



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, January 24, 2019

9:00 AM

South Walton Annex Board Room

BCC Planning Meeting

[19-0114](#)

Watersound North/Camp Creek DRI Amendment- Project number(s)

NPC18-000001. Request to continue to the February 12, 2019 BCC meeting. The St. Joe Company is requesting approval to amend the WaterSound North DRI and Planned Unit Development by seeking to relocate/modify the overall approved residential density, golf course (holes) and commercial square footage in accordance with the approved Equivalency Matrix. The proposed amendment will also refine the locations of residential areas, parks/recreation, conservation open spaces, natural areas and mixed-uses. The total amounts of recreation and open space are remaining the same as currently approved. The project is located in the southeastern portion of Walton County at the intersection of US Hwy 98 and WaterSound Parkway, north and south of US Hwy 98 and is identified by the following parcel identification number(s) 13-3S-18-16000-001-0010; 14-3S-18-16000-001-0010; 23-3S-18-16000-001-0010; 24-3S-18-16000-001-0010; 25-3S-18-16000-001-0000; 25-3S-18-16000-001-0040; 26-3S-18-16000-001-0030: Camp Creek South:15-3S-18-16000-001-0020; 22-3S-18-16000-001-0020; 23-3S-18-16000-001-0000; 26-3S-18-16000-001-0000; 26-3S-18-16000-001-0050; 27-3S-18-16000-001-0000; on approximately 2,425+/- acres with a future land use of Village Center, Town Center, Recreation Open Space, Long Term Conservation and Coastal Village One per the Bay/Walton Sector Plan.

Attachments: [WSN amend DRI BCC Continue](#)

[19-0115](#)

Watersound North/Camp Creek DRI PUD Amendment- Project number(s) MAJ18-000036.

Request to continue to the February 12, 2019 BCC meeting. The St. Joe Company is requesting approval to amend the WaterSound North DRI and Planned Unit Development by seeking to relocate/modify the overall approved residential density, golf course (holes) and commercial square footage in accordance with the approved Equivalency Matrix. The proposed amendment will also refine the locations of residential areas, parks/recreation, conservation open spaces, natural areas and mixed-uses. The total amounts of recreation and open space are remaining the same as currently approved. The project is located in the southeastern portion of Walton County at the intersection of US Hwy 98 and WaterSound Parkway, north and south of US Hwy 98 and is identified

by the following parcel identification number(s) 13-3S-18-16000-001-0010; 14-3S-18-16000-001-0010; 23-3S-18-16000-001-0010; 24-3S-18-16000-001-0010; 25-3S-18-16000-001-0000; 25-3S-18-16000-001-0040; 26-3S-18-16000-001-0030: Camp Creek South:15-3S-18-16000-001-0020; 22-3S-18-16000-001-0020; 23-3S-18-16000-001-0000; 26-3S-18-16000-001-0000; 26-3S-18-16000-001-0050; 27-3S-18-16000-001-0000; on approximately 2,425+/- acres with a future land use of Village Center, Town Center, Recreation Open Space, Long Term Conservation and Coastal Village One per the Bay/Walton Sector Plan.

Attachments: [WSNPUD Amend continuance](#)

[19-0116](#)

Lakeview Subdivision Plat- Request to approve by final plat. 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. **(Continued from 12/18/18)**

Attachments: [Lakeview Plat Agenda Request Form 12-18-18](#)

[PLA18000026 LakeView Plat BCC StaffReport 1-24-19](#)

[1. FINAL DO # 16-00100169 \(1\)](#)

[2. FINAL DO APPROVED PLANS](#)

[3. PLAT SHEET](#)

[19-0117](#)

