

Dear Commissioner -

March 23, 2015

Forest View Village PUD Amendment is on tomorrow's BCC agenda for approval. I strongly urge you to NOT approve this development for the following reasons.

1: The original PUD development was approved in 2005 and amended in 2006. This current amendment represents a series of substantial deviations from the original, as shown in the table below:

Item	Original	Proposed Amendment	% Change
Land Area	91.72 acres	43.24 acres	47% Decrease
# Apartments	64	288	350% Increase
# Single Family	468	0	Eliminated
Commercial Area	160,000 Sq. Ft.	180,000 Sq. Ft.	12.5% Increase
# Lodging Units	0	127	Added

2: Per the site plan, the development uses all of the allowable densities, including maximum floor / area ratio and impervious surface. Additionally the development intends to utilize the four story building height and maximize the number of apartment units per acre.

3: At the Planning Commission meeting on 3/19/15, fifteen items were considered for deviations from the original PUD, none of which are described in the table above. The deviations approved include elimination of landscape buffers as well as a significant reduction in parking requirements as mandated by the Land Development Code.

4: The site plan indicates that the apartments will consist of 17 units per acre (maximum allowed per LDC); however, the project summary states that 12.71 acres are to be developed with multi-family. This equates to 22.66 units per acre, 33% GREATER than that allowed by the LDC).

5: Per the Comprehensive Code, a mixed use PUD may contain no more than 20% residential use. The 12.71 acres for multi-family constitute 29.4% of the total 43.24 acre site.

Finally, the Public Hearing was advertised twice in *The DeFuniak Herald / Beach Breeze*, as required. However, the first ad ran 3/12/15 (coincidentally the date of the planning commission meeting) which is less than two weeks prior to the meeting on the 24th of March.

I urge you to reject this overly dense development; it is incompatible with the proposed adjacent park and school, provides inadequate parking for the residents of the apartments and is inconsistent with the Walton County Code.

At a minimum, I ask that you postpone the public hearing to a later date so as to allow for proper notification and to follow the custom of having developments in South Walton be heard in South Walton.

Thank you for your consideration,

Garner Chandler, CRE, CCIM

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