



Walton County Planning and Development Services

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Date: March 28, 2018
Prepared by: Keli Frymire, PLA
Subject: Meeting Minutes – 331 Economic Development Corridor Plan Meeting

Meeting Details:

Date: Tuesday, March 27, 2018
Time: 5:30 PM to 7:00 PM
Location: Freeport Community Center

Meeting Summary:

Introduction of Project, Project Work Group and individuals present. Copies of “Scope of Work” made available. (Kristen Shell – Walton County Planning and Development)

- Through a grant from the Department of Economic Opportunity, Walton County is conducting an Economic Development Study of the 331 Corridor. Due to the grant restrictions the timeline is very tight and must be complete by June 1. Walton County is partnering with Matrix Design Group, Inc. to complete the study.
- Walton County would like to be more visionary than reactionary to the development that will come to this corridor area. This study, and the land use/traffic scenarios produced, will facilitate that proactive planning process.
- Walton County will be looking at Land Use Scenarios for the corridor area. There are two goals associated with these Land Use Scenarios:
 - Study deliverable of 1 or more Future Land Use map for the corridor area. These maps will not necessarily result in FLUM map changes, but will be recommendations.
 - Plan for the preservation of the traffic corridor. As this is a hurricane evacuation route and the main transportation route for traffic flow into South Walton County, preservation of the corridor is imperative as development occurs along the corridor.
- Goals for this meeting:
 - Establish the geographic boundaries that should be included in the study area
 - Scope of the study as it relates to the preservation of the corridor
- TIF. A Tax Increment Finance (TIF) district has previously been established for this corridor. Ordinance specifically calls out infrastructure improvements. However, there could be an opportunity to amend ordinance to include traffic specific improvements as well.
- Update on Water/Sewer Infrastructure Planning: (Bill Menadier – Dewberry).
 - Dewberry has studied a portion of the corridor for the installation of water/sewer infrastructure based on some assumptions about possible future development. They have secured State Revolving Fund (SRF) grant money for the first planning phase (Sparkleberry Lane north to State Highway 20). This phase of sewer includes a lift

station near the entrance of Riverwalk and Hammock Bay sized to handle estimated future 331 flows.

- Dewberry, as part of the Triumph/Restore proposals, has been seeking grant money to chip away at the study, planning and construction of the water/sewer along this corridor.
- Triumph/Restore (Bill Williams) – Triumph/Restore will be compiling information from Dewberry study and the various land use study scenarios in order to run REMY models. For Triumph/Restore Act participation, a direct link between the upcoming projects and economic improvements must be demonstrated.
- Freeport development trends (Latilda Hughes-Neel – City of Freeport Planning).
 - Freeport is seeing a large number of applications for annexation (particularly large parcels) adjacent to current city limits. Applications for properties west, east and south of current City limits.
 - City seeing increase in build-outs for Industrial Parks (mostly distribution centers)
 - Concern that there is not enough workforce/households to support larger scale retail
 - City is currently working on a planning project to study the corridor from HWY 20 north to Owls Head. This includes service roads, pedestrian access, and traffic access. Kristen Shell requested a summary/outline from Freeport as well as a current shapefile for Freeport Zoning districts.
- Meeting Goal #1: defining geographic area
 - Dewberry study area included Bay Bridge to Hwy 90
 - All of North Walton Co is RAEO (Rural Area for Economic Opportunity)
 - East/West geographic area could follow TIF area
- Meeting Goal #2: corridor preservation scope
 - How can we plan ahead to create additional N/S connections to HWY 20 so that all traffic does not need to go through 331/20 intersection unless it is through traffic for 331?
 - Will 331 be treated as a scenic corridor? Not necessarily listed as an element in the scope of this project study, but could create streetscape and design guideline standards to create a “gateway to the beach” and potentially use TIF funding
- Land Use Vision for the Corridor:
 - County needs to look at various land use scenarios because the area along the corridor is not currently zoned for commercial uses
 - Where does the commercial development feel appropriate? Nodes of development near key intersections? Balance of residential to support commercial?
 - Mixed Use development and mixed housing types.
 - Workforce or affordable housing might not be best for immediately adjacent to corridor, but could be a secondary development pattern to the east and west of corridor area. Concern would be the distances to shopping, medical facilities, pedestrian routes, distances to schools, etc. These distances are particularly important to developers who will be seeking “new market” tax credits.
 - Are there lands identified for habitat preservation?
 - Eglin Air Force Base – Several corridor parcels are Eglin property. A joint land-use study with Eglin has been conducted and needs to be referenced for various design needs related to the Military Low Flight Zones. Kristen Shell requested separate meeting with Eglin Planner Tom Tolbert to review planning areas and request GIS data for County reference.



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AGENDA

Type of Meeting: 331 Economic Development Corridor Plan Work Group –March 27, 2018

Meeting Facilitator: Kristen A. Shell, AICP

Work Group Attendees Present:

Member	Organization
Tom Tolbert	Eglin Air Force Base
Bill Menadier	Dewberry
Cliff Knauer	Dewberry
Latilda Hughs	City of Freeport
Kelly Shultz	City of DeFuniak Springs
Melinda Gates	Walton County Public Works
Chance Powell, P.E.	Walton County Public Works
Billy Williams	Walton County Restore Act Coordinator
Tom Baker	Walton County Housing
Mac Carpenter	Walton County Planning
Megan Polk	West Florida Regional Planning Council
Kristen Shell	Walton County Planning