



# 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, September 27, 2018

5:00 PM

South Walton Annex Board Room

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#### Regular Meeting

#### Meeting Opened:

#### Minutes Read/Approved:

[18-1463](#) Request to approve May 24, 2018 and June 28, 2018 ZBA minutes.

Attachments: [05242018 ZBAminutes](#)

[06282018 ZBAminutes](#)

#### Announcements:

#### Quasi-Judicial Items:

[18-1446](#) **Perry Variance** - Request to approve by final order. Project number VAR18-000018 is being reviewed by Vivian Shamel. This is a variance application submitted by Bonnie Perry, requesting approval to reduce the east side setback from 5 feet to 1 foot to allow for an accessory structure on +/- .229 acres with a future land use of Residential Preservation. The project is located at 780 Bayshore Dr., and is identified by parcel number 29-2S-21-42020-00C-0021. (Continued from the August 23, 2018 ZBA meeting.)

Attachments: [#1 Perry Storage Building Variance Staff Report](#)

[#2 780 Bayshore Driving Directions](#)

[#3 780 Bayshore Application](#)

[#4 780 Bayshore Photo 1](#)

[#5 780 Bayshore Photo 2](#)

[#6 780 Bayshore Photo 3](#)

[#7 780 Bayshore Photo 4](#)

[#8 SWF Department comments](#)

[#9 780 Bayshore Site Plan](#)

[18-1447](#) **Geronimo Communications Tower Replacement Variance** - Request to approve by final order. Project number VAR18-000022 is being reviewed by Renee Bradley. This is a variance application submitted by Matthews & Jones, LLP, on behalf of Gulf Power Company, requesting a

variance to Chapter 5.07 of the Walton County Land Development Code for setback requirements for tall structures to replace and 80' existing tower with a 180' communication tower. The project is on 58 x 30 foot leased area of a 1.72 acre parcel with a future land use of Coastal Center and is located on south east corner of Geronimo Street, and is identified by parcel number(s) 28-2s-21-42000-004-0000.

**Attachments:** [PLANNING REPORT](#)

[EX A Maps](#)

[EX B App Supp Docs](#)

[EX C Pics](#)

[EX D Site plan](#)

### [18-1458](#)

**Huckaby Variance** - Request to approve by final order. Project number VAR18-000023 is being reviewed by Vivian Shamel. This is a variance application submitted by Mickey Whitaker, on behalf of ADE 785 LLC/William J. Huckaby, requesting to amend Final Order number VAR 17-000005 to also allow for the use of Walton County residential parking standards as described in 5.02.02 of the Land Development Code versus the Gulf Trace Neighborhood Plan residential parking standards on +/- 0.23 acres with a future land use of Residential Preservation. The project is located on Savelle Drive in Gulf Trace Subdivision and is identified by parcel number(s) 08-3S-19-25040-00D-0110.

**Attachments:** [#1 VAR18-000021ADE 785LLC Huckaby Staff Report](#)

[#2 hucka location map and directions](#)

[#3 Summary letter](#)

[#4 huck homeowner support letter \(1\)](#)

[#5 Huckaby Final Order](#)

[#6 Hucka variance application \(1\)](#)

[#7 Photographs](#)

[#8 Huck survey gt](#)

[#9 Huck revised site plan](#)

### [18-1459](#)

**Clinton and Christy Currie Variance** - Request to approve by final order. Project number VAR18-000024 is being reviewed by Vivian Shamel. This is a variance application submitted by Clinton and Christy Currie, requesting approval to allow for the extension of 18 inches into the setback for cantilevered decks and roof overhangs to include habitable space on the second and third stories and for the front porch stoop and stairs to encroach 5'8" into the 20' front setback on +/-0.041 acres with a future land use of Small Neighborhood. The project is located on Merri Way, Lot 1 BLK A Village at Blue Mountain Beach PH II PB 15-98 and is identified by parcel number(s) 01-3S-20-34501-00A-0010.

**Attachments:** [#1 Clinton and Christy Currie Variance Staff Report](#)

[#2 MRW - Road Map - 2018-09-04](#)

[#3 Currie letter to county on variance \(1\)](#)

[#4 STATEMENT OF INTENT](#)

[#5 VARIANCE REQUEST QUESTIONNAIRE](#)

[#6 MRW - Site Pictures - 2018-09-04](#)

[#7 Plat](#)

[#8 BLM - Lot 1 Merri Way - Survey - 2018-06-12](#)

[#9 BLM - Lot 1 Merri Way - Survey - 2018-08-31](#)

[18-1460](#)

**The Watersound Company, LLC Variance** - Request to approve by final order. Project number VAR18-000025 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Huff Development, LLC, on behalf of The Watersound Company, LLC, requesting a 6" variance from the Walton County 15' rear setback on +/- 0.187 acres with a future land use of Coastal Village One. The project is located on Lot 49 Pathways at Watersound, Phase 2 and is identified by parcel number(s) 24-3S-18-16110-000-0490.

**Attachments:** [#1 The Watersound Company Variance Staff Report](#)

[#2 Location Map](#)

[#3 VARIANCE REQUEST QUESTIONNAIRE](#)

[#4 Photo](#)

[#5 Photo](#)

[#6 Photo](#)

[#7 Civil Plans](#)

[#8 Survey](#)

[18-1461](#)

**Karen and William Morris Variance** - Request to approve by final order. Project number VAR18-000026 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Christin Hodges of Randy Wise Homes, on behalf of Karen and William Morris, requesting a 2' 1" variance from the Walton County 7.5' side setback for a chimney and a 5' 11" variance from the Walton County 7.5' side setback for a concrete patio on +/- 0.83 acres with a future land use of Rural Village. The project is located on Lot 73 Bay Harbour Subdivision and is identified by parcel number(s) 30-1S-19-23010-000-0730.

**Attachments:** [#1 Karen and William Morris Variance Staff Report](#)

[#2 Map](#)

[#3 Summary Letter](#)

[#4 Variance App](#)

[#5 Photos](#)

[#6 Survey \(1\)](#)

[#7 Blown up survey](#)

[#8 Site Plan](#)

[Public comment](#)[18-1462](#)

**Miramar Amalfi Regional Beach Access** - Request to approve by final order. Project number VAR18-000027 is being reviewed by Vivian Shamel. This is a variance application submitted by Josh Ervin of the Walton County Tourist Development Council on behalf of the Walton County Board of County Commissioners, requesting approval for a variance from the front setbacks (5.00.03) and a variance from the Landscaping of Vehicular Use Areas (5.01.03) for the purpose of developing of a regional beach access on +/-1.877 acres with a future land use of Coaster Center. The project is located by turning from US Highway 98 onto Scenic Gulf Drive and traveling West for .8 miles. The parcel is located on the South side of the road, and is identified by parcel number(s) 33-2S-21-42195-000-00A0.

**Attachments:** [#1 Miramar Amalfi Beach Access Variance Staff Report](#)

[#2 Location Map](#)

[#3 Variance Cover Letter](#)

[#4 Planning Review Letter](#)

[#5 Petition for Variance Application](#)

[#6 Miramar Regional Beach Access EA Report](#)

[#7 SWFD Amalfi Regional Beach Access](#)

[#8 Photographs](#)

[#9 48038 SITE PLAN 5](#)

**Meeting Adjourned:**