



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, April 4, 2018

8:30 AM

South Walton Annex Boardroom

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[18-0483](#)

Request to approve the March 7, 2018 TRC minutes.

Attachments: [03072018 TRCminutes](#)

Announcements:

Items to be Heard:

1. [18-0484](#) **IBWS WWTP LSA**- Request to continue to the May 4, 2018 TRC meeting. Project number LUM18-000003 is being reviewed by Bob Baronti. This is a large scale amendment application submitted by Jenkins Engineering, Inc., on behalf of Inlet Beach Water Systems, Inc., requesting approval to amend the future land use category from Conservation Residential 2:1 and Neighborhood Infill to Institutional on 20.76+/- acres. The project is located on the north side of Lake Powell, adjacent to East Rattlesnake Trail, and is identified by parcel number(s) 25-3S-18-16090-000-0050, 25-3S-18-16090-000-0130, 25-3S-18-16090-000-0110. **(Continued from 3/7/18)**
2. [18-0485](#) **Waterfalls by the Bay Conceptual PUD** - Request to approve by final order. Project number MAJ18-000003 is being reviewed by Tim Brown. This is a major development order application submitted by Jenkins Engineering, Inc. on behalf of J&L Eagle Cove, LLC, requesting approval to develop a 139 lot single family residential subdivision on +/- 72.54 acres with a future land use of Conservation Residential 2:1 and Conservation Residential 1:2.5. The project is located on the north side of Alderberry Road, east of East Hewett Road, and is identified by parcel number(s) 20-2S-20-33300-000-0050 and 20-2S-33300-000-0052. **(Continued from 03/07/18)**
3. [18-0486](#) **Waterfalls by the Bay LSA** - Request to approve by ordinance. Project number 16-00700004 being reviewed by Tim Brown. This is a large scale map amendment request submitted by Jenkins Engineering, Inc. on behalf

of J&L Eagle Cove, LLC., 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 on the north side of Alderberry Road, east of East Hewett Road, and is identified by parcel number(s) 20-2S-20-33300-000-0050. **(Continued from 3/7/18)**

4. [18-0487](#) **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 03/07/18)..Title**
5. [18-0488](#) **Palm Court Subdivision** - Request to approve by final order. Project number MAJ18-000008 is being reviewed by Bob Baronti. This is a major development order application submitted by O'Connell and Associates Consulting Engineers, LLC., on behalf of Sapp Investments, requesting approval to develop a five-lot single-family subdivision on 1.23+/- acres with a future land use of Neighborhood Infill. The project is located on Walton Magnolia Lane, and is identified by parcel number(s) 36-3S-18-16100-000-2470. **(Continued from 3/7/18)**
6. [18-0489](#) **Kaiya - The Mews** - Request to approve by development order. Project number MIN18-000008 is being reviewed by Bob Baronti. This is a minor development order application submitted by Jenkins Engineering, on behalf of SBG-PR, LLC, requesting approval to develop 10 townhomes on 2.04+/- acres with a future land use of Neighborhood Infill. The project is located at 9368 Co. Hwy 30A East, and is identified by parcel number(s) 27-3S-18-16000-027-0000.
7. [18-0490](#) **Mallette SSA** - Request to approve by ordinance. Project number LUM18-000004 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Jenkins Engineering, on behalf of Susan Mallette, requesting approval to amend the future land use category from Conservation Residential 2:1 to Neighborhood Infill on 9.94+/- acres. The project is located on the east side of Hunters Road, approximately ½ mile north of the US 98W and CO Hwy 30A intersection, and is identified by parcel number(s) 29-2S-20-33000-019-0000 and 29-2S-20-33000-019-0010.
8. [18-0491](#) **The Chapel at Crosspoint Temporary Building Addition** - Request to

approve by development order. Project number MIN18-000007 is being reviewed by Bob Baronti. This is a minor development order application submitted by O'Connell & Associates Consulting Engineers, LLC, on behalf of The Chapel at Crosspoint, Inc., requesting approval to install a temporary building to be used until a new Family Life Center is constructed on 4.28+/- acres. The project is located at 477 Co. Hwy 393 South, and is identified by parcel number(s) 02-3S-20-34000-006-0000.

