



Walton County Board of County Commissioners

Meeting Agenda - Final

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

Board of County Commissioners

Thursday, May 24, 2018

9:00 AM

SWA Board Room

Planning Items

MEETING OPENED

COMMISSIONER ATTENDANCE

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND INVOCATION

LEGISLATIVE ITEMS

1. [18-0792](#) **Comprehensive Plan Amendments Part 3 Continued Transmittal Hearing** - Consideration of an ordinance substantially amending the Walton County Comprehensive Plan to amend the Future Land Use Map consistent with the implementation of County-wide zoning standards and amending the Solid Waste Sub-element of the Comprehensive Plan to substantively revise outdated objectives and policies.
Attachments: [524 Comp Plan Transmittal Agenda Request Form](#)
[WIP DRAFT_INF_Solid Waste_2018.02.12.PLS](#)
[FLU_PRO_DRAFT7](#)
2. [18-0793](#) **Land Development Code Amendments Part 1 First Reading** - An ordinance substantively amending Chapter 4, Resource Protection Standards, of the Walton County Land Development Code. The proposed amendments include changes to: create consistency with the proposed Comprehensive Plan; consolidate similar regulations and requirements or reformatting; create a wetland and natural community restoration density bonus for large scale Planned Unit Developments; create a maintenance permit process for preserved natural areas; and other changes.
Attachments: [524 LDC CH 4 Transmittal Agenda Request Form](#)
[Chpt4_LDC_Ordinance](#)
3. [18-0794](#) **Workshop on the U.S. 331 Economic Development Corridor Plan** - Including discussion of the Plan's recommendations and consideration of an ordinance amending the Walton County Comprehensive Plan to include the Corridor Plan by reference into the Comprehensive Plan.
Attachments: [US 331 Workshop Agenda Request Form](#)
[May 24 BOCC US 331](#)

QUASI-JUDICIAL ITEMS

4. [18-0798](#) **Seaside Post Office Plat** - Request to continue to the June 25, 2018 BCC meeting. Project number PLA17-000005 is being reviewed by Renee Bradley. This is a plat application submitted by Emerald Coast Associates, Inc., on behalf of Seaside Community Development Corp., requesting approval to re-plat the post office property, changing it from a row to a civic area on +/- .21 acres with a future land use of Residential Preservation. The project is located at the corner of Quincy Circle and Seaside Avenue, and is identified by parcel number(s) 15-3S-19-25110-000-0000.

Attachments: [Seaside Post Office Plat continuance](#)

5. [18-0799](#) **Dollar General** - Request to approve by final order. Project number MAJ18-000010 is being reviewed by Renee Bradley. This is a major development order application submitted by Bell Engineering Services, LLC, on behalf of Teramore Development, LLC, requesting approval to develop a 9,182 sq. ft. commercial building on +/- 1.88 acres with a future land use of General Agriculture. The project is located on the southeast corner of State Road 83 and County Highway 1883, and is identified by parcel number(s) 02-3N-19-19000-009-0000.

Attachments: [Dollar General County Department Agenda Request Form](#)

[MAJ18 000010 BCC SR Dollar General](#)

[EX a 2018-08 ThompsonSSA](#)

[01 Site Construction Plans - Final TRC](#)

[02 Landscape Plan - Final TRC](#)

[03 Irrigation Plan - Final TRC](#)

[04 Boundary Topographic Survey](#)

[05 Photometric Plan](#)

[06 Architectural Prototype Plans](#)

[Final Order forDollarGeneral MAJ18-000010](#)

6. [18-0800](#) **Verizon Wireless Santa Rosa Relo** - Request to approve by final order. Project number MAJ18-000011 is being reviewed by Renee Bradley. This is a major development order application submitted by Bob Chopra, Inc., on behalf of Verizon Wireless and Florida Community Utilities, requesting approval for construction of a new 150' cell tower on a 7,827 square foot leased area within a +/- 2.50 acre parcel with a future land use of Public Facilities. The project is located at 20 Sea Croft Drive, and is identified by parcel number(s) 02-3S-20-34000-002-0021.

