

MARCH 14, 2004 –PUBLIC HEARING

The Board of County Commissioners, Walton County, Florida, held a joint Public Hearing with the Planning Commission on Monday, March 14, 2005 at 5:00 p.m. at the South Walton Courthouse Annex. The purpose of the meeting was to discuss proposed Large Scale Amendments.

The following Board members were present: Commissioner Kenneth Pridgen, Chairman, Commissioner Scott Brannon, Vice-Chairman, Commissioner Larry Jones, Commissioner Cindy Meadows, and Commissioner Rosier Cuchens. Ms. Shirl Williams, Assistant County Administrator, and Attorney Kira Coley, Staff Attorney, were also present.

The following Planning Commission members were present: Butch Lawrence, Randy Garner, Albert Paris, Tom Terrell, and Sally Merrifield. The following Planning staff was also present: Tom Blackshear and Kelly Finney.

Chairman Pridgen called the meeting to order.

Mr. Tom Blackshear, Long Range Planning Manger, addressed the Board to present and review the following Large Scale Amendments:

(A notebook containing the following information was provided to each member of the BCC and Planning Commission. A notebook was also provided for the record)

A. **LSA 05-1.A Text Amendments**

1. LSA 05-1.A.1 North Bay Neighborhood Planning Area (NBNPA)
  - a. NBNPA Residential
  - b. NBNPA Mixed Use Residential
  - c. NBNPA Rural Town Center

B. **County Sponsored Map Amendments**

Mr. Blackshear briefly reviewed the information pertaining to LSA 05-1.B.2.41, Affordable Housing Proposed Development. Mr. Blackshear turned the floor over to Mr.

Dewey Wilson, President and General Manager of Florida Community Services, to further discuss the amendment. Brief discussion was held. Public comments were made by Mr. Allen Ficarra and Mr. David Kramer.

I. LSA 051.B.1 Borrow Pit Settlement Agreement on 3280  
Brief discussion was held regarding the agreement.

II. LSA 05-1.B.2 FLUM Adjustment Amendments

1. LSA 05-1.B.2.1 Emerald Bay DRI, Northern Portion
2. LSA 05-1.B.2.2 The Golf Garden, Northern Portion
3. LSA 05-1.B.2.3 Avalon Subdivision
4. LSA 05-1.B.2.4 Johnson Beach & Bay Bridge Landing Subdivisions
5. LSA 05-1.B.2.5 South Walton Utilities Waste Water Treatment Plant
6. LSA 05-1.B.2.6 Bayside Subdivision
7. LSA 05-1.B.2.7 Holiday Travel Park
8. LSA 05-1.B.2.8 Caribe Subdivision
9. LSA 05-1.B.2.9 Hidden Dunes DRI
10. LSA 05-1.B.2.10 Gulf Pines Subdivision
11. LSA 05-1.B.2.11 Driftwood Estates Subdivision
12. LSA 05-1.B.2.12 Santa Rosa Plantation, Lot 17
13. LSA 05-1.B.2.13 Lot on Hewitt Bayou Road
14. LSA 05-1.B.2.14 Public Lands in Hogtown Bayou
15. LSA 05-1.B.2.15 Santa Rosa Plantation, Lots 6 & 7
16. LSA 05-1.B.2.16 Santa Rosa Plantation, Lots 11 & 12
17. LSA 05-1.B.2.17 Santa Rosa Plantation
18. LSA 05-1.B.2.18 Santa Rosa Plantation
19. LSA 05-1.B.2.19 Santa Rosa Plantation Parcels
20. LSA 05-1.B.2.20 Santa Rosa Plantation Lots 28, 26
21. LSA 05-1.B.2.21 Santa Rosa Plantation Lots 22, 23, 24
22. LSA 05-1.B.2.22 SW Corner of Moll Drive & US 98 (DOT ROW)
23. LSA 05-1.B.2.23 Santa Rosa Plantation Lot 54
24. LSA 05-1.B.2.24 Santa Rosa Plantation Lot 27
25. LSA 05-1.B.2.25 Santa Rosa Plantation
26. LSA 05-1.B.2.26 Lots 1-6 Fairways Drive
27. LSA 05-1.B.2.27 State-Owned Property in Point Washington
28. LSA 05-1.B.2.28 Cemetery in Point Washington
29. LSA 05-1.B.2.29 Private Property Fronting US 98
30. LSA 05-1.B.2.30 Regional Utilities WWTP & Sprayfield
31. LSA 05-1.B.2.31 Regional Utilities WWTP & Sprayfield at Peach Creek
32. LSA 05-1.B.2.32 Eastern Portion of Lakeshore Estates Subdivision
33. LSA 05-1.B.2.33 Private Property with the Boy Scout Camp
34. LSA 05-1.B.2.34 Deer Run Acres, Lots 13 & 14
35. LSA 05.1.B.2.35 Commercial Node on Coy Burgess Loop

- 36. LSA 05.1.B.2.36 FDOT property South of Woodlawn, Fronting US 331
- 37. LSA 05.1.B.2.37 Undesignated State Property
- 38. LSA 05.1.B.2.38 County Conservation Lands off Garfield Road
- 39. LSA 05.1.B.2.39 Stallworth Lake Preserve
- 40. LSA 05-1.B.2.40 US 331/Chat Holley Area
- 41. LSA 05-1.B.2.41 Affordable Housing Proposed Development

It was the general consensus to discuss in full only the amendments that the commissioners or the members of the Planning Commission had questions or comments about.

Commissioner Meadows questioned and commented about various aspects of the following map amendments:

- (2) LSA 05-1.B.2.2 The Golf Garden, Northern Portion
- (6) LSA 05-1.B.2.6 Bayside Subdivision
- (7) LSA 05-1.B.2.7 Holiday Travel Park
- (8) LSA 05-1.B.2.8 Caribe Subdivision
- (10) LSA 05-1.B.2.10 Gulf Pines Subdivision
- (12) LSA 05-1.B.2.12 Santa Rosa Plantation, Lot 17 on Mack Bayou Road
- (13) LSA 05-1.B.2.13 Lot on West Hewitt Road
- (19) LSA 05-1.B.2.19 Santa Rosa Plantation, Parcels
- (29) LSA 05-1.B.2.29 Private Owned Property Fronting US 98
- (33) LSA 05-1.B.2.33 Privately Owned Property
- (35) LSA 05-1.B.2.35 Commercial Node on CBL
- (40) LSA 05-1.B.2.40 US 331/Chat Holly Area

Mr. David Kramer stated that Mike Lane, Planning Director, had previously agreed to propose a county sponsored FLUM amendment for five parcels of property near Butler School. Mr. Blackshear stated that the item would be added to the next workshop's agenda as LSA 05-1.B.2.42.

Next, individuals who were present to represent the following privately sponsored amendments were asked to address the Board and Commission to answer questions regarding the projects.

C. **Privately Sponsored Amendments**

1. LSA 05-1.C.1 Permenter Investments Corporation (No representative present)
2. LSA 05-1.C.2 MC Davis (No representative present)  
Commissioner Meadows questioned some of the information contained in the amendment application.
3. LSA 05-1.C.3 Cosson Road (No representative present)  
Ms. Sally Merrifield, Planning Commission, expressed concern regarding the proposed density. Further discussion was held.
4. LSA 05-1.C.4 Utility Solutions Group, LLC. (No representative present)  
Discussion was held regarding `
5. LSA 05-1.C.5 Lorraine Morgan & Marie Marshal – Peach Creek  
(No representative present)
6. LSA 05-1.C.6 Susan Daniska (No representative present)
7. LSA 05-1.C.7 Black Creek Ventures, LLC (No representative present)  
Allen Ficarra questioned the location of the proposed project.
8. LSA 05-1.C.8 Vincent Inzerillo (No representative present)  
Mr. Blackshear noted that there were errors in the application.
9. LSA 05-1.C.9 APB Development Inc.  
Mrs. Jennifer Christensen addressed the Board and Commission representing APB Development Inc.
10. LSA 05-1.C.10 Jason Black Daniel. (No representative present)  
Mr. Allen Ficarra questioned the proposed future land use category as well as the proposed density.  
  
Commissioner Brannon asked if the proposed amendments would be subject to the new proposed infill ordinance. Mr. Blackshear stated that the ordinance should be in place by the time the amendments are brought back for adoption.  
  
Ms. Anita Paige questioned the process of the transmittal of the proposed amendments.
11. LSA 05-1.C.11 Vincent Inzerillo, CR 280 (No representative present)
12. LSA 05-1.C.12 Cletus Wilson (No representative present)
13. LSA 05-1.C.13 Craig LeCrone (NO representative present)
14. LSA 05-1.C.14 Black Creek, LLC & Black Creek Plantation, LLC.

Mrs. Jennifer Christensen addressed the Board representing Black Creek LLC and Black Creek Plantation LLC.

15. LSA 05-1.C.15 Jack Rhodes, Thompson Drive

Mr. Jack Rhodes addressed the Board and Commission representing SFB Investments, LLL.

16. LSA 05-1.C.16 Jim Whittaker (No representative present)

17. LSA 05-1.C. 17 Scott Jenkins (No representative present)

18. LSA 05-1.C.18 Crawford Sugar Properties (No representative present)

19. LSA 05-1.C.19 High Noon Development, LLC

Mrs. Jennifer Christensen addressed the Board and Commission representing High Noon Development, LLC.

20. LSA 05-1.C.20 North West Florida Enterprises

(No information regarding this amendment was provided for the record)

Mr. David Kramer was present to answer any questions. Commissioner Meadows requested a map be provided of the subject property.

Mr. Blackshear encouraged the commissioners and members of the Planning Commission to contact the Planning staff with any questions or suggestion between now and the next workshop scheduled for March 21.

Ms. Kelley Finney, Planning Manger, informed the Board that the Planning Department was not accepting additional large scale or small scale amendments at this time.

There being no further business, the meeting adjourned at 6:50 p.m.

APPROVED: \_\_\_\_\_  
Kenneth Pridgen, Chairman

ATTEST: \_\_\_\_\_  
Martha Ingle, Clerk of Court