

~ DRAPER LAKE PUD ~
CONCEPTUAL PLAN APPROVAL

PUBLIC COMMENT - COMPENDIUM

Date 7/28/2020

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

2/26/2020:

Dear Ma'am'Sirs,

Re: 01-3S-20-34000-008-0000/01-3S-20-34030-008-00C0

As a resident of Blue Mountain Beach I find it incumbent upon myself to express concern with the proposed Draper Lake PUD. Myself and my spouse, Stefanie West, live directly across from the proposed footprint at 55 E Blue Coral Drive, Santa Rosa Beach, FL. One of our concerns is the amount of strain that visitors to this development of 186 units will place upon our already overburdened infrastructure. Additionally, the safety issues involved with placing two additional entrances to 30A directly across from both Highland Park and Ventana Dunes will inevitably lead to more accidents and risk to both life and limb for pedestrians as well as motorists. Couple these concerns with the damage that any project would cause to the ecosystem of Draper Lake and wildlife due to increased runoff and destruction of dune, pine and oak habitats and I know you can empathize and understand our concern with this PUD.

Also, according to the submitted plan DR Horton is seeking major variances which would allow them to essentially eliminate setbacks and thereby encroach upon established single family homes and public rights of way. I ask that you also consider the floods of April 2014 as you conduct your due diligence in regards to the Draper Lake PUD. We have done very little as a community and local government to address flooding since this time while development and construction has continued at breakneck pace. Placing an impervious base within the CLDZ area of Draper Lake will only serve to increase flooding and increase pollution of our vital dune lakes.

As a county we need to prioritize the safety and livelihoods of current residents over the desires of developers, builders and tourists. Additionally, current infrastructure limitations should be addressed before a project of this impact is even considered. As a disabled veteran of 25 years service, I ask you you to hold DR Horton to the same standard you hold ordinary citizens. As a publicly traded company company headquartered in Arlington, TX their interests lie with their stockholders and owners and not with the citizens of Walton County, FL. Let's hope we allow local citizens to define the value and shape of their communities and not be held prisoner to the profit margins of a company with \$14Bn in revenue.

Thanks so much for your time and feel free to reach out to me or my wife, Stefanie, with any information you can share with us and our neighbors. I ask that you enter my email into the public record associated with this proposed development.

Mike and Stefanie West

2/26/2020:

Hello,
I live in Blue Mountain Beach
And object to the multi-family dwelling on 30A.

Lory Roach
31 Porpoise Street
SRB,

2/26/2020:

Re: Triplex's in Blue Mt?

Unfortunately I am out of town and can not attend the Meeting Monday morning, but let this email serve as my absolute opposition to the DR Horton project. Blue Mountain is a unique area on the 30A corridor reflecting Old and New Florida alike and the diligence of the County has been essential in preserving it. To make any changes now would be horrendous to this unique hamlet. The current population density is at it's max in terms of county services, law enforcement and traffic control. Draper Lake is the most beautiful and protected Coastal Lake and must be preserved in the same way The Retreat and Draper Community have. To consider changes to current building codes, environmental protections, 30A Corridor, etc. is just plain wrong.

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

I live in Blue Mt, currently own properties and have build 7 new homes happily adhering to all County Building Codes with the goal to improve The Brickyard, Redfish Circle and Snapper St. Please DO NOT APPROVE this proposal for these unnecessary. The current codes are not broken and need to be maintained without any changes.

Respectively Submitted.

Richard Alter
145 Redfish Circle
SRB,

3/2/2020:

Mr Carpenter

I hope you will consider my comments concerning the development proposed along 30a. I am required to be in New Orleans on March 4, and cannot attend the meeting. I only learned about this plan on Saturday. Thus, I am unable to send a letter by USPS.

This development proposes to rewrite the planning vision for 30a. While minor changes in the county plans are often needed, this wholesale change in the county building requirements is not justified. Rather than providing a rationale for the changes and why they are needed, the developer has chosen to submit a plan and demand approval. This is contrary to the interests of county residents.

As a resident and past president for 7 years of the adjacent community (The Village at Blue Mountain Beach), I am keenly aware of the impact of variances can have on a community and neighborhood. Thus I and the other 143 owners, strongly oppose all the variances requested by the developer.

Parking is a critical issue, and most of the 30a developments are challenged with inadequate parking. It makes no sense to grant a variance in the parking requirement. A casual observation of Gulf Place one bedroom units will reveal many of these units have 2 cars. In our community, two bedroom units have 2 cars. In fact, I recommend the 3 bedroom units should be required to have 3 spaces. As a person living with a parking shortage, almost all of our 3 bedroom units have 3 cars. In addition, the new development makes no provision for guest parking or golf cart parking. There use is exploding on 30a This is an example of a developer focusing more how many units can be fit onto the site and ignoring the needs of the buyers who will be living there for years to come.

In addition to the parking, landscaping and setbacks are critical to the overall beauty of the development and how it will impact the neighborhood. Again, rather than providing a justification for the setback and landscaping variance, the developer just assumes these radical changes are acceptable to the planning board and community. The long term quality and beauty of this community and the surrounding neighborhoods will be adversely impacted. Green space is a critical need for a community

While I have highlighted two items, I strongly support the review by Mr. Schoen. He has thoughtfully reviewed the plan, and has clearly stated it does not meet the county requirements in many areas. I hope you will support his review and send the plan back to the developer for revision. Any resubmission should be compliant with all of the county guidelines.

In closing, this development appears to be a short term rental community, with no consideration of the neighborhoods and those who live here. As proposed it will be a high density, congested development, that will adversely affect the neighboring communities.

Thank you for your consideration

Michael Galvin
22 Shella Street
Village of Blue Mountain Beach

3/2/2020:

Dear Mr. Carpenter:

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

My husband and I reside in The Pines of Blue Mountain Beach, very near the site of the Draper Triplex PUD.

Our understanding is that the density proposed is: 186 dwellings grouped into 62 triplex units. We are deeply concerned with several aspects of the project.

- Because of the curve in Blue Mountain Beach along 30a, getting in and out of our community is already problem. The increase of residents at the proposed density increases an already significant safety issue at that location.
- The parcel is in a designated preservation zone, includes 15 acres of wetlands and is in a Coastal Dune Lake watershed which seems to be incompatible.
- The developer requests major variances on the building setbacks. No variances should be allowed. What is the point in our county having setbacks if they are changed and/or not enforced?
- The affect of storm water run-off for the entire area of Blue Mountain Beach.
- Blue Mountain Beach consists of mostly low-density neighborhoods so this PUD does not seem compatible.

As a full-time resident of a neighboring community, we would like to go on record as not being in favor of what we have seen of the Draper Triplex PUD plan.

Sincerely,
Laurel Abbe Johnson

3/2/2020:

Mr. Carpenter,

The Draper Lake PUD must be denied. The Staff comments make it clear that the proposed development does not meet the requirements of the Walton County Land Development Code and Comprehensive plan. Among the deficiencies are:

- Limited open space none of which is dedicated to recreation -Nothing is "unique" about the design, its as cookie cutter and bland as you can get.
- Residential set backs of 0' have no justification.
- Commercial area is miscalculated
- Commercial is not compatible with development or surrounding area and does not have adequate setbacks -No civic use in plan.

Due to the above the Technical review committee must deny the proposed Draper Lake PUD

Sincerely
Celeste Cobena
412 Hilltop Dr
Santa Rosa Beach,

3/3/2020:

Hi Mac,

As residents of Draper Lake coastal village we have lived on 30A for the past 8 years. During that time there has been a tremendous uptick in houses built and traffic on 30A which is already a big concern for our area neighborhoods and the county. The addition of high density housing on 30A will exponentially increase this concern as well as put pressure on our lakes and beach accesses.

We don't object to a new development on 30A but do object to a high density development for these reasons.

Sincerely,

Stephony and Elton Robinson
46 N Branch Rd
Santa Rosa Beach FL

Received Via Email 3/2 – 3/3 2020:

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

Lakeside at Blue Mountain Beach HOA Position Paper on the Proposed D R Horton Draper Lake Planned Development

Lakeside at Blue Mountain Beach Community

The residential community of Lakeside at Blue Mountain Beach is a 147-unit single-family development located near the intersection of CR 83 and CR 30-A within one mile of the proposed D R Horton development. The community has many year-round residents and voters.

D R Horton Project Description

D R Horton has applied for a Major Development Order ("MDO") for a Planned Unit Development (PUD) containing 186 residential units in 62 triplexes and an additional commercial area. The subject 36.66-acre tract is located south of 30A bordering the Draper Coastal Dune Lake.

Per the proposed site plan in the MDO application, the project appears to be virtually a straight line of identical triplexes fronting 30A with a bare minimum setback and minimal to no variation in architectural design. D R Horton is a large tract builder, and this project appears to be a standard "cookie cutter" development. This project will have a negative impact to 30A's quality of life as it is inconsistent with the character of the local area and other developments in the area.

If this development is approved as requested, the whole concept of 30A being a scenic road will be derailed.

As stated in the MDO application, the traffic study states this 30A corridor is already "Over Capacity". The addition of a 186-unit project plus Commercial tract will put undue pressure on 30A traffic.

The project is located on Draper Lake, a coastal dune lake, which has recently been tested to be one of, if not the, cleanest and least polluted of the treasured coastal dune lakes along 30A. This 186-unit development on a previously undisturbed tract of vacant land will place significant pressure on the fragile ecosystem of Draper Lake. Our HOA has significant concerns over the sustainability of the Draper Lake Coastal Dune lake with an addition of a high density 186 residential project directly on the lake.

Walton County Planning Department Review of Application

The Walton County Planning Department has reviewed D R Horton's MDO application and found numerous pages of significant discrepancies from the Walton County Comp Plan and Development Code. A few of the key items are summarized below:

- The project does not qualify as a PUD as it does not meet Comprehensive Plan requirements for "Innovative Design" that includes a unique design feature adopted to promote compatibility with adjacent residential areas
- The application does not contain enough detail to evaluate code compliance.
- The proposal requests several unacceptable deviations from development standards, such as zero building setbacks and other reductions in setbacks from the Walton County Development Code.
- The proposed development does not meet the 30A Scenic Corridor guidelines.

Summary

The Lakeside at Blue Mountain Beach community strongly opposes D R Horton's application for the Draper Lake Development and recommends Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

3/3/2020:

I am a Walton County resident requesting that you REJECT the proposed PUD at Draper Lake as it does not meet Walton County's Comprehensive Plan and Land Development Code requirements. Why would applicant request that this be reviewed as a MINOR development order? Why are they requesting setback variances?

- Proposed parking is completely inadequate. These will end up being low-end rental units and visitors staying in a 3BR unit will bring three cars not two. And they might invite a friend to come over for a visit, where will those people park?
- PUD requires that project is compatible with adjacent areas, and this one is not. The adjacent neighborhood, The Retreat, is comprised of rental-restricted single-family homes priced at \$2.4M+ and no commercial component.

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

- Traffic study concludes that existing infrastructure cannot support the current traffic volumes, much less additional traffic from 186 units.

Please reject this incompatible proposal at tomorrow's meeting.

Kelly Anderson

3/3/2020:

Stephen,

Please let this letter serve as my objection to the D R Horton/Draper Lake PUD application. I am a property owner in that area, as well as a real estate developer.

This proposal to re zone Draper Lake from small neighborhood to a PUD is 100% based on profit potential to the developer/builder D R Horton. Consideration and concern for the surrounding area are of no consequence for this project, it is strictly market factors and profit driven.

When you can take a large portion of your allowable density and cram it into triplexes, that cuts down on all types of construction costs, road construction, etc. Yes, they can hang their hat on the fact they're not "maxing out" the allowable density, but a neighborhood spread evenly and tastefully through this parcel, as zoning intended, would be much more in keeping with the surrounding area and intent of this zoning designation.

To develop this parcel correctly, adhering to the zoning that is in place, will take much more investment and careful consideration to the environmental factors on this site. That is not of interest to D R Horton, because the return on investment is not there and the absorption rate to do it properly is inherently more risky.

I hope the planning commission can see through this PUD proposal for what it really is, which is cram as many units as possible in cheap, stick built triplexes while the market is good. It would make this stretch of 30A look absolutely awful, and will seriously devalue the surrounding properties.

Sincerely,

Matt Sankey

3/4/2020:

Dear Sir or Madam,

My name is Rachel Azzolini. My husband and I and our 4 year old daughter have been full time residents of Draper Lake Coastal Community for approximately 5 years. My husband and I have been residents of the Destin/Santa Rosa Beach area for over 15 years. Our decision to build a house on Draper Lake was based on the beauty and pristine condition of the lake itself. This lake is a natural habitat for so many living creatures, many of which we see on a daily basis and bask in awe of as our little girl sees them for the first time or on a recurring basis.

My main concern with the DR Horton project is the potential impact it will have on this treasure and the habitat it is a home or daily resource for.

Secondly, I'm not sure how much more vehicle or pedestrian traffic this area of 30A can handle. The Blue Mountain neighborhoods currently have multiple signage posted regarding traffic and speed limit...so obviously this is already a concern. For the last few years, pulling out of our subdivision makes me a nervous wreck. Cars are zooming around the corner headed west and up the hill headed east on a very consistent basis. Along with this, there are multitudes of folks on pedal bikes and electric bikes on the pedestrian bike path. I'm left to wonder much more can we handle.

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

I'm my opinion every human being deserves the opportunity to have a home in a safe and beautiful place...not just the well-to-do. However, this particular lake and this particular area and the people already residing here will suffer from the impact of this development. I hope the Planning committee will consider this as decisions are being made regarding the DR Horton Draper Lake project.

Thank you for your time.

Sincerely,
Rachel Azzolini

3/4/2020:

Dear Mr. Carpenter,

Word is spreading quickly on the proposed DR Horton development on the edge of Draper Lake and 30A. It is my hope that on March 4th at 8:30AM in Freeport that our community will show up in mass in opposition.

As a full time resident of Ventana Dunes I know I speak for many home owners on our street; We are absolutely not a fan of this horrible idea for many reasons.

1: DR Horton/national track builder has no business dropping 186 residential units on this site. NONE.

2: I, like many of my neighbors, walk my dog across this section of 30A daily and an ounce more of the traffic to this curve is in no one's best interest.

3: To destroy such a beautiful piece of land vs preservation of a piece of Blue Mountain Beach, Draper Lake and near sanctuary for remaining wildlife would be gut wrenching-- merely for dollars--because there's no doubt this is only about dollars. Profits for the developer, builder and anyone else involved in this stupendous idea is the game. This is NOT about offering more affordable housing for those working along 30A as has been stated.

Can we just stop and rethink this? Do we have to continue appeasing the county with added tax dollars?? When is enough enough?

I read the 118 pages of the PUD, there is nothing appealing about this project. The variances the developer is asking for alone are enough for this community to say we're in no way interested.

It's just not a fit. I'm sure DR Horton can find a different, more suitable track of land for 186 units, 370+ parking spaces and however many more they'll need for commercial space.

#NODRHORTON@DL

Please keep the many homeowners of Blue Mountain Beach top of mind, we're concerned, we're listening, we're watching....and we care.

--
Kerry L King-Carmona
Homeowner Ventana Dunes Blue Mtn Beach

3/9/2020:

How much more can we stand? This is unbelievable! People come to this area for the beauty and some developer thinks we need MORE concrete, congestion and trash!! I sincerely hope that if and when this comes before you, you will vote a big, fat "NO"!

Bonnie Bachman
Miramar Beach

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

3/9/2020:

Hello Mr. Schoen,

My questions about the Traffic Study at last Wednesday's hearing, 3/4/2020, were partially answered but brought up further questions for myself and from others after leaving the hearing.

1. Are existing projects that are already under construction or have been approved factored in to the density and traffic studies?

Example: The Gulf Place Hotel/Condo Project, The Village Station, Commercial/Residential Development, The Crest, a 21 unit Condominium development.

All of these developments will have a huge traffic impact as well as all of the current and approved construction projects between S Co Hwy 393 & S Co Hwy 83.

As growth increases the traffic volume area residents must wait for longer periods at stop signs. The Highway Capacity Manual provides the following criteria for rating delay of Level of Service (LOS).

Level of Service (LOS)	Average Seconds of Delay
A	0-10
B	>10-15
C	>15-25
D	>25-35
E	>35-50
F	>50

Example: Several times last summer when I had to drive the traffic westbound on E Co Hwy 30A was backed up a half mile to Gulfview Heights St from S Co Hwy 393 with ten to fifteen minute wait times to the intersection.

Eastbound on E Co Hwy 30A S Co Hwy 83 to the west entrance of Blue Mountain Rd, this was mid-day peak tourist season and not "commuter traffic" traveling to work.

2. What impact will the Draper Lake PUD have on this criteria with only 2 stop signs located at S Co Hwy 393 & S Co Hwy 83 east and westbound on E Co Hwy 30A?

3. What is the rating of the LOS currently on E Co 30A during the peak resort tourist months?

4. Is an accurate count of traffic key to determining the level of impact of a proposed development project?

Example: It was said at the hearing that study was performed at peak-hours of 7:00 - 9:00 am and 4:00 - 6:00 pm for "commuter traffic" traveling to and from work.

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

For an accurate traffic study and report in a resort area it is recommended by the Highway Capacity Manual that the counts must be made during the peak of tourist season.

5. Will Walton County perform Traffic Studies during peak resort tourist seasons to provide accurate numbers as per the criteria stated above for this and future projects?

6. Who was the Draper Lake PUD Traffic Study performed by?

Thank you for any help or information you could provide regarding these questions,

Jim Swenerton

3/9/2020:

Good morning Melinda,

DR HORTON is planning a 62 Triplex PUD (186 rental units) on Draper Lake. I would like to talk to you about the environmental concerns as well as the impact on the wetlands. The county ordinance has provisions for the first 300 feet but this development supposedly will be built on the front 12 acres with a provision for a boardwalk which would lead to increased usage of the lake by 186 families and their watercraft.

Question: If the community wanted to do an environmental study of the property, do we have any county information?

Question: Can this developer cut down the trees in the 33 acre parcel beyond what would be needed for the 12 acre triplex development?

Question: To your knowledge, are the other Dune lakes impacted like Draper Lake would be if this development were approved.

Thank you.

Barbara Morano
850-499-8377

3/10/2020:

Dear representative,

Dense development adjacent to Draper Lake is a terrible idea on so many levels. First of all, the entire character of the community will change forever. Beyond forever changing the low density relaxed feeling that attracts so many visitors to 30A and our beaches, runoff from the asphalt and increased use of the lake are sure to damage the delicate ecosystem. Light pollution is another concern.

I could go on. This lot is privately owned and suitable for low density development w extra protections- like the ones taken by Draper Lake community, to safeguard the lake environment and night sky.

Please do not allow corporate greed to destroy our community and give future generations the opportunity to visit a community that is as peaceful and beautiful as the one we know today.

Sincerely,
Anthony M Woolf

PS might need a bigger venue for next public meeting.

3/11/2020:

My husband Gary and I will be attending this meeting as we missed the last one.

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

Laurie Cushner
248 Ventana Blvd.
Blue Mountain

3/12/2020:

Hello Mr. Carpenter. My name is Brooks Roberts. I am contacting you concerning the D.R. Horton planned development at Draper Lake, south of County Highway 30A in Santa Rosa Beach. I own property directly across 30A from the proposed development in the Pines of Blue Mountain neighborhood. It can already be quite difficult to get off 30A and back out to Highway 98 during tourism peaks. With a fixed infrastructure that is already maxed out, adding 800+ more people into the "Cluster" that they are proposing would be disastrous for the local community. Also, everyone in the community that I have spoken with is concerned with the detrimental environmental effects that a huge development would have on such a fragile environmental gem, as Draper Lake. Please don't allow this money grab to ruin our amazing little community! Thanks for you time.

Brooks Roberts
Lost Pizza Franchising Co.
794 County Hwy 393 STE G

5/16/2020:
Good morning-

Re: 01-35-20-34000-008-0000/01-35-20-34030-008-00C0

As a resident of Blue Mountain Beach I find it incumbent upon myself to express concern with the proposed Draper Lake PUD. Myself and my spouse, Stefanie West, live directly across from the proposed footprint at 55 E Blue Coral Drive, Santa Rosa Beach, FL. One of our concerns is the amount of strain that visitors to this development of 186 units will place upon our already overburdened infrastructure. Additionally, the safety issues involved with placing two additional entrances to 30A directly across from both Highland Park and Ventana Dunes will inevitably lead to more accidents and risk to both life and limb for pedestrians as well as motorists. Couple these concerns with the damage that any project would cause to the ecosystem of Draper Lake and wildlife due to increased runoff and destruction of dune, pine and oak habitats and I know you can empathize and understand our concern with this PUD.

Also, according to the submitted plan DR Horton is seeking major variances which would allow them to essentially eliminate setbacks and thereby encroach upon established single family homes and public rights of way. I ask that you also consider the floods of April 2014 as you conduct your due diligence in regards to the Draper Lake PUD. We have done very little as a community and local government to address flooding since this time while development and construction has continued at breakneck pace. Placing an impervious base within the CLDZ area of Draper Lake will only serve to increase flooding and increase pollution of our vital dune lakes.

As a county we need to prioritize the safety and livelihoods of current residents over the desires of developers, builders and tourists. Additionally, current infrastructure limitations should be addressed before a project of this impact is even considered. As a disabled veteran of 25 years service, I ask you to hold DR Horton to the same standard you hold ordinary citizens. As a publicly traded company headquartered in Arlington, TX their interests lie with their stockholders and owners and not with the citizens of Walton County, FL. Let's hope we allow local citizens to define the value and shape of their communities and not be held prisoner to the profit margins of a company with \$14Bn in revenue.

I hope to find that my concerns are met with receptive and understanding hearts and minds. Many great issues face the citizens of Walton County, FL to include over-development, lack of affordable housing and enduring jobs which exist outside the construction and service industries. 186 units driven by tourism and geared toward second homeowners from out of state will, in my opinion, do nothing to address those realities. Our values are driven by taking care of our current citizens and communities while not adding to that task with unwanted and burdensome over-development.

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

Thanks so much for your time and feel free to reach out to me or my wife, Stefanie, with any information you can share with us and our neighbors.

Mike and Stefanie West

850-585-7960

850-585-9071

5/16/2020:

Dear Mr Schoen,

I am a homeowner in Ventana Dunes in Blue Mountain Beach. The Ventana entrance is directly across from this proposed development. We enjoy our neighborhood and community but approving this horribly proposed DR Horton Development in ANY way shape or form would absolutely change the residential feel we've been able to maintain unlike most of 30A.

It's bad enough there's an approved development directly behind my house that's been sitting with little to no activity for some time. Merely moving dirt so as not to allow the DO to expire?? I realize the previous developer passed away recently however, this parking lot of dirt has been sitting here with no activity for nearly a year and now that's my lovely view from my patio and back windows. I'm the one who complained about the helicopter last year which was allowed to land here while everyone played dumb, including the Sheriff's dept. I called the FAA and it was investigated. That pilot landed on the dirt behind me with NO permission from land owner. Too bad land owner didn't take action. Private tours in a heavily congested area? I suppose to tourists and the pilot it appeared a great place to land and take off while throwing the plowed dirt/sand into my yard. Bad, rude and unsafe choice.

Anyhooooo,

It's amazing to me just how much DR Horton has persuasively influenced the planning department in the past and WC BCC on so many developments. Draper Lake is NO place for DR Horton just like Watersound was NO place for DR Horton. They have their place, it's NOT here on 30A.

I absolutely know there are many favors, that's just how big development works. Tit for tat. Please, we are mostly full time residents in Ventana Dunes, we are not a rental neighborhood, we are not multi million dollar beach mansions. We are a humble small community of real neighbors and we have no interest in exiting our street into a massive traffic nightmare into 186 units! I cross that curve daily with my dogs, it's already dangerous. So dangerous that the county would not approve a crosswalk! No, we don't want DR Horton adding a light, putting stop signs or cross walks to get their way. There's no trade off. We just don't want that type of development here just as 30A did not want a Hampton Inn. They were told no so DR Horton can be told no as well.

I was at the meeting when this was proposed. No one there was for it. It was a JOKE of a PUD. They have yet to respond to your findings from my understanding. We, the community, have not been contacted nor notified of any "community" meeting by DR Horton which apparently is to take place "in the near future". The "near future" is June 3rd, date of next planning meeting. When are we supposed to be notified and by what means? I suggest the June 3rd meeting be held at a much larger venue than the Freeport planning conference room. We were packed into that room which will not be an option June 3 due to current health situation which is completely unfair advantage that DR Horton will gladly take advantage of. Calling in will not have the same effect as an in person meeting. I suggest utilizing the high school auditorium so that many people can attend and feel safe or halt this meeting to a later date.

Appreciate your findings in the initial proposal. We know they'll attempt a response that all sounds appealing and looks as though they're in compliance with requests, that's why they do to look good. This tract of land should be saved at all costs for the environment and preservation of wildlife vs 186 units full of people.

Sent same but edited email to Mac Carpenter.

Thank you,

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

Kerry King-Carmona
Ventana Dunes/BMB

5/20/2020:

Dear Walton County Planning Department / County Officials:

In reference to the request by DR Horton building company to change the zoning of the Draper Lake property on 30A, I and neighbors in the Village at Blue Mountain Beach OPPOSE their zoning request changes. The 30A infrastructure does not support multifamily units in this area. Single family dwellings should be the rule, and the zoning for this property should NOT be changed. The site development request by DR Horton should NOT be supported and their request poses many issues, such as safety, overcrowding, overbuilding, and serious/hazardous traffic issues.

Thanks for including this information with Public Hearing documentation from local residents. If you have any questions or need additional info, please contact me at this email.
Thank you.

Linda Ebling
Resident of the Village at Blue Mountain Beach.
Santa Rosa

5/26/2020:

Mac,
Please do not approve of the Draper Lake project. We need a traffic study, environmental impact study, etc.

Bottom line is that 30A cannot support these type of developments any longer. The roads, especially intersections are at their maximum capacities for most of the year and are not modifiable in a meaningful or productive way. The beach accesses are always full to overflowing and even the bike path is getting overwhelmed and dangerous to both cyclists and pedestrians. This development is a typical example of how we got to where we are and absolutely no leeway should be given to anyone seeking variances to current building codes and the current building codes need to be tightened, taking the fact that 30A is practically at capacity into account.

And that's all I have to say about that.

Thank you for your consideration,

Susan Denis
228 Sea Croft Dr
Santa Rosa Beach, FL

5/26/2020:

Dear Mr. Carpenter:

I have lived in Blue Mountain since 2000. I strongly oppose DR Horton's application for the Draper Lake Development. Working as a Certified Financial Planner™, I believe in capitalism and free markets. However, Walton County should not make any variances or comprehensive code applicable to this project.

Sincerely yours,

G.M. Livingston, III (Buz)
CERTIFIED FINANCIAL PLANNER™

6/01/2020:

Dear DR Horton, David Smith/Innerlight, WC BCC, Mac Carpenter and Stephen Schoen/Walton County Panning Dept:

I am more than a "property owner". I am a permanent resident and home owner. Not everyone on 30A shares "your" interest in additional rental "units" in our community. We have plenty. PRESERVATION of Draper Lake, native plants and trees, wildlife, & SCENIC 30A should take priority over 138 3-story boxes. The 2 closest public beach accesses are ALREADY overcrowded and WC

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

BCC understands this unsettled problem quite well. 138 units, each full of renters, will absolutely destroy Draper Lake. Peter Hanson, a resident of Draper Lake Coastal Village, has put his heart and soul into the preservation of this lake and continues to do so.

National, deep-pocketed, high density, housing builders make lots of promises that go undelivered. And there is no accountability once these builders break ground. I saw first hand the leaks and mold problem in my friend's brand new DR Horton home next door in Highland neighborhood. Very soon after moving in she discovered this issue and lag time in response as well as shoddy work in repairs was more than unacceptable. This is only one of many. I've talked to many unhappy owners who made the mistake of purchasing DR Horton homes in that poorly developed community. Unfortunately, they used their massive pool amenity to entice buyers. My agent took me there when I was looking and the bragging about the pool all but made me run from Highland.

DR Horton has no place between The Retreat and Draper Lake Coastal Village. BIG mistake sticking that level home in Watersound as well. NO neighborhood compatibility whatsoever. They know this is a hell of a hotspot in STRs and that's is THE ONLY reason they have interest in continuing to build in Walton County. Profitability is the game. When is overdevelopment enough???

This should be a big fat NO. I hope you take into deep consideration the concerns that your permanent residents have around this project.

Sincerely,

Kerry King-Carmona

6/3/2020:

Mr. Carpenter,

I am a concerned citizen who owns property at 77 Snapper St. in Santa Rosa Beach. I strongly oppose the DR Horton / Draper Lake Planned Unit Development. An overwhelming majority from the surrounding and affected neighborhoods, communities, and HOA's have voiced their opinion and oppose this development:

Draper Lake Coastal Village, Forest Lakes, The Pines, Ventana Dunes, Highland Parks, The Villages, Lakeside, Grayton Preserve, Coquina, Blue Gulf Resort, Old Florida Beach, Gulfview Heights, The Retreat, and 100's of individuals in the entirety of Walton County.

This type of Major Development Order for a PUD containing 186 residential units in 62 triplexes and an additional Commercial tract has absolutely no place in the location they are proposing, Blue Mountain Beach, Draper Lake, and the 30A corridor between SR 83 & SR 393

I would hope that you and your staff will take a long hard look at this application and realize that DR Horton / Draper Lake PUD is not compatible with the existing neighborhoods of Blue Mountain Beach or Grayton.

The increase of traffic on an already overcrowded 2 lane road Scenic Highway 30A, the added strain on an already stressed infrastructure, and the potential of irreversible environmental damage to one of Walton Counties rare and unique coastal dune lakes.

Since the last TRC meeting of March 4th the world has changed, it has also given many individuals, groups, and organizations time to organize and align against this proposed development. Public Hearings will be more difficult, but as a community we will fight this in every way possible until the proposed PUD is deemed unacceptable and denied by the Walton County Technical Review Committee and the Walton County Planning Department.

