



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, October 25, 2018

9:00 AM

SWA Board Room

Planning Items

CALL TO ORDER

COMMISSIONER ATTENDANCE

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND INVOCATION

PLANNING AND DEVELOPMENT SERVICES

QUASI-JUDICIAL ITEMS

1. [18-1588](#) **Alys Beach, Phase III, Block AC, Lots 11-12, 21-23 & 28 Plat** - Request to approve by final plat. Project number PLA18-000003 is being reviewed by Tim Brown. This is a plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat lots 11-12; 21-23 & 28 of Block AC, Alys Beach PUD on +/-0.70 acres with a future land use of Traditional Neighborhood Development. The project is located on the west side of Sea Garden Street, south of C.R. 30A, and is identified by parcel number(s) 27-3S-18-16000-027-0010.

Attachments: [County Department Agenda Request Form Alys Beach Phase III Block AC Lots BCC Alys Beach Block AC Plat Lots 11-12, 21-23 and 28_102518](#)
[BCC 10.25.18 INSERTS \(DEVELOPMENT ORDER\)](#)
[BCC 10.25.18 INSERTS \(PLANS 1\)](#)
[BCC 10.25.18 INSERTS \(PLANS 2\)](#)
[BCC 10.25.18 INSERTS \(PLAT\)](#)

2. [18-1589](#) **San Roy Sands Plat** - Request to approve by final plat. Project number PLA18-000023 is being reviewed by Tim Brown. This is a plat application submitted by Emerald Coast Associates, Inc. on behalf of All 30A, LLC, requesting approval to plat 3 single family residential lots on +/- 0.63 acres with a future land use of Neighborhood Infill. The project is located at 86 Beachside Drive and is identified by parcel number(s) 19-3S-18-16080-000-0160 and 19-3S-18-16080-000-0164.

Attachments: [County Department Agenda Request Form Sand Roy Sands Plat](#)

[11 x 17 San Roy Sands Eng. Plans](#)

[11 x 17 San Roy Sands Plat](#)

3. [18-1590](#) **Topsail West PUD Phase II & III Amendment** - Request to continue to the November 13, 2018 BCC meeting. Project number MAJ18-000025 is being reviewed by Tim Brown. This is a major development order application submitted by McNeil Carroll Engineering Inc. on behalf of the St. Joe Company, requesting approval to change the use in Phase II of the PUD from senior living to assisted living and changing the parking standard from senior living to assisted living and change the uses in Phase III of the PUD from convenience store gas station to restaurant and shopping center on 7.74 acres with a future land use of Town Center Two. The project is located on the west side of West Hewett Road, north of Highway 98 and south of Monks Lane, and is identified by parcel number(s) 30-2S-20-33230-000-001A.
- Attachments:** [BCC CONTINUANCE Memo Topsail West PUD Phase II and Phase III Amen](#)
4. [18-1591](#) **Executive Business Complex** - Request to approve by final order. Project number 16-00100084 is being reviewed by Tim Brown. This is a major development order application submitted by Emerald Coast Associates, Inc. on behalf of L & V Investments, LLC, requesting approval to develop 9 vacuum spaces with overhead canopy and 200 square foot equipment building on +/- 2.32 acres with a future land use of Coastal Center Mixed Use (CCMU). The project is located at the southeast corner of U.S. Highway 98 West and South Geronimo Street intersection and identified by parcel numbers 28-2S-21-42000-003-0020, 28-2S-21-42000-025-0050 and 28-2S-21-42000-027-0010.
- Attachments:** [County Department Agenda Request Form Executive Business Complex](#)
[BCC Executive Business Complex 102518](#)
[Executive Business Complex - Traffic Ltr REVISED](#)
[16-00100084 BCC Inserts](#)
[Executive Business Complex Final Order](#)
5. [18-1593](#) **Louis Louis Expansion** - Request to approve by final order. Project number MAJ18-000018 is being reviewed by Tim Brown. This is a major development order application submitted by O'Connell & Associates Consulting Engineers, LLC on behalf of POL, LLC, requesting approval for a 1,247 square foot expansion of the existing restaurant, a 4,365 square foot office building and a six-unit apartment building on +/- 2.078 acres with a future land use of Village Mixed Use. The project is located on the west side of Mussett Bayou Road, north of U.S. Highway 98 West and south of Water Oaks Loop and is identified by parcel number(s) 28-2S-20-33220-000-0489, 28-2S-20-33430-000-0020 and 28-2S-20-33430-000-0010.
- Attachments:** [County Department Agenda Request Form Louis Louis Expansion](#)

[BCC Louis Louis Expansion 102518](#)

[Louis Louis Expansion - Traffic Ltr](#)

[18-10-11F LL BCC Inserts - Survey V2](#)

[18-10-11B LL BCC Inserts - Floor Plans and Elevations](#)

[18-10-11C LL BCC Inserts - Exterior](#)

[18-10-11D LL BCC Inserts - Interior Floor Plan](#)

[18-10-11E LL BCC Inserts - Civil Plans V2](#)

[Louis Louis Expansion Final Order](#)

6. [18-1594](#) **Verizon Wireless Cell Tower “Pretty Pond”** - Request to continue to the November 20, 2018 BCC meeting. Project number MAJ18-000026 is being reviewed by Renee Bradley. This is a major development order application submitted by SAM Inc. -Bob Chopra on behalf of Verizon Wireless and William & Cheryl Jones, requesting approval to develop a 160' monopole cell tower on a 0.15 leased area on a 252 acre parcel with a future land use of Rural Village. The project is located at the across from Sunrise Road on US Hwy 331 North, and is identified by parcel number(s) 08-3n-19-19000-002-0001.

