



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, October 4, 2017

8:30 AM

South Walton Annex Boardroom

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[17-1500](#)

Request to approve the September 6, 2017 TRC minutes.

Announcements:

Items to be Heard:

1. [17-1502](#) **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 +/- 0.9 acres 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. **(Continued from 9/6/17)**
2. [17-1503](#) **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 0.891 +/- 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 9/6/17)**
3. [17-1501](#) **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 9/6/17)

4. [17-1506](#) **South Walton Commerce Park Lot 13** - Request to approve by final order. Project number 17-01500076 is being reviewed by Bob Baronti. This is a major development order application submitted by Gortemoller Engineering, Inc. on behalf of Peddlers 30A LLC, for construction of three buildings for business park usage, a gazebo, asphalt parking, and stormwater facility with a future land use of Business Park on 1.55+/- acres. The project is located approximately 0.7 miles on Serenoa Road from the intersection of Serenoa Road and U.S. Highway 98 and identified by parcel number(s) 05-3S-18-16010-000-0130.
5. [17-1507](#) **The Crest** - Request to approve by development order. Project number 17-01500175 is being reviewed by Bob Baronti. This is a minor development order application submitted by Emerald Coast Associates, Inc., on behalf of KAPA Breeze, LLC, requesting approval to develop 9 townhomes on 1.50 +/- acres with a future land use of Village Mixed Use. The project is located at 2210 Co Hwy 30A West, and is identified by parcel number(s) 12-3S-20-34050-000-0080 and 12-3S-20-34050-000-0100.
6. [17-1508](#) **Nesius SSA** - Request to approve by ordinance. Project number 17-01500165 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Darrell Barnhill, on behalf of Dirt Investments, LLC, requesting approval to change the future land use category from Conservation Residential 2:1 to Light Industrial on 9.75+/- acres. The project is located 0.40 miles south of US 98 and CR 393, and is identified by parcel number(s) 35-2S-20-33280-000-0580.
7. [17-1513](#) **Miller's Crossing Plat** - Request to approve by final plat. Project number 17-000226 is being reviewed by Bob Baronti. This is a major plat application submitted by David Smith P.E., on behalf of 68V Miller's Crossing, 2016 LLC, and requesting approval to plat 19.66 +/- acres with a future land use of Town Center One. The project is located 0.4 miles south of the intersection of J.D. Miller Road and Chat Holly Road, and is identified by parcel number(s) 30-2S-19-24000-009-0000.
8. [17-1518](#) **Cypress Lake** - Request to approve by final order. Project number 17-00100130 is being reviewed by Bob Baronti. This is a major development order application submitted by Dewberry, on behalf of Ashwood Holdings Florida, LLC, requesting approval to subdivide parcel and sell residential lots as well as the leasing of commercial space on 99 residential lots on 22.36+/- acres, with a future land use of Neighborhood Infill. The project is located from the intersection of U.S 98 and W. CR 30A, approximately 0.6 miles South on CR 30A the parcel is located on the right, and is identified by parcel number(s) 32-2S-20-33000-005-0000.
9. [17-1512](#) **Tridocs** - Request to approve by development order. Project number 17-000215 is being reviewed by Jason Catalano. This is a minor

development order application submitted by McNeil Carroll Engineering, Inc., on behalf of TRIDOCs, LLC, requesting approval to authorize the placement of fill material on +/-0.88 acres with a future land use of Coastal Center. The project is located at on Mack Bayou Road, and is identified by parcel number(s) 25-2S-21-42340-000-0010, 25-2S-21-42340-000-0030, 25-2S-21-42340-000-0040 and 25-2S-21-42340-000-0050.

10. [17-1504](#) **Westwood Autism Center** - Request to approve by development order. Project number 17-00100157 is being reviewed by Vivian Shamel. This is a minor development order application submitted by Darrell Barnhill, CFM, ECM on behalf of Westonwood Ranch, Inc., requesting to construct a 4,538 sq. ft. farm-based learning program center on +/-10 acres with a future land use of Estate Residential. The project is located at 4390 Highway 20 West and is identified by parcel number(s) 11-1S-20-32000-038-0030.
11. [17-1511](#) **Rock Hill Road** - Request to approve by final order. Project number MAJ17-000004 is being reviewed by Renee Bradley. This is a major development order application submitted by Heidi Nelson, Integrisite, on behalf of Branch Towers III, requesting approval to install a telecommunications facility that includes a 250' tower and associated fenced in the compound on +/-12.9 acres with a future land use of General Agriculture. The project is located at 9577 Rock Hill Road, and is identified by parcel number(s) 08-2N-17-0500-019-0000.
12. [17-1515](#) **Camp Watercolor Pool** - Request to approve by development order. Project number MIN17-000006 is being reviewed by Renee Bradley. This is a minor development order application submitted by David Smith, P.E., on behalf of Watercolor Community Association, requesting approval to reconfigure existing pool facility and add two additional pools on +/-10.0 acres with a future land use of Court Ordered Overlay. The project is located on Watersound Parkway, and is identified by parcel number(s) 15-3S-19-25416-000-00A0.
13. [17-1516](#) **The Prominence Phase IV Plat** - Request to approve by final plat. Project number PLA17-000003 is being reviewed by Renee Bradley. This is a plat application submitted by David E. Smith P.E., on behalf of D.R. Horton, requesting approval to plat 132 residential lots on +/-11.37 acres with a future land use of Traditional Neighborhood Development. The project is located off County Road 30A, and is identified by parcel number(s) 20-3S-18-16000-002-0000.
14. [17-1517](#) **UPad Temporary Parking** - Request to approve by development order. Project number MIN17-000007 is being reviewed by Renee Bradley. This is a minor development order application submitted by James Martelli, P.E., on behalf of Grand Boulevard South, LLC, requesting approval to construct a 185-space parking lot on +/-1.45 acres with a future land use of Coastal Center. The project is located on Highway 98 in Miramar Beach, and is identified by parcel number(s) 26-2S-21-42000-001-0057.

15. [17-1519](#) **Kaiya PUD 30A ROW Improvements** - Request to approve by development order. Project number MIN17-000008 is being reviewed by Rita Banhunyadi. This is a minor development order application submitted by Jenkins Engineering, Inc. on SPG-PR, LLC, requesting approval to make roadway, stormwater, multiuse path, parking and landscaping improvements in the CR 30A ROW within the extent of the Kaiya PUD. The project is located at the northeast corner of Watersound Parkway and CR 30A and extends to the western boundary of the Alys Beach PUD. The entire project is within the public ROW of CR 30A.
16. [17-1505](#) **Arbor Lane Commercial Development** - Request to approve by development order. Project number 17-01500198 is being reviewed by Tim Brown. This is a minor development order application submitted by Jenkins Engineering, Inc. on behalf of Tri-Meg Properties, LLC, requesting approval to construct a 1,398 square foot commercial building and associated infrastructure on 0.16 acres with a future land use of Village Mixed Use. The project is located on the north side of Arbor Lane, west of C.R. 283 S., and is identified by parcel numbers(s) 08-3S-19-25220-000-0100.
17. [17-1509](#) **Lot 28 - South Walton Commerce Park** - Request to approve by final order. Project number 17-000065 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 develop two (2) industrial buildings totaling 11,750 square feet on +/-0.88 acres with a future land use of Business Park. The project is located on the east side of Serenoa Road, north of U.S. Hwy. 98 East, and is identified by parcel number(s) 05-3S-18-16010-000-0280.
18. [17-1510](#) **Miramar Beach Senior Living** - Request to approve by final order. Project number 17-01500136 is being reviewed by Tim Brown. This is a major development order application submitted by Jenkins Engineering, Inc. on behalf of Silver Shores (FL) 2017, LLC, requesting approval to develop an 186,470 square foot assisted living facility and associated improvements on +/-10.61 acres with a future land use of Coastal Center Mixed Use. The project is located at the northeast corner of Ponce De Leon St. and U.S. Hwy. 98 West and is identified by parcel number(s) 28-2S-21-42000-018-0050.
19. [17-1514](#) **Stonegate Subdivision Plat** - Request to approve by final plat. 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.

Meeting Adjourned: