

Staff Comments:

Planning and Development Comments as of February 24, 2020:

A. Relating to requirements for Conceptual Plan Approval

1. Please include the term "Conceptual" on the proposed conceptual plan.
2. Please ensure that all uses are labeled on Sheet A1.
3. Section 2.06.02(A)(3) requires building heights to be identified within the conceptual plan submittal. Less than maximum is not sufficient.
4. Open space is "the amount of the site that is devoted to recreation, resource protection, amenity, and/or landscaped buffers." Sheet A3 identifies the space between the proposed structures as open space. These areas are not devoted to recreation, resource protection, amenity, or landscape buffers. Please correct the labeling and area calculations regarding the open space component of the concept plan.
5. Please identify all required buffers. Please identify the width of all buffers on the conceptual plan.
6. Please ensure all portions of the PUD documents and Conceptual Plan coincide with one another. The Plan identifies a 6,000sqft commercial space, as do some portions of the documents. However, there are other areas of the document that indicate the commercial space will be determined during the technical phase. The Code requires parking space counts and ratios for each land use during conceptual plan review, if 6,000 is being proposed conceptually, please ensure that all portions of the plan and documents agree. (See comments relating to the area of the commercial component in subsection B.)
7. Please provide the required parking for the pool amenity. Identify this area within the Conceptual Plan.
8. Please provide the projected timeframes for the various development phases as identified within the Conceptual Plan.
9. Identify all surrounding existing uses, densities and Future Land Use Map categories, including those lands across CR 30A.
10. Show preservation areas to include acreage and percentages. Any potential buy-out for preservation is reviewed and approved by the Board; it is not guaranteed.
11. Any potential wetland impacts must be discussed/addressed in greater detail. This could impact the allowable density/intensity of the development site.

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

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

2. Please provide additional building articulation and height information.

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

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

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

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

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

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

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

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

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

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

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

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

D. General Planning and Development Comments.

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

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

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

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

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

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

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

8. Consider alternative street alignment with Retreat Drive.
9. Consider a more Urban design with vertical mixed-use structures adjacent to 30A.
10. Ensure that all figures, ratios, areas as identified in the conceptual plan and documentation agree, i.e., the commercial area, is it 0.61, 0.56, or 0.55 acres? If the difference in this particular instance is related to the scrub habitat, please include a statement indicating as much when the figures do not align.
11. The proposed ordinance refers to Comprehensive Plan Objective L-1.17 and Policy L- 1.17.1. These references are to Scenic Corridor signage while the statements surrounding the reference do not. Additionally, there is already a Section 2.06.06 within the LDC. Please ensure that the proposed ordinance language references the appropriate portions of the Comprehensive Plan and/or Land Development Code.
12. Submit recorded deed(s) on the subject property identifying DR Horton as the current landowners and/or a revised agent affidavit signed by the currently identified property owners as per the Walton county Property Appraiser.
13. Submit a valid water and sewer service availability letter from Regional utilities. The letter on file expires February 29, 2020.
14. Changes to the Concurrency Management System (CMS) have recently been approved and will be applicable as it pertains to the concurrency review of this project.

E. Planning and Development Conditions for Approval.

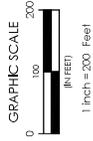
1. Provide a mechanism to ensure compatibility between the commercial and abutting residential portions of the site.
2. Provide a Form Based Code or Urban Design Code taking into consideration the entire development project.
3. Provide a commercial component that satisfies the minimum 5% commercial use on the full development site not the developable area.
4. Provide a Civic component that satisfies the minimum 1% Civic use for the development.
5. Provide specific commercial use information and consider limiting the neighborhood commercial uses to those that can operate under a shared parking agreement that would further support the requested parking reductions.

F. Development Related Fees.

1. Recreation Fee. To be determined.

2. Preservation Fee. To be determined.

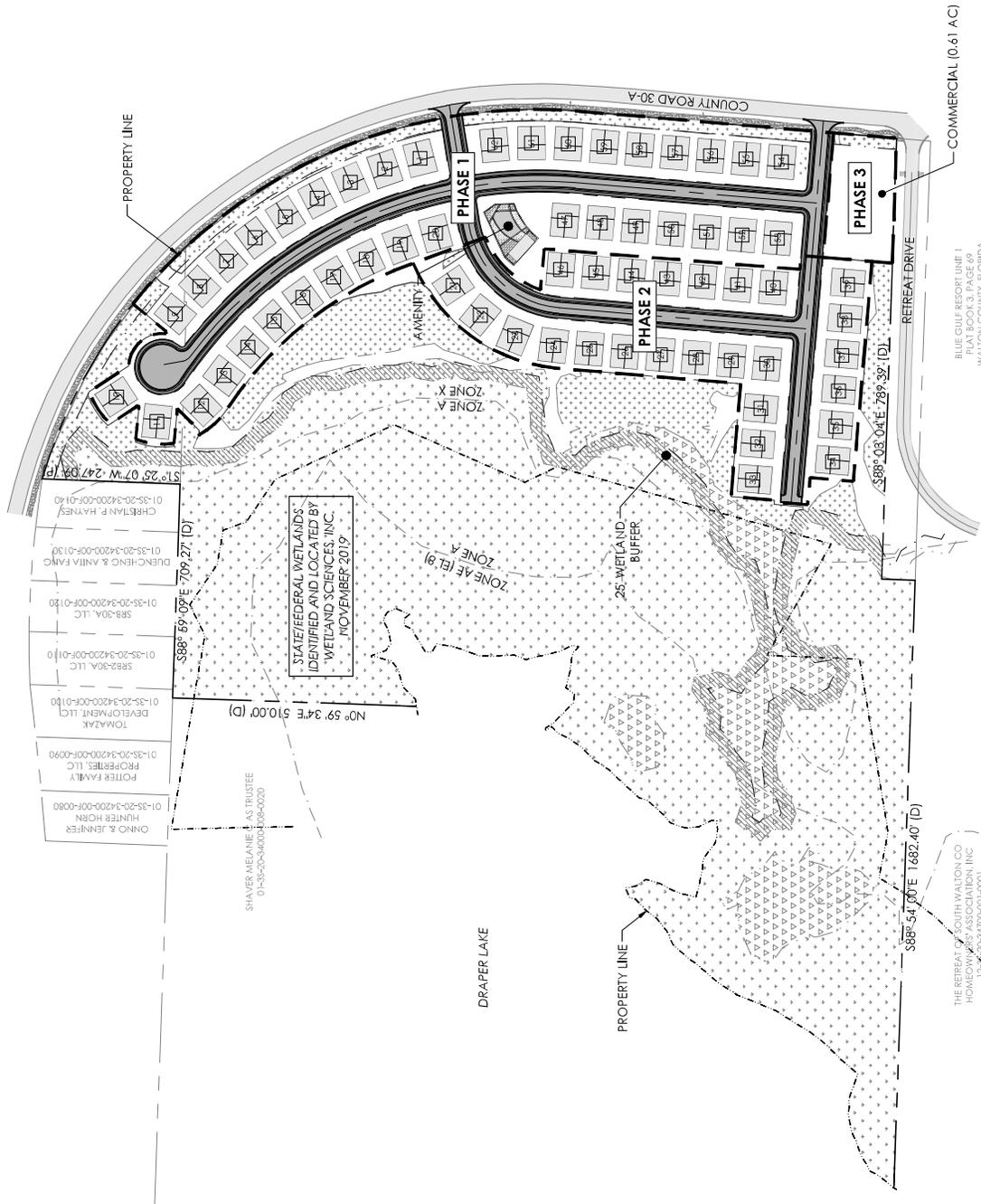
3. Traffic Fee. To be determined.



LEGEND



SITE AREA	36.66 AC
DEVELOPABLE AREA	12.14 AC
COMMERCIAL AREA	0.61 AC
PERCENTAGE COMMERCIAL	5.02%
CIMC AREA	0.37 AC
PERCENTAGE CIMC AREA	3.06%
RESIDENTIAL AREA	11.52 AC
NUMBER OF UNITS	186
COMMERCIAL BUILDING	6,000 SF
IMPERVIOUS AREA	7.52 AC
WETLANDS (TOTAL)	14.98 AC
WETLAND IMPACT	TBD
SCRUB (TOTAL)	12.44 AC
SCRUB TO REMAIN	3.11 AC
SCRUB IMPACT	25%



DRAPER LAKE OVERALL SITE PLAN

INTERLIGHT ENGINEERING CORPORATION
 ENGINEERS • ARCHITECTS • PLANNERS
 11490 EMERALD COAST PARKWAY, SUITE 2W
 MIRAMAR BEACH, FLORIDA 32550

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