Attachments: [BCC CONTINUANCE Memo Pretty Pond](#)

7. [18-1595](#) **Emerald Transformer Warehouse Addition** - Request to approve by final order. Project number MAJ18-000024 is being reviewed by Renee Bradley. This is a major development order application submitted by Baker Engineering on behalf of FL. Acquisition, Inc., requesting approval to demolish an existing 8,799 sf warehouse to be replaced with a 16,093 sq.ft. warehouse on +/-24.05 acres with a future land use of Industrial. The project is located at the corner of Sunrise Road and State Highway 83 and is identified by parcel number(s) 02-3n-19-19000-015-0000.

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

[MAJ18 000024 BCC SR Emerald Transformer](#)

[Emerald Transformer BCC Inserts \(1\)](#)

[MAJ17-000024 FinalOrder Emerald TransformerTower](#)

8. [18-1596](#) **Seaside 18 aka Seaside 17 Plat** - Request to approve by final plat. Project number 16-00300010 is being reviewed by Renee Bradley. This is a plat application submitted by Emerald Coast Associates, Inc., on behalf of Robert Davis and Daryl Rose as Trustees of Davis Family Trust and the Seaside Development Corporation; requesting approval to re-plat 5 existing lots with easement (3 single family) (2 parking) on +/- 0.45 acres with a future land use of Residential Preservation. The project is located at the southwest corner of the intersection of Natchez Street and Co. Road 30A, and is identified by parcel number(s) 15-3s-19-25180-00A-0010, 002A, 003A, 002B, 003B.

Attachments: [County Department Agenda Request Form for Seaside 18](#)

[Seaside 18 Re Plat TRC SR](#)

[INSERT11 x 17 Seaside 18 Plat](#)

9. [18-1597](#) **Lakeview Subdivision Plat**- Request to continue to the November 20, 2018 BCC meeting. Project number PLA18-000026 is being reviewed by Bob Baronti. This is a plat application submitted by Innerlight Engineering Corp., on behalf of Seaside Acquisition Group, LLC. , requesting approval to plat 57 single family lots on 19.72+/- acres with a future land use of Small Neighborhood. The project is located from the intersection of US Highway 98 and US 331 east four miles, right on Thompson Road, the parcel is located on the eastern side of Thompson Road, and is identified by parcel number(s) 34-2S-20-33270-059-0000, 34-2S-20-33270-058-0000, 34-2S-20-33270-058-0001, 34-2S-20-33270-058-0002, 34-2S-20-33270-058-0003, 34-2S-20-33270-058-0004, and 34-2S-20-33270-058-0005.
- Attachments:** [BCC CONTINUANCE Memo Lake View Subdivision 102518](#)
10. [18-1598](#) **Capelongue on 30A** - Request to approve by final order. Project number MAJ18-000022 is being reviewed by Bob Baronti. This is a major development order application submitted by Emerald Coast Associates on behalf of Ken Minchew, requesting approval of 6 multifamily units and six single family lots on +/-3.42 acres with a future land use of Neighborhood Infill. The project is located on the South of 30A and is identified by parcel number(s) 07-3s-19-25000-005-0000, 07-3s-19-25000-005-0020, and 07-3s-19-25000-006-0000.
- Attachments:** [County Department Agenda Request Form Palm Court Subdivision](#)
[MAJ18-000022 Capelongue on 30A BCC StaffReport](#)
[Capelongue BCC Inserts](#)
[Cape Longe on 30A Subdivision Final Order](#)
11. [18-1599](#) **Bear Creek Phase III** - Request to continue to the November 20, 2018 BCC meeting. Project number MAJ18-000013 is being reviewed by Bob Baronti. This is a major development order application submitted by Morris-Depew Associates, Inc., on behalf of JMB Freeport, LLC, requesting approval to subdivide four parcels into 351 residential lots on 219.15 +/- acres with a future land use of Rural Village. The project is located approximately 1200 feet south of the intersection of Fluffy Landing Road and Bear Creek Blvd., and is identified by parcel number(s) 02-2S-19-24000-018-0000, 03-2S-19-24000-001-0000, 03-2S-19-24000-001-0050, 03-2S-19-24000-001-0080.
- Attachments:** [BCC CONTINUANCE Memo Bear Creek Phase III 102518](#)

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