



# Walton County Board of County Commissioners

## Meeting Agenda - Final

76 N. 6th Street  
DeFuniak Springs, FL  
32433  
[www.co.walton.fl.us](http://www.co.walton.fl.us)

### Zoning Board of Adjustments

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Thursday, May 24, 2018

6:00 PM

South Walton Annex Board Room

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#### Regular Meeting

Meeting Opened:

Minutes Read/Approved:

Announcements:

Items to be Heard:

1. [18-0810](#) **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: [#1 Rutrough Variance Staff Report 5-24](#)

[#2 Rutrough Variance Application](#)

2. [18-0811](#) **San Roy Road Variance** - Request to approve by final order. Project number VAR18-000007 is being reviewed by Vivian Shamel. This is a variance application submitted by Dunlap & Shipman, P.A., on behalf of 187 San Roy Holdings, LLC, requesting approval to reduce the 20' front setback to a 0' front setback on +/-2.011 acres with a future land use of Neighborhood Infill. The project is located at 187 San Roy Road, and is identified by parcel number(s) 19-3S-18-16080-000-0130. **(Continued from 3/22/2018)**

Attachments: [#1 San Roy Road Variance Staff Report 5-24](#)

[#2 Map](#)

[#3 Parcel Map](#)

[#4 Application](#)

[#5 Aerial and photos](#)

[#6 Site Plan](#)

[#7 Public Comment](#)

[#7 additional\\_public\\_comment\\_recd\\_517\\_2](#)

3. [18-0812](#) **McCowns Variance** -Request to approve by final order. Project number VAR18-000015 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Matthews & Jones, LLP, on behalf of Layton and Teresa McCowns, requesting a reduction in the standard Walton County setbacks to those allowed per the 1993 Village of White Cliffs Architectural Code on +/-0.177 acres. The property is located on White Cliffs Lane and is identified by parcel number(s) 12-3S-20-34631-00B-0100.

**Attachments:** [#1 McCown Variance Staff Report](#)  
[#2 Cover Letter](#)  
[#3 Entire Application minus pics](#)  
[#4 Covenants and Architectural Code](#)  
[#5 Site Pics](#)  
[#6 White Cliffs Plat](#)  
[#7 Survey](#)

4. [18-0813](#) **Tatum Variance** -Request to approve by final order. Project number VAR18-000016 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Joshua and Mary Tatum, requesting a reduction from the Walton County rear setback of 15' to 10' in the Bay Bridge Landing Subdivision on +/-0.184 acres. The property is located at 84 Bay Walk Court and is identified by parcel number(s) 29-2S-21-42940-000-0420.

**Attachments:** [#1 Tatum Variance Staff Report](#)  
[#2 Location Map](#)  
[#3 Summation of Issue and Proposed Resolution](#)  
[#4 Copy of Application](#)  
[#5 Site Plan \(with Photo Locations\)](#)  
[#6 East Elevation](#)  
[#7 Front Elevation](#)  
[#8 Rear Elevation \(from East\)](#)  
[#9 Rear Elevation \(from West\)](#)  
[#10 Rear Elevation](#)  
[#11 West Elevation](#)  
[#12 Plat](#)  
[#13 Permitted Site Plan \(Scaled\)](#)  
[#14 Permitted Site Plan](#)  
[#15 Site Plan \(Foundation Survey\)](#)  
[#16 Bay Bridge HOA](#)

5. [18-0814](#) **Ford Variance** - Request to approve by final order. Project number VAR18-000013 is being reviewed by Vivian Shamel. This is a petition for

variance application submitted by T.S. Adams Studio, on behalf of Mike Ford, requesting a 5' reduction to the 10' setback on the plat of Vermillion Point at Watercolor on +/- 0.123 acres with a future land use of Court Ordered Overlay. The project is located at 118 Vermillion Way and is identified by parcel number(s) 15-3S-19-25424-000-0130.

**Attachments:** [#1 Ford Variance Staff Report](#)  
[#2 Location Map](#)  
[#3 Ford Variance Summary Letter](#)  
[#4 Ford Variance Application](#)  
[#5 DRB letter](#)  
[#6 Watercolor Requirements Vermillion](#)  
[#7 Vermillion Point Plat](#)  
[#8 Photo 1](#)  
[#9 Photo 2](#)  
[#10 FL1000 2-Vermillion Point Neighborhood](#)  
[#11 FL1000 LOT 13 SITE PLAN](#)

6. [18-0815](#) **Smith Family Variance** - Request to approve by final order. Project number VAR18-000014 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Robert Smith, requesting a reduction in each Walton County side setback from 7 ½' to 5' due to allow for a balcony on the house plans on +/- 0.134 acres with a future land use of Neighborhood Infill. The project is located at 13410 US Hwy 98 and is identified by parcel number(s) 36-3S-18-16100-000-1730.

**Attachments:** [#1 Smith Family Variance Staff Report](#)  
[#2 LocationMap](#)  
[#3 ApplicationPlusSummary Plans Letters](#)  
[#4 PropertyCornerPics](#)  
[#5 SitePlan5](#)  
[#6 SitePlan7.5](#)

**Meeting Adjourned:**