



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, June 6, 2018

8:30 AM

South Walton Annex Boardroom

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[18-0842](#) Request to approve the May 2, 2018 and May 16, 2018 TRC minutes.

Announcements:

Items to be Heard:

1. [18-0843](#) **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 5/2/18).**
2. [18-0844](#) **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. **(Continued from 5/2/18).**
3. [18-0845](#) **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 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 5/2/18).**

4. [18-0846](#) **30A Hokulia** - Request to approve by development order. Project number MIN18-000016 is being reviewed by Tim Brown. This is a minor development order application submitted by Nautilus Civil Engineers, Inc. on behalf of Raymond Fernandez, requesting approval to construct an approximately 814 sq. ft. commercial addition to an existing single-family residence on +/-0.28 acres with a future land use of Village Mixed Use. The project is located at 4057 E. CR 30A, and is identified by parcel number(s) 24-3S-19-25120-000-0193.
5. [18-0847](#) **Cottages at 393 Phase 3 Pool Facility** - Request to approve by development order. Project number MIN18-000013 is being reviewed by Tim Brown. This is a minor development order application submitted by Emerald Coast Associates, Inc. on behalf of James F. Adams, requesting approval to modify a phase line, add a security gate and construct a pool amenity to include a bath house and covered pavilion on +/- 0.33 acres with a future land use of Small Neighborhood. The project is located on the west side of C.R. 393 South, north of Cypress Pond Road and south of Edgewood Terrace, and is identified by parcel number(s) 34-2s-20-33270-009-0000.
6. [18-0849](#) **Chat Holley Residential** - Request to approve by development order. Project number MIN18-000014 is being reviewed by Tim Brown. This is a minor development order application submitted by McNeil Carroll Engineering, Inc. on behalf of AJAX Property Investments, LLC, requesting approval to develop a 10-lot single-family residential subdivision on +/- 2.56 acres with a future land use of Town Center One. The project is located at 591 Chat Holley Road, and is identified by parcel number(s) 30-2S-19-24000-005-0030.
7. [18-0850](#) **Southern Pines Plat** - Request to approve by final plat. Project number PLA18-000012 is being reviewed by Tim Brown. This is a plat application submitted by Rare Earth Surveying & Mapping on behalf of Treehouse Pines, LLC, requesting approval to plat 36 single family lots on +/-9.98 acres with a future land use of Low Density Residential. The project is located on the east side of Nellie Drive, north of Chat Holly Road and south of East Nursery Road, and is identified by parcel number(s) 24-2S-20-33180-000-0530.
8. [18-0851](#) **Alys Beach Lots Q11-Q13 Replat** - Request to approve by final plat. Project number PLA18-000014 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on

behalf of EBSCO Gulf Coast Development, Inc., requesting approval to replat three existing lots into two lots in Block Q on +/- 0.14 acres with a future land use of Traditional Neighborhood Development. The project is located on the west side of Caliza Lane, north of Nonesuch Way and south of North Castle Harbour Drive, and is identified by parcel number(s) 26-3S-18-16410-00Q-0110, 26-3S-18-16410-00Q-0120 and 26-3S-18-16410-00Q-0130.

9. [18-0852](#) **Alys Beach Town Center Buildings 3 & 4 Replat** - Request to approve by final plat. Project number PLA18-000016 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to replat eight existing lots into one lot in 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, 26-3S-18-16404-00E-017A and 26-3S-18-16400-000-00A0.
10. [18-0853](#) **Alys Beach Phase 2A, Lots T0-T4 Plat** - Request to approve by final plat. Project number PLA18-000017 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat four residential lots in Beach Block T on +/- 0.58 acres with a future land use of Traditional Neighborhood Development. The project is located on the west side of North Castle Harbour Drive and south of Nonesuch Way, and is identified by parcel number(s) 26-3S-18-16000-003-0000.
11. [18-0854](#) **Alys Beach Block AA Plat** - Request to approve by final plat. Project number PLA18-000018 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat eight residential lots on +/- 1.22 acres with a future land use of Traditional Neighborhood Development. The project is located on the south side of South McGee Drive, east of Sea Star Court, and is identified by parcel number(s) 27-3S-18-16000-027-0010.
12. [18-0855](#) **Alys Beach Phase 4, Lots Z1-Z9 & Z21 Plat** - Request to approve by final plat. Project number PLA18-000019 is being reviewed by Tim Brown. This is a minor plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat 10 single-family residential lots in Block Z on +/- 1.69 acres with a future land use of Traditional Neighborhood Development. The project is located on the north side of West La Garza Lane, east of Fonville Court and south of South McGee Drive, and is identified by parcel

number(s) 27-3S-18-16000-027-0010.

13. [18-0856](#) **Kaiya PUD - The Strand Plat** - Request to approve by final plat. Project number PLA18-000015 is being reviewed by Tim Brown. This is a plat application submitted by Innerlight Engineering Corporation on behalf of SBG-PR, LLC, requesting approval to plat 12 townhomes and an 2,839 square foot pool amenity on +/- 2.22 acres with a future land use of Neighborhood Infill. The project is located on the south side of C.R. 30A, east of Watersound Parkway South and west of Sea Garden Street, and is identified by parcel number(s) 27-3S-18-16000-027-0000.
14. [18-0857](#) **Louis Louis Expansion** - Request to approve by final order. Project number MAJ18-000018 is being reviewed by Tim Brown. This is a major development order application submitted by O'Connell & Associates Consulting Engineers, LLC on behalf of POL, LLC, requesting approval for an 885 square foot expansion of the existing restaurant, a 4,365 square foot office building and a six-unit apartment building on +/- 2.078 acres with a future land use of Village Mixed Use. The project is located on the west side of Mussett Bayou Road, north of U.S. Highway 98 West and south of Water Oaks Loop, and is identified by parcel number(s) 28-2S-20-33220-000-0489, 28-2S-20-33430-000-0020 and 28-2S-20-33430-000-0010.
15. [18-0858](#) **PCH Office Building** - Request to approve by development order. Project number MIN18-000015 is being reviewed by Bob Baronti. This is a minor development order application submitted by Nautilus Civil Engineers, Inc. on behalf of Peach Creek Holdings, LLC, requesting approval to construct and occupy a 3,250 sq. ft. 2-story office building with associated utility, stormwater and parking infrastructure on 0.29+/- acres with a future land use of Village Mixed Use. The project is located at 45 Marie Drive, and is identified by parcel number(s) 01-3S-19-25060-002-0040 and 01-3S-19-25060-002-0050.
16. [18-0859](#) **Santa Rosa Retreat Plat** - Request to approve by final plat. Project number PLA18-000006 is being reviewed by Bob Baronti. This is a plat application submitted by Gustin, Cothorn & Tucker, Inc. on behalf of Laird Point Investors, LLC, requesting approval to plat a 10-unit single-family subdivision on 2.50+/- acres. The project is located off Highway 393, east onto Seacroft Drive. Approximately 0.3 miles, the project is on the south side of the road, and is identified by parcel number(s) 02-3S-20-34160-000-0130.
17. [18-0860](#) **Beachside Estates Plat** - Request to approve by final plat. Project number PLA18-000013 is being reviewed by Bob Baronti. This is a plat application submitted by Emerald Coast Associates, Inc. on behalf of CBHIV, LLC, requesting approval to develop 5 units on 4 lots on 3.11+/- acres with a future land use of Neighborhood Infill. The project is located south off Lakeview Drive 1881 ft. at the end of Beachside Drive, and is identified by parcel number(s) 19-3S-18-16080-000-0162.

18. [18-0861](#) **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 2.58+/- acres with a future land use of Traditional Neighborhood Development. The project is located at 126 Watersound Parkway South, and is identified by parcel number 27-3S-18-16000-002-0000.
19. [18-0862](#) **Sandestin Owners Association Pool 2 Renovations** - Request to approve by development order. Project number MIN18-000018 is being reviewed by Renee Bradley. This is a minor development order application submitted Innerlight Engineering Corp., on behalf of Sandestin Owners Association, requesting approval to renovate Pool 2 facilities at Sandestin on +/-1.864 acres with a future land use of Coastal Center. The project is located on the northwest corner of the intersection of Heron Walk Drive and Baytown Avenue East, and is identified by parcel number(s) 26-2S-21-42000-001-0001.
20. [18-0863](#) **Le Petit Creperie** - Request to approve by development order. Project number MIN18-000019 is being reviewed by Renee Bradley. This is a minor development order application submitted Emerald Coast Associates, on behalf of Seaside Community Development Corp., requesting approval to place a 175 sq. ft. airstream trailer for walk-up food service on +/-1.43 acres with a future land use of Residential Preservation (commercial per Town of Seaside Master Plan). The project is located on the northwest corner of Central Square and Hwy 30A intersection, and is identified by parcel number(s) 15-3S-19-25000-002-00A0.
21. [18-0864](#) **331 General Store** - Request to approve by development order. Project number MIN18-000017 is being reviewed by Renee Bradley. This is a minor development order application submitted by Dewberry on behalf of Freeport Industries, Inc., requesting approval to develop an 1,814 sq. ft. general store/gas station on +/- 2.00 acres with a future land use of General Agriculture. The project is located at 5485 US Hwy 331 North, and is identified by parcel number(s) 36-4N-20-29000-019-0010.

Meeting Adjourned: