demographics).
 - c. Consider impacts from other counties.
 - d. Talk with major developers and consider their future plans.
 - e. Look at connections to the Bay County airport and evacuation routes.
 - f. Consider impact of BRAC on the north part of the County.
20. Workforce and affordable housing, affordable public transportation
- a. Identify needs and target populations.
 - b. Define what affordable is going to be.
 - c. Set policies to integrate workforce housing into the community, not separate it.
 - d. Link affordable housing to economic development (where the services jobs are needed).
 - e. Set aside land for housing.
 - f. Consider allowing industry provided housing.

4. Produce a financially feasible capital improvement plan (CIP)
 - a. Flesh out the transportation component and develop a CIP for all other elements, schools, recreation, etc.
 - b. Resource protection (stormwater, recreation).
 - c. Conduct financial analysis
 - d. Think through the TPO projects with DOT and DCA in regards to proportionate fair share.

5. Edit confusing, inconsistent language in the comprehensive plan and ensure consistency between the comprehensive plan and the land development code
 - a. New substantive provisions (minimum lot size, PUD's, etc.).
 - b. Flood insurance, wetland and resource policy and protection.
 - c. Clarification of vegetative policies on 30-A.

24. Resource policies – isolated wetlands and vegetative wetland removal
 - a. Keep an eye on federal and state bills.
 - b. Develop guidelines for isolated wetlands.
 - c. Incorporate SWAMP report in regards to environmentally sensitive wetlands.
 - d. Focus on planning versus permits.

25. Post-disaster policies
 - a. Establish clear guidelines for older structures that are destroyed in regards to rebuilding.
 - b. Do forward thinking about how much county will deviate from comp plan after disasters.
 - c. Develop clear guidelines for what you can and cannot do after a storm (permits).

d. Coordinate the post disaster recovery plan with the comp plan.

Dr. Taylor asked the participants to rate the importance of each of the EAR issues between 1 and 6 using the following scale: 5 = Very important, 4 = Important, 3 = Somewhat important, 2 = Not very important, 1 = Not important.

Everyone was asked to consider the following factors during their consideration: short and long-term impacts on the community, likelihood that related Comprehensive Plan changes can make a difference, potential for misinterpretation and litigation, and the need to balance the broader community good and property rights.

The following participants made closing comments: Mr. Lloyd Blue, Mr. David Kramer, Anoch Lanch, Department of Community Affairs, and Mr. Ken Little, Citizen Services Director.

Ms. Blackshear requested that information regarding the EAR process and scoping efforts be made available for public review via the internet. Mr. Ken Little agreed to post the information on the county website: www.co.walton.fl.us.

The meeting was adjourned at 4:20 p.m. until 6:00 p.m.

The meeting reconvened at 6:00 p.m. for public input.

Commissioner Meadows opened the meeting and welcomed the participants. She turned the floor over to Dr. Taylor to review the meeting agenda.

Ms. Blackshear gave an overview of the Comprehensive Planning and Evaluation and Appraisal Report (EAR) processes.

Mr. Scoville reviewed the timeline for the EAR process.

Dr. Taylor asked the participants to review the list of issues generated in the afternoon meeting. He asked them to list any other issues they felt the EAR should address.

Ms. Blackshear explained issues 1 through 27 and the public added items 28 to 33:

28. Review lot split process
29. Public Safety integration; highway evacuation, limited access on major highways
30. Sidewalks, bikes on 98 where no bike paths
31. Greenway committee addressed
32. Alternative energy sources
33. Section in comp plan for DRI's

The Board recessed briefly.

For clarification purposes, Ms. Blackshear explained the county's position regarding the Sandestin DRI.

Dr. Taylor reviewed the initial list of EAR considerations and information needs generated at the previous meeting. He asked the group to identify additional considerations and information needs they felt should be addressed in the EAR. The items that were added are illustrated in **bold** in the list below.

1. Establish urban service areas (USAs)
 - a. Determine locations of USAs and assign land use categories and densities within each USA.
 - b. Prepare data & analysis substantiating facilities for each USA for the 10 year-timeframe required by DCA.
 - c. Look at small geographic areas, such as Bruce, Seagrove, etc. for USA's**
2. Develop build-out analysis scenarios for county future growth
 - a. What do we want to be when we grow up? We will determine land use categories.

- b. Consider second home and tourists (demographics).
 - c. Consider impacts from other counties.
 - d. Talk with major developers and consider their future plans.
 - e. Look at connections to the Bay County airport and evacuation routes.
 - f. Consider impact of BRAC on the north part of the County.
3. Reevaluate and consolidate the county's land use categories
- a. Determine high, medium, low density residential areas
 - b. Reduce number of land use categories: assess the potential for combining present land use areas under a single category, i.e. rural residential & rural low density under low density.
 - c. Evaluate areas of US 331 & Coy Burgess/Argyle & US 90 for commercial designation.
 - d. Re-designate properties currently operated as commercial, but fall under the rules of residential subdivision covenants and restrictions.
 - e. Reconsider land use at all major intersections.
 - f. Look at residential preservation areas, RPA's
4. Produce a financially feasible capital improvement plan (CIP)
- a. Flesh out the transportation component and develop a CIP for all other elements, schools, recreation, etc.
 - b. Resource protection (stormwater, recreation).
 - c. Conduct financial analysis
 - d. Think through the TPO projects with DOT and DCA in regards to proportionate fair share.

