



Walton County Board of County Commissioners

Meeting Agenda - Final

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

Zoning Board of Adjustments

Thursday, April 26, 2018

6:00 PM

South Walton Annex Board Room

Regular Meeting

Meeting Opened:

Announcements:

Minutes Read/Approved:

[18-0623](#)

Request to approve the March 22, 2018 ZBA minutes.

Attachments: [03222018 ZBAminutes](#)

Items to be Heard:

1. [18-0624](#)

Blackerby Variance - Request to approve by final order. Project number VAR18-000011 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Home Paradise Pools, on behalf of Greg Lathinghouse, requesting a 3 ft. variance from the 15 ft. rear setback on +/- 0.258 acres with a future land use of Residential Preservation. The project is located at 67 Gulf Point Road and is identified by parcel number(s) 12-3S-20-34040-003-0100.

Attachments: [#1 Blackerby Variance Staff Report](#)

[#2 Map](#)

[#3 Application](#)

[#4 Photos](#)

[#5 LATHINGHOUSE 9076-Boundary](#)

2. [18-0625](#)

Sacred Oaks Ph 1 Lot 10 Variance - Request to approve by final order. Project number VAR18-000009 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Coastyle Homes, LLC., on behalf of Drew Hill and Maria Gelati, requesting to reduce the 7 ½ ft. side setback on a portion of one side of the structure by 6" and to reduce the 20 ft. front setback on a portion of the structure by 1 ft. due to surveying error on +/- 0.0914 acres with a future land use of . The project is located at 67 Beacon Point Drive, and is identified by parcel number(s) 24-2S-21-42250-001-0100.

Attachments: [#1 Sacred Oaks Ph 1 lot 10 Variance Staff Report](#)

[#2 VAR18-000009 Location Map](#)

[#2 VAR18-000009 Cover Letter](#)

[#3 VAR18-000009 Letter](#)

[#4 VAR18-000009 Application](#)

[#5 VAR18-000009 Photos](#)

[#6 VAR18-000009 Site Plan](#)

3. [18-0626](#) **Richter Variance** - Request to approve by final order. Project number VAR18-000005 is being reviewed by Vivian Shamel. This is a variance application submitted by Joseph Nelson, on behalf of Kim Richter, requesting a reduction from the 20' front setback to 17', a reduction from the 7 1/2' side setbacks to 5' and a reduction from the 15' rear setback to 10' on +/-0.06 acres with a future land use of Residential Preservation. The project is located at 36 Sea Walk Circle, and is identified by parcel number(s) 23-3S-19-25100-00A-0100. **(Continued from 3/22/2018)**

Attachments: [#1 Richter Variance Staff Report 0426](#)

[#2 driving directions](#)

[#3 Application](#)

[#4 pictures](#)

[#5 Public comment](#)

[#6 RichterVarianceNarrative.ccs signed](#)

[#7 Richter Narrative Exhibits](#)

4. [18-0627](#) **Rutrough Variance** - Request to approve by final order. Project number VAR18-000006 is being reviewed by Vivian Shamel. This is a variance application submitted by Dunlap & Shipman, on behalf of Mary Rutrough, requesting a variance from a 20' front setback to a 0' front setback on +/-0.32 acres with a future land use of Residential Preservation. The project is located at 5649 CR 30A, and is identified by parcel number(s) 04-3S-20-34050-001-0030. **(Continued from 3/22/2018)**

Attachments: [ZBA CONTINUANCE Memo for Rutrough Variance](#)

5. [18-0628](#) **Palm Court Variance** -Request to approve by final order. Project number VAR18-000012 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Dunlap and Associates, on behalf of Sapp Investments, requesting a variance from the methodology of stormwater management provided in sections 5.06.03.A and 5.06.03.A.16 of the Land Development Code in order to allow a different approach for more effective stormwater management on the subject property. The property is located on Walton Magnolia Lane and is identified by parcel number(s) 36-3S-18-16100-000-2470.

Attachments: [#1 Palm Court Variance Staff Report](#)

[#2 Sapp Palm Court Application](#)

[#3 Public comment](#)

6. [18-0629](#) **San Roy Road Lot 6 Variance** - Request to approve by final order. Project number VAR18-000010 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Hand Arendall Harrison Sale, on behalf of Andrew Branoff, requesting a reduction of the front setbacks from 20 ft. to 0 ft. due to a 33 ft. easement on the front of the property on +/- 0.25 acres with a future land use of Residential Preservation. The project is on a vacant lot between 62 San Roy Road and 20 San Roy Road, and is identified by parcel number(s) 19-3S-18-16240-000-0060.

Attachments: [San Roy Road Lot 6 Variance Staff Report r1](#)

[#2 Ltr. corrected supplement to Branoff Application, 4-16-18](#)

[#3 Application](#)

[#4 BF-Site Plans-S1](#)

[#5 BF-Site Plans-S2](#)

7. [18-0630](#) **Smith Garage Variance** - Request to approve by final order. Project number VAR18-000008 is being reviewed by Vivian Shamel. This is a variance submitted by Thomas B. Smith, Jr., requesting approval for a variance from Florida Building Code R.322.3 as authorized by section 4.05.08, A of the Walton County Land Development Code in order to build a detached garage on slab on +/-0.44 acres with a future land use of Rural Village. The project is located at 9 North Sunset Harbour, and is identified by parcel number(s) 30-1S-19-23010-000-0370.

Attachments: [#1 Smith Garage Variance Staff Report](#)

[#2 Location Map](#)

[#3 Variance Summary March 21](#)

[#4 Application](#)

[#5 Planning Environmental Comments](#)

[#6 Geotechnical Survey Smith](#)

[#7 Pictures](#)

[#8 Dec 1 2017 site plan](#)

Meeting Adjourned: