



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, September 5, 2018

8:30 AM

South Walton Annex Boardroom

Regular Meeting

Meeting Opened

Minutes Read/Approved

Announcements

Items to be Heard

[18-1350](#)

Emerald Transformer - Request to approve by final order. Project number MAJ18-000024 is being reviewed by Renee Bradley. This is a major development order application submitted by Baker Engineers, LLC on behalf of Emerald Transformer, requesting approval to demolish an existing 8,799 sf warehouse to be replaced with a 16,093 sf warehouse on a developed industrial site on +/-24.05 acres with a future land use of Industrial. The project is located at the corner of Sunrise Road and State Highway 83, and is identified by parcel number(s) 02-3N-19-19000-010-0030, 02-3N-19-19000-010-0020, 02-3N-19-19000-015-0000, and 02-3N-19-19000-019-0000. **(Continued from 8/1/18)**

[18-1352](#)

PCH Office Building - Request to continue to the October 3, 2018 TRC Meeting. 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 8/1/18)**

[18-1353](#)**Grayton Beer Brew Pub** - Request to approve by Development Order.

Project number MIN18-000021 is being reviewed by Tim Brown. This is a Minor development order application submitted by Grayton Beer Company Brew Pub LLC on behalf of Jamey Price requesting to enclose a 450 sq. ft. preexisting front porch enclosure on \pm 1.067 acres with a future land use of Residential Preservation. The project is located from the intersection of 283 and County Highway 30A, drive east .2 miles. The location is on the south side of the road and is identified by parcel number(s) 08-3S-19-25200-00C-0010.

[18-1354](#)

Forman LSA - Request to approve by ordinance. Project number LUM18-000010 is being reviewed by Bob Baronti. This is a large scale amendment application submitted by Jenkins Engineering, Inc., on behalf of Charles Forman, requesting approval to change the land use from Conservation, Conservation Residential 2:1 to Low Density Residential and Neighborhood Infill (26-2S-20-33200-000-0320) on 282.05+/- acres. The project is located from US 331/ US98 intersection drive west on US 98 approximately 2.5 miles, turn North on Veterans Road and proceed to the North end of the roadway, and is identified by parcel number(s) 26-2S-20-33200-000-0240, 26-2S-20-33200-000-0380, 26-2S-20-33200-000-0350, 26-2S-20-33200-000-0220, 26-2S-20-33200-000-0040, 26-2S-20-33200-000-0030, 26-2S-20-33200-000-0020, 26-2S-20-33200-000-0010, 25-2S-20-33190-000-0640, 26-2S-20-33200-000-0050, 25-2S-20-33190-000-0600, 25-2S-20-33190-000-0390, 25-2S-20-33190-000-0260 and 25-2S-20-33190-000-0280.

[18-1355](#)**Seagrove Regional Beach Access** - Request to approve by ordinance.

Project number LUM18-000011 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Josh Ervin on behalf of Walton County Tourist Board of County Commissioners, requesting approval to change the adopted future land use of Neighborhood Infill, Neighborhood Commercial, Residential Preservation and non-classified to Parks and Recreation on 1.389 +/- acres. The project is located by turning South onto County Highway 395, then turning left and heading East on County Highway 30a. The parcels are located on the South side of the road and are identified by parcel number(s) 24-3S-19-25050-000-0061, 24-3S-19-25050-000-0062, & 24-3S-19-25050-000-0060.

[18-1356](#)

Mack Bayou Lots 6 & 7 - Request to approve by final order. Project number MAJ18-000030 is being reviewed by Bob Baronti. This is a major development order application submitted by Jenkins Engineering, Inc. on behalf of MBRE Healthcare C/O, requesting approval to develop approximately 23,692 square feet of general office / medical / plus ancillary space on lots 6 & 7 of the Mack Bayou center development on 1.55 +/- acres with a future land use of Village Mixed Use. The project is located from the intersection of Highway 98 West and Mack Road then take a right onto Mack Bayou Loop. Parcels are located on the North side of Mack bayou Loop, and is identified by parcel number(s) 25-2S-21-42700-000-0060 & 25-2S-21-42700-000-0070.

[18-1357](#)

Origins Crossing - Project number MAJ18-000031 being reviewed by Renee Bradley. This is a major development order application submitted by O'Connell & Associates Consulting Engineers, LLC on behalf of The WaterSound Company, LLC., requesting approval to develop 217 Multifamily apartments on approximately 19.87 acres with a future land use of Coastal Village One. The project is located on the north side of US Hwy 98, approximately 0.25 miles east of Watersound Parkway and identified by parcel number(s) 26-3S-18-16000-001-0030.

[18-1358](#)

Hunter's Road East SSA - Request to approve by ordinance. Project number LUM18-000012 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Jenkins Engineering, on behalf of John King, requesting approval to amend the future land use category from Rural Village to General Commercial on 4.67+/- acres. The project is located from US Highway 98 turn North onto US 331. The subject parcel is 5 miles on the East side of 331, before Jolly Bay Road, and is identified by parcel number(s) 04-2S-19-24000-023-0034.

[18-1359](#)

Lakeview Subdivision Plat - Request to approve by final plat. Project number PLA18-000026 is being reviewed by Bob Baronti. This is a plat application submitted by Innerlight Engineering Corp., on behalf of Seaside Acquisition Group, LLC. , requesting approval to plat 57 single family lots on 19.72+/- acres with a future land use of Small Neighborhood. The project is located from the intersection of US Highway 98 and US 331 east four miles, right on Thompson Road, the parcel is located on the eastern side of Thompson Road, and is identified by parcel number(s) 34-2S-20-33270-059-0000, 34-2S-20-33270-058-0000, 34-2S-20-33270-058-0001, 34-2S-20-33270-058-0002, 34-2S-20-33270-058-0003, 34-2S-20-33270-058-0004, and 34-2S-20-33270-058-0005.

[18-1360](#)

Rosa Dune Plat - Request to table. Project number PLA18-000027 is being reviewed by Bob Baronti. This is a plat application submitted by Barnhill Civil Planning, on behalf of 3Graces Properties LLC. , requesting approval to plat 3 single family lots on .689 +/- acres with a future land use of Neighborhood Infill. The project is located 1,050ft west of the CR30A and East Allen Loop intersection on the North side, and is identified by parcel number(s)03-3S-20-34150-000-031A.

[18-1361](#)

Benecki Building - Request to approve by final order. Project number MAJ18-000028 is being reviewed by Tim Brown. This is a major development order application submitted by SCR Associates, Inc. on behalf of CEB Industrial, LLC, requesting approval to develop two (2) warehouse buildings totaling 10,080 square feet on +/-0.80 acres with a future land use of Business Park. The project is located on the north side of Serenoa Road, north of U.S. Highway 98 East and west of the commerce park project boundary, and is identified by parcel number(s) 05-3S-18-16010-000-0150.

[18-1362](#)

Miramar Beach Hotel - Project number MAJ18-000029 is being reviewed by Tim Brown. This is a major development order application submitted by ECM, Inc. on behalf of Sharruf, LLC, requesting the approval to develop a 71 unit hotel and associated infrastructure on ±1.60 acres with a future land use of Coastal Center. The project is located on the north side of U.S. Highway 98, west of Forest Shore Drive and east of North Holiday Road, and is identified by parcel number(s) 29-2S-21-42000-011-0018.

Meeting Adjourned