5. Edit confusing, inconsistent language in the comprehensive plan and ensure consistency between the comprehensive plan and the land development code
 - a. New substantive provisions (minimum lot size, PUD's, etc.).
 - b. Flood insurance, wetland and resource policy and protection.
 - c. Clarification of vegetative policies on 30-A.
6. Coordinate parcel data with current and future land use maps
7. Complete and adopt a Town Center-1 Master Plan
 - a. Recommend increasing densities in that area.**
8. Verify accuracy of Neighborhood Map Series and correct as appropriate
9. Update Comprehensive Plan to be consistent with new statutes, e.g. HBs 360, 440, etc. al.
 - a. Ensure consistent data and analysis for evaluating land use changes or map amendments; provide DOT staff analysis.
10. Develop congestion mitigation strategies for Highways 331, 90 and 20
 - a. Consider passing lanes on 331.
 - b. Integrate the 98 plan [with the Comprehensive Plan].
 - c. Look at alternative means of relieving congestion.
11. Identification and recognition of commercial nodes on 98 and other roads, including signage
 - a. Consistent data and analysis for evaluating land use changes or map amendments; provide county staff analysis to DOT.
 - b. Add commercial categories.**
 - c. Look for a location for auto sales that are now prohibited on 98.**

- d. Have a process to encourage tasteful signs.**
- 12. Airport planning for Freeport and DeFuniak Springs
 - a. There will be a growing demand for these airports.**
 - b. Consider private subdivisions in area.**
- 13. Economic development element
 - a. Free enterprise zones should be an overlay in comp plan.**
 - b. Have policies to encourage economic development.**
- 14. Intergovernmental coordination
 - a. The County and cities need to work together more closely.
- 15. Stormwater management to include system location, Mosquito Control, funding, quantity and quality
 - a. Impacts on Choctawhatchee and other major water bodies, including runoff from roads and mosquito control ditches.
 - b. Need funding mechanisms for areas with current flooding.
 - c. Review of existing stormwater design criteria and standards.
 - d. Address pre and post development runoff volume, not just treatment.
- 16. Neighborhood plans and other overlay districts
 - a. Address land use amendments in neighborhood plan areas.**
- 17. Secure easements, including beach access and various other easements
 - a. Provide mechanisms and policies to secure easements and address abandonments.
 - b. Include a more stringent enforcement of activities on easements around dune lakes, like pesticides from lawns, etc.**

18. Redevelopment, especially along beaches

- a. Provide strong protections for single-family neighborhoods (look at provisions for carriage houses).**
- b. Establish policies for redevelopment after storms.**

19. Recreation

- a. Develop ways to increase facilities and access natural resources.**
- b. Establish a policy to accept donated land.**

20. Workforce and affordable housing, affordable public transportation

Identify needs and target populations.

- a. Define what affordable is going to be.
- b. Set policies to integrate workforce housing into the community, not separate it.
- c. Link affordable housing to economic development (where the services jobs are needed).
- d. Set aside land for housing.
- e. Consider allowing industry provided housing.

21. Incentives for Resource Protection

- a. Give owners and developers incentives to preserve heritage trees and sand oaks.**
- b. Encourage developers to increase buffers especially between commercial and residential.**
- c. Educate developers and the public on policies.**

22. Marina policies

- a. Encourage public access in private marinas.**

b. Revise location criteria and design standards for marinas.

23. Rural development and enhancement policies

a. Address development at crossroads.

24. Resource policies – isolated wetlands and vegetative wetland removal

Keep an eye on federal and state bills.

Develop guidelines for isolated wetlands.

Incorporate SWAMP report in regards to environmentally sensitive wetlands.

Focus on planning versus permits.

25. Post-disaster policies

Establish clear guidelines for older structures that are destroyed in regards to rebuilding.

a. Forward thinking about how much county will deviate from comp plan after disasters.

b. Develop clear guidelines for what you can and cannot do after a storm (permits).

Coordinate the post disaster recovery plan with the comp plan. **The County website was down after Ivan, use links to ensure uninterrupted access.**

26. Develop procedures for how small scale amendments are received and reviewed

a. The County should not to take more than 10% of the small-scale amendments, SSA's.

b. Set policy procedures for acceptance of SSA's.

27. Coordination with military facilities

a. Hold biannual meetings and/or have a County liaison.

28. Review the lot split process
 - a. **Consider using minimum lot sizes to maintain appropriate densities.**
 - b. **Consider elimination of the policy.**
 - c. **Ask the County attorney to review the policy and impacts.**
29. Public safety integration; highway evacuation, limited access on major highways
 - a. **Promote education and public awareness.**
 - b. **There are safety issues on bike paths on 30-A.**
 - c. **Open public communications with Sheriff's office on safety issues.**
30. Sidewalks, bikes on 98 where no bike paths
 - a. **Put under the Capital Improvement Plan, CIP.**
 - b. **Change sidewalk policies to enhance and fill in gaps in paths.**
31. Greenway committee addressed
 - a. **BCC could appoint a committee.**
32. Alternative energy sources
 - a. **Set alternative height policies for energy sources (windmills, etc.).**
33. Establish a section in comp plan for Developments of Regional Impact, DRI's
 - a. **Set maximum densities and use the NOPC process.**
 - b. **Establish a clear set of guidelines, like terms and FARs.**

Dr. Taylor asked the participants to rate the importance of each issue between 1 and 5.

Commissioner Meadows encouraged anyone with questions to call her office and she would be obliged to schedule an appointment to meet with them.

There being no further business, the meeting was adjourned at 8:35 p.m.

APPROVED: _____
Scott Brannon, Chair

ATTEST: _____
Martha Ingle, Clerk of Court