I hope you will consider the voices and objection coming from the community. Feel free to call with any questions.

Sincerely,

Scott Pate

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

6/4/2020:

Mr Carpenter,

>

> I am writing to you about my concerns on the DR Horton Proposed Development. I have been owning a home on 30 A since 2002 and have seen great progress within the developments in the area. My first home was in the Gulf Estates and 4 years ago I built home with architect Tom Christ and builder Peter Horn in Highland Parks where Dr Horton built many of the homes. I am a full time resident and our family loves the area and all that comes with living in South Walton.

>

> The Draper Lake PUD is a prime area for any investor and whether it is DR Horton or some other company, we as a community should hold the standards of what is being built in this location to the highest standard. What comes to mind when I say highest standard I think of Water Sound or the Draper Lake community where the land is respected and embraced in a eco friendly way with green areas within the homes, walk ways and bike bike paths rather than just maximizing space and opportunities for renting beds.

>

> I think South Walton has done a fantastic job in keeping 30 A eco friendly and quaint that rivals any community in the world, and I am sure will continue to do so. Draper lake is one of our prized possessions within Blue Mountain beach and it should be a show case with homes with appropriate set backs, green area within the homes and not just south of the building area where no one can see the beauty of the area do to a wall of condos or townhomes.

>

> Although many people have a variety of concerns with DR Horton, my concerns fall within, Lot size vs House size or Townhome size, Parking per both square foot of a home and or number of bedrooms, set backs / green area along traffic control due to no beach access for this proposed community. From what I have seen in their last proposal all these concerns evident in their plan. I understand that their proposal may change so I am hoping that the county will continue to maintain the beauty of this area along with eco friendly concepts and vision our community embraces.

>

> The concern (and I am sure with others) with congestion in the area due to cars and golf carts is a viable concern, which I believed can be remedied with beach access, lake access, green areas, commercial opportunities for visitors and residents to walk to and from. Parking is an issue everywhere as I am sure you know along with continuing mounting traffic and golf carts. I think creating another walking community within 30A area is paramount in keeping that small town feel while we continue to grow at a rapid pace. Maybe just maybe this piece of property can help with all that and something everyone can embrace and use will happen.

>

> Thanks for taking the time to read this and as most I hope to see something very special designed for this designated area.

>

> Kevin and Lynne Versen

6/6/2020:

Mr. Schoen,

I'm writing to state my strong objection to the proposed DR Horton PUD at Draper Lake. I live in the Retreat subdivision. I've lived on 30A since 1997 and have seen it grow up with a combination of some upscale, well conceived and built developments that add something to the area and a few poorly done, lower quality developments that take away something. I believe this is an example of the latter.

The Horton proposal requires numerous variances, impacts the scrub oaks on site requiring a buyout, and impacts a rare coastal dune lake with its fragile ecosystem. The Horton project is completely incompatible with the neighboring communities. Draper Lake is fronted by three high quality single family home communities, The Retreat, Draper Lake Coastal Village and Old Florida Beach. The Horton project would bring a high density, triplex rental community in an area of high end single family homes. No one in our area wants to see Prominence II on Draper Lake.

30A has established a reputation throughout the southeast for its unique character, beautiful beaches and its rare coastal dune lakes. That reputation brings value and revenue to the area. Let's all try to keep it that way.

This project is bad for 30A in general and for the Blue Mountain Beach community in particular. We do not want it.

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

Thank you,

Jerry Dunkle, CCIM
120 East St. Lucia Lane
Santa Rosa Beach

6/6/2020:

Let this email serve as my absolute opposition to the DR Horton project on Draper Lake. Blue Mountain is a unique area on the 30A corridor reflecting Old and New Florida alike and the diligence of the County has been essential in preserving it. The current population density is at it's max in terms of county services, law enforcement and traffic control.

Draper Lake is the most beautiful and protected Coastal Lake and must be preserved in the same way The Retreat and Draper Lake Community have. To consider changes to current building codes, environmental protections, 30A Corridor, etc. is a travesty. My husband and I live in Blue Mt Beach full time. We love this area because there are many full time residents, not rowdy transient vacation goers. Where and how will these people go to the beach? There is insufficient parking now at public beach accesses nearby. Please DO NOT APPROVE this proposal as it stands. The density is too great for the true developable land area and the sensitive environmental ecosystem.

Respectively Submitted.

Melissa Calzada
233 Redfish Circle
SRB

6/6/2020:

Good afternoon-

We are writing again to continue to voice our opposition against the Draper Lake PUD. This new plan is considerably inappropriate for the Scenic 30A corridor. We are not completely anti-development and welcome new & repeat visitors to our area. However, this proposed development plan will bring residents & visitors alike that this area is unprepared to handle. The surrounding infrastructure is not sufficient for this number of people, despite any assurances from the developer otherwise. In addition to the insufficient infrastructure, the immediate area is already too densely packed and lacks ample beach access for the hundreds of additional families in this planned development. Our local area also lacks sufficient restaurants, grocery stores, and various other commercial resources needed by locals & visitors alike without the continued influx of massive new developments. Despite the numerous development reasons to oppose this PUD, the most compelling argument against the PUD lies within the natural environment surrounding Draper Lake. This is perhaps one of the best preserved coastal dune lakes in Walton County, housing numerous wildlife and natural flora & fauna our world is slowly losing today. If this area is not preserved, locals, visitors and wildlife all lose out on the wonderful landscape that makes the 30A and Walton County area so appealing to everyone, locally & around the world. Please do not allow another cookie-cutter developer to destroy this pristine, natural landscape along with one of Walton County's world-renowned Coastal Dune Lakes. Please turn down this proposed PUD, for the sake of locals, visitors and our environment.

Thank you,
Stefanie & Mike West
55 E Blue Coral Dr.
Santa Rosa Beach

6/7/2020:

Good morning. Please let this email serve as Gulf Dunes Subdivision opposition to the above referenced PUD. Should you need a more formal means of opposition, please advise.

Thanks, Barron Strother

6/8/2020:

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

David Caraway, a neighbor in Crescent Caye community that borders Draper Lake, shared a photo of teenage boys placing graffitied plywood over the marshes with folding chairs and refreshments, which were then disposed in the grasses. This happened yesterday!

Concerns: what will happen to our rare coastal Dune Lake when hundreds of short term tourists make their own access? We just witnessed some owners from Cypress Dunes cut trees in Topsail. They have also been traversing the state park to get to the beach for years. Enforcement has been difficult.

Horton is not using the term "Draper Lake PUD" for nothing. The Lake will be the selling pitch. No matter what promises are made today enforcement will not be possible. This Project must be stopped.

6/8/2020:

In thinking through this issue - and having dealt with a similar situation over at the Inn at Blue Mountain Beach condos, I am concerned about the potential formation of a "Master Association" for the new development and the Horton development across the street. In this scenario, I believe that the new development and the one across the street would have the ability to share amenities - including LAKE ACCESS, in the event that Horton gets that far. This of course would be even more devastating to the lake. I want to be sure that this is on our radar as we proceed.

Thanks to all of you.

~ Devin Floyd

6/8/2020:

I own a home on Redfish Circle. I've had this home for 17 years the home has never been rented. Allowing this development is wrong on many levels such as environmental issues, safety of the bike path due to increased number of cars crossing. Adding additional people in an area that really have no where to go to beach due to the current access are packed out. There is nothing keeping the owners of a home in this development to have access to the coastal lake. If you lived in Blue Mountain you wouldn't want this development. Would you allow this to happen to one of your family members. Please don't let this happen.

Sincerely
Al Patisaul
234 Redfish Circle
Santa Rosa Beach

6/8/2020:

Dear Mr. Carpenter and Mr. Schoen,

I am writing to you as a concerned citizen of Walton County and a resident who lives less than 500 ft from the Draper Lake PUD parcel.

I strongly oppose the DR Horton / Draper Lake Planned Unit Development. The overwhelming majority of residents from the surrounding and affected neighborhoods, communities, and HOA's have voiced their opinion and oppose this development:

This area is a pristine dune and wetland environment along the amazing Draper Lake, and to allow DR Horton to build 138 triplexes and somewhere around 6 people per unit is an astonishing negative proposal. As residents of Walton County, we need to demand more from our elected officials to focus on updating current land-use codes and development restrictions that should exclude these types of developments along the 30A scenic corridor.

All residents and visitors will suffer if this development is allowed, and only DR Horton will have positive financial gains while destroying the natural buffer and character of the area. Anyone who visits Blue Mountain Beach at any time of year will easily be able to determine the area's beauty, and also the amenities can't handle the density of this proposal and quality of life for current residents. As has recently been discovered in many communities who allow short term rentals throughout the country, short term rentals pull the lifeblood out of the community and this proposal will do the same. I wish the county would implement a ban short term rentals for Blue Mountain Beach, and other beach areas certain times of the year.

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

My 9-year-old daughter was nearly run over on the pedestrian path from a drunk golf cart driver, who was reckless at a minimum. Every day I ride the trail I will likely have several close impacts from drivers on 30A showing complete disregard for pedestrians and bikers and with the blind curve near my house and this proposal, people will get hurt if not killed by the new intersection.

Also, I'm currently on a water well for my house drinking water and this proposal could easily negatively effect my well.

This project and projects like this will not provide long term benefits to all county residents, tourists, hurricane and disaster mitigation, water and sewer infrastructure impacts, traffic and roadway demand, parking, and last but not least bike and pedestrian safety.

Another concern is the design and build quality of DR Horton and the obvious past development at Prominence are major failures from anyone who visits or lives in their housing developments. DR Horton has millions of dollars in fines for past violations and their lack of compliance should quickly alert the tech review committee to deny DR Horton an open door to destroy the dune lake and the natural buffer.

It's proven in other towns that limiting all high-density developments provide long term benefits to residents, tourists, disaster mitigation, water and sewer infrastructure impacts, traffic and roadway demand, bike, and pedestrian safety.

This sounds far fetched but simply limiting and stopping all future large scale developments in south Walton along 30A would increase our livability, save tax outlays and growth strains, and actually drive tourists dollars up who want a unique place to visit don't want some cookie cut out area like the rest of Florida beach areas and simply provide more protection and less cost of destruction from the next strong hurricane.

Please don't hesitate to contact me if you have any questions.

Thank you for your time and service to Walton county residents.

Kind regards,

James Krolick

39 W Blue Coral Dr.

6/8/2020:

TO: Mac Carpenter
Kristen Shell

We have been property owners in a 1 mile strip of Blue Mountain Beach / Scenic Highway 30a since 1997. In the past 23 years, we have witnessed the many changes that have occurred on this scenic and historic strip of beach. It is unique and the preservation and wise use of the remaining land parcels will be critical to maintaining the integrity of our neighborhood for all residents, visitors, and homeowners.

- The proposed development by DR Horton feels different from any other due to the wetlands
- o I strongly urge you to view this proposition with a different lens due to the following:
 - ☐ Conservation concerns
 - ☐ Wildlife preservation
 - ☐ Storm runoff issues and planning for a 100 year storm

However, the wetlands are not my only concern. Due to COVID, we have spent the past 2 ½ months in our home on the dune lake in The Retreat. Based on recent experience, I have increasing concerns about density and traffic in the Blue Mountain area. If we are increasing the potential for rental property in the area, we are opening ourselves to an undeniable problem with speed limits, traffic, and danger on our pedestrian pathway – the pathway which makes us so unique.

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

My husband and I use the path frequently for biking and walking. As an example, on Saturday, May 16th, we biked from The Retreat west to the area of Stinky's and returned for the 8.5 mile round trip. Parts of this route were actually frightening. You expect the congestion as you approach Wallene Park, but this day was different. (It was also prior to the re-opening of the rental market.) The majority of the danger occurred on the curve in the undeveloped area where DR Horton is proposing a PUD. Clusters of families with very small children were riding – both east and west – in groups of 6 to 8 people. On 2 separate occasions, we had to veer into the street to avoid accidents with small children as we rounded some blind spots in the curve between Basmati's and The Retreat. Speed limits are being ignored on our 2 way highway. The pathway traffic on that beautiful Saturday felt like I-85 on a Friday afternoon.

I simply cannot comprehend how this area can handle a PUD that will increase the population on this curve by over 800 people (138 units X 6 occupancy) in the busy season.

- What can possibly control the traffic on this curve?
- How will these people access the beaches?
- How can the dunes be both flattened and preserved to provide for 2 entrances with high visibility for safe ingress and egress?

At the end of the day, is the 30a community who we say we are? Do we really want to preserve our paradise or allow for profit on the last remaining parcels for development? All of the above is before you even try to address the aesthetics of the development.....

As we prepare for this meeting today, I encourage you to start with the following premise in listening to the tax paying property owners of our neighborhood.

- No variances
- No variances
- No variances

Leah S. Dubberly, CFP® , CDFA®TM
Senior Vice President – Wealth Management

6/9/2020:

Hello,

As a local resident and Realtor I am pleading with you to do what you can to NOT allow DR Horton's PUD. DR Horton pays us real estate agents very well with above average commissions, sometimes double the going rate, and incentive bonuses like 5k to 10k on top of that! They mass produce and have very faulty building and inspections practices. As an agent, I never steer a client toward their homes, in fact I tell them to R-U-N....the other way!!

Thank you for your time!

Thalia Bradley
77 Flounder St
SRB

6/9/2020:

I would like to Log my official vote of NO for development of the Draper Lake/ DR Horton Project. In my opinion the development of the 138 units will depopulate the wildlife that is currently situated in Draper Lake possibly having a long term impact on the ecosystem that is already so delicate. I own in Highland Park and the density of homes and population in the area already feel so much more than what is sustainable. I would like to be kept up to date as decisions and votes are made to either move forward or to reject the project. Thank you in advance for your consideration.

Steve Peters
Chief Operations Officer
Highlands Residential Mortgage, Ltd. (NMLS #134871)
12001 N. Central Expressway, Suite 750

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

Dallas, Texas 75243

6/10/2020:

I am Paul Baker a full-time permanent resident and homeowner since 2010 at 240 Red Fish Circle Santa Rosa Beach. My home is within 300 feet from this development. D R Horton hired Innerlight Engineering to represent it in this project. David Smith of Innerlight Engineering held a zoom meeting on the development on June 8, 2020. I participated in the meeting along with over 100 concerned residents. All were opposed to this development. The P U D shows that the plan is for 62 triplexes of 186 units with 372 parking spaces and a 6,000 square foot commercial area. This will be zoned for short term rentals. It will have two access points (both of which cross the bike path) onto County Highway 30A. It has no beach access or barriers to stop people from using the area close to Draper Lake. Each triplex will be over forty feet tall. There are no green spaces. This development is disastrous for the Blue Mountain Beach neighborhood. I strongly oppose the development. There are plenty of problems pertaining to the negative environmental impact on Draper Lake (a coastal lake) and its wildlife, drainage issues, traffic issues, high-density housing issues, adequate parking space issues, and beach access issues (there are two close beach accesses which are already overcrowded). The development's architectural design is not compatible with neighborhood design integrity. It does not enhance or improve the quality or value of the existing neighborhood architecture. I respectfully request that this development be denied based on the above-stated reasons.

