



# 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)

## Board of County Commissioners

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Monday, June 25, 2018

9:00 AM

SWA Board Room

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Planning Items - Date Change - Will follow BCC Meeting

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND INVOCATION

### LEGISLATIVE ITEMS:

1. [18-0975](#) **U.S.331 Economic Development Corridor Plan Transmittal Public Hearing** - Request to transmit proposed Comprehensive Plan text amendments to the applicable State and Federal agencies for review. These proposed amendments would incorporate the recommendations of the U.S. 331 Economic Development Corridor Plan into the County's Comprehensive Plan and authorize staff to begin implementation of the Plan's recommendations.  
**Attachments:** [US 331 Transmittal Agenda Request Form](#)  
[June 25 US 331 BCC](#)

### QUASI-JUDICIAL ITEMS:

2. [18-0976](#) **Stonegate Subdivision Plat** - Request to continue to the July 26, 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. **(Continued from 05/24/2018 BCC)**  
**Attachments:** [BCC CONTINUANCE Memo Stonegate Subdivision Plat 062518](#)
3. [18-0977](#) **Seaside Post Office Plat** - Request to approve by final plat. 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, because of 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. **(Continued from 05/24/2018 BCC)**

**Attachments:** [Seaside Post Office Plat County Department Agenda Request Form1](#)  
[Seaside Post Office Plaza Plat, BCC SR 6 25 2018](#)  
[EX 1a Complaint - Pages 1 to 72](#)  
[EX 1b Complaint - Pages 73 to 122](#)  
[EX 1c Complaint - Pages 123 to 133](#)  
[EX 2 Departmental Directive DD-2015-04](#)  
[EX 3 17-00100062SeasidePOPlaza DO](#)  
[EX 4 Amended EBOA](#)  
[17-072 PLAT-Mylar \(1\) \(1\)](#)

4. [18-0978](#) **The Shops at 393 F/K/A HBC Mixed Use Development** - Request to approve by final order. Project number 17-00100133 is being reviewed by Tim Brown. This is a major development order application submitted by Jenkins Engineering, Inc. on behalf of HBC Investments Holdings, LLC., requesting approval to develop 128 apartments, 21,242 square feet of commercial space and a 5,575 square foot office/amenity area with associated infrastructure on +/-15.06 acres with a future land use of Village Mixed Use. The project is located on the west side of North C.R. 393, north of U.S. Highway 98 West and south of Nuit Lane, and is identified by parcel number(s) 27-2S-33210-000-0150, 27-2S-20-33210-000-0162 and 27-2S-20-33210-000-0165.

**Attachments:** [County Department Agenda Request Form The Shops at 393](#)  
[BCC The Shops at 393\\_062518](#)  
[The Shops at 393 FKA HBC Mixed Use Development - Traffic Ltr](#)  
[Shops at 393 Inserts](#)  
[The Shops at 393 Final Order](#)

5. [18-0979](#) **Commerce Park PUD Site Plan Amendment**- Request to approve by final order. Project number MAJ17-000011 is being reviewed by Bob Baronti. This is a major development order application submitted by Emerald Coast Associates, Inc. on behalf of Carey Properties, LLC, requesting approval of 102,545 square feet of commercial and 43 condominiums on +/-14.44 acres with a future land use of Village Mixed Use. The project is located on the north side of U.S. Hwy. 98 West, east of C.R. 393 and west of Veterans Road, and is identified by parcel number(s) 26-2S-20-33200-000-0470, 26-2S-20-33200-000-0480 and 26-2S-20-33200-000-0483.

**Attachments:** [County Department Agenda Request Form Commerce Park PUD Site Plan Am](#)  
[MAJ17-000011 Commerce Park PUD Site Plan Amendment BCC StaffReport](#)  
[MAJ17-000011 Commerce Park PUD FKA Stock and Trade Traffic Letter](#)

[Survey 15-051BT - 020518](#)

[17071 BLDG 1\\_DRB](#)

[17072 BLDG 2\\_DRB](#)

[17073 BLDG 3\\_DRB](#)

[17074 BLDG 4\\_DRB](#)

[17075 BLDG 5\\_DRB](#)

[elevation final FRONT](#)

[elevation final](#)

[FINAL SITE 5](#)

[COMMERCE PARK LANDSCAPE](#)

[Site Plans](#)

[MAJ17-000011 Commerce Park PUD Site Plan Amendment Final Order](#)

