

AUGUST 11, 2004-WORKSHOP

The Board of County Commissioners, Walton County, Florida, held a Workshop on Wednesday, August 11, 2004 at 5:00 p.m. at the South Walton Courthouse Annex. The purpose of the meeting was to discuss the South Walton Master Plan Study: US 331 to Mack Bayou Road.

The following Board members were present: Larry Jones, Chair, Tim Pauls, Vice-Chair, Commissioner Rosier Cuchens, and Commissioner Kenneth Pridgen. Mr. Ronnie Bell, County Administrator, was also present.

Chairman Jones called the meeting to order. Mr. David Haight, PBS&J, addressed the Board and introduced the newest member of the team, Barbara Miralles. Mr. Haight gave an overview of the status of the Mack Bayou Study and presented a power point program titled "South Walton Master Plan Study County Commission Workshop". The presentation began by discussing topics such as zoning issues, maximum density and height limitations, and the high and low ranges of intensity and density. The presentation also spoke about floor area ratio, which Mr. Haight stated was one way to control intensity. He presented a table to the Board showing the highest range of intensity (FAR) and density (du/acre) recommended by PBS&J. Discussion was held regarding these issues. Mr. Haight emphasized the fact that there is a requirement that a master plan must be prepared for Town Center in order to raise the density allowed.

Mr. Haight presented and reviewed a draft handout that described proposed district intent, principal and accessory uses permitted, development standards, and limitations on use for several different zoning districts. The different districts included

Town Center, Mixed Use High Density, Mixed Use Transition Medium Density, Village Overlay (Old Town of Santa Rosa), Low Density Residential, and Conservation.

Mr. Haight also reviewed and discussed a Town Center Master Plan that he had submitted to the Board. Discussion was held regarding the different land use categories. Several members of the audience made comments and asked questions.

Mr. Haight also gave an overview of the results of their transportation study of the district. He then introduced and turned the floor over to Rosemary Woods, PBS&J, to present a power point regarding their roadway location study. Ms. Woods presented material and made recommendations regarding roadway improvements that would help to interconnect neighborhoods. She reviewed and explained sixteen different alternatives and briefly discussed the cost associated with each alternative. Ms. Woods asked the Board for direction and spoke about the next steps. Discussion was held and several members of the audience voiced their opinions and preferences in regards to the alternatives that were presented.

The Board listed their preferred alternatives and directed PBS&J to compare the different alignments and bring back recommendations to the Board.

There being no further business, the meeting was adjourned at 7:35 p.m.

APPROVED: _____
Larry D. Jones, Chairman

ATTEST: _____
Martha Ingle, Clerk of Court