



# 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

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Wednesday, January 3, 2018

8:30 AM

South Walton Annex Boardroom

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#### Regular Meeting

**Meeting Opened:**

**Minutes Read/Approved:**

**Announcements:**

**Items to be Heard:**

[18-0009](#)

**Alderberry** - Request to approve by development order. Project number MIN17-000010 is being reviewed by Bob Baronti. This is a minor development order application submitted by JP Engineering LLC, on behalf of Warren Investments, LLC requesting approval to develop 10 single-family lots on 5.29 acres as Phase I with a conceptual approval of Phase II (12.53+/- acres). The project is located from the intersection of E. Hewett Road and Alderberry Road approximately .25 mile east on Alderberry Road the parcel is located on the north side of the road on 17.84+/- acres with a future land use of Conservation Residential 2 DU/Acre and 1 DU/2.5 Acre, and is identified by parcel number(s) 20-2S-20-33300-000-0090. **(Continued from the 12/06/17 TRC meeting.)**

[18-0010](#)

**The Bellamy of 30A Event Venue LTM** - Request to approve by development order. Project number LTM17-000008 is being reviewed by Vivian Shamel. This is a less-than-minor amendment to Development Order #553 submitted by The Bellamy of 30A, LLC on behalf of Alexandra Jazayeri and Alexia Real Properties, LLC, requesting the approval of an event venue site plan and operations plan for outdoor event activities including outdoor music at the existing former Grecian Garden Restaurant on 1.79 acres with a future land use of Village Mixed Use. The project is located 3375 W. County Hwy 30A, Santa Rosa Beach, FL. approximately 200 feet west of the of the intersection of Gulf Hills Drive and CR 30A on the south side of CR 30A and identified by parcel number(s) 02-3S-20-34000-008-0010 and 01-3S-20-34200-00F-0010. **(Continued from the 12/06/17 TRC meeting.)**

[18-0011](#)

**TRIDOCs, LLC** - 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 +/- .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. **(Continued from the 12/06/17 TRC meeting.)**

[18-0012](#)

**Greenway Station PUD FKA Midgrove Centre PUD** - Request to approve by final order. Project number 14-00100196 is being reviewed by Tim Brown. This is a major development order application submitted by Emerald Coast Associates, Inc. on behalf of Rookis Development, Inc., requesting the approval to develop 8,068 square feet of restaurant space, 15,844 square feet of retail, 13,776 square feet of office, 10 condominiums and a 75 room lodge on 4.89 acres with a future land use of Village Mixed Use and Neighborhood Infill. The project is located approximately 0.35 miles east of the intersection of Eastern Lake Drive and C.R. 30A on the north side of C.R. 30A and identified by parcel number(s) 24-3S-19-25000-004-0030. **(Continued from the 12/06/17 TRC meeting.)**

[18-0013](#)

**Commerce Park PUD Site Plan Amendment** - Request to approve by final order. Project number MAJ17-000011 is being reviewed by Tim Brown. This is a major development order application submitted by Emerald Coast Associates, Inc. on behalf of Carey Properties, LLC, requesting approval of 102,545 square feet of commercial and 43 condominiums on +/- 14.44 acres with a future land use of Village Mixed Use. The project is located on the north side of U.S. Hwy. 98 West, east of C.R. 393 and west of Veterans Road, and is identified by parcel number(s) 26-2S-20-33200-000-0470, 26-2S-20-33200-000-0480 and 26-2S-20-33200-000-0483. **(Continued from the 12/06/17 TRC meeting.)**

[18-0014](#)

**Beachside Estates Subdivision** - Request to approve by final order. Project number MAJ17-000013 is being reviewed by Bob Baronti. This is a major development order application submitted by Dean Burgis, on behalf of CBHIV, LLC, requesting approval to develop 5 units on 4 lots to be platted and sold on 3.11 +/- acres with a future land use of Neighborhood Infill. The project is located just south of the intersection of San Roy Rd. and Beachside Dr., on Beachside Dr., and is identified by parcel number(s) 19-3S-18-16080-000-0162.

[18-0015](#)

**Thompson SSA** - Request to approve by ordinance. Project number LUM17-000002 is being reviewed by Renee Bradley. This is a small scale amendment application submitted by Clark Partington, on behalf of Teramore Development, LLC, requesting approval to change the land use from general agriculture to general commercial on +/- 1.89 acres. The

project is located at on the west side of SR 83, and is identified by parcel number(s) 02-3N-19-19000-009-0000.

[18-0016](#)

**Bear Creek Subdivision Phase II** - Request to approve by development order. Project number MIN17-000021 is being reviewed by Bob Baronti. This is a minor development order application submitted by Morris-Depew Associates, Inc., on behalf of JMB Freeport, LLC, requesting approval to construct 95,175 sq. ft. of proposed active/passive recreation space on 2.18+/- acres with a future land use of Rural Village. The project is located on Sun Bear Circle, and is identified by parcel number(s) 02-2S-19-24310-000-00A0.

[18-0017](#)

**Bay Grove Office Park Lot 14-** Request to approve by development order. Project number MIN17-000023 is being reviewed by Bob Baronti. This is a minor development order application submitted by Ross Binkley, P.E., on behalf of Jumping Jack Freeport Properties, LLC, requesting approval to develop 2,100 sq. ft. of commercial business space on 0.57+/- acres with a future land use of General Commercial. The project is located on Bay Grove Boulevard, and is identified by parcel number(s) 34-1S-19-23040-000-0140.

[18-0018](#)

**Sherwin Williams** - Request to approve by final order. Project number MAJ17-000014 is being reviewed by Tim Brown. This is a major development order application submitted by Avcon, Inc. on behalf of 30A Country Mart, LLC, requesting approval to construct a 6,902 square foot building with associated infrastructure on +/-0.722 acres with a future land use of Light Industrial. The project is located at the southwest corner of the intersection of U.S. Hwy. 98 West and Lynn Drive, and is identified by parcel number(s) 35-2S-20-33280-000-0300.

[18-0019](#)

**Ocean Estates** - Request to approve by final order. Project number MAJ17-000015 is being reviewed by Bob Baronti. This is a major development order application submitted by Gary Shipman., on behalf of Joe Bruner, requesting approval to develop a 25-lot, single-family subdivision on 8.29+/- acres with a future land use of Residential Preservation. The project is located on the east side of Thompson Road, between Palmar and Golf Club Drive, abutting the west side of Anchors Lake Drive, and is identified by parcel number(s) 34-2S-20-33270-051-0000

[18-0020](#)

**Williams Storage Facility SSA** - Request to approve by ordinance. Project number LUM17-000003 is being reviewed by Tim Brown. This is a small scale amendment application submitted by Avcon, Inc. on behalf of Luke Williams, requesting approval to amend the future land use designation on +/-9.91 acres from Coastal Center to Coastal Center Mixed Use. The project is located on the south side of Forest Shore Drive, west of New Elba Drive and east of Shore Drive, and is identified by parcel number(s) 29-2S-21-42000-006-00A0.

**Meeting Adjourned:**