9. [18-0492](#) **Alys Beach Town Center Buildings 3 & 4** - Request to approve by development order. Project number MIN18-000005 is being reviewed by Tim Brown. This is a minor development order application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to develop two four-story mixed-use buildings totaling 7,790 square feet and 18 condominiums within the Alys Beach Town Center on +/-0.041 acres with a future land use of Traditional Neighborhood Development. The project is located on the north side of C.R. 30A, east of Governors Court and west of North Somerset Street, and is identified by parcel number(s) 26-3S-18-16400-00E-0100, 26-3S-18-16400-00E-0110, 26-3S-18-16400-00E-0120, 26-3S-18-16400-00E-0130, 26-3S-18-16400-00E-0140, 26-3S-18-16400-00E-0150, 26-3S-18-16400-00E-0160 and 26-3S-18-16404-00E-017A.
10. [18-0493](#) **Dollar General** - Request to approve by final order. Project number MAJ18-000010 is being reviewed by Renee Bradley. This is a major development order application submitted by Bell Engineering Services, LLC, on behalf of Teramore Development, LLC, requesting approval to develop a 9,182 sq. ft. commercial building on +/-1.88 acres with a future land use of General Agriculture. The project is located on the southeast corner of State Road 83 and County Highway 1883, and is identified by parcel number(s) 02-3N-19-19000-009-0000.
11. [18-0494](#) **Smartsky Antenna Co-location** - Request to approve by development order. Project number MIN18-000004 is being reviewed by Renee Bradley. This is a minor development order application submitted by SMJ International (SmartSky), on behalf of American Tower Corporation, requesting approval to add antennas to existing tower and place a concrete slab at the base of the antenna to house an equipment cabinet on +/-5.31 acres with a future land use of Rural Village. The project is located at 576 Via International, and is identified by parcel number(s) 23-3N-20-28000-011-0060.
12. [18-0495](#) **Verizon Wireless Santa Rosa Relo** - Request to approve by final order. Project number MAJ18-000011 is being reviewed by Renee Bradley. This is a major development order application submitted by Bob Chopra, Inc., on behalf of Verizon Wireless and Florida Community Utilities, requesting approval for construction of a new 150' cell tower on a 7,827 square foot leased area within a +/-2.50 acre parcel with a future land use of Public

Facilities. The project is located at 20 Sea Croft Drive, and is identified by parcel number(s) 02-3S-20-34000-002-0021.

13. [18-0496](#) **Azland SSA** - Request to approve by ordinance. Project number LUM18-000005 is being reviewed by Renee Bradley. This is a small scale amendment application submitted by Dewberry, on behalf of Azland 1, LLC, requesting approval to change the adopted future land use of 2.65 acres of Large Scale Agriculture and 1.93 acres of Estate Residential to Industrial on +/-4.57 acres. The project is located at on Ed Brown Field Road, and is identified by parcel number(s) 06-1N-18-08000-004-0000.
14. [18-0497](#) **Hinton Drive Abandonment** - Request to approve by resolution. Project number PA18-000002 is being reviewed by Vivian Shamel. This is a petition for abandonment application submitted by Dunlap & Shipman P.A., on behalf of Stan Benecki, requesting an abandonment of a patent easement for a more buildable area on +/- 0.707 acres. The project is located at 47 Hinton Dr., and is identified by parcel number(s) 24-3S-19-25120-000-0220.
15. [18-0498](#) **Coastal Pediatric Group Office** - Request to approve by development order. Project number MIN18-000006 is being reviewed by Keli Frymire. This is a minor development order application submitted by Emerald Coast Associates, Inc., on behalf of Coastal Pediatric Holdings, LLC, requesting approval to construct a 3,666 sq. ft. medical office on Lot 3 of Mack Bayou Center on +/- 0.76 acres. The project is located 300 ft. east on the north side of Mack Bayou Loop from the intersection of U.S. Hwy. 98 and Mack Bayou Road, and is identified by parcel number(s) 25-2S-21-42700-000-0030.

Meeting Adjourned: