



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, October 25, 2018

5:00 PM

South Walton Annex Board Room

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

Announcements:

Items to be Heard:

1. [18-1600](#) **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 9/27/18)**

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](#)

2. [18-1601](#) **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. **(Continued from 9/27/18)**

Attachments: [#1 VAR18-000021ADE 785LLC Huckaby Staff Report 10-25](#)

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

[#3 Summary letter](#)

[#4 Huckaby Final Order](#)

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

[#6 Photographs](#)

[#7 Public comment](#)

[#8 Huck survey gt](#)

[#9 Huck revised site plan](#)

3. [18-1602](#)

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. **(Continued from 9/27/18)**

Attachments: [#1 Karen and William Morris Variance Staff Report 10-25.docx](#)

[#2 Map](#)

[#3 Summary Letter and Variance App](#)

[#4 Photos](#)

[#5 Public comment](#)

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

[#7 Blown up survey](#)

[#8 Site Plan](#)

4. [18-1603](#)

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 +/- 2.01 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. **(Continued from 9/27/18)**

Attachments: [#1 Miramar Amalfi Beach Access Variance Staff Report 10-25](#)

[#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](#)

5. [18-1604](#) **Ben Peternell Variance** - Request to approve by final order. Project number VAR18-000029 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Blue Vista Builders, Inc, on behalf of Ben Peternell, requesting a reduction in the standard Walton County setbacks to those allowed per the 1993 Village of White Cliffs Architectural Code on +/-0.14 acres. The property is located on White Cliffs Lane and is identified by parcel number(s) 12-3S-20-34631-00D-0070.

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

[#2 Map](#)

[#3 VARIANCE REQUEST QUESTIONNAIRE](#)

[#4 revised variance req.letter](#)

[#5 Covenants and Architectural Code](#)

[#6 Photos](#)

[#7 Plat Map](#)

[#8 lot 7 Revised Site Plan](#)

[#9 lot 7- White Cliffs-Survey](#)

6. [18-1605](#) **ARPOL, Inc. Variance** - Request to approve by final order. Project number VAR18-000032 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Hilary & Reverie on behalf of ARPOL, Inc., requesting a reduction in the approved Grace Point PUD front setbacks from 5' to 7" to increase the size of the front stoop and to allow for the porch canopy to encroach an additional 2' into the setbacks from the 18" allowed per LDC 5.00.07 on +/-0.113 acres. The property is located on LOT 25 GRACE POINT PHASE 1 and is identified by parcel number(s) 20-3S-18-16310-000-0250.

Attachments: [#1 ARPOL, Inc. Variance Staff Report](#)

[#2 Lot 25 Location Map](#)

[#3 Lot 25 Req for Variance](#)

[#4 VARIANCE REQUEST QUESTIONNAIRE](#)

[#5 Lot 25 5 - South side](#)

[#6 Additional Photos](#)

[#7 9440-Foundation](#)

[#8 Lot 25 plan 2](#)

[#9 Lot 25 Plan 3](#)

[#10 Lot 25 Plan 4](#)

[#11 Lot 25 plan](#)

7. [18-1606](#) **Jonathan Vander Schoor Variance** - Request to approve by final order. Project number VAR18-000031 is being reviewed by Vivian Shamel. This is a petition for variance application submitted by Jonathan Vander Schoor, requesting a reduction in the 25' Secondary Wetland Protection Zone in LDC 4.01.02 to 2'9" to build a pool on +/-0.257 acres. The property is located on 121 Madie Lane in Santa Rosa Beach and is identified by parcel number(s) 28-2S-20-33220-000-029N.

Attachments: [#1 Vander Schoor Variance Staff Report](#)

[#2 Location Map](#)

[#3 VARIANCE REQUEST QUESTIONNAIRE](#)

[#4 History with exhibits](#)

[#5 Number Photographs of Property](#)

[#6 Site Plan](#)

8. [18-1607](#) **Final Order Amendment** - Request to amend Final Order Case No. 13-005-00010 to reflect the name of the applicant as shown on the deed of record at the time the application was submitted.

Meeting Adjourned: