



Walton County Board of County Commissioners

Meeting Agenda - Final

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

Technical Review Committee

Wednesday, September 6, 2017

8:30 AM

South Walton Annex Boardroom

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[17-1346](#)

Request to approve the August 2, 2017 TRC minutes.

Announcements:

Items to be Heard:

1. [17-1331](#) **Shoppes @ Inlet** - Request to approve by final order. Project number 17-00100069 is being reviewed by Tim Brown. This is a major development application submitted by McNeil Carroll Engineering, Inc. on behalf of F & F Enterprises requesting approval to construct 13,462 sf. of retail space on 1.46 acres with a future land use of Neighborhood Infill. The project is located on the northeast corner of North Walton Lakeshore Drive and Highway 98 intersection in Inlet Beach and identified by parcel number(s) 36-3S-18-16100-000-1670 and 36-3S-18-16100-000-1680. **(Continued from the August 2, 2017 TRC meeting)**
2. [17-1332](#) **Palmetto Trace Townhomes** - Request to approve by final order. Project number 17-00100125 is being reviewed by Tim Brown. This is a major development order application submitted by Core Engineering & Consulting on behalf of Palmetto Beach, LLC, requesting approval to develop 8 townhomes on +/-1.16 acres with a future land use of Neighborhood Infill. The project is located on the west side of Don Bishop Road, north of U.S. Highway 98 and south of Hackberry Way, and is identified by parcel number(s) 29-2S-20-33000-015-0000. **(Continued from the August 2, 2017 TRC meeting)**
3. [17-1333](#) **Bayview Estates** - Request to approve by development order. Project number 17-00100118 being reviewed by Vivian Shamel. This is a minor development order application submitted by Core Consulting & Engineering, on behalf of HBC Financial Corp, requesting the development of 14 single family residential lots on +/-2.57 acres with a future land use of Neighborhood Infill. The project is located on the south side of Walton Way, east of Private Court and west of Forest Shore Drive., and is identified by

parcel number(s) 19-2S-21-42000-005-0000. **(Continued from the August 2, 2017 TRC meeting)**

4. [17-1334](#) **Live Oak Landing Check-In Office** - Request to approve by development order. Project number 17-00100131 is being reviewed by Rita Banhunyadi. This is a minor development order application submitted by Ryan A. Cleveland, P.E., P.A., on behalf of Freeport RVC, LLC, requesting to convert existing single family residence to a check-in office for RV Park on .891+/- acres with a future land use of Rural Village. The project is located at 793 McDaniels Fishcamp Road in Freeport and is identified by parcel number(s) 02-2S-19-24000-034-0050. **(Continued from the August 2, 2017 TRC meeting)**
5. [17-1335](#) **Waterfalls by the Bay** - Request to approve by ordinance. Project number 16-00700004 being reviewed by Christine Sammelmann. This is a large scale map amendment request submitted by J&L Eagle Cove, LLC via Jenkins Engineering Inc., requesting to amend the Future Land Use Map from a designation of Conservation Residential 2:1 on +/- 27 acres to a designation of Low Density Residential. The project is located .3 miles east of the E Hewitt and Alderberry Road intersection on the north side and identified by parcel number 20-2s-20-33300-000-0050. **(Continued from the August 2, 2017 TRC meeting)**
6. [17-1336](#) **Cypress Breeze Entrance Phase 1 Plat** - Request to approve by final mylar. Project number 17-00300019 is being reviewed by Tim Brown. This is a plat application submitted by Innerlight Engineering Corporation on behalf of Emerald Coast Premier Builders, LLC requesting approval to plat 4 residential lots on +/- 0.84 acres with a future land use of conservation residential. The project is located on the east side of CR 393, approximately 1.3 miles south of U.S. Highway 98 and is identified by parcel number(s) 02-3s-20-34000-002-0040.
7. [17-1337](#) **Eden's Landing - Phase 1 Replat** - Request to approve by final mylar. Project number 17-00300020 is being reviewed by Tim Brown. This is a plat development order application submitted by Innerlight Engineering Corporation on behalf of Artisan Two, LLC, requesting approval to replat the entire subdivision to modify building setbacks and to add nine additional commercial lots on +/-11.74 acres with a future land use of Neighborhood Infill. The project is located on the west side of North C.R. 395, north of East Point Washington Road and south of Eden Garden State Park Road, and is identified by parcel number(s) 35-2S-19-24100-00A-(0010-0050), 35-2S-19-24100-00B-(0010-0090), 35-2S-19-24100-00C-(0010-0080), 35-2S-19-24100-00D-(0010-0120), 35-2S-19-24100-00E-(0010-0060), 35-2S-19-24100-00F-0000, 35-2S-19-24100-000-00A0.
8. [17-1338](#) **Heron Crossing SSA** - Request to approve by ordinance. Project number 17-00600004 is being reviewed by Rita Banhunyadi. This is a small scale

amendment application submitted by Dunlap & Shipman, PA, on behalf of Cole, Inc., requesting to change the land use from residential preservation to neighborhood infill on approximately +/-1.02 acres. The project is located on County road 30A in Heron's Crossing and is identified by parcel number(s) 32-2S-20-33255-000-0140.

9. [17-1339](#) **Heron's Crossing, Ph II** - Request to approve by final order. Project number 17-00100155 is being reviewed by Rita Banhunyadi. This is a major development order application submitted by O'Connell & Associates Consulting Engineers on behalf of Cole Inc., requesting approval to develop an 8 unit multi-family residential development on 0.84 +/- acres with a future land use of Residential Preservation. The project is located west of C.R. 30A and identified by parcel number(s) 32-2S-20-33255-000-0140.
10. [17-1340](#) **Lot 4 South Walton Commerce Park** - Request to approve by final order. Project number 17-00100156 is being reviewed by Rita Banhunyadi. This is a major development order application submitted by Choctaw Engineering, Inc., on behalf of Smoky Hill Capital Group, LLC., requesting approval to develop a 12,000 SF and a 7,500 SF warehouse building on +/-1.8 AC with a future land use of Business Park. The project is located on Serenoa Road in the South Walton Commerce Park and is identified by parcel number(s) 05-3S-18-16010-000-0040.
11. [17-1341](#) **Nokuse Kids' Camp** - Request to approve by development order. Project number 17-00100129 is being reviewed by Rita Banhunyadi. This is a minor development order application submitted by W. Curtis Smith, P.E., on behalf of Diane Wilks, Trustee of the Stella Davis 2015 Plantation Trust, requesting the development of a 2,016 sq. ft. building and a camp ground on a +/- 0.9 AC development parcel, with a future land use of general agriculture. The project is located on Hwy 20 West, approx. 0.2 miles from the entrance drive of the E.O. Wilson Biophilia Center, and is identified by parcel number(s) 20-1S-18-14000-012-0000.
12. [17-1342](#) **Alley Abandonment Block 85** - Request to approve by resolution. Project number 17-00800001 is being reviewed by Vivian Shamel. This is a Petition for Abandonment order application submitted by the property owners of Block 85 requesting a 20' alley be abandoned between lots 1 through 12 and 13 through 24 of Block 85, Town of Santa Rosa, Plat Book 2, Page 61, with a future land use of Conservation Residential 2:1. The project is located within Block 85, Town of Santa Rosa, southwest of the intersection of 13th St. and Harley Rd.
13. [17-1343](#) **Walton County Transfer Station** - Request to approve by development order. Project number 17-00100141 is being reviewed by Bob Baronti. This is a minor development order application submitted by Billy McKee on behalf of the Walton County BCC requesting to construct a 17,900 sf. solid waste transfer station to replace the existing facility on 7.75+/- acres with a future land use of Public Facilities. The project is located at 1118

Institution Road and identified by parcel number(s)
12-3N-19-19000-004-0000 and 12-3N-19-19000-002-0000.

14. [17-1344](#) **Peach Creek 3MG Ground Storage Tank 2** - Request to approve by development order. Project number 17-00100142 is being reviewed by Bob Baronti. This is a minor development order application submitted by Florida Community Services Corporation, D.B.A. Regional Utilities requesting to construct a 3MG Ground Storage Tank for potable water on 15.6+/- acres with a future land use of Public Facilities. The project is located at 79 McKinney Road and identified by parcel number(s) 36-2S-19-24000-010-0000.
15. [17-1345](#) **Naturewalk at Seagrove 4th Add. Plat** - Request to approve by final mylar. Project number 17-00300018 is being reviewed by Bob Baronti. This is a plat application submitted by Emerald Coast Associates, on behalf of KLP Destin II, LLC, requesting approval to plat 56 residential lots on 12.66+/- acres, with a future land use of Traditional Neighborhood Development. The project is located approx. 2.1 miles south of the intersection of CR 393/Hwy 98 Intersection on the east side of CR 395 and is identified by parcel number(s) 11-3S-19-25010-000-00A0.

Meeting Adjourned: