



Walton County Planning and Development Services

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Date: April 27, 2018
Prepared by: Kristen Shell, AICP
Subject: Meeting Minutes – 331 Economic Development Corridor Plan Meeting

Meeting Details:

Date: Tuesday, April 24, 2018
Time: 5:30 PM to 7:00 PM
Location: Freeport Community Center

Meeting Summary:

Introduction of Project, and individuals present (see meeting sign in sheet).

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.

Discussion of the main components of the Plan / project overview as follows:

- 1) Corridor Preservation – discussion of current FDOT access management requirement for the corridor. Staff will be researching these requirements and posting on the project website. Also discussed the need for additional standards during the development review process such as driveway separation, the need to provide for interconnection or shared access, as well as potential for internal service roads in larger developments etc.
- 2) Economic Development – discussion of fast track permitting and aesthetic considerations from Owl's Head south. Included in fast track permitting discussion was ways to potentially expedite the Future Land Use Map amendment process. Discussed the current County project to create zoning and the consolidation of categories on the proposed Future Land Use Map.
- 3) Land use - activity centers and basis for activity centers being the Tax Increment Finance (TIF) Area modified to remove Egin Air Force Base property and conservation lands. Also discussed potential expansion of the TIF area and Activity Center South per the map that was distributed to meeting attendees.

Participants asked the following questions and responses where provided:

Discussion of Comp Plan amendment process and content. It is anticipated that the required Plan amendment will include the U.S. 331 Economic Development Corridor Plan by reference into the Comprehensive Plan. This will create a tasking of staff towards implementation of the Plan. Additional public meetings will be required to further amend the Land Development Code and potentially the Comprehensive Plan.

The website was also introduced as a source of project information and important meeting dates and times. www.walton331corridor.com

Mr. Goff inquired about the Tax Increment Finance area or the study area in relationship to new ad valorem taxes. Mac Carpenter responded that absolutely no new property taxes are being proposed.

Collen Castille inquired regarding the activity center concept as it relates to land use. Staff responded explaining that the proposal is that these are areas that the County would indicate for land use change by policy within the Plan. Another option would be to designate the activity centers as Special Area Plans on the Future Land Use Map eliminating state agency review as rezoning requests were made by individual land owners.

Leigh Moore provided information on a previous effort to implement scenic corridor standards for U.S. 331 and there was discussion of the potential to seek implementation of some standards south of Owl's Head to the Bay.

Final discussion was regarding the importance of central sewer for the development of the corridor.

