



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, October 3, 2018

8:30 AM

South Walton Annex Boardroom

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

Announcements:

Items to be Heard:

1. [18-1499](#) **PCH Office Building** - Request to continue to the November 7, 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 09/05/18)**

Attachments: [MIN18-000015 PCH Office Building TRC Continuance letter 10-3-18](#)
2. [18-1500](#) **Kara Lake Townhomes**- Request to approve by final order. Project number MAJ18-000032 is being reviewed by Keli Frymire. This is a major development order application submitted by Nautilus Civil Engineers, Inc. on behalf of JAB Holdings, LLC requesting approval to develop 44 residential townhomes, on ± 9.42 acres with a future land use of Neighborhood Infill. The project is located on the west side of Veterans Road, 0.2 miles north of the intersection at Veterans Road and US HWY 98, and is identified by parcel number(s) 26-2S-20-33200-000-0461.

Attachments: [MAJ18-000032 Kara Lake Townhomes TRC](#)
[SinglePageSitePlan Kara Lake Townhomes V0](#)
3. [18-1501](#) **Geronimo Communications Tower**- Request to approve by final order. Project number MAJ18-000033 is being reviewed by Renee Bradley. This is a major development order application submitted by Matthews & Jones, LLP on behalf of Gulf Power Co., requesting approval to replace an

existing 80 foot communications tower with a new, self-supporting 180 foot tower located on \pm 1.031 acres with a future land use of Coastal Center. The project is located at the Southeast corner of Geronimo Street Gulf Power substation, approximately .75 miles south of Highway 98 and Geronimo, and is identified by parcel number(s) 28-2S-20-42000-004-0000.

Attachments: [SR Geronimo Cell MAJ18-000033](#)

4. [18-1502](#) **Topsail West PUD Restaurant** - Request to approve by development order. Project number MIN18-000027 is being reviewed by Tim Brown. This is a minor development order application submitted by Buchanan & Harper Inc. on behalf of St. Joe Company requesting approval to construct a 3,500 sq ft restaurant within the approved Topsail PUD on \pm 6.06 acres with a future land use of Town Center 2. The project is located at the northeast corner of West Hewett Road and U.S. Highway 98 W, and is identified by parcel number(s) 30-2S-20-33230-000-001A.

Attachments: [TRC Topsail West Restaurant 100318](#)

[Copy of Topsail West Restaurant DRB review checklist](#)

[Topsail West Restaurant Site Plan](#)

5. [18-1503](#) **Southeast Land Partners, LLC SSA** - Request to approve by ordinance. Project number LUM18-000013 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Innerlight Engineering Corporation, on behalf of Southeast Land Partners, LLC, requesting approval to amend the future land use category from Rural Village to General Commercial on 3.57 +/- acres. The project is located from the intersection of 331 north and Jolly Bay road head north .25 miles with property being located on the East side, and is identified by parcel number(s) 04-2S-19-24000-001-0020, 04-2S-19-24000-001-0060, and 04-2S-19-24000-001-0090.

Attachments: [LUM18-000013 Southeast Land Partners LLC SSA Combined](#)

6. [18-1504](#) **Miramar Amalfi Regional Beach Access** - Request to approve by ordinance. Project number LUM18-000009 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Larry Jones, on behalf of Walton County Board of County Commissioners, requesting approval to amend the future land use category from Coastal Center to Parks and Recreation on 2.1+/- acres. The project is located due south of intersection highway 2378 and Alamo Street, and is identified by parcel number(s) 33-2S-21-42170-018-0010 and 33-2S-21-42195-000-00A0.

Attachments: [LUM18-000009 Miramar-Amalfi RBA SSA TRC Staff Report Combined](#)

Meeting Adjourned:

