



# Walton County Board of County Commissioners

## Meeting Agenda - Final

76 N. 6th Street  
DeFuniak Springs, FL  
32433  
[www.co.walton.fl.us](http://www.co.walton.fl.us)

### Technical Review Committee

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Wednesday, May 2, 2018

8:30 AM

South Walton Annex Boardroom

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#### Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[18-0636](#)

Request to approve the April 4, 2018 TRC minutes.

Attachments: [04042018 TRCminutes](#)

Announcements:

Items to be Heard:

1. [18-0708](#) **Second Amendment to EBOA for Town of Seaside** - Request to remove from the agenda. Project number MAJ18-000012 is being reviewed by Renee Bradley. This is a major development order application submitted by Hopping, Green & Says, P.A, on behalf of Seaside Community Development Corp., requesting approval to amend the existing Essentially Built Out Agreement to include a land use equivalency matrix on +/-1.169 acres with a future land use of Residential Preservation. The project is located on the northwest corner of the Hwy. Co 30A and Quincy Circle intersection, and is identified by parcel number(s) 15-3S-19-25000-002-00A0.
2. [18-0709](#) **Alys Beach Town Center Buildings 3 & 4** - Request to continue to the May 16, 2018 TRC meeting. 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 8,649 square feet of commercial and 18 condominiums within the Alys Beach Town Center on +/-0.41 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.

3. [18-0637](#) **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 4/4/18)**
4. [18-0639](#) **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. **(Continued from 4/4/18)**
5. [18-0640](#) **IBWS WWTP LSA**- Request to approve by ordinance. 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 4/4/18)**
6. [18-0641](#) **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 4/4/18)**
7. [18-0643](#) **Point Washington Preserve** - Request to approve by final order. Project number MAJ18-000017 is being reviewed by Bob Baronti. This is a major development order application submitted by Nautilus Civil Engineers, Inc., on behalf of Southern Hybrid Homes, LLC, requesting technical approval of Phase I to operate a 693 sq. ft. multi-purpose building, as-well-as a 5,247 sf. civic pavilion and conceptually approve Phase II, III & III A-C on 9.76+/- acres with a future land use of Town Center One. The project is located

at 725 J.D. Miller Road, and is identified by parcel number(s) 30-2S-19-24000-044-0000.

8. [18-0644](#) **Mussett Bayou Office Building** - Request to approve by development order. Project number MIN18-000010 is being reviewed by Bob Baronti. This is a minor development order application submitted by Binkley Engineering, P.A., on behalf of Driftwood Group, LLC, requesting approval to construct a 3,800 sq. ft. office building on +/- 0.402 acres, with a future land use of Village Mixed Use. The project is located at the southeast corner of Mussett Bayou Road and Coral Road, and is identified by parcel number(s) 28-2S-20-33230-000-0010.
9. [18-0645](#) **Blue Mountain Beach Industrial Park Phase II Replat** - Request to approve by final plat. Project number PLA18-000007 is being reviewed by Bob Baronti. This is a plat application submitted by Dewberry, on behalf of WRMG, Inc., requesting approval to replat Block 'G', splitting it, to creating two building pads for commercial use, resulting in a decrease from 12,375 sq. ft. to 11,875 sq. ft. on 0.283 +/- acres with a future land use of Light Industrial. The project is located approximately 1800 feet north of US Hwy 98 on the west side of Old Blue Mountain Road and is identified by parcel number(s) 25-2S-20-33201-00G-0000.
10. [18-0646](#) **Blue Mountain Beach Industrial Park Phase III Replat** - Request to approve by final plat. Project number PLA18-000009 is being reviewed by Bob Baronti. This is a plat application submitted by Dewberry, on behalf of WRMG, Inc., requesting approval to replat Phase III, adding Units A1 and A2, creating two building pads for commercial buildings totaling 11,100 sq. ft. on 0.59 +/- acres with a future land use of Light Industrial. The project is located approximately 1800 feet north of US Hwy 98 on the west side of Old Blue Mountain Road and is identified by parcel number(s) 25-2S-20-33190-000-0160.
11. [18-0648](#) **Magnolia Cottages Phase III Plat** - Request to approve by final plat. Project number PLA18-000008 is being reviewed by Bob Baronti. This is a plat application submitted by Emerald Coast Associates, INC., on behalf of Creek Park, LLC, requesting approval to plat a 26-unit single-family subdivision on 5.06 +/- acres. With a future land use of Traditional Neighborhood development, The project is located at the east end of Hwy 30-A, to Patina Blvd, go north approximately 1 mile the project the project is to the north, and is identified by parcel number(s) 28-3S-18-16000-002-0060.
12. [18-0638](#) **Bay Grove Park** - Request to approve by development order. Project number MIN18-000011 is being reviewed by Bob Baronti. This is a minor development order application submitted by Walton County Public Works, on behalf of Walton County Board of County Commissioners, requesting approval to construct a public recreational facility on +/- 7.46 acres, with a future land use of Public Facilities. The project is located at the southeast corner of US Hwy 331 and Bay Grove Road, and is identified by parcel

number(s) 04-2S-19-24000-027-0011, 04-2S-19-24000-028-0010, 04-2S-19-24000-030-0000, 04-2S-19-24000-030-0010, 04-2S-19-24000-027-0000, 04-2S-19-24000-027-0010.

13. [18-0642](#) **Bear Creek Phase III** - Request to approve by final order. Project number MAJ18-000013 is being reviewed by Bob Baronti. This is a major development order application submitted by Morris-Depew Associates, Inc., on behalf of JMB Freeport, LLC, requesting approval to subdivide four parcels into 351 residential lots on 219.15 +/- acres with a future land use of Rural Village. The project is located approximately 1200 feet. south of the intersection of Fluffy Landing Road and Bear Creek Blvd., and is identified by parcel number(s) 02-2S-19-24000-018-0000, 03-2S-19-24000-001-0000, 03-2S-19-24000-001-0050, 03-2S-19-24000-001-0080.
14. [18-0647](#) **King SSA** - Request to approve by ordinance. Project number LUM18-000006 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Jenkins Engineering, Inc., on behalf of Hunter's Road LLC, requesting approval to change the adopted future land use of Rural Village to General Commercial on 2.22+/- acres. The project is located at the southwest corner of US 331 and Short Avenue, and is identified by parcel number(s) 04-2S-19-24000-023-0000.
15. [18-0649](#) **Churchill Oaks Phase I Replat** - Request to approve by final plat. Project number PLA18-000011 is being reviewed by Bob Baronti. This is a plat application submitted by Tanner Peacock, on behalf of Churchill Development, LLC. The request is to fuse lots together to lower density of Churchill Oaks from 95 lots to 87 lots on 41.5+/- acres, with a future land use of Neighborhood Infill and Conservation Residential 2:1. to replat lots 6, 7, 8, 9, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75 and 76 of Churchill Oaks Phase I, found in the official records of Walton County, Florida at Plat Book 18, Page 65.
16. [18-0650](#) **Blue Gulf Place** - Request to approve by development order. Project number MIN18-000009 is being reviewed by Bob Baronti. This is a minor development order application submitted ECM, on behalf of KMC Group, LLC, requesting approval to develop 7 townhomes on 0.74+/- acres with a future land use of Village Mixed Use. The project is located on the northeast corner of the intersection of CR 30A and Blue Gulf Drive, and is identified by parcel number(s) 01-3S-20-34200-00E-0110, 01-3S-20-34200-00E-0120.
17. [18-0651](#) **The Blake at Miramar Beach fka 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 Duplantis Design Group, PC., on behalf of First Citizens Bank & Trust Company, requesting approval to develop an 115,000 square foot assisted living and memory care facility with 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.

18. [18-0652](#) **Forest View Village Apartments** - Request to approve by final order. Project number MAJ18-000014 is being reviewed by Tim Brown. This is a major development order application submitted by Innerlight Engineering Corporation on behalf of Cypressbrook Company, requesting approval to develop a 283-unit apartment complex on +/- 13.10 acres with a future land use of General Commercial. The project is located on the east side of MC Davis Boulevard, north of U.S. Highway 98 East, and is identified by parcel number(s) 05-3S-18-16000-001-0021.
19. [18-0653](#) **McDonalds Remodel** - Request to approve by final order. Project number MAJ18-000015 is being reviewed by Tim Brown. This is a major development order application submitted by CPH, Inc., on behalf of McDonald's Corporation, requesting approval to remodel the existing structure to add a dual drive-thru, make architectural improvements and make ADA improvements on +/- 1.179 acres with a future land use of Coastal Center. The project is located at 12830 US Highway 98, and is identified by parcel number(s) 30-2S-21-42000-001-0014.
20. [18-0654](#) **Sellers Tile** - Request to approve by final order. Project number MAJ18-000016 is being reviewed by Tim Brown. This is a major development order application submitted by Alday-Howell Engineering, Inc. on behalf of Sellers Tile Distributors, Inc., requesting approval to develop a 20,600 square foot commercial building on +/- 2.01 acres with a future land use of Village Mixed Use. The project is located at 2800 U.S. Hwy 98 W., and is identified by parcel number(s) 26-2S-20-33200-000-0495.
21. [18-0655](#) **Alys Beach Beach Club & Plaza** - Request to approve by development order. Project number MIN18-000012 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 the Alys Beach Beach Club and Plaza within Block WW of the Alys Beach PUD on +/- 1.0 acre with a future land use of Traditional Neighborhood Development. The project is located on the south side of Sea Garden Street, east of South Charles Street and west of South Castle Harbour Drive, and is identified by parcel number(s) 27-3S-18-16000-027-0010.
22. [18-0656](#) **Seven Palms At Inlet Beach Plat** - Request to approve by Final Mylar. Project number PLA18-000005 is being reviewed by Tim Brown. This is a plat application submitted by Rare Earth Inc., Shannon Clatchey on behalf of Seven Palms At Inlet Beach, LLC, requesting approval to develop 5 single family lots on +/-1.26 acres with a future land use of Neighborhood Infill. The project is located off US Hwy 98 take South Wall Street to South Pompano, turn left (E) to neighborhood on left. Identified by parcel number(s) 36-3S-18-16100-000-1410.

23.     [18-0658](#)     **Grace Point Phase II Plat** - Request to approve by final plat. Project number PLA18-000010 is being reviewed by Renee Bradley. This is a plat application submitted by Innerlight Engineering Corporation, on behalf of JS Partners Grace, LLC, requesting approval to plat seven single-family lots within Grace Point Phase II on +/-1.60 acres with a future land use of Traditional Neighborhood Development. The project is located at the end of Grace Point Road, and is identified by parcel number(s) 20-3S-18-16000-003-0000.

**Meeting Adjourned:**