



June 1, 2020

Mr. Stephen Schoen

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Re: Draper Lake PUD

Project #: MAJ20-000005

Response to Comments Dated: March 4, 2020

Dear Mr. Schoen,

Please accept this letter as a response to the comments received for **Draper Lake PUD** project. The regular text font represents the county's comment, and the bold text represents our response.

PLANNING COMMENTS:

A. Relating to requirements for Conceptual Plan Approval

1. Please include the term "Conceptual" on the proposed conceptual plan.
Please see revised Conceptual Plan as part of this resubmittal package.
2. Please ensure that all uses are labeled on Sheet A1.
Please see revised Sheet A2 Draper Lake Allocation Map for all labeled uses.
3. Section 2.06.02(A)(3) requires building heights to be identified within the conceptual plan submittal. Less than maximum is not sufficient.
The triplex roof heights measure 32 FT.
4. Open space is "the amount of the site that is devoted to recreation, resource protection, amenity, and/or landscaped buffers." Sheet A3 identifies the space between the proposed structures as open space. These areas are not devoted to recreation, resource protection, amenity, or landscape buffers. Please correct the labeling and area calculations regarding the open space component of the conceptual plan.
Please see revised Open Space areas and calculation on the revised Draper Lake Open Space Allocation Map as part of this resubmittal package.
5. Please identify all required buffers. Please identify the width of all buffers on the conceptual plan.
Please see revised Sheet A5 - Draper Lake Perimeter Buffer Plan for the required buffers.
6. Please ensure all portions of the PUD documents and Conceptual Plan coincide with one another. The Plan identifies a 6,000sqft commercial space, as do some portions of the documents. However, there are other areas of the document that indicate the commercial space will be determined during the technical phase. The Code requires parking space counts and ratios for each land use during conceptual plan review, if 6,000 is being proposed conceptually, please ensure that all portions of the plan and documents agree. (See comments relating to the area of the commercial component in subsection B.)
Please see revised Conceptual Plan for required parking. The total area of the commercial phase is 0.51 acre. The future commercial design and layout have not been determined at this point. In order to account for the required parking, we have accounted for one (1) space per 350 square feet of 6,000 square feet of commercial. The commercial space will have a minimum of 18 parking spaces.
7. Please provide the required parking for the pool amenity. Identify this area within the Conceptual Plan.

Please see the revised Conceptual Plan for the pool amenity and provided parking of 9 spaces.

8. Please provide the projected timeframes for the various development phases as identified within the Conceptual Plan.

The Draper Lake PUD will consist of two (2) phases. It is anticipated that Phase 1 will be constructed within the first two (2) years and Phase 2 will be constructed within one (1) year immediately following. The total anticipated construction build out is three (3) years.

9. Identify all surrounding existing uses, densities and Future Land Use Map categories, including those lands across CR 30A.

Please see the revised Sheet A7 – Draper Lake Surrounding Use Map for the surrounding existing land uses.

10. Show preservation areas to include acreage and percentages. Any potential buy-out for preservation is reviewed and approved by the Board; it is not guaranteed.

Please see the revised A5 – Draper Lake Perimeter Buffer Plan for the preservations areas and calculations.

11. Any potential wetland impacts must be discussed/addressed in greater detail. This could impact the allowable density/intensity of the development site.

There are no longer any wetland impacts being proposed as part of this Conceptual PUD.

B. Relating to Zoning and Land Use: Small Neighborhood and Village Mixed Use and PUDs.

1. Please provide additional information relating to buffering of uses, in particular the commercial component and the abutting residential uses to the West.

Per Chapter 5.01.07(B)(4) of the LDC, landscaped buffers are not required between uses in a Mixed Use development. In this case, there is a common plan design for the future neighborhood commercial use within the development. During the technical review process for the commercial development, special consideration for landscaping and/or fencing will be taken into account.

2. Please provide additional building articulation and height information.

The proposed building heights are 32 feet.

3. Please speak more to the pedestrian "scale" of the development within the documents.

Sidewalks are being provided throughout the community and connect to the bike path along CR 30-A. A form based code or urban design code is not being utilized since the proposed density is less than 4 units per acre.

4. The Small Neighborhood zoning district requires 5% of the development project area be devoted to commercial uses. The development project area is 36.66+/- acres, not 12.14 acres. Developable area should not be considered an expression in the calculation. Please address the required commercial area within the Conceptual Plan and PUD documentation to include all applicable calculations/ratios and plan sheets.

The development project is 9.96 acres which is situated on a 35.19 acre parcel. In the interest of not impacting the wetlands and other environmentally sensitive areas, it is being requested that the 5% for commercial uses be based on the developable project area which is 9.96 acres. Five percent of 9.96 acres is 0.50 acre. We are proposing 0.51 acre. Please see proposed deviation request in the Deviation Table which is included in the revised PUD document.

5. The Small Neighborhood zoning district requires 1% of the development project area to be devoted to civic, recreational, or community facilities. A private pool amenity does not satisfy the intent of the Comprehensive Plan or the LDC as it relates to the provision of a mixture of uses. The various required mix percentages reflect uses that can be utilized by the community at large not just the owners within the neighborhood. Additionally, the private pool amenity will not count as credit toward the recreational fees due at platting.

Per email from Stephen Schoen on May 19th, conversations with County staff, the pool amenity will serve as the project's recreation component which will be no less than 1% of the development project. Please see revised Conceptual Plan for pool amenity location and size.

6. The Small Neighborhood district allows up to an additional six (6) dwelling units an acre provided the development includes a mixture of uses, utilizes a form-based code or urban design code and undergoes the Planned Unit Development process. Please show/discuss either the form-based or urban design features of this development in greater detail.

The revised Conceptual Plan is for 138 units and no longer exceeds the maximum density of 4 units per acre allowed under Small Neighborhood zoning district. This comment is no longer applicable.

7. Please show/discuss how the buildings and landscaping will contribute to the physical definition of streets as public spaces.

The revised Conceptual Plan is no longer defined under Chapter 2.02.18(G)(8) of the Land Development Code. This comment is no longer applicable.

8. The Comprehensive Plan requires unique design features as an integral component of Planned Unit Developments. Conservation of the natural characteristics of this specific site is not unique, nor is required parking, regardless of layout. Please show/discuss additional design elements that will set this development apart from similar developments.

The Draper lake Conceptual PUD is uniquely designed to preserve and maintain as much environmentally sensitive area as possible. We are proposing a low impact walkable community to preserve as much of the property as possible. We have incorporated special design elements including a triplex building design that reduces the need for large building footprints, minimal roadways/infrastructure and subterranean stormwater management.

C. Relating to the Proposed Deviations from the Land Development Code.

1. Please discuss in greater detail the requested 0' setback deviation for the residential structures in relation to Sections 5.00.03(A)(1). Staff has concerns about the height of the structures adjacent to CR 30A. Additionally, what would be the "bare" minimum setbacks that will be provided, when considering parking, building separation, etc.

The proposed building triplex design is located within a lot boundary that is along the building footprint. The 0' setback is being requested for the units only and not along the exterior boundary. The Draper Lake Conceptual PUD will meet all exterior building setback and buffer requirements.

2. Please discuss in greater detail the requested 5' setback for the proposed commercial structure in relation to Section 6.10.01(A)(1) of the LDC. Staff has concerns about the compatibility of the neighborhood commercial structure and the proposed residential structure to the West, especially considering the requested deviations from Section 5.01.02.

Per Chapter 5.01.07(B)(4) of the LDC, landscaped buffers are not required between uses in a Mixed Use development. In this case, there is a common plan in design for the future neighborhood commercial use within the residential development. During the technical review process for the commercial development, special consideration for landscaping and/or fencing will be taken into account. Please note, the required 20 foot scenic corridor setback will be met for the portion of commercial property along the CR 30-A as well as the proposed triplex buildings.

3. Please discuss the requested deviations from Section 5.01.02, in particular, how the proposed commercial development will ensure compatibility with abutting residential uses without the required parking lot landscaping and the requested 0' side setback for the residential use.

There are no internal buffer requirements within Mixed Use development. The deviation request for 0' setback is for the units only and not along the exterior boundary. The Draper Lake Conceptual PUD will meet all exterior building setback and buffer requirements along the property boundary.

4. Please clarify the requested deviation from Section 5.02.02 relating to proposed one- bedroom units, in particular, the documents indicate that there will only be two- and three-bedroom units.

The deviation request regarding one-bedroom units has been removed from the proposed Deviation Table. Please see revised Deviation table within the PUD document.

5. Please provide additional commentary on the deviation requesting reduced commercial parking. In particular, please discuss a "shared parking" concept relating to potential neighborhood commercial uses or other mechanisms for ensuring against parking conflict between neighboring uses. Additionally, any requested deviations from the parking requirements will necessitate additional specificity prior to review/approval.

There will be no shared parking within the PUD development between uses. The commercial parcels will provide the necessary parking within the commercial property. The parking provided for the residential development is in excess of the requirement with on site (garage, driveways) parking only.

D. General Planning and Development Comments.

1. Show the Coastal Dune Lake Protection zones (CDLPZ) and associated buffers. Additionally, ensure that Section 4.02.03(F), in its entirety, is achieved, i.e., "Vegetative clearing within this preserved area shall be limited to that which is necessary to accommodate the 40 percent impervious development that is permitted."

Please see the revised Conceptual Plan for the CDLPZ and associated buffers. The Draper Lake PUD is not proposing development within the CDLPZ.

2. Show the proposed portions of the impacted Scrub Habitat areas and discuss in greater detail how its removal is being kept to a minimum in accordance with Section 4.05.02(B)(2). If the applicant is proposing to remove greater than 50% of the Scrub Habitat onsite, please discuss this removal in consideration of Section 4.05.02(E) – (J).

The development scale and size has been reduced to further preserve additional on-site vegetation. Please see revised Sheet A5 – Draper Lake Perimeter Buffer Plan detailing the Scrub Habitat and associated impacts. The Draper Lake PUD is requesting to buy out 10.9% of Scrub Habitat. The goal of the development is to have no wetland or CDLPZ impacts and creates the necessity for the minimal Scrub Habitat buyout request. The requested buyout amount is well below the maximum buyout allowance in the Walton County Land Development Code.

3. This submittal is Conceptual and though there is additional detailed information being requested by staff, please ensure that the submitted documents do not refer to this plan as "detailed."

Comment noted.

4. The PUD documents are calling out an allowable density of 9.77 dwelling units/acre. Please clarify how this figure was calculated.

Please see revised site plan for the change in unit count. There are 138 units being proposed. The density was calculated on 35.19 acres less the 0.51 acre dedicated to commercial use. The new density is 4 units per acre (138 units / 34.68 acres).

5. Additional plantings within any required buffer areas may be needed to satisfy Section 5.01.08 of the Land Development Code.

Comment noted.

6. Ensure that the Environmental Assessment involves the entire development area.

The 1.47 acre parcel to the north has been removed from the overall development. The Environmental Assessment provided in the initial submittal now shows the correct property boundary.

7. The "future" commercial development timeline must be further defined and construction should coincide with the residential portion of the development.

As discussed with staff the commercial development timeline is unknown at this time and is included within Phase 2. We will provide further scheduling information during the technical development order process.

8. Consider alternative street alignment with Retreat Drive.

All roadways have been redesigned to align with existing roadways along the east side of CR 30-A.

9. Consider a more Urban design with vertical mixed-use structures adjacent to 30A.

This comment is no longer applicable since we are proposing an allowable density of four units per acre.

10. Ensure that all figures, ratios, areas as identified in the conceptual plan and documentation agree, i.e., the commercial area, is it 0.61, 0.56, or 0.55 acres? If the difference in this particular instance is related to the scrub habitat, please include a statement indicating as much when the figures do not align.

Please see the revised Conceptual Plan and revised PUD document for the correct references to figures, ratios and areas.

11. The proposed ordinance refers to Comprehensive Plan Objective L-1.17 and Policy L-1.17.1. These references are to Scenic Corridor signage while the statements surrounding the reference do not. Additionally, there is already a Section 2.06.06 within the LDC. Please ensure that the proposed ordinance language references the appropriate portions of the Comprehensive Plan and/or Land Development Code.

Please see the revised draft ordinance with the correct Comprehensive Plan language and a new, unused section number (2.06.08) for the Land Development Code.

12. Submit recorded deed(s) on the subject property identifying DR Horton as the current landowners and/or a revised agent affidavit signed by the currently identified property owners as per the Walton county Property Appraiser.

Please see the new Agent Affidavit signed by the current property owner as part of this resubmittal package. Please note the smaller parcel to the north is no longer part of this PUD application.

13. Submit a valid water and sewer service availability letter from Regional utilities. The letter on file expires February 29, 2020.

Please see the current water and sewer availability letter from Regional Utilities as part of this resubmittal package.

14. Changes to the Concurrency Management System (CMS) have recently been approved and will be applicable as it pertains to the concurrency review of this project.

Comment noted.

E. Planning and Development Conditions for Approval.

1. Provide a mechanism to ensure compatibility between the commercial and abutting residential portions of the site.

During the technical review process for the future commercial component, special consideration of the neighborhood commercial use will include appropriate landscaping and/or fencing in order to maintain the desired aesthetic of the overall development.

2. Provide a Form Based Code or Urban Design Code taking into consideration the entire development project.

This comment is no longer applicable since we are proposing a density less than the allowable density of four units per acre.

3. Provide a commercial component that satisfies the minimum 5% commercial use on the full development site not the developable area.

Please see the revised Conceptual Plan that includes 0.51 acre designated for a neighborhood commercial use. Parking has been provided based on 6,000 SF of commercial building.

4. Provide a Civic component that satisfies the minimum 1% Civic use for the development.

The component required under Chapter 2.02.18(G)(5) of the LDC allows for a civic, recreation or community facility or service. Per conversations with County staff, the proposed recreation center will serve as the project's recreation component which will be no less than 1% of the development project.

5. Provide specific commercial use information and consider limiting the neighborhood commercial uses to those that can operate under a shared parking agreement that would further support the requested parking reductions.

The proposed commercial use will meet the parking requirement within the commercial development parcel. No shared parking is being proposed within the residential portion of the Draper Lake Conceptual PUD development.

F. Development Related Fees

1. Recreation Fee. To be determined.
2. Preservation Fee. To be determined.
3. Traffic Fee. To be determined.

Comments noted.

ENVIRONMENTAL COMMENTS:

1. Provide revised EA that includes the northern parcel.

The northern parcel is no longer part of this development project. Please see revised Conceptual Plan.

2. Please provide a detailed plan showing the location of the different vegetative species identified in the EA the 300-foot Coastal Dune Lake Protection Zone, and 100 foot shoreline buffer.
 - a. This can be accomplished in an existing conditions page.

Please see the revised Sheet A5 – Draper Lake Perimeter Buffer Plan that shows the location of the different vegetative species and the Coastal Dune Lake Protection Zone.

3. The site is located within the White Sands Protection Zone. All development shall comply with the requirements of Chapter 4.07.00, Walton County LDC.

A note has been added to all Conceptual PUD plans.

4. On site preservation will need to meet the requirements of 4.05.02(E) through 4.05.02(J). Please address these requirements within the PUD.

a. A few observations (not a comprehensive list) based on the current conceptual plan provided:

i. 4.05.02(H): Natural vegetation located within 10 (10) feet of any proposed structure may not be included in the on-site preservation percentage.

No vegetation within 10 feet of building structures is being shown or counted as preservation.

ii. 4.05.02(I): For new 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 and also have appropriate protective restrictive covenant language.

The preservation is shown within common areas and will be described within the covenants and restrictions that they must remain natural and undisturbed.

FLOOD PLAIN COMMENTS:

The proposed development appears to meet the minimum Floodplain requirements of the Land

PUBLIC WORKS / ENGINEERING COMMENTS:

1. Please verify the location of the adjacent roadways on the east side of CR 30A and provide on the overall site plan. Consider aligning the existing northernmost proposed driveway with Blue Pine Blvd to eliminate the cul-de-sac.

All roadways have been redesigned to align with existing roadways along the east side of CR 30-A.

2. Please note that Phase 3 (commercial) must access off a roadway other than CR 30A. An additional access point onto CR 30A will not be allowed for Phase 3.

The commercial is part of phase 2 and will be accessed internally within the development. No additional driveway connections are proposed.

3. Coordinate with Public Works regarding a needed drainage easement located along the southernmost proposed roadway.

Comment noted. We will coordinate with the Public Works Department regarding the necessary drainage easement along the southernmost roadway.

Additional Comments

4. Please respond to all comments in writing.

Comment noted.

911/GPS INFORMATION RESOURCES DEPARTMENT COMMENTS:

PENDING.

Comment noted.

FLORIDA DEPT OF HEALTH COMMENTS:

1. Draper Lake conceptual PUD - MAJ20-000005

- a. The proposal will utilize public water and sewer.

Comment noted.

- b. Any proposed swimming pools may be considered a public swimming pool as per s. 514.011(2) Florida Statutes. Before construction of any swimming pool begins, the pool contractor will need to contact the Walton County Building Department and the Escambia County Health Department to determine if pool needs to be permitted and for approval of pool plans. The Escambia County Health Department phone number is (850) 595-6700. The address for the Escambia County Environmental Health Office is: 1300 West Gregory Street, Pensacola, FL 32501.

Comment noted.

SOUTH WALTON FIRE DISTRICT COMMENTS: (OCTOBER 06, 2019)

This proposed project appears to meet our technical review approval contingent on the following:

Fire hydrants shall be listed / located no more than 500 FT (driving distance) from the furthest firefighter access point on any and all structures.

Dead-end roads more than 150 FT shall be equipped with an approved fire department turn around for emergency apparatus. Access roads shall be 20 FT unobstructed width.

Access roads shall be accessible to fire apparatus once construction of structures begins.

Once access roads are developed, street signs shall be installed identifying each access road.

A more detailed review shall be required for final SWFD approval.

Comments noted.

Please let us know if you have any questions.

Sincerely,
Innerlight Engineering Corporation



David E Smith, P.E.
Project Manager