



## Walton County Planning and Development Services

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**Date:** July 11, 2017 (Revision 2)

**To:** Board of County Commissioners

**Through:** Mac Carpenter, Planning Director  
Stan Sunday, Deputy County Administrator  
Larry Jones, County Administrator

**From:** Kristen A. Shell AICP, Planning Manager

**Subject:** June 12 Planning Commission Recommendations

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On June 12, 2017, the Planning Commission held a public hearing on the first four Comprehensive Plan Element drafts as part of our Comprehensive Plan and Land Development Code Update project. This is part 1 of 3 on the Comprehensive Plan revisions. These work in progress drafts included the Conservation; Coastal Management; Recreation, Open Space and Greenways; and Housing Elements.

This public hearing came on the heels of six previous public workshops and one focus group meeting with environmental professionals. Conceptual ideas were generated as these meetings progressed, these concepts were then synthesized for the Planning Commission into options.

The Planning Commission was tasked with selecting options and making a final recommendation in order to facilitate the resolution of the identified internal inconsistencies, inconsistencies of interpretation or inconsistency between the Comprehensive Plan and Land Development Code. The following is a summary of those recommendations.

### **Conservation Element**

#### *Policy Level Issue # 1: Wetland Development Scenarios*

The Planning Commission voted to retain the current draft language. This language removes the one unit per 20 acre density limitation and commercial development prohibition for sites that are entirely wetlands in order to remove conflict with underlying land use entitlements when appropriate

state and federal permits are issued. In place, the revised language refers to limited densities and intensities that will be enumerated within the Land Development Code. Further clarification regarding predominantly wetland properties and the utilization of density bonuses (workforce housing etc.) is anticipated in the upcoming Code draft. The following table illustrates the regulatory scenarios recommended by the Planning commission.

<b>Development Site Scenarios</b>		
<b>Scenario 1</b> <b>(See Policy C-1.1.3)</b>	<b>Scenario 2</b> <b>(See Policy C-1.1.4)</b>	<b>Scenario 3</b> <b>(See Policy C-1.1.5)</b>
Wetlands and Uplands, Wetlands NOT Impacted	All Wetlands, No Uplands	Wetlands and Uplands, Wetlands Impacted
<ul style="list-style-type: none"> <li>• Gross density of Land Use Category may be transferred to uplands</li> <li>• Intensity not considered</li> <li>• Other requirements may limit</li> </ul>	<ul style="list-style-type: none"> <li>• Platted residential lots of record - one dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>• Wetland area density is one unit per 20 acres</li> <li>• Intensity allowable for impacted wetland area is 0.1 ISR</li> </ul>

*Policy Level Issue #2: Tree Preservation*

The Planning Commission voted to retain currently adopted language that calls for the protection of landmark trees. Specifically Policy C-1.2.2. below was included replacing a portion of C-1.2.3 and Policy R-7.1.1 which will require implementing Land Development Code regulations.

“Policy C-1.2.2: The County shall adopt requirements in its Land Development Code for the protection and preservation of landmark trees that require protection due to their special value in that they are irreplaceable by any means; that may be associated with historic figures, events, or properties; be rare or unusual species; or have aesthetic value worthy of protection for the health and general welfare of the residents of the County.”

### *Policy Level Issue # 3: On-Lot Preservation*

The Planning Commission voted to retain the current draft language which discourages the placement of preservation areas on individual lots within residential subdivisions, specifically the draft language is as follows:

“For residential development, in order to utilize the preservation buy out option, all remaining preservation areas must be placed in common areas and defined as such within a recorded subdivision plat also having appropriate restrictive covenant language. Alternatively, if not utilizing the buyout option, preservation areas must be recorded in applicable deed restrictions, a conservation easement recorded, or within recorded common areas.”

### *Policy Level Issue # 4: Coastal Upland Preservation*

The Planning Commission voted to recommend an amendment to the language included in the draft dealing with Coastal Upland Preservation and the Coastal Protection Zone. This amendment would clarify that 95% preservation of the Coastal Upland natural communities (beach dune, coastal berm etc) would be required within the Coastal Protection Zone (CPZ) and seaward of the CPZ. Landward of the CPZ, 100% of the Coastal Upland natural communities must be preserved outside of the building footprint. The Planning Commission also retained the current drafts provision to require restoration of these natural communities within the CPZ in redevelopment situations. The proposed clarifying language is as follows:

Policy C-1.10.2 (new numbering)....

(1) Within Coastal Upland vegetative communities located seaward of the ~~CCCL~~ CPZ and/or within the CPZ, the applicant for development approval is required to preserve, in its existing state, ninety-five (95) percent of such dune native vegetation. Notwithstanding this limitation, dune walkovers are allowed within such coastal upland communities if permitted by the appropriate state and federal agencies. For redevelopment scenarios where native vegetation no longer exists within this area, restoration is required.....

## **Recreation, Open Space and Greenways Element**

### *Policy Level Issue # 1: Recreational Plat Fees*

The Planning Commission voted to include all residential development within the fee collection or land dedication exaction. This would include multifamily development. In addition, the Planning Commission voted to allow developers to dedicate off site lands under certain conditions to meet the requirement.

**Housing Element:**

*Policy Level Issue #1: Historic Structures*

The current Comprehensive Plan contains policies related to the identification and preservation of historic structures. The Planning Commission voted to retain some language aimed at the identification and ultimate protection of these structures. The first step being seeking grant funding for the identification of these structures County wide.