Attachments: [Verizon Wireless SRB RELO County Department Agenda Request Form](#)

[MAJ VerizonWireless SRB Relocation BCC SR](#)

[Santa Rosa Relo-440526-NS-Final ZDs-Rev3-042418](#)

[Final Order VerizonWireless SRB RELO](#)

7. [18-0801](#) **Alys Beach Lot PP2& PP3 Replat** - Request to approve by final plat. Project number PLA17-000008 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on behalf of Charles Michael Adams, requesting approval to replat Lots 2 & 3 in Block PP of the Alys Beach PUD on +/- 0.114 acres with a future land use of Traditional Neighborhood Development. The project is located on the west side of Kings Castle Court, south of C.R. 30A, and is identified by parcel number(s) 27-3S-18-16420-0PP-0020 and 27-3S-18-16420-0PP-0030.
- Attachments:** [County Department Agenda Request Form Alys Beach Lots PP2 and PP3 Replat](#)
[BCC Alys Beach Lot PP2 and PP3 Replat 052418](#)
[Phase 2B Original Plat](#)
[PP 2-3 REPLAT](#)
8. [18-0802](#) **Peach Creek Phase 5 Plat** - Request to approve by final plat. Project number PLA18-000001 is being reviewed by Tim Brown. This is a plat application submitted by Innerlight Engineering Corporation on behalf of D.R. Horton, requesting approval to develop 53 single family lots on +/- 18.42 acres with a future land use of Conservation Residential 2:1. The project is located east of Old Ferry Road and south of Coochee Road, and is identified by parcel number(s) 36-2S-19-24000-008-0000.
- Attachments:** [County Department Agenda Request Form Peach Creek Phase 5 Plat](#)
[BCC Peach Creek Phase 5 Plat 052418](#)
[Final DO # 16-002100112](#)
[Phase 5 \(V5\)](#)
[PHASE 5 PLAT \(V2\)](#)
9. [18-0803](#) **Stonegate Subdivision Plat** - Request to continue to the June 25, 2018 BCC meeting. Project number 17-000071 is being reviewed by Tim Brown. This is a plat application submitted by Innerlight Engineering Corporation on behalf of D.R. Horton, requesting approval to plat 69 single family lots on +/- 19.63 acres with a future land use of Low Density Residential. The project is located on the west side of West Hewett Road, north of Sierra Court and south of Foxmeyer Drive, and is identified by parcel number(s) 30-2S-20-33230-000-0400 and 30-2S-20-33230-000-0410.
- Attachments:** [BCC CONTINUANCE Memo Stonegate Subdivision Plat 052418](#)
10. [18-0804](#) **Surfsong Estates ROW Abandonment** - Request to approve by resolution. Project number PA18-000001 is being reviewed by Tim Brown. This is a petition for abandonment application submitted by Core Engineering & Consulting on behalf of Prime Investments of FWB, LLC, requesting an abandonment of the western 9 feet of a 16.5 foot right-of-way on +/- 0.01 acres with a future land use of Neighborhood Infill. The project is

located at the end of Surf Song Lane.

Attachments: [County Department Agenda Request Form Surfsong Estates ROW Abandonme](#)
[BCC_Surfsong Estates ROW Abandonment_052418](#)
[BCC Submittal 180507_SURVEY 17-102_Surfsong Easement Abandonment_R](#)
[Surfsong Estates ROW Notice of Abandonment](#)
[Surfsong Estates ROW Abandonment Resolution](#)

11. [18-0805](#)

Sherwin Williams - Request to approve by final order. Project number MAJ17-000014 is being reviewed by Tim Brown. This is a major development order application submitted by Avcon, Inc. on behalf of 30A Country Mart, LLC, requesting approval to construct a 6,902 square foot building with associated infrastructure on +/-0.722 acres with a future land use of Light Industrial. The project is located at the southwest corner of the intersection of U.S. Hwy. 98 West and Lynn Drive, and is identified by parcel number(s) 35-2S-20-33280-000-0300.

Attachments: [County Department Agenda Request Form Sherwin Williams](#)
[BCC_Sherwin Williams_052418](#)
[Sherwin Williams - Traffic Ltr](#)
[30A Country Mart Architectual Plan](#)
[30A Country Mart Civil Plans](#)
[30A Country Mart Photometric Plan](#)
[Sherwin Williams Final Order](#)

ADJOURN