

JUNE 18, 2002 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida, held a Workshop Meeting on Tuesday, June 18, 2002 at 9:00 a.m. at the Coastal Branch Library to discuss upcoming Large Scale Amendments.

The following Board members were present: Commissioner Tim Pauls, Vice-Chairman Larry D. Jones, Commissioner Herman L. Walker, Chairman Lane Rees and Commissioner Gene Ryan.

Commissioner Jones led with prayer following the pledge of allegiance to the American Flag.

Chairman Rees called the meeting to order.

Mr. Tom Blackshear, Comprehensive Planning Manager appeared before the Board of County Commissioners to present several Large Scale Amendments (LSA) that are in a transmittal stage. Mr. Blackshear further stated that this LSA workshop is to give the Commissioners information and to get input from them before it becomes a formal transmittal draft in August 2002.

Mr. Blackshear stated that any comments made today would be taken back to the Planning Commission for their consideration during their transmittal period in July 2002.

Commissioner Walker asked Mr. Blackshear to describe for the record, the definition of a Large Scale Amendment.

Mr. Blackshear stated that there are two types of LSA: (1) A map amendment that involves any parcels over ten acres, (2) Amending the text of the Comprehensive Plan. Mr. Blackshear also said that any parcels that are less than ten acres, the State has given us the option to handle locally through a Small Scale Amendment.

Commissioner Walker asked Mr. Blackshear to explain what requires the County to go through the process of a LSA rather than handle it on a local level. Mr. Blackshear replied that the State of Florida requires the County to go through DCA and other State Agencies as mandated by the Florida Statutes.

Mr. Blackshear stated that the transmittal process is limited to twice a year unless there is an emergency. Attorney Gary Vorbeck also advised the Board that if they wanted to make any changes to the text language, that now is the time to make those changes known.

Mr. Blackshear then explained that anyone who owns property could submit a request to the Planning Commission asking for change considerations to the Comprehensive Plan.

The first Amendment presented to the Board for language clarification was LSA 02-2.1.A.: Vegetative Buffer Requirements for Shallow Lots of Record Abutting Environmentally Sensitive Areas.

Commissioner Pauls stated that there should be objectives in the Comprehensive Plan along with the specifics as to how we reach those objectives in the Land Development Code.

Attorney Vorbeck stated that the Comprehensive Plan should be a general planning tool that gives policies on developing the Land Development Code.

Commissioner Pauls further stated that the implementation should be in the LDC and the policy should be stated in the Comprehensive Plan.

Mr. Vorbeck advised the Board that they should first add the changes to the LDC and then go back and delete it out of the Comprehensive Plan.

Mr. David Kramer appeared before the Board to address his concerns regarding this amendment and asked for clarity in the language.

Mr. Lloyd Blue appeared before the Board to address his concerns with specificity and DCA issues. Mr. Blue further stated that in the future, he would like to see the County have a better working relationship with DCA in regards to the LDC and the Comprehensive Plan.

Ms. Cindy Meadows, Chair of the Planning Commission, suggested that the Board hire a consultant to review the Comprehensive Plan and LDC to assist staff in resolving planning issues.

The Commissioners stated for the record, that they would be in favor of preparing an early Evaluation Appraisal Report (EAR) with the help of a consultant who has a knowledge and working relationship with DCA. This led to a discussion of how much money it would cost to hire a consultant and how long it would take to complete the EAR. It was also decided that Mr. Vorbeck, Jack Arthur and Tom Powell schedule a meeting with DCA in Tallahassee to discuss the level of specificity in the Comprehensive Plan.

The next amendment presented for discussion was LSA 02-2.1.B: Text Clarification for the Neighborhood-Commercial Provisions, Substituting the Date of Plan Policy Adoption for the Word “New” and Substituting the Word “Project” for the Word “Use.”

Mr. Kramer asked for clarification to Policy 1-1.1B(B)(3)(a)b.e – (XI), as the word parent Infill parcel is not defined in the LDC or the Comprehensive Plan.

Mr. Blue informed the Commissioners of areas in Grayton Beach where there is limited commercial property in a residential area as well as Infill that does not amount to three acres.

Commissioner Pauls stated that amendment 1-1.1B(B)(a) (IV) on page 5 should be stricken, as the Grayton area is major Neighborhood Commercial and strike the words “workplace is prohibited”.

Ms. Cindy Meadows addressed her concerns with this Amendment and the wording of the text.

Mr. Blackshear presented Amendment 02-2.1.C.: Text Establishing Medium and Light Industrial Categories in North Walton County and Eliminating (Heavy) Industrial from South Walton County.

Commissioner Walker stated he would like to see a Hazardous Waste category established as well.

Mr. Blackshear stated that there were some people in the meeting today that would like to present their privately sponsored amendments to the Board.

Mr. Nick Cassala with Arvida appeared before the Board to present LSA 02-2.3.A: WaterSound North, a Mixed Use Development in Southeastern Walton County.

Commissioner Rees stated several people had approached him regarding the road access to their adjoining properties. Mr. Reese then asked if it was the intent for the County to take over the private road at some point to keep the access from County Road 30-A to State Hwy 98.

Mr. Brit Green appeared before the Board and stated that it had always been the their intent to leave the road open whether the county maintains it or not.

Mr. Kramer stated that he was an adjacent property owner to this development along with a number of other property owners that border this projected development in the North Inlet Beach area. Mr. Kramer further stated that this road was the sole access to the property owners and taxpayers in that area.

Mr. Green stated that there was not an agreement that exists today regarding the use of the road, but it was their intent in the planning process to allow the public to continue to access the road to their properties.

The next amendment was LSA 02-2.3.B: South Walton Commerce Park in Southeastern Walton County.

Mr. George Ward appeared before the Board and presented a handout on the above-mentioned project.

The applicant is requesting a Future Land Use Map change of the subject property for the purpose of developing a new commerce park on the north side of US 98, approximately 3 miles east of County Road 395.

Mr. Blackshear introduced the third privately sponsored amendment, LSA 02-2.3.C: Blackstone, a Golf Course Development in Mossy Head.

The final privately sponsored amendment to be presented was LSA 02.2.D: Small Neighborhood Project on CR395 in Point Washington.

Mr. Ross Binkley appeared before the Board and presented a handout on the project. This project may require a large-scale amendment to change two parcels from Neighborhood Planning Area/Infill and Conservation Residential 2:1 to Neighborhood Planning Area/Small Neighborhood Project.

Mr. Blackshear presented the following amendments:

- LSA 02-2.2: Future Land Use Map Amendments.
- LSA 02-2.2.A - Proposed Industrial Site owned by the Association of Retarded Citizens.
- LSA 02-2.2.B - Commercial Node at the Intersection of Coy Burgess Loop and US 331.
- LSA 02-2.2.C - Huck “n” Tom’s Subdivision.
- LSA 02-2.2.D - The Line Separating General Agriculture and Large Scale Agriculture from Neighborhood Planning Area North of Seacrest, Rosemary Beach, and North Inlet beach.
- LSA 02-2.2.E - Parcels North of Cassine Gardens Fronting Lee Place.
- LSA 02-2.2.F - Commercial Node at the Intersection of US 331 and CR 3280.

Mr. Blackshear informed the Board that they would be receiving more information on these Future Land Use Map Amendments at a later time.

Mr. Blackshear presented for information, a memorandum regarding Future Land Use Map Designation for Two Ten-Acre Parcels East of Eastern Lake, fronting C-30-A, Tax ID# 28-3S-18-16000-002-0000. Mr. Blackshear stated that the above referenced property covers approximately twenty acres and would be better suited for a Small Neighborhood Project on the County’s Neighborhood Planning Area Map Series.

There being no further business, the meeting was adjourned at 12:15 p.m.

APPROVED: _____
Lane Rees, Chairman

ATTEST: _____
Martha Ingle, Clerk of Court