Paul Baker

6/13/2020:

Good Afternoon:

It looks like you still have the Draper Lake PUD to consider. The adjustments they made were not sufficient. Our household and neighborhood urge you to reject it as soon as possible. The adjustments they made were not sufficient. It would seem easy for you to do so for the following reasons:

- Incompatibility with the adjacent neighborhoods, i.e. it violates the character of our community.
- Deviations of development standards.
- Too much increased traffic on an already dangerous curve.
- Probability of it causing more coastal dune lake destruction.

Walton County should absolutely not approve any variances to the Development Code or Comp Plan for this project.

We have lived across the street from Draper Lake for almost 20 years. We knew someday someone would do something with it because It is a stunning piece of property. However, it's geography and abutment to the protected coastal dune lake presents thoughtful challenges for development. We never dreamed a high density PUD like the one DR Horton has proposed could even be considered for that parcel.

As you listen to the voting residents in the area, follow the existing Comp Plan and make the decisions that comply with it. Reject the PUD.

Sincerely,

Laurel Abbe Johnson

6/13/2020:

To whom it may concern:

I am writing in regard to the proposed development by DR Horton of a large community on 30A in the Blue Mountain area. I am 100% opposed to developing this area that sits so close to Draper Lake, one of the treasured dune lakes in our area. There are dune lakes in only 4 or 5 areas in the world and we should do everything possible to preserve them for all to enjoy forever. This development would certainly be a threat to Draper Lake.

The Initial plan calls for 186 units and 372 parking spots that will create a heavy traffic burden on an already heavily traveled 30A. Traffic that includes not only cars and trucks but golf carts, bikes, and pedestrian's including families with their children. This is a bad idea for many different reasons with the most important being safety.

My last thoughts are for the wildlife that will be displaced as there will be no space for them when DR Horton is done.

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

Sent from my iPad
[Mike Marshall]

6/16/2020:
Stephen,

Anne and I were on the June 8th community call regarding the DR Horton proposal for Draper Lake. Please add our comments to the record regarding this project.

- We appreciate Innerlight holding the meeting when it was not required.
- We commend Innerlight for professionalism in the face of strong opposition.
- We appreciated the inclusion of the 400 foot buffer from the lake. We think this element would be stronger if a formal conservation easement were created along with some type of continuous and formidable physical barrier with strongly worded signage. With that said, we have great concerns that the large number of short term guests, without a long-term incentive to care for the lake, and without easy access to the beaches, will cut through the wetlands to access the water causing harm to the ecosystem.
- We are opposed to the current development concept as it is in strong contrast architecturally and functionally with the existing communities surrounding Draper Lake and encourage your client to strongly consider a single family home development model that is more likely to attract permanent residents to the area and which is more consistent with the neighborhood character.
- Additionally, we believe this very large increase in the number of people to this location will exacerbate the county's existing problems with traffic, pedestrian/cycling safety, beach access and parking.
- Lastly, after hearing the consistently negative and well researched and evidenced comments regarding DR Horton's reputation for poor compliance with environmental protections and ordinances, we do not feel assured that this developer can be trusted to ensure the well being of this fragile ecosystem and produce a quality living experience for the residents in the development and surrounding communities.

Thank you,

Anne and Steve Dauphin

6/16/2020:
Good Morning,

I am writing asking you to stop the Draper Lake project. It is an unnecessary build that will detract and destroy the beauty of the area. Having the opportunity to own a D.R.Horton home, I know first hand the shortcuts and lack of quality in the work/projects. 30a deserves more than overdevelopment and shoddy builders. My question is, "When is it enough?"

Please choose projects that add to the area and do not encourage overgrowth. Thank you for stopping this mess before it begins.

Best regards,
Carol Smith

6/16/2020:

Good afternoon, I own property in Cypress Dunes, I currently live in a DR Horton community in Sarasota, I've been here from the start and have witnessed DRH cut every corner they could, including disregarding county ordinances regarding potable and non-potable water use on lawns and common areas. They ran potable water everywhere completely ignoring the county rules, so we have been fighting them for years with no resolution to this. Our water and sewage bills are higher than they should be and they under funded our HOA. Please do NOT let DRH in that pristine area! They are the wrong builder, in the wrong area with the wrong project!!! Please stop this disaster from happening! Thank you

Sent from my iPad
6/16/2020:

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

I feel it's too dense, too close to the wetlands and we already have serious parking and traffic issues, our ocean wildlife is overrun by tourists, our turtles, bald eagles and Heron's are harassed and disappearing.

How can we express that in tomorrow's meeting, constructively? Thanks,

Becki Westmoreland Baker

6/16/2020:

Setbacks are not in code, traffic issues, and it will destroy the Eco System of Draper Lake. Please do not allow this development. 30a is at over capacity now for road traffic.

Tom Bradberry

6/18/2020:

To Whom It May Concern,

Do you know if a traffic light is planned at the entrance, if this is approved? It appears as though there would be a significant traffic problem, as it is directly across the street from Highland Parks and a commercial building. Total residents of both communities will be approximately 300, most with two cars, which puts the number of vehicles going through the intersection at approximately 1200 daily (each twice per day). This number does not include a significant number of service and construction vehicles in addition to the residents. During summer months it is already a challenge to pull onto 30 A from Highland Parks. If this new development is approved, the congestion and opportunity for accidents will be enormous.

Thank you for your time and attention.

Sincerely,

Martin Dingman

6/21/2020:

Good Morning,

As a Grayton Beach resident I wanted to share my two cents on the proposed DR Horton Draper Lake development. There simply isn't the traffic infrastructure to handle this many new residences in Blue Mountain and along 30A. In the past twelve months there's been at least two traffic fatalities on 30A in this area and increasing the residency load has the potential to make it even worse. Additionally the added traffic will hinder emergency vehicle access and response times, not to mention the negative environmental impact on the area and the dune lakes. I strongly suggest that this development is not approved. Thank you.

Dan Herrington

6/23/2020:

Dear Mr. Schoen,

I am writing on behalf of the residents of Crescent Caye located on Coquina Place with 9 plated residential lots ranging in size from about .7 acres to 3 acres all with frontage on the North Side of Draper Lake and immediately adjacent to the proposed D.R. Horton high density development referred to as the "Draper Lake Planned Unit Development" or PUD.

Notwithstanding the denials and promises made by D.R. Horton's representatives, we are quite confident that the property will be used for extensive access to the Lake and onto the beach. We are now frequently chasing off people who place large platforms on the wetlands and into the lake as a staging area to party, tramping through these delicate areas and leaving behind trash that we clean up. One can only imagine when many hundreds of short-term rental tourists are on this property, make their own access with no investment in the health of the lake and wetlands, the inevitable damage that will occur to this pristine ecosystem.

In the PUD Section 1 (8) the developers are asking for many deviations for the sole purpose of increasing the number of units that can be built on the developable land. The requested deviations would allow residential density of 13.8 per acre rather than the small neighborhood maximum of 4 units per acre. After viewing the D.R. Horton development in Prominence North, on which this PUD is predicated, our residents believe unequivocally that this will not be a "small neighborhood" - it will be a fully transient population of multiple families in packed rentals with a hotel parking lot appearance.

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

We believe that the traffic analysis for the Walton County Concurrency Management system is dramatically flawed leading to a gross underestimation of trip generation estimates and worsening of traffic burden. The ITE manual used to inform the estimates is out of date (2012 ITE 9th edition used with database mostly from the mid 2000's or earlier), uses historical nationwide traffic studies, in this case for residential townhomes. These are irrelevant to 2020, vacation rental, peak time traffic in high season here along 30A which, as we all know too well, has exploded without County mitigation over the past few years. There are many assumptions used in these models that can dramatically impact the calculation. For example, their model attributes only 25 exits from the development during the peak hour which, for the potential of 500 or more cars shopping and dining while on vacation is implausible. Regardless, the developers conclude that 30A and 393 are already well over capacity, only CR 83 has any capacity. Their argument seems to be that since it is already way overcrowded a few more doesn't matter.

Further, there has been much said about the lack of safety around the exit on this bend. I know this firsthand as we are the westward next street and it is very difficult to see oncoming traffic, bikers and pedestrians, many times taking several minutes to exit to the right and much longer turning left.

We were enraged at the, probably predictable, approach taken by Mr. Smith as articulated in the June 17th meeting. After previously presenting the worst-case scenario to the community (engendering great shock and awe but eventually galvanizing all the surrounding communities) the planner proposed a reduced but still unacceptable PUD while threatening that they could "build all the way to the water" if they wanted. Mr. Smith blamed the County for poor vision in managing these areas but took the position that was not his concern. He conflated the required "enhancement" with "preservation." The preservation they are proposing is limited, not an enhancement, mutable, not protected from abuse and will jeopardize the lake and wetlands while diminishing the value and enjoyment of properties in the surrounding communities.

I would be delighted to hear your thoughts and we are hopeful the County will seriously consider the unanimous citizen opposition to this project.

David Caraway
81 Coquina Pl
Santa Rosa Beach

7/11/2020:

It would be a travesty to develop the Draper Lake area. The whole South Walton area is already overbuilt. The beauty of the area was in the surrounding NATURE! That natural beauty is being destroyed, piece by piece.

K. Peterson

7/11/2020:

I know I've commented before, but we just returned from a trip to Santa Rosa Beach, we made it a point of the trip to put eyes on the the area DRH wants to destroy with this unnecessary, unwanted and most of all NOT needed project. Why would anyone with any common sense think that this is a good idea? This is the wrong builder, the wrong project in the wrong area!! The infrastructure presently can't handle what is already on 30A. At some point the county has to just say NO!! to these greedy developers and builders. Dune lakes are a gift from God, super rare, beautiful and this project if not stopped will inevitably lead to the destruction of Draper. Please, please put a stop to this. I was on a Zoom call several weeks ago and 100% of the people who participated were adamantly against this disaster from going forward, the representative from DRH was flat out caught lying about the density of building in this area by a caller, you can not trust DRH to follow thru on anything, I've learned first hand how they operate. It's time to stop the unchecked building on 30A and especially anything that endangers one of our dune lakes as this project will. Thanks

Jeff Phelps

7/11/2020:

Please don't do this... once it's ruined there is no going back.

Charlotte Daniels

7/26/2020:

My wife and I strongly oppose this project.

It will be an eyesore to the area as well as a burden for all. The entrance will be in the bad curve on 30a, the beaches will be more over crowded. Between the tourist and private beaches and beach vendors locals, year round tax payers,

DRAPER LAKE – PUBLIC COMMENTS – E-MAIL:

Current as of 7/27/2020

hardly has a chance. Fourteen units per acre is not appropriate for this area. Traffic is already terrible along 30a add more cars and golf carts it will be atrocious!

Thanks for reading my message

Bill & Jodie Whitton

Red Fish Cir

Attachments:

Attachments to emails.

Letters of Opposition received by mail.



June 17, 2020

**Coastal Dune Lakes
Advisory Board**

Officers

Mark Messerly,
Chair

Laura Talbert,
Secretary

Members

Debbie Heard
Adrian (Dave) Lovell
Cole Taylor

Dear Board of County Commissioners, Planning Commissioners, and Walton County Planning Department Staff:

RE: Draper Lake PUD

The Coastal Dune Lake Advisory Board respectfully recommend that the Draper Lake PUD application no. MAJ20-000005 on Parcel No. 01-3S-20-34000-008-0000 be denied according to Walton County Comprehensive Plan Policy C-1.3, which requires the enhance and improve stormwater management systems to protect water quality in receiving water bodies and limit flooding potential and Policy C-1.7.3, which requires all new development be required to comply with native vegetation preservation requirements.

The Florida Department of Environmental Protection and the US Environmental Protection Agency has an extensive report of non-point source discharges in Florida caused by the applicant for the Draper Lake PUD, DR Horton, Inc. In Walton County alone, there has been 12 documented complaints of violations over the past five (5) years. See attached spreadsheet of violations.

Walton County has also received numerous code case complaints regarding DR Horton, Inc. properties. These cases ranged from clearing preservation areas to illicit discharge on their properties.

The coastal dune lakes are rare and imperiled ecosystem found only in a few locations in the world. The watershed and surrounding ecosystems protect these valuable and vulnerable resources and should be protected as such. Should the proposed project get approved, the watershed and ecosystems of Draper Lake have a risk for being impacted. It is the Coastal Dune Lakes Advisory Board's opinion that the proposed project does not provide the assurances that these types of risks will not occur.

We thank you for considering our recommendations.

Best regards,

Mark Messerly
Chair

Violation	COUNTY	DEP OFFICE	FACILITY ID	NAME	FAC TYPE	CITY	COMPANY NAME	PARTY ADDRESS1	CITY, STATE, ZIP CODE	ISSUE DATE	EFFECTIVE DATE	EXPIRATION DATE
x	WALTON	TLST	FLR10QN16	Central Park of Hammock Bay	Construction Stormwater GP	Freeport	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413	13-Oct-16	13-Oct-16	12-Oct-21
x	WALTON	TLST	FLR10SK15	Hammock Bay Firefly	Construction Stormwater GP	Freeport	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413	14-Jan-19	14-Jan-19	13-Jan-24
x	WALTON	TLST	FLR10ST31	Indian Cove	Construction Stormwater GP	Santa Rosa Beach	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413	02-Jun-19	02-Jun-19	01-Jun-24
x	WALTON	TLST	FLR10TO27	Mill Cottage	Construction Stormwater GP	Freeport	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413-5120	11-May-20	11-May-20	10-May-25
x	WALTON	TLST	FLR10RQ21	Miller's Crossing	Construction Stormwater GP	Santa Rosa Beach	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413	10-Feb-18	10-Feb-18	09-Feb-23
x	WALTON	TLST	FLR20B188	Peach Creek Phase 5	Construction Generic Dewatering	Santa Rosa Beach	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413	27-Apr-17	27-Apr-17	26-Apr-22
x	WALTON	TLST	FLR20B196	Prominence Phase 3 South	Construction Generic Dewatering	Santa Rosa Beach	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413	27-Apr-17	27-Apr-17	26-Apr-22
x	WALTON	TLST	FLR20DB44	SandHill Pines	Construction Generic Dewatering	Santa Rosa Beach	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413	22-Aug-19	22-Aug-19	21-Aug-24
x	WALTON	TLST	FLR10RQ89	Southern Pines	Construction Stormwater GP	Santa Rosa Beach	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413	18-Feb-18	18-Feb-18	17-Feb-23
x	WALTON	TLST	FLR10RC01	Stonegate	Construction Stormwater GP	Santa Rosa Beach	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413	10-Feb-18	10-Feb-18	09-Feb-23
x	WALTON	TLST	FLR10TD43	The Preserve at Paradise Cove	Construction Stormwater GP	Santa Rosa Beach	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413-5120	10-Nov-19	10-Nov-19	09-Nov-24
x	WALTON	TLST	FLR10RF15	Treasure Trove	Construction Stormwater GP	Santa Rosa Beach	DR Horton Inc	17745 Ashley Dr	Panama City Beach FL 32413	12-Aug-17	12-Aug-17	11-Aug-22
x	SEMINOLE	TLST	FLR10PP08	Fountain Parke Phase II	Construction Stormwater GP	Lake Mary	DR Horton Orlando	6200 Lee Vista Blvd Ste 400	Orlando FL 32822-4410	05-Oct-15	05-Oct-15	04-Oct-20