Sunset Key Cottages Plat - Request to continue to the February 28, 2019 BCC meeting. Project number PLA18-000030 is being reviewed by Keli Frymire. This is a plat application submitted by Rare Earth Inc., on behalf of SK Inlet, LLC, requesting approval to plat 8 single-family residential lots on +\ 1.03 ac with a future land use of Neighborhood Infill. This project is located on the west side of N. Orange Street, 0.22 miles north of the intersection of N. Orange Street and US Highway 98, and is identified by parcel number 36-3S-18-16100-000-0445. **(Continued from 12/18/18)**

Attachments: [PLA18-000030 Sunset Key Cottages BCC Continuance letter 1.15.2019](#)

[19-0118](#)

Alys Beach Phase 4, Lots Z1-Z9 & Z21 Plat - Request to approve by final plat. Project number PLA18-000019 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting

approval to plat 10 single-family residential lots in Block Z on +/- 1.69 acres with a future land use of Traditional Neighborhood Development. The project is located on the north side of West La Garza Lane, east of Fonville Court and south of South McGee Drive, and is identified by parcel number(s) 27-3S-18-16000-027-0010.

Attachments: [County Department Agenda Request Form Alys Beach Phase 4, Lots Z1-Z9 and BCC Alys Beach Phase 4, Lots Z1-Z9 and Z21 Plat 012419](#)
[BCC INSERTS BLOCKS Z AA D.O. # MIN17-000019](#)
[BCC INSERTS 1.24.19 MTG BLOCKS Z AA PLANS Part1 \(1\)](#)
[BCC INSERTS BLOCKS Z AA PLANS Part2 \(1\)](#)
[BCC INSERTS BLOCKS Z AA PLANS Part3 \(1\)](#)
[BCC INSERTS BLOCKS Z AA PLANS Part4 \(1\)](#)
[BCC INSERTS 1.24.19 MTG BLOCK Z PLAT LOTS 1-9 AND 21](#)

19-0119

Alys Beach Block AA Plat - Request to approve by final plat. Project number PLA18-000018 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat eight residential lots on +/- 1.22 acres with a future land use of Traditional Neighborhood Development. The project is located on the south side of South McGee Drive, east of Sea Star Court, and is identified by parcel number(s) 27-3S-18-16000-027-0010.

Attachments: [County Department Agenda Request Form Alys Beach Block AA Plat](#)
[BCC Alys Beach Block AA Plat 012419](#)
[BCC INSERTS BLOCKS Z AA D.O. # MIN17-000019](#)
[BCC INSERTS 1.24.19 MTG BLOCKS Z AA PLANS Part1](#)
[BCC INSERTS BLOCKS Z AA PLANS Part2](#)
[BCC INSERTS BLOCKS Z AA PLANS Part3](#)
[BCC INSERTS BLOCKS Z AA PLANS Part4](#)
[BLOCK AA PLAT](#)

19-0120

Beachside Estates Plat - Request to approve by final plat. Project number PLA18-000013 is being reviewed by Bob Baronti. This is a plat application submitted by Emerald Coast Associates, Inc. on behalf of CBHIV, LLC, requesting approval to develop 5 units on 4 lots on 3.11+/- acres with a future land use of Neighborhood Infill. The project is located south off Lakeview Drive 1881 ft. at the end of Beachside Drive, and is identified by parcel number(s) 19-3S-18-16080-000-0162.

Attachments: [PLA18-000013 Beachside Plat BCC Agenda Request](#)
[PLA18-000013 Beachside plat BCC StaffReport 1-24-19](#)
[BES LTM D.O.](#)
[DO Plans](#)
[Beachside Estates revised plat](#)

- [19-0112](#) **Consideration of lease agreement with Stone Labs for Two Units in the Freeport Business Park totaling 3,600 sqft. (Continued from January 22nd Regular BCC)**

Attachments: [Stone Labs Lease - DRAFT](#)

- [19-0113](#) **Consideration of Change order with Lord and Sons for the Construction of a new section of the Freeport Business Park for Stone Labs (Continued from January 22nd Regular BCC)**

Attachments: [Change Order - 3](#)

[CO 3 Letter](#)