6. [18-0980](#) **Blue Mountain Beach Industrial Park Phase II Replat** - Request to continue to the July 26, 2018 BCC meeting. Project number PLA18-000007 is being reviewed by Bob Baronti. This is a plat application submitted by Dewberry, on behalf of WRMG, Inc., requesting approval to replat Block 'G', splitting it, to creating two building pads for commercial use, resulting in a decrease from 12,375 sq. ft. to 11,875 sq. ft. on 0.283+/- acres with a future land use of Light Industrial. The project is located approximately 1800 feet north of US Hwy 98 on the west side of Old Blue Mountain Road and is identified by parcel number(s) 25-2S-20-33201-00G-0000.
- Attachments:** [PLA18-000007 Blue Mountain Beach Industrial Park Phase II Replat\\_BCC Con](#)
7. [18-0981](#) **Blue Mountain Beach Industrial Park Phase III Replat** - Request to approve by final plat. Project number PLA18-000009 is being reviewed by Bob Baronti. This is a plat application submitted by Dewberry, on behalf of WRMG, Inc., requesting approval to replat Phase III, adding Units A1 and A2, creating two building pads for commercial buildings totaling 11,100 sq. ft. on 0.59+/- acres with a future land use of Light Industrial. The project is located approximately 1800 feet north of US Hwy 98 on the west side of Old Blue Mountain Road and is identified by parcel number(s) 25-2S-20-33190-000-0160.
- Attachments:** [County Department Agenda Request Form Blue Mountain Beach Ind Park PH II](#)  
[PLA18000007 Blue Mountain Beach Industrial Park PH III Replat BCC StaffR](#)  
[50102103 Blue Mountain Phase 3 PLAT REV 2](#)
8. [18-0982](#) **Point Washington Preserve** - Request to approve by final order. Project number MAJ18-000017 is being reviewed by Bob Baronti. This is a major development order application submitted by Nautilus Civil Engineers, Inc., on behalf of Southern Hybrid Homes, LLC, requesting technical approval of Phase I to operate a 693 sq. ft. multi-purpose building, as-well-as a 5,247 sf. civic pavilion and conceptually approve Phase II, III & III A-C on 9.76+/-

acres with a future land use of Town Center One. The project is located at 725 J.D. Miller Road, and is identified by parcel number(s) 30-2S-19-24000-044-0000.

**Attachments:** [County Department Agenda Request Form Point Washington Preserve](#)  
[MAJ17-000012\\_Point Washington Preserve\\_BCC\\_StaffReport\\_6-25-18](#)  
[Point Washington Preserve - Traffic Ltr](#)  
[10\\_PWP\\_Estimated Schedule](#)  
[Topo-Survey\\_REV2](#)  
[A2-1 Elevations](#)  
[A2-1\\_Floor Roof and Electrical Plans](#)  
[A3 Pavilion Plan](#)  
[6\\_Civil-Site Plans](#)  
[Point Washington Preserve Final Order](#)

9. [18-0983](#)

**Second Amendment to the Essentially Built-out Agreement for the Town of Seaside Development of Regional Impact ("Amendment")** -

Request to continue to the July 26, 2018 BCC meeting. Project number MAJ18-000012 is being reviewed by Renee Bradley. This is a major development order application submitted by Hopping, Green & Sams, P.A., on behalf of Seaside Community Development Corporation and associated entities. If approved, the Amendment would incorporate a land use equivalency matrix on +/- 21.86 acres with a future land use of Residential Preservation. The Town of Seaside is located approximately one-half mile from the intersection of CR 30A and CR 395, and the property proposed for the matrix is identified by the following parcel numbers: 15-3S-19-25000-002: -0000 (A); -0000 (B); -0000 (C); -0000 (D); -0000 (E); -00A0 (A); -00A0 (B); -0040 (A); -0040 (B); -0050 (A); -0050 (B); -0060; -0068; -0100; -0110; -0120; -0180; -0190. 15-3S-19-25100-00L-0360. 15-3S-19-25110: -000-0000; -00C-0130; -00C-0140; -00C-0200; -00D-0010; -00D-0070; -00D-0071; -00E-0010; -00E-0020; -00G-0020. 15-3S-19-25120-000-0000. 15-3S-19-25160-00C: -0070; -0080. 15-3S-19-25180-00A: -002A; -003A; -0010. 15-3S-19-25200: -00A-0010; -00B-0010; -00C-0050; -00C-0080. 15-3S-19-25202: -00B-0030; -0AC-0010; -0BC-0010; -0BC-0020; -0CC-0010; -0CC-0020. 15-3S-19-25213-000-0180. 15-3S-19-25214-00A-0050. 15-3S-19-25700-000: -0010; -0020.

**Attachments:** [2nd EBOA Continuance Memo](#)

10. [18-0984](#)

**Grace Point Phase II Plat** - Request to approve by final plat. Project number PLA18-000010 is being reviewed by Renee Bradley. This is a plat application submitted by Innerlight Engineering Corporation, on behalf of JS Partners Grace, LLC, requesting approval to plat seven single-family lots within Grace Point Phase II on +/- 1.60 acres with a future land use of Traditional Neighborhood Development. The project is located at the end

of Grace Point Road, and is identified by parcel number(s)  
20-3S-18-16000-003-0000.

**Attachments:** [Grace Point Phase II Plat County Department Agenda Request Form](#)

[GracePointplat PH 2 BCC SR 5 2 2018](#)

[Ex a1 Final D.O. # 14-00100179](#)

[Ex a2 LTM- Revision to DO # 14-00100179](#)

[Ex a3 DO # LTM18-000006 \(04.17.18\)](#)

[FINAL STAMPED PLANS](#)

[GRACE POINT PHASE 2 PLAT](#)

**ADJOURN:**