



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, July 11, 2018

8:30 AM

South Walton Annex Boardroom

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

Announcements:

Items to be Heard:

[18-1070](#)

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 Public Facilities 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 6/6/18)**

[18-1071](#)

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 6/6/18)**

[18-1072](#)

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 6/6/18)**

[18-1073](#)

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. **(Continued from 6/6/18)**

[18-1074](#)

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. **(Continued from 6/6/18)**

[18-1075](#)

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. **(Continued from 6/6/18)**

[18-1076](#)

Blue Mountain Beach Break - Request to approve by Development Order. Project number 17-00100070 is being reviewed by Rita Banhunyadi. This is a Minor development order application submitted by Adrian D. Lovell, Jr. on behalf of Bar B LLC requesting to construct a 2,014 sf. fast food restaurant and beach supply retail store on 0.35 acres with a future land use of Village Mixed Use. The project is located on the southwest corner of CR 30A and County Road 83 in Blue Mountain Beach and identified by parcel number(s) 12-3S-20-34000-001-0021.

[18-1077](#)

Bannerman SSA #2018-008 - Request to approve by ordinance. Project number LUM18-000007 is being reviewed by Vivian Shamel. This is a Small Scale Amendment application submitted by Jenkins Engineering Inc., on behalf of LGM LLC Anthony Lee Collins, requesting approval to amend the future land use category from Residential Preservation to Conservation Residential, 2 units per acre on +/-2.83acres. The subject property is located on the south side of Highway 30A and abuts Bannerman Beach Lane, and is identified by parcel number(s) 07-3S-19-25000-004-00A0.

[18-1078](#)

Tudor Re-Plat- Request to approve by final plat. Project number PLA18-000022 is being reviewed by Vivian Shamel. This is a minor plat application submitted by Westerra Development, Inc., Randall T. Hilburn on behalf of Dirk and Inge Tudor, requesting approval to re-plat lot 1 residential lot in Mallet Bayou Reach Phase I on +/- 0.917 acres with a future land use of Residential Preservation. The project is located on, proceed on 331 North to North Bay Grove Road and then go about 3/4 of a mile, property on right and is identified by parcel number(s) 34-1S-19-23090-000-0010.

[18-1079](#)

Ocean Estates - Request to approve by final plat. Project number PLA18-000020 is being reviewed by Bob Baronti. This is a major plat application submitted by Seaside Engineering & Surveying, LLC, on behalf of Joe Bruner, requesting approval to plat 25 residential lots in Santa Rosa Plantation on 8.26 +/- acres with a future land use of Residential Preservation. The project is located from the intersection of US Hwy 98 and Thompson Road north approximately 1/2 mile. Project is located on the east side of Thompson Road, and is identified by parcel number(s) 34-2S-20-33270-051-0000.

- [18-1080](#) **Seacrest Dental** - Request to approve by final order. Project number MAJ18-000019 is being reviewed by Tim Brown. This is a major development order application submitted by McNeil Carroll Engineering, Inc. on behalf of Melfred, LLC, requesting approval to develop a 11,623 square foot commercial building on +/- 1.72 acres with a future land use of Village Mixed Use. The project is located on the west side of U.S. Highway 331 South, north of Greenway Trail and south of Bay Magnolia Lane, and is identified by parcel number(s) 29-2S-19-24000-008-0020 and 29-2S-19-24000-008-0030.
- [18-1081](#) **San Roy Sands Plat** - Request to approve by final plat. Project number PLA18-000023 is being reviewed by Tim Brown. This is a plat application submitted by Emerald Coast Associates, Inc. on behalf of All 30A, LLC, requesting approval to plat 3 single family residential lots on +/- 0.63 acres with a future land use of Neighborhood Infill. The project is located at 86 Beachside Drive and is identified by parcel number(s) 19-3S-18-16080-000-0160 and 19-3S-18-16080-000-0164.
- [18-1082](#) **Watersound Origins Phase IV Plat** - Request to approve by final plat. Project number PLA18-000024 is being reviewed by Renee Bradley. This is a major plat application submitted by Innerlight Engineering Corporation on behalf of The Watersound Company, LLC, requesting approval to plat 54 single-family residential lots on +/- 15.83 acres with a future land use of Coastal Village One. The project is located from intersection of Hwy 331 and US Hwy 98 travel east on Hwy 98 approximately 11.2 miles to entrance on north side of 98 and is identified by parcel number(s) 25-3s-18-16000-001-0000.
- [18-1083](#) **Historic Santa Rosa Landing SSA** - Request to approve by ordinance. Project number LUM18-000008 is being reviewed by Robert Baronti. This is a small scale amendment application submitted by Dunlap & Shipman, PA, Melissa Ward on behalf of Waterside Investments, LLC, requesting approval to change the adopted future land use of Conservation Residential 2:1 to Parks And Recreation. +/- 9.18 acres. The project is located at Hwy 331 South To US Hwy 98, Go West To CR 393, Turn North To West Wilson, Turn West To 13th Street and is identified by parcel number(s) 22-2S-20-33120-050-0010; 22-2S-20-33120-051-0010; 22-2S-20-33120-055-0220; 22-2S-20-33120-055-0040; 22-2S-20-33120-055-0020.

[18-1084](#)

Dune Allen Beach Access Park - Request to approve by development order. Project number MIN18-000022 is being reviewed by Bob Baronti. This is a minor development order application submitted by Genesis, on behalf of Tourist Development Council, requesting approval to develop public beach access on two lots, south of 30A west of Ft. Panic beach access on +/-1.13 acres with a future land use of Public Facilities. The project is located at 5999 Co. Road 30A West, and is identified by parcel number(s) 04-3s-20-34000-011-0000 and 04-3s-20-34000-013-0000.

Meeting Adjourned: