



Walton County Board of County Commissioners Meeting Agenda - Final

Design Review Board

76 N. 6th Street
DeFuniak Springs, FL
32433
www.co.walton.fl.us

Thursday, December 6, 2018

5:00 PM

South Walton Annex Board Room

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

Announcements:

Items to be Heard:

1. [18-1828](#) **Taco Bell Back Lighting Deviation** - Request to approve by final order. Project number SCD18-000013 is being reviewed by Tim Brown. This is a scenic corridor deviation application submitted by Design Plus, Inc. on behalf of Taco Bell, requesting approval of a back lighting deviation on +/- 2.0 acres with a future land use of Coastal Center Mixed Use. The project is located at 10859 U.S. Highway 98 West #101, and is identified by parcel number(s) 28-2S-21-42000-018-0090. **(Continued from the 10/04/2018 DRB meeting.)**

Attachments: [Taco Bell Building Material and Back Lighting Deviation DRB Staff Report 1206](#)

[Ex-A Location Map](#)

[Ex B Deviation Application](#)

[Ex C Cover Sheet](#)

[Ex C Sign Graphic](#)

[Ex C Bell Sign Graphic](#)

[Ex C Color Renderings](#)

[Ex C Equipment-Seating Plan](#)

[Ex C Exterior Elevations](#)

[Ex C Exterior Elevations1](#)

[Ex C Front Walls Sections](#)

[Ex C Side Walls Sections](#)

[Ex C Munsell Colors](#)

[Ex C Barnwood Slat Material Photo](#)

[Ex C Slat Elevations](#)

[Ex C Slat Installation](#)

[Ex C Supporting Documentation](#)

[Ex C Survey](#)

2. [18-1829](#) **Miramar Beach Hotel** - Project number MAJ18-000029 is being reviewed by Tim Brown. This is a major development order application submitted by ECM, Inc. on behalf of Sharruf, LLC, requesting the approval to develop a 71 unit hotel and associated infrastructure on ±1.60 acres with a future land use of Coastal Center. The project is located on the north side of U.S. Highway 98, west of Forest Shore Drive and east of North Holiday Road, and is identified by parcel number(s) 29-2S-21-42000-011-0018.

(Continued from 11/01/2018)

Attachments: [Miramar Beach Hotel DRB Staff Report](#)

[EX A Location Map](#)

[Ex B Miramar Beach Hotel DRB review checklist](#)

[EX C Architectural Plans](#)

[EX C Civil Plans](#)

[Ex C Landscaping Plan](#)

[Ex C Lighting Plan](#)

[Ex C Quick-Spec-Single-Ply-Ure-A-Sil \(1\)](#)

3. [18-1830](#) **Origins Crossing** - Project number MAJ18-000031 being reviewed by Renee Bradley. This is a major development order application submitted by McNeil Carroll Engineering, Inc. on behalf of The WaterSound Company, LLC., requesting approval to develop 217 Multifamily apartments on approximately 19.87 acres with a future land use of Coastal Village One. The project is located on the north side of US Hwy 98, approximately 0.25 miles east of Watersound Parkway and identified by parcel number(s) 26-3s-18-16000-001-0030. **(Continued from 11/01/2018)**

Attachments: [Orgins Crossing DRB Staff Report](#)

[Ex A Location Map](#)

[Ex B Origins Crossing DRB review checklist](#)

[Ex C Origins Crossings DRB Inserts](#)

4. [18-1831](#) **Topsail West PUD Restaurant** - Request to approve by development order. Project number MIN18-000027 is being reviewed by Tim Brown. This is a minor development order application submitted by Buchanan & Harper Inc. on behalf of the St. Joe Company requesting approval to construct a 3,500 sq. ft. restaurant within the approved Topsail West PUD on ± 6.06 acres with a future land use of Town Center 2. The project is located at the northeast corner of West Hewett Road and U.S. Highway 98 West, and is identified by parcel number(s) 30-2S-20-33230-000-001A.

Attachments: [Topsail West PUD Restaurant DRB Staff Report](#)

[Ex A Location Map](#)

[Ex B Topsail West Restaurant DRB review checklist](#)

[Ex C A100 SITE WITH FLOOR PLAN](#)

[Ex C A200 ELEVATIONS](#)

[Ex C A201 RENDERED ELEVATIONS](#)

[Ex C Civil Plans](#)

[Ex C Landscape Plan](#)

[Ex C Lighting Fact Sheet](#)

[Ex C Photometric](#)

5. [18-1832](#)

The Shoppes @ Inlet Master Signage Plan - Project number MSP18-000003 is being reviewed by Tim Brown. This is a scenic corridor sign application submitted by Boardwalk Designs, Inc. on behalf of Inlet Beach Commons, LLC and F & F Enterprises, LLC, requesting the approval of a Master Signage Plan on 1.46 acres with a future land use of Neighborhood Infill and Inlet Beach Neighborhood Plan designation of Neighborhood Commercial. The project is located at 13665 U.S. Highway 98 East and is identified by parcel number(s) 36-3S-18-16100-000-1670 and 36-3S-18-16100-000-1680.

Attachments: [The Shoppes at Inlet Master Signage Plan DRB Staff Report_120618](#)

[Ex A Location Map](#)

[Ex B The Shoppes at Inlet Master Signage Plan DRB review checklist](#)

[Ex C Master Sign Application \(1\)](#)

[Ex C Master Sign Application \(2\)](#)

[Ex C Master Sign Application \(3\)](#)

[Ex C Master Sign Application \(4\)](#)

[Ex D Tenant Lease](#)

[Ex D Tenant Suite 1](#)

[Ex D Tenant Suites 3 - 6](#)

[Ex D Building Sign Graphic - Tenant Suite 7](#)

[Ex D Directory Sign Graphic](#)

[Ex D Main ID Building Sign Graphic](#)

[Ex E Location of Directional Sign](#)

[Ex D Master Sign Plan](#)

6. [18-1833](#)

Candlewood Suites Sign Deviation #1 - Request to continue to the January 3, 2018 DRB meeting. Project number SCD18-000014 is being reviewed by Tim Brown. This is a scenic corridor sign deviation application submitted by Emerald Coast Signs on behalf of Generation SRE Destin, LLC, requesting approval for a building sign height deviation from 36" to 61.5" on +/- 1.71 acres with a future land use of Coastal Center. The project is located at 11396 Emerald Coast Parkway and is identified by parcel number(s) 28-2S-21-42000-023-0020. deviation from 36" to

61.5" on +/- 1.71 acres with a future land use of Coastal Center. The project is located at 11396 Emerald Coast Parkway and is identified by parcel number(s) 28-2S-21-42000-023-0020.

Attachments: [DRB CONTINUANCE Memo Candlewood Suites Sign Deviation #1 120618](#)

7. [18-1859](#) **Candlewood Suites Sign Deviation #2** - Request to continue to the January 3, 2018 DRB meeting. Project number SCD18-000015 is being reviewed by Tim Brown. This is a scenic corridor sign deviation application submitted by Emerald Coast Signs on behalf of Generation SRE Destin, LLC, requesting approval of a deviation for an additional building sign and a deviation for building sign height from 36" to 61.5" on +/- 1.71 acres with a future land use of Coastal Center. The project is located at 11396 Emerald Coast Parkway and is identified by parcel number(s) 28-2S-21-42000-023-0020.

Attachments: [DRB CONTINUANCE Memo Candlewood Suites Sign Deviation #2 120618](#)

8. [18-1834](#) **Sherwin Williams Master Signage Plan** - Project number MSP18-000004 is being reviewed by Tim Brown. This is a scenic corridor sign application submitted by Trinity Signs, LLC on behalf of 30A Country Mart, LLC, requesting the approval of a Master Signage Plan on +/-0.722 acres with a future land use of Light Industrial. The project is located at 2525 U.S. Highway 98 West and is identified by parcel number(s) 35-2S-20-33280-000-0300.

Attachments: [Sherwin Williams Master Signage Plan DRB Staff Report 120618](#)

[Ex A Location Map](#)

[Ex B Sherwin Williams Master Signage Plan DRB review checklist](#)

[Ex C Mastersign App](#)

[Ex D Site Plan](#)

[Ex D SW Master Sign Plan](#)

[Ex D SW Building Elev](#)

[Ex D SW Building Sign Graphic](#)

[Ex D SW Monument Sign Graphic](#)

Meeting Adjourned: