



# 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, November 7, 2018

8:30 AM

South Walton Annex Boardroom

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#### Regular Meeting

#### Meeting Opened:

#### Minutes Read/Approved:

[18-1647](#)

Request to approve the August 1, 2018 TRC minutes.

Attachments: [08012018 TRCminutes](#)

#### Announcements:

#### Items to be Heard:

[18-1648](#)

**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 10/03/18)**

Attachments: [MIN18-000015 PCH Office Building TRC Continuance letter 11-7-18](#)

[18-1649](#)

**Southeast Storage** - Request to approve by final order. Project number MAJ18-000034 is being reviewed by Bob Baronti. This is a major development order application submitted by Construction Design Management, Inc. on behalf of Zack and Luke Williams, requesting approval to construct a 3-story 48,375 sf building to include self-storage (355-units) on the existing site which includes 150 units of mini-warehouse on +/-3.42 acres with a future land use of Neighborhood Infill. The project is located from the intersection of Holiday Road and US highway 98W, head east approximately 0.5 mile(s). The project is located on the north side of the road just before Forest Shore Drive, and is identified by parcel number(s) 29-2S-21-42000-006-00A0.

Attachments: [MAJ18-000034 Southeast Storage TRC Continuance letter](#)

[18-1650](#)

**Alys Beach Block BB & CC** - Request to approve by development order. Project number MIN18-000030 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 7 residential lots in Block BB and 17 residential lots in Block CC with associated improvements in the Alys Beach PUD on +/- 4.99 acres with a future land use of Traditional Neighborhood Development. The project is located north of North McGee Drive and west of North Charles Street, and identified by parcel number(s) 27-3S-18-16000-027-0010.

**Attachments:** [TRC Alys Beach Block BB and CC 110718](#)  
[BLOCKS BB CC \(V1\) - 1 \(1\)](#)

[18-1651](#)

**30 Avenue LTM** - Request to approve by development order. Project number LTM18-000047 is being reviewed by Tim Brown. This is a less-than-minor development order application submitted by McNeil Carroll Engineering, Inc. on behalf of Corr Properties II, LLC, requesting the approval to reduce the size of a previously approved bank building from 5,910 square feet and 3 drive thru lanes to 4,726 square feet and 2 drive thru lanes, shift the bank building to the western side of the lot and reconfigure the bank entrance on +/- 16.61 acres with a future land use of Village Mixed Use and Neighborhood Infill. The project is located on the north side of U.S. Highway 98 East, west of C.R. 30A and east of West Shore Drive, and is identified by parcel number(s) 36-3S-18-16100-000-0270, 0280, 0281, 0290, 0310, 0330, 0340, 0490, 0500, 36-3S-18-16250-000-00A0, 0010, 0020, 0030, -0040, 0050, 0060, 0070, 0080, 0090.

**Attachments:** [TRC CONTINUANCE Memo 30 Avenue LTM 110718](#)

[18-1652](#)

**Cottages at 393 South Plat** - Request to approve by final plat. Project number PLA18-000029 is being reviewed by Tim Brown. This is a plat application submitted by Emerald Coast Associates, Inc. on behalf of James F. Adams, requesting approval to plat 38 single family residential lots and pool amenity on +/- 14.27 acres with a future land use of Small Neighborhood and Neighborhood Infill. 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 and 34-2S-20-33270-009-0010.

**Attachments:** [TRC Cottages at 393 South Plat 110718](#)  
[05-168PL-Cottages at 393 \(2\)](#)

[18-1653](#)

**Watercrest Assisted Living & Memory Care** - Request to approve by development order. Project number MIN18-000029 is being reviewed by Tim Brown. This is a minor development order application submitted by MBV Engineering, Inc. on behalf of Watercrest Development, LLC, requesting approval to construct a 93,000 square foot assisted living and

memory care facility and associated infrastructure on +/- 7.74 acres with a future land use of Town Center Two. The project is located on the west side of West Hewitt Road, north of Highway 98 and south of Monks Lane, and is identified by parcel number(s) 30-2S-20-33230-000-001A.

**Attachments:** [TRC Watercrest Assisted Living and Memory Care 110718](#)  
[Civil Plans \(1\)](#)

[18-1654](#)

**Habitat for Humanity Restore** - Project number MAJ18-000037 is being reviewed by Tim Brown. This is a major development order application submitted by Emerald Coast Associates, Inc. on behalf of Habitat for Humanity of Walton County, Inc., requesting the approval to develop 21,652 square feet of retail, office and warehouse use and associated infrastructure in two phases on ±9.94 acres with a future land use of Village Mixed Use. The project is located at the northeast corner of Veterans Road and U.S. Highway 98 West and is identified by parcel number(s) 26-2S-20-33200-000-0170 and 26-2S-20-33200-000-0171.

**Attachments:** [TRC Habitat for Humanity Restore 110718](#)  
[Habitat for Humanity Restore DRB review checklist](#)  
[SHEET 3 OF 7 SITE AND GEOMETRY PLAN \(1\)](#)

[18-1655](#)

**Sunset Key Cottages Plat** - Request to approve by final plat. Project number PLA18-000030 is being reviewed by Keli Frymire. This is a plat application submitted by Rare Earth Inc., on behalf of SK Inlet, LLC, requesting approval to plat 8 single-family residential lots on +/- 1.03 ac with a future land use of Neighborhood Infill. This project is located on the west side of N. Orange Street, 0.22 miles north of the intersection of N. Orange Street and US Highway 98, and is identified by parcel number 36-3S-18-16100-000-0445.

**Attachments:** [PLA18-000030 Sunset Key Cottages TRC](#)  
[Sunset key Plat \(1\)](#)

[18-1656](#)

**Hidden Pines at Mack Bayou Park Stormwater Retrofit** - Request to approve by development order. Project number MIN18-000031 is being reviewed by Keli Frymire. This is a minor development order application submitted by Nautilus Civil Engineers on behalf of Carrot Top Beach Developments, LLC and IRA Innovations, LLC, requesting approval to develop a master stormwater plan for seven (7) existing residential lots of Hidden Pines at Mack Bayou subdivision, which total +/-2 acres. The project is located on the south side of W. Lamb Drive, +/-0.14 miles west of the intersection of E. Mack Bayou Drive and W. Lamb Drive, and is identified by parcel numbers 25-2S-21-42100-00A-0020; 25-2S-21-42100-00A-0030; 25-2S-21-42100-00A-0040; 25-2S-21-42100-00A-0050; 25-2S-21-42100-00A-0080; 25-2S-21-42100-00A-0070; and 25-2S-21-42100-00A-0060.

**Attachments:** [MIN18-000031 Hidden Pines at Mack Bayou Park TRC](#)

[C300 - GRADING AND DRAINAGE \(3\)](#)[18-1657](#)

**Wagner Abandonment** - Request to approve by resolution. Project number PA18-000004 is being reviewed by Vivian Shamel. This is a petition for abandonment application submitted by Mark D. Davis on behalf of Arthur C. Wagner, Jr., requesting Walton County to abandon the south half of Valparaiso Street along lots 4 & 5 of block 13 and all of the alleys in block 12 and the alley between lots 8, 9, 10, 11, 12, and 13, Villa Tasso S/D PB 3-28. The project is located from the intersection of County Line Rd. and Highway 20, turn right on Howard St. and left on Robert Ave. (in Choctaw Beach).

**Attachments:** [#1 TRC\\_Wagner Estates ROW Abandonment Staff Report](#)

[#2 Location Map \(A3280675xA3759\)](#)

[#3 Title Search](#)

[#4 Resolution](#)

[#5 Survey](#)

**Meeting Adjourned:**