Examples of D.R. Horton Environmental Violations

- 1) Florida DEP
 - State-issued stormwater violations
 - DR Horton has **293 violations** in Florida alone
 - Issues at Deer Lake State Park from the DRH /Prominence Development.
- 2) 2013 Lake Tohopekaliga, Kissimmee FL
 - EPA Region 4, Section 404 CWA (wetland violation) and Section 301 (NPDES violation)
 - Federal Penalty Assessed or Agreed To - **\$95,000**
 - Violation included filling **2.4 acres** of freshwater herbaceous wetlands for a **multi-phase residential development** without obtaining a USACE permit.
 - The discharged dredged and/or fill material is considered a **pollutant** as defined under CWA 502(6).
 - The discharge of pollutants without a NPDES permit is also a stormwater violation (CWA 301).
 - Enforcement action was not resolve by D.R. Horton and additional wetland violations were assessed by the USACE and EPA subsequently.
 - Source: USEPA ECHO Database

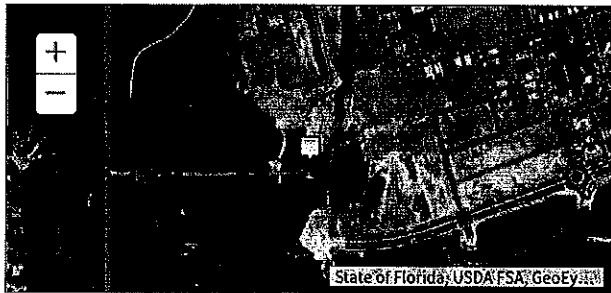
TOHO PRESERVE – KINDRED
EPA Registry Id: 110067369564
2144 HENRY PARTIN ROAD
KISSIMMEE, FL 34744



Examples of D.R. Horton Environmental Violations

3) 2017 Lake Tohopekaliga, Kissimmee FL

- EPA Region 4, Section 404 CWA (wetland violation) and Section 301 (NPDES violation)
- Federal Penalty Assessed or Agreed To - **\$267,000**
- USACE identified **2.98 acres** of unauthorized impacts to waters of the US, in addition to the previous **2.4 acres** that was still not remediated on the site.
- The total violation for this site included filling **5.38 acres** of freshwater wetlands and tributaries for a **multi-phase residential development** without obtaining a USACE permit.
- The discharged dredged and/or fill material is considered a **pollutant** as defined under CWA 502(6).
- The discharge of pollutants without a NPDES permit is also a stormwater violation (CWA 301).
- The **fill material has not been removed** from the wetlands and tributaries to date.
- Source: USEPA ECHO Database



WETLANDS - D.R. HORTON - KINDRED
SW OF NEPTUNE ROAD (STATE ROAD 525) (2122
NEPTUNE), KISSIMMEE, FL 34744 ©

ERS ID: 110070254367

EPA Region: 04

Latitude: 28.264622

Longitude: -81.371614

Locational Data Source: ICIS

Industry: No description found

Indian Country: N

4) 2019 Hawkeswater Residential Development, Leland, NC

- Department of Environmental Quality's Division of Energy, Mineral, and Land Resources (DEMLR) Stormwater violations (15A NCAC 02H .1001)
- **173 acre residential development**
- Numerous stormwater violations Including:
 - Several ponds outside the permitted plan.
 - Hundreds of units built-out without a Designer's Certification —a prerequisite required before Certificates of Occupancy are issued.
 - D.R. Horton failed to provide recorded deed restrictions
 - At least three ponds are operating in an unpermitted configuration
 - Impervious surface area was not permitted in the development's second and third phases
- State noted "the companies' **flagrant stormwater violations** and **failure to follow basic instructions.** "
- State requested a building freeze from Brunswick County as a result of a **pattern of non-compliance.**
- Six incomplete modification applications, at least one Notice of Violation (March 2019), two Notices of Non-Compliance and two Notices of Deficiency, DEMLR threatened issuing a civil penalty. "The project has been out of compliance for over a year and a half."

Examples of D.R. Horton Environmental Violations

- Source: <https://portcitydaily.com/local-news/2019/05/16/state-building-freeze-requested-at-d-r-hortons-hawkeswater-in-brunswick/>

5) 2017 Dutch Canyon Estates Development, Scappoose, OR

- Oregon's Department of Environmental Quality, **stormwater violations**
- State penalty assessed **\$66,000**
- **8.15 acre residential development**
- Civil penalty failing to implement proper soil and erosion control measures at the home construction site which discharged pollutants into Fisher Pond Wetland.
- At the time of DEQ's investigation, the development company had already been fined \$4,000 by the Department of State Lands in fall 2016 after a construction company contracted by D.R. Horton **failed to get state permits for developing in a wetland.**
- Source: <https://pamplinmedia.com/scs/83-news/369004-251427-dr-horton-nabbed-again-by-state-for-wetlands-erosion-issues->



6) Violation Tracker Database

- Federal penalty total since 2000: **\$885,707**
- Source: <https://violationtracker.goodjobsfirst.org/parent/dr-horton>

Top 5 Offense Groups	Penalty Total	Number of Records
safety-related offenses	\$503,687	28
environment-related offenses	\$382,020	7

Examples of D.R. Horton Environmental Violations

Company	Primary Offense Type	Year	Agency	Penalty Amount▼
D.R. Horton, LLC	environmental violation	2011	EPA	\$203,420
D.R. HORTON, INC.	workplace safety or health violation	2018	OSHA	\$129,336
D.R. HORTON, INC. (TOHO PRESERVE)	environmental violation	2017	EPA	\$95,000
D.R. HORTON, INC. - GREENSBORO	workplace safety or health violation	2019	OSHA	\$42,000
D.R. HORTON, INC.	workplace safety or health violation	2019	OSHA	\$41,000
D.R. HORTON, INC.	environmental violation	2007	EPA	\$37,500
D.R. HORTON, INC.	workplace safety or health violation	2018	OSHA	\$32,012
D R HORTON	workplace safety or health violation	2016	OSHA	\$30,800
D.R. HORTON, INC.	workplace safety or health violation	2016	OSHA	\$24,300
D.R. HORTON, INC.	workplace safety or health violation	2017	OSHA	\$22,100
D.R. HORTON, INC.- TORREY HOMES, THE MEADOWS	environmental violation	2004	EPA	\$20,000
D.R. HORTON, INC.- CHARLOTTE DIVISION	workplace safety or health violation	2013	OSHA	\$16,600
D.R. HORTON, INC. - TORREY HOMES, REMINGTON SUBDIV	environmental violation	2004	EPA	\$14,000
D.R. HORTON, INC. - JACKSONVILLE	workplace safety or health violation	2017	OSHA	\$13,689
D.R. HORTON, INC.	workplace safety or health violation	2017	OSHA	\$12,000
SSH LLC	workplace safety or health violation	2018	OSHA	\$12,000
D R HORTON, INC.	workplace safety or health violation	2011	OSHA	\$10,800
D R HORTON DBA D R HORTON AMERICA'S BUILDER	workplace safety or health violation	2014	OSHA	\$10,400
D. R. HORTON MELODY SERIES	workplace safety or health violation	2004	OSHA	\$10,000
D.R. HORTON, INC.	workplace safety or health violation	2006	OSHA	\$10,000
SSH LLC	workplace safety or health violation	2015	OSHA	\$8,400
D.R. HORTON, INC.	workplace safety or health violation	2014	OSHA	\$8,350
D R HORTON INC/PORTLAND	workplace safety or health violation	2018	OSHA	\$8,100
D R HORTON	workplace safety or health violation	2006	OSHA	\$8,000
D.R. HORTON, INC.	workplace safety or health violation	2011	OSHA	\$7,000
D. R. HORTON, INC.	workplace safety or health violation	2018	OSHA	\$7,000
D.R. HORTON, INC.	workplace safety or health violation	2019	OSHA	\$7,000
D R HORTON INC. - TORREY	workplace safety or health violation	2000	OSHA	\$6,200
D R HORTON AT GRACE MAGNOLIA	environmental violation	2013	EPA	\$6,100

Examples of D.R. Horton Environmental Violations

Company	Primary Offense Type	Year	Agency	Penalty Amount ▼
D.R. HORTON, INC.	workplace safety or health violation	2018	OSHA	\$6,000
CHI CONSTRUCTION COMPANY	environmental violation	2000	EPA	\$6,000
D. R. HORTON, INC. - ATLANTA DIVISION	workplace safety or health violation	2014	OSHA	\$5,600
D.R. HORTON CUSTOM HOMES, INC.	workplace safety or health violation	2002	OSHA	\$5,000
D.R. HORTON, INC. - BIRMINGHAM	workplace safety or health violation	2010	OSHA	\$5,000
D.R. HORTON REALTY OF CENTRAL FLORIDA, LLC	workplace safety or health violation	2015	OSHA	\$5,000

May 23, 2020

Mr. Mac Carpenter, Planning Director
Walton County
842 State Highway 20 East, Unit 110
Freeport, FL 32439

Subject: DR Horton / Draper Lake Planned Unit Development

Mr. Carpenter,

I am writing to you as a concerned citizen of Walton County and I strongly oppose the DR Horton / Draper Lake Planned Unit Development. An overwhelming majority from the surrounding and affected neighborhoods, communities, and HOA's have voiced their opinion and oppose this development:

Draper Lake Coastal Village, Forest Lakes, The Pines, Ventana Dunes, Highland Parks, The Villages, Lakeside, Grayton Preserve, Coquina, Blue Gulf Resort, Old Florida Beach, Gulfview Heights, The Retreat, and 100's of individuals in the entirety of Walton County.

This type of Major Development Order for a PUD containing 186 residential units in 62 triplexes and an additional Commercial tract has absolutely no place in the location they are proposing, Blue Mountain Beach, Draper Lake, and the 30A corridor between SR 83 & SR 393

I would hope that you and your staff will take a long hard look at this application and realize that DR Horton / Draper Lake PUD is not compatible with the existing neighborhoods of Blue Mountain Beach or Grayton.

The increase of traffic on an already overcrowded 2 lane road Scenic Highway 30A, the added strain on an already stressed infrastructure, and the potential of irreversible environmental damage to one of Walton Counties rare and unique coastal dune lakes.

I would like to add that the damage done to Grande Pointe in Inlet Beach is a good indication of how little D.R. Horton cares about following a Development Order. Please consider the citizens who have already been harmed by D. R. Horton's lack of standards before approving this PUD which, if approved, has little chance of resembling the original requirements of the approved D.O.

Since the last TRC meeting of March 4th the world has changed, it has also given many individuals, groups, and organizations time to organize and align against this proposed development. Public Hearings will be more difficult, but as a community we will fight this in every way possible until the proposed PUD is deemed unacceptable and denied by the Walton County Technical Review Committee and the Walton County Planning Department.

Sincerely,

David and Sally Smith

May 23, 2020

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Walton County
842 State Highway 20 East, Unit 110
Freeport, FL 32439

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Sincerely,

Kathy and Joe Edwards
58 Sinclair Lane
Draper Lake
Santa Rosa Beach, FL 32459

June 9, 2020

Mr. Mac Carpenter, Planning Director
Walton County
842 State Highway 20 East, Unit 110
Freeport, FL 32439

Dear Mr. Carpenter,

I am writing to you as a resident of Walton County who is very opposed to the planned PUD by DR Horton (DRH) for Draper Lake.

I am very concerned how over 186 triplexes and 700-800 guests in a high density development will impact the area and especially the ecological treasure which is Draper lake.

I'd like for you to consider the following points:

Deviations from code. Across all of the "deviations" listed on page 8 of DR Horton's application is a repetitive justification: Clustering. Without it, their project is uneconomical. Implicit is that DRH is requesting more land and habitat be destroyed so that the economics of "clustering" be allowed to work in their favor to enhance profitability — but at a cost of permanent environmental loss to Draper Lake and Walton County.

Impact on natural vegetation. Natural vegetation is like that of a reputation. Both require years of nurturing, but both can be ruined with one bad decision. The pristine nature of the north end of Draper Lake will forever be spoiled — and to what benefit? So we can all marvel at the 186 homogenous triplexes that will rise up above what remains of the oak, magnolia, and pine trees?

Impact on wildlife. While there are no rare dune mice or sea turtles that have to be considered, there are nonetheless numerous species of wildlife that have inhabited the lake for hundreds of years. Their natural habitats and ecosystems will be irretrievably harmed, destroyed, and disrupted.

Architecturally inconsistent. Existing neighborhoods tangent to the lake such as Draper Lake Coastal Village, The Retreat, and Old Florida Beach are developments whose priority was the maintenance of the indigenous natural beauty of the Draper Lake area. While these developments vary architecturally, they reflect positively on the surrounding scenery and coexist gracefully as they were crafted by local designers and builders who have a reputation to uphold in the community. By contrast, if DR Horton's Prominence project is any indication, the homogenous triplexes contemplated by DR Horton will create a bland and architecturally inconsistent "skyline" that detracts from the

single-family homes that thoughtfully surround Draper Lake today. The triplexes will also degrade the views of Draper Lake from homes in neighborhoods such as Forest Lakes and Ventana Dunes.

Investor profile will mirror project profile. It is fair to say that these will largely be non-owner-occupied properties. The investor profile for a relatively low-cost triplex is far more transient than a single-family detached property in one of the nearby developments. If this project is allowed, you are inviting into the community a class of investors that will be the first ones to abandon these properties the next time the market softens.

Strained Infrastructure. With 372 parking spaces being contemplated, that's conceivably 372 more automobiles merging into traffic on 30A during peak season. Unlike Highway 98 where there was latitude to widen the road to accommodate growth in the Destin area, Highway 30A -- especially through this corridor -- lacks that option. Its capacity is fixed and already under strain. A decision to move forward the project will only make a bad situation worse.

Safety concerns. The proposed development points to a significant safety danger as the line of site for approaching cars from the west is obfuscated by the curvature of 30A relative to the entry/exit from the project. This issue is further magnified by the increase in traffic that is to be expected, as noted in point #6. This not only poses a safety risk to motorists -- it is also implies increased risk to daily walkers and bicyclists along Highway 30A.

Strained infrastructure and safety concerns -- magnified. It is reasonable to expect that during peak rental season, occupants will invite additional friends or family to visit and/or stay with them. Where will they park? Even if only 25% of the renters invite others to join them, during peak season this could easily mean an additional 100 automobiles that are looking for a place to park. Non-gated communities such as Red Fish, Ventana Dunes and Gulf View Heights will be vulnerable to the spillover effect. Furthermore, this only makes the safety issues for walkers, bicyclists, and motorists along this stretch of Highway 30A all the riskier.

Precedence. DRH is here because they have been encouraged to be here, be it explicitly through their Prominence project being approved in the past, or implicitly through tacit assurances from land use lawyers and/or personal relationships at the Walton County level that this PUD can gain approval. By approving this project, whether in current form or with modifications, it will only encourage even more wasteful behavior in the future on the part of DRH and will open the door for other developers to challenge existing codes successfully. In effect, the codes themselves and those who are supposed to enforce them are being rendered useless.


I am afraid that if this PUD is approved, the 700-800 people who will occupy the triplexes will turn Draper Lake into a giant swimming pool and will of course swim and move to the

gulf, crossing privately owned property. This will cause many problems with pollution and trespassing in such a high density area.

Again, I am very opposed to the DR Holton PUD at Draper Lake.

Mr. Carpenter please make this available to the members of you committee and the County Commissioners.

Respectfully yours,


Greg Christy
477 Old Beach Road
Santa Rosa Beach, FL 32459

May 23, 2020

Mr. Mac Carpenter, Planning Director
Walton County
842 State Highway 20 East, Unit 110
Freeport, FL 32439

Subject: DR Horton / Draper Lake Planned Unit Development

Mr. Carpenter,

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This type of Major Development Order for a PUD containing 186 residential units in 62 triplexes and an additional Commercial tract has absolutely no place in the location they are proposing, Blue Mountain Beach, Draper Lake, and the 30A corridor between SR 83 & SR 393

I would hope that you and your staff will take a long hard look at this application and realize that DR Horton / Draper Lake PUD is not compatible with the existing neighborhoods of Blue Mountain Beach or Grayton.

The increase of traffic on an already overcrowded 2 lane road Scenic Highway 30A, the added strain on an already stressed infrastructure, and the potential of irreversible environmental damage to one of Walton Counties rare and unique coastal dune lakes.

Since the last TRC meeting of March 4th the world has changed, it has also given many individuals, groups, and organizations time to organize and align against this proposed development. Public Hearings will be more difficult, but as a community we will fight this in every way possible until the proposed PUD is deemed unacceptable and denied by the Walton County Technical Review Committee and the Walton County Planning Department.

Sincerely,

Donna Hoffman
453 Malls Way (BMB)
Santa Rosa Beach, FL 32459 -

P.S. Have you seen the Beach access at BMB? Since the
Customary ruling, there is no way an additional 186 families
could fit. You will destroy this area of 30A & traffic along beaches.
Please help us!

June 7, 2020

Mr. Mac Carpenter, Planning Director
Walton County
842 State Highway 20 East, Unit 110
Freeport, FL 32439

Subject: DR Horton / Draper Lake Planned Unit Development

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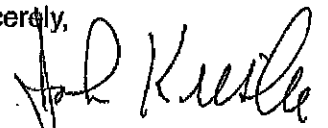
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Sincerely,

 Old Florida Beach resident

John Kiesling



Dear Mr. Carpenter,

I sent you an email May 11, 2020 to carmac@co.walton.fl.us but haven't received any response. I know times are crazy with all the COVID -19 issues, however I just wanted to make sure the email was received and not sent your junk mail or the wrong email address. I have also included a hard copy of the email I sent.

Thank you for time and reconsideration of this request

Blessings,

Cindra Reyba



Dear Mr. Carpenter,

I am writing today to share details about the groundbreaking activities related to my new nonprofit devoted to supporting women and children affected by domestic abuse – **Still Waters Ministries, Inc.** The goal of Still Waters is to bring hope, education, and encouragement to all abused and traumatized women in our community. We have purchased 40 acres of beautiful land in Crestview, FL and are ready to take the next step in order to begin construction on this transitional housing development this fall. Our timeline has been held up due to all the Covid-19 shutdowns and I thought I would reach out to see if there is any way approval could be expedited given the great need for this type of service in Walton County.

As you are probably aware, the need for this type of programming and housing in this area is incredible. In 2018, Walton County saw three spousal murders, eight rapes, 63 cases of aggravated assault and 475 cases of domestic violence. **Currently, in the state of Florida there are 42 emergency shelters but only four transitional housing programs.** In our community, Shelter House, which serves women throughout Okaloosa and Walton counties, only provides short-term, emergency housing and women in their programs must find safe housing after leaving the facility – and believe me, that is almost impossible to find. The closest transitional housing is Favor House in Pensacola, which serves men and women in Escambia and Santa Rosa Counties. **Another shelter in Panama City, The Salvation Army Domestic Violence Shelter, closed due to Hurricane Michael and is not expected to reopen.** So many community supporters have come forward to help Still Waters – from contractors eager to discount their fees, to suppliers willing to donate products.

Thank you for assessing whether this process can be sped up in order to allow our organization to break ground sooner and begin serving women and children as soon as possible. We cannot wait to see how many deserving women and children are impacted by Still Waters in the near future and we are so thankful to everyone in Walton County for their support!

Please contact me to discuss these ideas further at 850-629-5050 or cindrareyba@stillwatersministriesfl.com

Thank you!

Cindra Reyba

May 30, 2020

Marlene and Jim Smith
383 Old Beach Rd
Santa Rosa Beach, FL 32459

Mr. Mac Carpenter, Planning Director
Walton County
842 State Highway 20 East, Unit 110
Freeport, FL 32439

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This type of Major Development Order for a PUD containing 186 residential units in 62 triplexes and an additional commercial tract has absolutely no place in the location they are proposing. Blue Mountain Beach, Draper Lake, and the 30A corridor between SR 83 & SR 393. We know that you and your staff will take a long hard look at this application and realize that DR Horton / Draper Lake PUD is not compatible with the existing neighborhoods. We cannot believe that this PUD can even be considered in this area. The increase of traffic on an already overcrowded 2 lane road Scenic Highway 30A, the added strain on an already stressed infrastructure, and the potential of irreversible environmental damage to Draper Lake, one of Walton Counties rare and unique coastal dune lakes, are just some of the reasons to deny permission for this development.

Since the last TRC meeting of March 4th the world has changed giving many individuals, groups, and organizations time to organize and align against this proposed development. Public Hearings will be more difficult, but as a community we will fight this in every way possible until the proposed PUD is deemed unacceptable and denied by the Walton County Technical Review Committee and the Walton County Planning Department.

Sincerely,
Marlene and Jim Smith

A handwritten signature in cursive script that reads "Marlene J. Smith". The signature is written in dark ink and is positioned below the typed name "Marlene and Jim Smith".

May 23, 2020

Mr. Mac Carpenter, Planning Director
Walton County
842 State Highway 20 East, Unit 110
Freeport, FL 32439

Subject: DR Horton / Draper Lake Planned Unit Development

Mr. Carpenter,

I am writing to you as a concerned citizen of Walton County and I strongly oppose the DR Horton / Draper Lake Planned Unit Development. An overwhelming majority from the surrounding and affected neighborhoods, communities, and HOA's have voiced their opinion and oppose this development:

Draper Lake Coastal Village, Forest Lakes, The Pines, Ventana Dunes, Highland Parks, The Villages, Lakeside, Grayton Preserve, Coquina, Blue Gulf Resort, Old Florida Beach, Gulfview Heights, The Retreat, and 100's of individuals in the entirety of Walton County.

This type of Major Development Order for a PUD containing 186 residential units in 62 triplexes and an additional Commercial tract has absolutely no place in the location they are proposing, Blue Mountain Beach, Draper Lake, and the 30A corridor between SR 83 & SR 393

I would hope that you and your staff will take a long hard look at this application and realize that DR Horton / Draper Lake PUD is not compatible with the existing neighborhoods of Blue Mountain Beach or Grayton.

The increase of traffic on an already overcrowded 2 lane road Scenic Highway 30A, the added strain on an already stressed infrastructure, and the potential of irreversible environmental damage to one of Walton Counties rare and unique coastal dune lakes.

Since the last TRC meeting of March 4th the world has changed, it has also given many individuals, groups, and organizations time to organize and align against this proposed development. Public Hearings will be more difficult, but as a community we will fight this in every way possible until the proposed PUD is deemed unacceptable and denied by the Walton County Technical Review Committee and the Walton County Planning Department.

Sincerely,

**The Village of White Cliffs HOA Position Paper On the
Proposed D R Horton Draper Lake Planned Development**

9171 9690 0935 0239 3931 85

The Village of White Cliffs

The Village of White Cliffs is a 60-parcel single-family development located south of 30A. Village of White Cliff borders the Gulf of Mexico to the south, 30-A to the North and is .3 miles East of the proposed D R Horton development to the north west. The Village of White Cliffs is a well-established neighborhood with many full-time residents and many of the homeowners are local voters. The Village of White Cliffs maintains the aesthetics of our community with the pristine environment of the Gulf and surrounding nature in mind. It is and always will be the goal of the Village of White Cliffs to blend in with the natural environment ensuring the least impact to the surrounding beauty of the Gulf of Mexico.

D R Horton Project Description

D R Horton has applied for a Major Development Order ("MDO") for a PUD containing 186 residential units in 62 triplexes and an additional Commercial tract. The subject 36.6-acre tract is located south of 30A, west of The Village of White Cliffs and bordering the Draper Coastal Dune Lake.

Per the proposed site plan in the MDO application, the project appears to be virtually a straight line of identical triplexes fronting 30A with a bare minimum setback and minimal to no variation in architectural design. D R Horton is a large tract builder, and this project appears to be a standard "cookie cutter" development. This project will have a negative impact to 30A's quality of life as it is inconsistent with the character of the local area and other developments in the area.

If this development is approved as requested, the whole concept of 30A being a scenic road will be derailed. The infrastructure of 30-A was built to withstand minimal traffic. The impact the added traffic from the proposed development onto 30-A roads will result in increased congestion and added stress to an infrastructure that has already failed due to increased traffic along 30-A. Furthermore, the increased population created by this development, whether it be renters or residents, will result in an overpopulation of beachgoers. Our beaches along 30-A are already at or over capacity. The environmental impact of the increased population from this development onto our pristine beaches will be devastating. The capacity of the nearby regional beach accesses cannot sustain such an impact.

As stated in the MDO application, the traffic study states this 30A corridor is already "Over Capacity". The addition of a 186-unit project plus Commercial tract will put undue pressure on 30A traffic.

The project is located on Draper Lake, a coastal dune lake, which has recently been tested to be one of, if not the, cleanest and least polluted of the treasured coastal dune lakes along 30A. This 186-unit development on a previously undisturbed tract of vacant land will place significant pressure on the fragile ecosystem of Draper Lake. Our HOA has significant concerns over the sustainability of the Draper Lake Coastal Dune lake with an addition of a high density 186 residential project directly on the lake.

Walton County Planning Department Review of Application

The Walton County Planning Department has reviewed D R Horton's MDO application and found three pages of discrepancies from the Walton County Comp Plan and Development Code. A few of the key items are summarized below:

- The project does not qualify as a PUD as it does not meet Comprehensive Plan requirements for "Innovative Design" that includes a unique design feature adopted to promote compatibility with adjacent residential areas
- The application does not contain enough detail to evaluate code compliance.
- The proposal requests several unacceptable deviations from development standards, such as zero building setbacks and other reductions in setbacks from the Walton County Development Code.
- The proposed development does not meet the 30A Scenic Corridor guidelines.

The Village of White Cliffs Position

The Village of White Cliffs opposes D R Horton's application for the Draper Lake Development and strongly urges Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed

Michael Opar

Dated

5-28-20



Enforcement and
Compliance History Online

Civil Enforcement Case Report

Civil Enforcement Case

Basic Information

Case Number: 02-2011-3402
Case Name: D.R. Horton, LLC
Case Category: Administrative - Formal
Case Status (as of 06/21/2011): Closed
Case Lead: EPA
Court Docket Number: CWA-2011-3402
DOJ Docket Number: --

Relief Sought: --

Enforcement Outcome: Final Order With Penalty

Headquarters Division: --

Branch: WGL

Result of Voluntary Disclosure? No

Multi-media Case? --

Enforcement Type: CWA 309G2B AO For Class II
Penalties

Violations: Violation Of A Permit Requirement,
Violations Of Reporting Requirements

Penalties -- Case Level

Total Federal Penalty Assessed or Agreed To: \$99,000
Total State/Local Penalty Assessed: \$0
Total SEP Cost: \$104,420
Total Compliance Action Cost: \$0
Total Cost Recovery: \$0

Case Summary

Respondent violated Sections 301 and 402 of the CWA by failing to: obtain permit coverage for its construction stormwater discharges, develop a stormwater pollution prevention plan, implement best management practices, conduct and document weekly inspections, and prepare and submit annual reports and certifications. A SEP and penalty was assessed for the site.

Laws and Sections

Law	Sections	Programs
CWA	301/402	NPDES Permit Violations

Citations

Title	Part	Section
No data records returned		

Facilities

FRS Number	Facility Name	Address	City Name	State	Zip	SIC Codes	NAIC Codes
11000073933	THE GRANDE AT HANOVER	300 BROOK HOLLOW DRIVE	WHIPPANY	NJ	07981	--	--
110000426308	THE GRANDE AT SPRINGVILLE	2 FOXCROFT WAY	MT. LAUREL	NJ	08054	--	--

Defendants

Defendants and Settlements	In Compliance	In Settlement
D.R. Horton, LLC	Y	Y

Case Milestones

Event	Actual Date
Complaint Filed/Proposed Order	12/31/2010
Enforcement Action Data Entered	12/31/2010
Final Order Issued	06/21/2011
Enforcement Action Closed	06/21/2011

Related Case Documents

Document	Facility Name	Publication Date	RPA Program
No data records returned			

Pollutants

Pollutant Name	Chemical Abstract Number
No data records returned	

Related Activities

Description	Actual Date
No data records returned	

Final Order 1

Final Order Type: Administrative Penalty Order With or Without Injunctive Relief

Final Order Name: D.R. Horton, LLC

Linked Facilities (FRS ID): 110040073933, 110040426508

Final Order Lodged Date: --

Final Order Entered Date: 06/21/2011

Enforcement Action Closed Date: 06/21/2011

Actual Termination Date: --

Penalties/SEPs/Cost Recovery Amounts

Federal Penalty Assessed or Agreed To: \$99,000

State/Local Penalty Assessed: --

SEP Value: \$104,420

Compliance Action Cost: \$0

Federal Cost Recovery Awarded: \$0

Complying Actions

Complying Action ID	Category	Description
No data records returned		

Supplemental Environmental Projects

SEP ID	Category	SEP Value	Description
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SEP ID	Category	SEP Value	Description
2500000800	Environmental Restoration and Protection	\$104,420	The lead grant will fund a portion of a 212 acre land acquisition and preservation project in Mount Olive Township, Morris County, NJ that is very close to the Grand Staircase Site. This land purchase will preserve developable land and protect it from future construction.

Estimated Pollutant Reductions

Resulting From	Pollutant	Estimated Annual Amount	Units	Media Affected
No data records returned				

The Pines of Blue Mountain Beach HOA Position Paper On the Proposed D R Horton Draper Lake Planned Unit Development (PUD)

The Pines of Blue Mountain Beach

The Pines of Blue Mountain Beach is a 61-unit single-family development located on the northside of 30A. The Pines lies directly north of the proposed D R Horton development. Most of the homeowners in the Pines are local voters.

D R Horton Project Description

D R Horton has applied for a Major Development Order ("MDO") for a PUD containing 186 residential units in 62 triplexes and an additional Commercial tract. The subject 36.6-acre tract is located south of 30A, south of The Pines of Blue Mountain Beach subdivision.

Per the proposed site plan in the MDO application, the project appears to be virtually a straight line of identical triplexes fronting 30A with a bare minimum setback and minimal to no variation in architectural design. D R Horton is a large tract builder, and this project appears to be a standard "cookie cutter" development. This project will have a negative impact to 30A's quality of life as it is inconsistent with the character of the local area and other developments in the area.

If this development is approved as requested, the whole concept of 30A being a scenic road will be derailed.

As stated in the MDO application, the traffic study states this 30A corridor is already "Over Capacity". The addition of a 186-unit project plus Commercial tract will put undue pressure on 30A traffic.

The project is located on Draper Lake, a coastal dune lake, which has recently been tested to be one of, if not the, cleanest and least polluted of the treasured coastal dune lakes along 30A. This 186-unit development on a previously undisturbed tract of vacant land will place significant pressure on the fragile ecosystem of Draper Lake. Our HOA has significant concerns over the sustainability of the Draper Lake Coastal Dune lake with an addition of a high density 186 residential project directly on the lake.

Walton County Planning Department Review of Application

The Walton County Planning Department has reviewed D R Horton's MDO application and found three pages of discrepancies from the Walton County Comp Plan and Development Code. A few of the key items are summarized below:

- The project does not qualify as a PUD as it does not meet Comprehensive Plan requirements for "Innovative Design" that includes a unique design feature adopted to promote compatibility with adjacent residential areas
- The application does not contain enough detail to evaluate code compliance.
- The proposal requests several unacceptable deviations from development standards, such as zero building setbacks and other reductions in setbacks from the Walton County Development Code.
- The proposed development does not meet the 30A Scenic Corridor guidelines.

The Pines of Blue Mountain Beach HOA Position

The Pines of Blue Mountain Beach opposes D R Horton's application for the Draper Lake Development and strongly urges Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed



Dated 31 May 2020

Representative for the Pines of Blue Mountain Beach

**Edward & Cheryl Klekotka
56 Blue Mountain Road
Unit A 302
Santa Rosa Beach, Florida 32459
Email: emk@barretthomes.com
Cell No. : 614-206-5122**

March 8, 2020

Mac Carpenter
Walton County Technical Review Committee
76 N 6th Street
P.O. Box 1355
DeFuniak Springs, FL 32433

RE: Parcel No. 01-3S-20-34000-008-0000: 01-3S-20-34030-00800CO

Dear Mr. Carpenter:

I recently read an article in the Daily News about the potential rezoning of the two parcels on 30-A adjoining Draper Lake. In order to make sure everyone understands that I am an interested party in this matter and not just an outsider making noise, I offer the following:

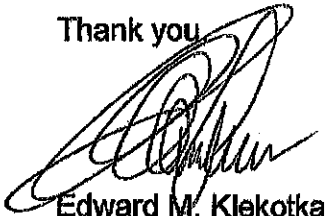
- My wife and I are full time residents at Bella Vita Condominiums
- We also own a guest house in The Village of Blue Mountain across the street from the subject parcels
- We previously lived for 8 years on Draper Lake @ 81 Coquina Place
- I have been a real estate developer and General Contractor for most of my working career
- While Bella Vita Condominiums was undergoing extensive renovation in 2017, we lived east of Grayton Beach at D.R. Horton's, Prominence North

I will be the first to admit that I feel people who own land should be able to develop it responsibly without interference from all of the sign waving public who seldom want any change on parcels they do not own. My review of the information presented thus far on these parcels is not what I call "responsible development". The congestion this proposed development will cause to this area will be unprecedented. The harm it further poses to the serenity and cleanliness of Draper Lake will be an even bigger issue. This beautiful, serene body of water and its native wildlife will be gone forever. People who are in a position in Walton County to preserve this lake must continue take the steps now to make sure future generations still look upon this lake with the same excitement that we now have.

We lived at Prominence North and to say it was a "responsible development" would be a joke. It is an overloaded rental community packed with vehicles, people and residences. The traffic presented many issues, not only on our ability to commute to others areas around Prominence but also the danger of trying to walk or bike within the community. The same conditions that will exist on the subject parcels if approval is given to develop this parcel as proposed.

We are not opposed to development but it must conform to the community and this community is not one that is ready for these mass produced residences that house countless occupants who have no stake in maintaining the natural beauty of our lands and lakes. We chose to continue living in this area west of Grayton Beach rather than Seaside/Seagrove/Alys. We like the way it has developed and applaud the legislation that passed to preserve its beauty. We only hope that the legislators who enacted the regulations that have made Draper Lake the beautiful, serene body of water it is now, will continue to regulate what type of developments get approved in the future.

Thank you

A handwritten signature in dark ink, appearing to read 'Edward M. Klekotka', written in a cursive style.

Edward M. Klekotka

**Draper Lake Coastal Village HOA Position Paper On the
Proposed D R Horton Draper Lake Planned Development**

Draper Lake Coastal Village

Draper Lake Coastal Village is a 95-unit single-family development located south of 30A. The Village borders Draper Lake to the south and east and is just west of the proposed D R Horton development. Draper Lake Coastal Village is a very unique DPZ community with close connection to and protection of the local environment. The majority of homeowners live here as their primary residence and thus are local voters.

D R Horton Project Description

D R Horton has applied for a Major Development Order ("MDO") for a PUD containing 186 residential units in 62 triplexes and an additional Commercial tract. The subject 36.6-acre tract is located south of 30A, west of The Retreat Drive and bordering the Draper Coastal Dune Lake.

Per the proposed site plan in the MDO application, the project appears to be virtually a straight line of identical triplexes fronting 30A with a bare minimum setback and minimal to no variation in architectural design. D R Horton is a large tract builder, and this project appears to be a standard "cookie cutter" development. This project will have a negative impact to 30A's quality of life and Draper Lake as it clashes with the natural and preserved environment and other developments in the area.

This project flies in the face of the meaning of a Scenic Road and significantly degrades the unique characteristics of Scenic 30A. The remarkable character of Scenic 30A is being destroyed to the point of eliminating "Scenic" when traveling on 30A.

The results of recent study commissioned by Walton County, published in 2018, one major objective focused on the evaluation of current conditions in the coastal dune lakes and watershed characteristics that affect pollutant loading. Of the 15 coastal dune lakes, Draper Lake was the only lake with significant decreasing trends for total phosphorous and chlorophyll a. as well, Draper Lake had one of the highest, thus the better, Habitat Scores. This 186-unit development on a previously undisturbed tract of vacant land will certainly negatively impact unique and protected ecosystem of Draper Lake. Draper Lake Coastal Village has made significant investments in the protection of the lake, such as shoreline restoration, community boathouses, protective landscaping with native plantings and a natural stone wall around the lake at the setback going six feet deep to eliminate direct ground water run-off. Additionally we have partnered with Walton County, Choctawhatchee Basin Alliance, State of Florida Forestry, Coastal Dune Lakes Advisory to ensure that we are progressive in protecting the natural environment here at Draper Lake. Allowing the Horton Project to progress we believe would significantly negate all of our improvements and investments into improving and maintaining our coastal dune lake.

Walton County Planning Department Review of Application

The Walton County Planning Department has reviewed D R Horton's MDO application and found three pages of discrepancies from the Walton County Comp Plan and Development Code. A few of the key items are summarized below:

- The project does not qualify as a PUD as it does not meet Comprehensive Plan requirements for "Innovative Design" that includes a unique design feature adopted to promote compatibility with adjacent residential areas
- The application does not contain enough detail to evaluate code compliance.
- The proposal requests several unacceptable deviations from development standards, such as zero building setbacks and other reductions in setbacks from the Walton County Development Code.
- The proposed development does not meet the 30A Scenic Corridor guidelines.

Draper Lake Coastal Village opposes D R Horton's application for the Draper Lake Development and strongly urges Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed



Dated

3/2/2020

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children and pets.

D R Horton Project Description

They have requested to build 186 residential units, a minimum of parking for 372, as well as commercial space.

Ventana Dunes Concerns

- The size and scope of this project will continue to increase traffic concerns in the area.
- The location is on a hilly curve where sight distance and speed are already of concerns.
- Walton County has already denied a cross walk at Ventana Dunes based on safety due to the curve of the road.
- Due to the family nature of our neighborhood, we have a school bus stop on 30A, and increased traffic, especially of non-locals, will pose more dangers to our children out at the road.
- Our only entrance and exit is located on 30A, with no other option to lesson 30A traffic via a separate entrance.
- The locals in this area have already worked hard to bring attention to the speeding issue in this area, specifically to the hills and curves.
- The D R Horton homes are basically identical and do not fit in the original design for this scenic highway corridor.
- The set backs are not adequate.
- The continued loss of trees, dunes and land cause issues for the local wildlife as well as drainage concerns with environmental impacts to Draper Lake.

Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and ensuring that the proper guidelines are followed to protect our families, our environment and our already at capacity infrastructure.

As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed

Bridget McCann
#29

Dated

3/3/2020

email sent
for Bridget d
Mlaw

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Ventana Dunes Concerns

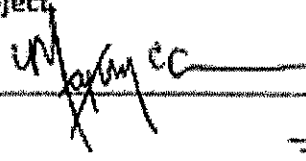
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Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and ensuring that the proper guidelines are followed to protect our families, our environment and our already at capacity Infrastructure.

As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed


#09

Dated

3/4/20

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children and pets.

D R Horton Project Description

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Ventana Dunes Concerns

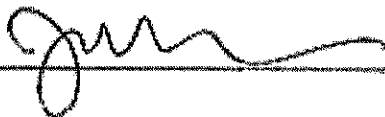
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- The set backs are not adequate.
- The continued loss of trees, dunes and land cause issues for the local wildlife as well as drainage concerns with environmental impacts to Draper Lake.

Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and ensuring that the proper guidelines are followed to protect our families, our environment and our already at capacity infrastructure.

As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed



Dated

6/26/20

Print name

Julie Morris

street #

30 Ventana Blvd.

e-mail address

Julie R Boarman@comcast.net

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children.

D R Horton Project Description

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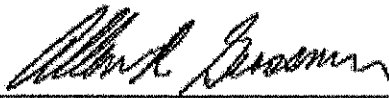
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- The continued loss of trees, dunes and land cause issues for the local wildlife as well as drainage concerns with environmental impacts to Draper Lake.

Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and ensuring that the proper guidelines are followed to protect our families, our environment and our already at capacity infrastructure.

As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed 

Date 06/00/2020

Print name Allen R. Grossman

E-mail a.grossman@grdfla.com

Ventana Street # 39

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children and pets.

D R Horton Project Description

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Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and ensuring that the proper guidelines are followed to protect our families, our environment and our already at capacity infrastructure.

As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed

Kerry Carmora
#418 Ventana

Dated

3/2/20

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Walton County Planning Department Review of Application

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Signed


#51 Ventana

Dated

03/03/20

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Ventana Dunes Concerns

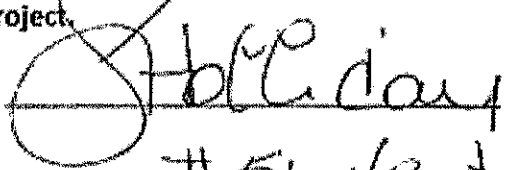
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#51 Ventana.

Dated

3/3/20

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Ventana Blvd

Santa Rosa Beach, FL 32459

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Signed

Finley
Finley
56

Dated

3/2/2020

req email

milmeo04@hotmail.com
afin112@aol.com

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

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Signed Staci Shaw #71 Ventana

Dated 03/03/2020

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

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Signed

Ly Mitchell

Mitchell #72

Dated

3/3/20

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32450

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Signed: Stefanie Webb

Dated: 3/3/20

#79 webb714@gmail.com

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

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Signed

Cindy Sheppard

91 Ventana Blvd

Dated

3/3/2020

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

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Signed



Diane Wright, 97 Ventana Blvd

Dated 3/3/20

e-mailed address
forwarded
by Wrights.

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

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Signed

Print name

Date

E-mail

Ventana Street #

97

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

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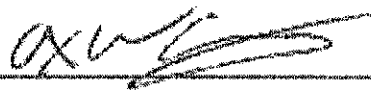
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Signed



Alex Wright, 97 Ventana Blvd

Dated 3/3/20

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

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Signed Gary L. Forbus

Dated 6/15/2020

Print name Gary L. Forbus
street # 98 Ventana Blvd.

gary.forbus@gmail.com
e-mail address

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Signed

Angela Forbus

Dated

Jun 15, 2020

Print name

Angela Forbus

street #

98 Ventana Blvd

-mail address

forbus.angie@gmail.com

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

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Signed Meredith B Eades
#105 Ventana

Dated 02 March 2020

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

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Signed

Frederick P. Foltz

Date

6/5/20

Print name

Frederick P. Foltz

E-mail

fpfoltz@mchsi.com

Ventana Street #

114

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Signed

Janet L. Felts
#114

Dated

3/3/20

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

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Walton County Planning Department Review of Application

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Signed

Ka Lalley #143

Dated

3-3-20

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Signed


#143

Dated

3-3-20

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Ventana Blvd

Santa Rosa Beach, FL 32459

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Signed

 #150

Dated 03 March 2010

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Signed

Andrea Gallagher

#150

Dated

3/3/2020

req. email

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Signed

Marian Castroverdo
Abstract #153

Dated

3/3/20

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

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Ventana Dunes Concerns

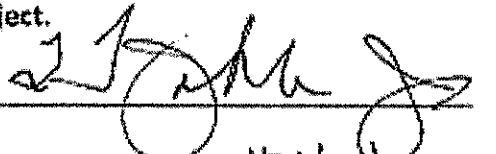
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Signed


#164
Tom Jenie

Dated

3/3/2020

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

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Signed

Rebecca N. Jehle
Rebecca N. Jehle, Jr.

Date

5-20-20

Print name

Rebecca Jehle
Rebecca N. Jehle, Jr.

E-mail

Ventana Street #

161

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Signed



Dated

6/23/2020

Print name

Ken Floyd

street #

162 Ventana Blvd

e-mail address

KRFloyd1@hotmail.com

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

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Ventana Dunes Concerns

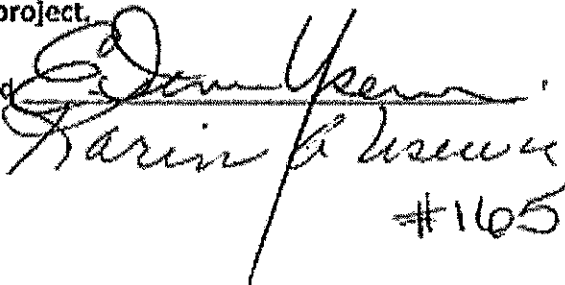
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Signed


Karin P. Usener
#165

Dated

3/3/20

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

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Signed

Karl O. Daniel

Dated

3/3/2020

Hogan Properties

#178

KarlOtraszko@gmail.com

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

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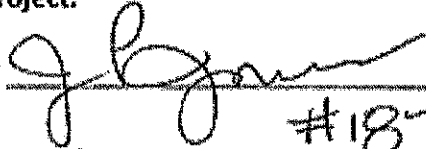
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Signed


#187
James & Jennifer
Jones

Dated 3-3-2020

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

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Signed


BLAKE L. DONALD
#002

Dated

3-3-20

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

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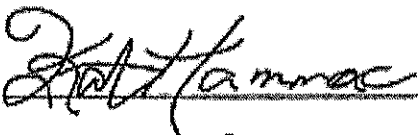
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Signed



Date May 20, 2020

Print name Kat Hammac

E-mail beachcoffeeheadquarters@yahoo.com

Ventana Street # 203

Ventana Dunes at Blue Mountain Beach
Ventana Blvd
Santa Rosa Beach, FL 32459
Re: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Signed Patricia Sturdivant Date 6/6/20
Print name Patricia Sturdivant E-mail trish30a@gmail.com
Ventana Street # 281 Ventana Blvd.
8KB, FL 32459

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and ensuring that the proper guidelines are followed to protect our families, our environment and our already at capacity infrastructure.

As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed



Dated

3/3/20

237 Ventana Blvd.
Santa Rosa Beach, FL 32455
Terry Lettig

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children and pets.

D R Horton Project Description

They have requested to build 186 residential units, a minimum of parking for 372, as well as commercial space.

Ventana Dunes Concerns

- The size and scope of this project will continue to increase traffic concerns in the area.
- The location is on a hilly curve where sight distance and speed are already of concerns.
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- The set backs are not adequate.
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Walton County Planning Department Review of Application

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Signed



Dated

6/13/2020

Print name

SHELBY M TOWNSEND

street #

255 VENTANA

SMICHAELTOWNSEND@BELL.SOUTH.FL

e-mail address

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children and pets.

D R Horton Project Description

They have requested to build 186 residential units, a minimum of parking for 372, as well as commercial space

Ventana Dunes Concerns

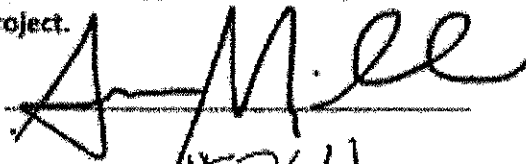
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- The lot backs are not adequate
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Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and ensuring that the proper guidelines are followed to protect our families, our environment and our already at capacity infrastructure.

As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed


#264

Dated

3-3-2020

req: e-mail

Audrey E. Miller
@gmail.com

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children and pets.

D R Horton Project Description

They have requested to build 186 residential units, a minimum of parking for 372, as well as commercial space.

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Walton County Planning Department Review of Application

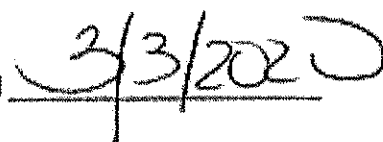
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As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed


#265

Dated



Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children and pets.

D R Horton Project Description

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Walton County Planning Department Review of Application

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Signed

J. LaPointe

Dated

MARCH 3, 2020

279 VENTANA

Lisa Lapointe
Daniel Ganin

Ventana Dunes at Blue Mountain Beach
Ventana Blvd
Santa Rosa Beach, FL 32459
RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Walton County Planning Department Review of Application

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Signed

Dan L.

Dated

3-5-20

279.

Ventana Dunes at Blue Mountain Beach
Ventana Blvd
Santa Rosa Beach, FL 32459
RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children.

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Signed

Print name

Ventana Street #

Date

E-mail


JULIE ERKER
289

6/7/20
julieerker@earthlink.net

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children and pets.

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Signed

Carde Idom
297 Ventana Blvd
5RB

Dated

3/3/20

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

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Signed William Varnadore

Date 5/20/20

Print name William Varnadore

E-mail WVarnadore@live.com

Ventana Street # 307

lot 30A + lot 31A

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children.

D R Horton Project Description

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Walton County Planning Department Review of Application

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Signed Margaret Hudson

Date May 20, 20

Print name Margaret Hudson

E-mail _____

Ventana Street # 307

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children and pets.

D R Horton Project Description

They have requested to build 186 residential units, a minimum of parking for 372, as well as commercial space.

Ventana Dunes Concerns

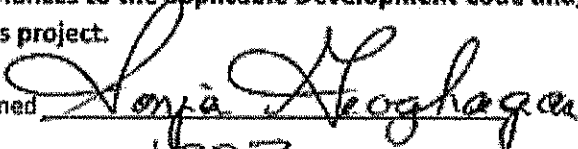
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Walton County Planning Department Review of Application

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Signed


#1323

Dated

3-5-2020

Ventana Dunes at Blue Mountain Beach
Ventana Blvd
Santa Rosa Beach, FL 32459
RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the east of the proposed development. The majority of homes are primary residents, local voters and many families with young children.

D R Horton Project Description

They have requested to build 186 residential units, a minimum of parking for 372, as well as commercial space.

Ventana Dunes Concerns

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Walton County Planning Department Review of Application

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Signed

Print name

Ventana Street #

Date

E-mail

[Signature]
Tom O Toole
231

5/20/20
g.horton@draperlake.com

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a fine sand neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children and pets.

D R Horton Project Description

They have requested to build 148 residential units, a minimum of parking for 372, as well as commercial space.

Ventana Dunes Concerns

- The size and scope of this project will continue to increase traffic concerns in the area.
- The location is on a hilly curve where sight distance and speed are already of concern.
- Walton County has already denied a cross walk at Ventana Dunes based on safety due to the curve of the road.
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Walton County Planning Department Review of Application

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As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed

John A. Carl

#290

Dated

3/3/2020

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children and pets.

D R Horton Project Description

They have requested to build 126 residential units, a minimum of parking for 172, as well as commercial space.

Ventana Dunes Concerns

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- The locals in this area have already worked hard to bring attention to the speeding issue in this area, specifically to the hills and curves.
- The D R Horton homes are basically ignored and do not fit in the original design for this scenic highway corridor.
- The wet lands are not addressed.
- The continued loss of track, dunes and land causes issues for the local wildlife as well as drainage problems with environmental impacts to Draper Lake.

Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and ensuring that the proper guidelines are followed to protect our families, our environment and our already at capacity infrastructure.

As a local property owner at Ventana Dunes, I am opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed



Dated

3/3/2020

#290

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children.

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Signed

Gary Cushman

Date

05/20/2020

Print name

GARY CUSHMAN

E-mail

gcushman@yahoo.com

Ventana Street #

248 VENTANA BLVD

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children.

D R Horton Project Description

They have requested to build 186 residential units, a minimum of parking for 372, as well as commercial space.

Ventana Dunes Concerns

- The size and scope of this project will continue to increase traffic concerns in the area.
- The location is on a hilly curve where sight distance and speed are already of concerns.
- Walton County has already denied a cross walk at Ventana Dunes based on safety due to the curve of the road.
- Due to the family nature of our neighborhood, we have a school bus stop on 30A, and increased traffic, especially of non-locals, will pose more dangers to our children out at the road.
- Our only entrance and exit is located on 30A, with no other option to lesson 30A traffic via a separate entrance.
- The locals in this area have already worked hard to bring attention to the speeding issue in this area, specifically to the hills and curves.
- The D R Horton homes are basically identical and do not fit in the original design for this scenic highway corridor.
- The setbacks are not adequate.
- The continued loss of trees, dunes and land cause issues for the local wildlife as well as drainage concerns with environmental impacts to Draper Lake.

Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and ensuring that the proper guidelines are followed to protect our families, our environment and our already at capacity infrastructure.

As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed

Laurel J. Cushman

Date

5/20/2020

Print name

LAUREL J. CUSHNER

E-mail

cushners@uphoo.com

Ventana Street #

248 VENTANA BLVD
SANTA ROSA BEACH, FL

Ventana Dunes at Silver Mountain Beach

Marina del Mar

Santa Rosa Beach, FL 32479

RE: Proposed D.R. Horton Ocean Lake Planned Development

Ventana Dunes at Silver Mountain Beach

Ventana Dunes is a mid-rise neighborhood comprised of 73 homes, all of which will be in the path of the proposed development. The majority of homes are primary residences, full-timers and many families with young children.

D.R. Horton Project Description

They have requested to build 126 residential units, a restaurant or parking for 371, as well as commercial space.

Ventana Dunes Concerns

- The size and shape of this project will continue to dominate the landscape in the area.
- The location is a busy curve where sight distance and safety are already of concern.
- Marion County has already denied a permit with a Western Dunes to build an outlet drive on the corner of the road.
- Due to the family nature of our neighborhood, we have a school bus stop on 30th, and increased traffic, especially of non-local, will pose more dangers to our children out at the road.
- Our only entrance and exit is located on 30th, with no other option to travel high profile, via a separate entrance.
- The focus in this area has already worked hard to bring attention to the growing issue in that area, specifically to the hills and a road.
- The D.R. Horton permits are basically identical and do not fit in the original design for this unique highway corridor.
- The parking area was inadequate.
- The restaurant/retail area, which will add more traffic to the local roadway as well as drainage issues, the high profile commercial building in Ocean Lake.

Marion County Planning Department Review of Application

There are many discrepancies in the application with the Marion County Code Book and Development Code. Even if these discrepancies are addressed, we have concerns with the structure and location with the project. Our objectives are to protect our families, our neighborhood and our lifestyle as existing homeowners.

As a local property owner in Ventana Dunes, I'm opposed to D.R. Horton's application for the Ocean Lake Development, and strongly urge Marion County not to make any decisions on the application and variance to the Marion County Development Code and/or Code Book in anything but a comprehensive manner.

William S. Roberts

William F. Roberts

John Roberts

John Roberts, P.E. B. Quinn, Inc.

Ventana Dunes # 514

Ventana Dunes at Blue Mountain Beach

Ventana Dunes

Surfside Beach, FL 33154

RE: Proposed D & H Horton Draper Lake Pipeline Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, most are used by the part of the year and development. The majority of homes are primary residences, local visitors and many families with young children.

D & H Horton Project Description

They have requested to build 100 residential units, a maximum of parking for 372, as well as commercial space.

Ventana Dunes Concerns

- The size and scope of this project will continue to reduce traffic and safety in the area.
- The location is on a busy curve where sight distance and speed are already of concern.
- Walton County has already denied a cross walk at Ventana Dunes based on safety due to the curve of the road.
- Due to the family nature of our neighborhood, we have a school bus stop on 31st, and increased traffic, especially of non-local, will pose more dangers to our children out in the road.
- Our only entrance and exit is located on 31st, with no other option to leave 31st traffic via a separate entrance.
- The locals in this area have already worked hard to bring attention to the speeding and in this area specifically to the hills and curves.
- The D & H Horton homes are basically identical and do not fit in the original design for this scenic regional corridor.
- The vehicles are not adequate.
- The continued loss of trees, dunes and land cause issues for the local wildlife as well as the huge runways and environmental impacts to Draper Lake.

Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed in the project, we have concerns with the oversight and ensuring that the project guidelines are followed to protect our families, our environment and our ability to capture the essence.

As a local property owner in Ventana Dunes, I am opposed to D & H Horton's application for the Draper Lake Development and strongly urge Walton County not to make any exceptions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signature: Judith D. Jackson Date: 6/11/2020
Name: Judith D. Jackson Phone: 904-255-1412 Email: jackson@hotmail.com
Address: 341

Ventana Dunes at Blue Mountain Beach

Ventana Blvd

Santa Rosa Beach, FL 32459

RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children.

D R Horton Project Description

They have requested to build 186 residential units, a minimum of parking for 372, as well as commercial space.

Ventana Dunes Concerns

- The size and scope of this project will continue to increase traffic concerns in the area.
- The location is on a hilly curve where sight distance and speed are already of concerns.
- Walton County has already denied a cross walk at Ventana Dunes based on safety due to the curve of the road.
- Due to the family nature of our neighborhood, we have a school bus stop on 30A, and increased traffic, especially of non-locals, will pose more dangers to our children out at the road.
- Our only entrance and exit is located on 30A, with no other option to lesson 30A traffic via a separate entrance.
- The locals in this area have already worked hard to bring attention to the speeding issue in this area, specifically to the hills and curves.
- The D R Horton homes are basically identical and do not fit in the original design for this scenic highway corridor.
- The setbacks are not adequate.
- The continued loss of trees, dunes and land cause issues for the local wildlife as well as drainage concerns with environmental impacts to Draper Lake.

Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and ensuring that the proper guidelines are followed to protect our families, our environment and our already at capacity infrastructure.

As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed Mary Kay Williams
Print name Mary Kay Williams
Ventana Street # 22

Date 5/19/2020

E-mail mary.kwilliams356@gmail.com

Ventana Dunes at Blue Mountain Beach
Ventana Blvd
Santa Rosa Beach, FL 32459
RE: Proposed D R Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, across and just to the east of the proposed development. The majority of homes are primary residents, local voters and many families with young children.

D R Horton Project Description

They have requested to build 186 residential units, a minimum of parking for 372, as well as commercial space.

Ventana Dunes Concerns

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- * The locals in this area have already worked hard to bring attention to the speeding issue in this area, specifically in the hills and curves.
- * The D R Horton homes are basically identical and do not fit in the original design for this scenic highway corridor.
- * The setbacks are not adequate.
- * The continued loss of trees, dunes and land cause issues for the local wildlife as well as drainage concerns with environmental impacts to Draper Lake.

Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Camp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and ensuring that the proper guidelines are followed to protect our families, our environment and our already at capacity infrastructure.

As a local property owner at Ventana Dunes, I'm opposed to D R Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Camp Plan in reviewing and/or considering this project.

Signed _____

Print name: _____

Ventana Street # _____

Date: 5/23/20

Email: francescaefields@gmail.com

04

Ventana Dunes at Blue Mountain Beach
Ventana Blvd
Santa Rosa Beach, FL 32459
RE: Proposed D.R. Horton Draper Lake Planned Development

Ventana Dunes at Blue Mountain Beach

Ventana Dunes is a one road neighborhood comprised of 71 homes, acres and just to the East of the proposed development. The majority of homes are primary residents, local voters and many families with young children.

D.R. Horton Project Description

They have requested to build 186 residential units, a minimum of parking for 372, as well as commercial space.

Ventana Dunes Concerns

- The size and scope of this project will continue to increase traffic concerns in the area.
- The location is on a hilly curve where sight distance and speed are already of concern.
- Walton County has already denied a cross walk at Ventana Dunes based on safety due to the curve of the road.
- Due to the family nature of our neighborhood, we have a school bus stop on 30A, and increased traffic, especially of non-locals, will pose more dangers to our children out at the road.
- Our only entrance and exit is located on 30A, with no other option to lessen 30A traffic via a separate entrance.
- The locals in this area have already worked hard to bring attention to the speeding issue in this area, specifically to the hills and curves.
- The D.R. Horton homes are basically identical and do not fit in the original design for this scenic highway corridor.
- The setbacks are not adequate.
- The continued loss of trees, dunes and land cause issues for the local wildlife as well as drainage concerns with environmental impacts to Draper Lake.

Walton County Planning Department Review of Application

There are many discrepancies in the application and the Walton County Comp Plan and Development Code. Even if these discrepancies are addressed via paperwork, we have concern with the oversight and assuming that the proper guidelines are followed to protect our families, our environment and our already at capacity infrastructure.

As a local property owner at Ventana Dunes, I'm opposed to D.R. Horton's application for the Draper Lake Development and strongly urge Walton County not to make any concessions or consider any variances to the applicable Development Code and/or Comp Plan in reviewing and/or considering this project.

Signed

David Fields

Date

5/23/20

Print name

David Fields

Address

David@cepbear.com

Ventana Street #

64