

Walton County Board of County Commissioners

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



Meeting Minutes

Thursday, March 2, 2017

5:00 PM

Regular Meeting

South Walton Annex Board Room

Design Review Board

Meeting Opened:

Chairman Bailey opened the meeting at 5:08 p.m.

Roll Call:

Present: 6 - David Bailey, Leigh Moore, Lourdes Reynafarje, Colleen Coffield Sachs, Tom Waldrop and Donna Johns

Minutes Read/Approved:[17-0253](#)**Request to approve the February 22, 2017 DRB minutes.**

Lourdes Reynafarje pointed out the misspelling of her name in the minutes.

A motion was made by Reynafarje, seconded by Johns, to approve the February 22, 2017 DRB minutes as amended. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs, Waldrop and Johns

Announcements:

Tim Brown stated the Culver's canopy color was determined to be the approved color. There was further board discussion regarding the colors. Chairman Bailey asked staff to give a report on the comparison of plans at next month's meeting.

Items to be Heard:[17-0240](#)

Culver's Restaurant Building Sign - Project number 16-00100222 is being reviewed by Tim Brown. This is a scenic corridor sign permit application.

Tim Brown presented and stated it is in compliance with all requirements. Randy Smith, applicant, was present and stated the sign does not match the awning that is currently on the building. Mr. Smith stated the color they used on the awning was an approved Munsel color.

A motion was made by Moore, seconded by Vice-Chairman Coffield Sachs, to approve Culver's Restaurant Building Sign. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs, Waldrop and Johns

[17-0241](#)

Circle K Building Sign - Project number 16-00100216 is being

reviewed by Tim Brown. This is a scenic corridor sign permit application.

Tim Brown presented and stated he received additional information from the sign company and has determined this sign will need a deviation. Staff is asking this item be removed from the agenda so a deviation can be applied for.

A motion was made by Vice-Chairman Coffield Sachs, seconded by Reynafarje, to remove Circle K Building Sign from the agenda. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs, Waldrop and Johns

[17-0242](#)

Alvin's Island Monument Sign - Project number 16-00100219 is being reviewed by Tim Brown. This is a scenic corridor sign permit application.

Tim Brown presented and stated no additional information has been received and has not been able to contact the sign contractor. Ms. Coffield-Sachs has recused herself from this item.

A motion was made by Moore, seconded by Johns, to continue Alvin's Island Monument Sign to the April 6, 2017 DRB meeting. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs, Waldrop and Johns

[17-0243](#)

The Village Door @ Seascapes Amendment - Project number 16-01300047 is being reviewed by Tim Brown. This is a less-than-minor development order application.

Tim Brown presented and stated a handout was passed out to the board members for this item. The applicant, Bill Pope stated they made the changes the board recommended at the previous meeting.

A motion was made by Moore, seconded by Reynafarje, to approve The Village Door @ Seascapes Amendment. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs, Waldrop and Johns

[17-0244](#)

Sport Motoring West Side Building Sign - Project number 17-00100005 is being reviewed by Tim Brown. This is a scenic corridor sign permit application.

Tim Brown presented and stated the board has previously approved another sign for this business. This sign is almost exactly the same as the previous sign except that it is a little smaller.

A motion was made by Johns, seconded by Waldrop, to approve Sport Motoring West Side Building Sign. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs, Waldrop and Johns

[17-0245](#)

Miramar Inn & Suites - Project number 16-00100228 is being reviewed by Tim Brown. This is a major development order application.

Tim Brown introduced this item and stated it is in compliance with the requirements. Jamie Eubanks with Jenkins Engineering was present and stated the red brick is one of the approved colors. Board discussion continued regarding lighting. Public comment: Alita Best spoke in opposition due to traffic and stated it is not compatible to the area. Mike Mobley who is representing Bit O' Heaven Park spoke in opposition due to traffic and flood water control. Deena Rosenaugh, association manager for the commercial condominium just east of this project, spoke in opposition and stated she has several concerns regarding parking, flooding, lighting, noise, traffic, and landscaping. Mr. Brown explained the landscape buffer that is being proposed. Alisa Graham, Hidden Villas homeowner, asked about the south side buffer and what type of landscaping is being proposed. She stated she is concerned with lighting and walkthrough traffic and asked if they can ask for a concrete buffer. Board discussion continued regarding the applicant consider using a wooden privacy fence being placed to the south and using additional landscaping.

A motion was made by Johns, seconded by Vice-Chairman Coffield Sachs, to continue Miramar Inn & Suites to the April 6, 2017 DRB meeting and request samples for the materials and their colors that are being proposed. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs, Waldrop and Johns

[17-0246](#)

Zack Stubbs Sign Deviation - Project number 17-00100020 is being reviewed by Tim Brown. This is a scenic corridor deviation application.

Tim Brown introduced this item and stated the sign sits over 300 feet off of U.S. Hwy 98. Zack Stubbs explained his request further and stated the larger sign fit the building more aesthetically. There was discussion regarding whether the sign dimensions were being represented correctly on the drawings. The board further discussed the size of the sign and would like the applicant to bring back a smaller, more acceptable sized sign to the next meeting.

A motion was made by Waldrop, seconded by Johns, to continue Zack Stubbs Sign Deviation to the April 6, 2017 DRB meeting. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs, Waldrop and Johns

[17-0247](#)

Todd & Kitty Whitney Sign Deviation - Project number 17-00100016 is being reviewed by Tim Brown. This is a scenic corridor deviation application.

Tim Brown introduced this request and stated there are 5 deviations associated with this item. Staff is asking the rear sign deviation be continued until next month.

A motion was made by Reynafarje, seconded by Moore, to continue the three signs for the rear to the April 6, 2017 DRB meeting. All ayes, motion carried.

Todd and Kitty Whitney addressed the board and explained their requests further. Ms. Whitney stated they are trying to make the signs more proportional to the building. Discussion continued regarding the height of the letters and composition of the words.

A motion was made by Reynafarje, seconded by Moore, to approve Todd & Kitty Whitney Sign Deviation with the contingencies that the Thrills sign letters must be 3 foot tall max with the proofers?? above and will be centered on the column. Laser Tag and Arcade signs will be regular size of 24 inches, both centered above window bays within the raised parapit. The overall height will be 48", all will be centered between the canopy and the parapit.. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs, Waldrop and Johns

[17-0248](#)

Point Washington Apartments Sign Deviation - Project number 17-00100022 is being reviewed by Tim Brown. This is a scenic corridor deviation application.

Tim Brown introduced this request and stated there are 5 deviations associated with this item. Bill Pope further explained the signs and their location.

A motion was made by Johns, seconded by Waldrop, to approve Point Washington Apartments Sign Deviations as presented. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs, Waldrop and Johns

[17-0249](#)

Chapter 13 Plant List Ordinance - An Ordinance of the Board of County Commissioners of Walton County amending Chapter 13 Plant List of the Walton County Land Development Code.

Sidney Noyes explained that former board member Bradford Davis' gave an updated plant list to the Planning Commission but his recommendations never made it to the Board of County Commissioners. Mr. Davis's suggestions never made it into the final version. Ms. Noyes stated this will be going to the Planning Commission and the BCC in April.

A motion was made by Reynafarje, seconded by Moore, to Approve Chapter 13 Plant List Ordinance. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs, Waldrop and Johns

[17-0250](#)

Public Workshop to discuss amending Chapter 13 of the Walton County Land Development Code - Specifically those portions pertaining to signage and lighting.

Chairman Bailey spoke about the lighting issues and stated he would bring back some suggestions for changes to the lighting section. Tim Brown stated the standards in Chapter 13 only regulate lighting for convenience stores and suggested the board expand that list. Chairman Bailey suggests encouraging lighting that is in the 3000K range and discourage lighting that is more than 5000K. Leigh Moore stated she would like for this to be retroactive and an amortization period to allow businesses to come into compliance. Chairman Bailey suggested they create a mechanism to encourage the best types of signage combined with lighting and possibly have exceptions for buildings that sit beyond 300 feet. Leigh Moore stated she would like to be able to approve a conceptual signage plan at the time they are approving the building. The board further discussed signage materials and stated they plan to invite sign design professionals. Tim Brown stated one of the desired materials has been acrylic due to its durability and cost. Leigh Moore asked if there is a better quality application to the changeable letter signs. Ms. Moore brought up the flag pole issue and stated she does not like the idea of having three flags on one pole and possibly eliminating that in the code. Ms. Moore also spoke about interior window signage like that seen at Panhandle Rental. Tom Waldrop stated the sign companies do not know or understand the code and feels it would be valuable as a board to educate the people they work with and hold them accountable. If staff receives an application that does not meet the requirements it should not make it on a DRB agenda. Tim Brown stated if they come in and pay the fee they cannot turn them away from getting on the agenda. Chairman Bailey brought up Section 13.03.04.02 Prohibited Signs and stated the subnote reads the wording in Chapter 7 was deleted. He asked if staff can review that and come up with a better solution. Tim Brown said it should read "the following signs are prohibited". The board discussed addressing requirements when a business does not have a main ID sign. Chairman Bailey asked if it would be permissible to offer some sort of incentive to applicants in order to promote higher standards such as if you plant additional trees or do something that would offset the negative effects you could receive some sort of bonus. Sidney Noyes stated that would be allowed. Leigh Moore brought up store front and building signage and stated there is no definition of store front in the code.

Meeting Adjourned:

A motion was made by Waldrop, seconded by Moore, to adjourn the meeting at

8:24 p.m. The motion carried by the following vote:

Aye: 6 - Chairman Bailey, Moore, Reynafarje, Vice-Chairman Coffield Sachs,
Waldrop and Johns