



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, December 5, 2018

8:30 AM

South Walton Annex Boardroom

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

Announcements:

Items to be Heard:

1. [18-1798](#) **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 11/07/18)**

 Attachments: [MIN18-000015 PCH-TRC StaffReport](#)
 [Single Page Site Plan from PCH OFFICE_REV1](#)

2. [18-1799](#) **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. **(Continued from 11/07/18)**

 Attachments: [MAJ18-000034 Southeast Storage TRC StaffReport](#)
 [SITE PLAN](#)

3. [18-1800](#) **30 Avenue LTM** - Request to remove from agenda. 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. **(Continued from 11/07/18)**

Attachments: [TRC Withdrawal Memo 30 Avenue LTM 120518](#)

4. [18-1801](#)

Christ the King Episcopal Church Education Building #2 SSA -

Request to approve by ordinance. Project number LUM18-000014 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by CORE Engineering & Consulting, on behalf of Christ the King Episcopal Church, requesting approval to amend the future land use category from Conservation Residential 2:1 to Institutional on 9.79+/- acres. The project is located at the intersection of US Highway 98W and County Highway 393 N. Proceed North approximately 0.5 mile(s) and property will be located on the right hand side and is identified by parcel number(s) 26-2S-20-33200-000-0570.

Attachments: [LUM18-000014 Christ the King Education Buld](#)
[Combined Inserts](#)

5. [18-1802](#)

Treasure Trove Estates Phase II & III- Request to approve by final plat. Project number PLA18-000031 is being reviewed by Bob Baronti. This is a plat application submitted by Emerald Coast Associates Inc. on behalf of Robert Merritt (NWF Development, LLC), requesting approval to plat 52 single family lots on 18.75+/- acres with a future land use of Residential Preservation. The project is located on the eastern side of the intersection of Las Roblas Grande Dr. and Casa Grande Lane, and is identified by parcel number(s) 19-2S-20-33020-00A-0130.

Attachments: [PLA18-000031 Treasure Trove Ph I & III TRC StaffReport](#)
[Treasure Trove PH. II & III SITE 1 OF 2](#)
[Treasure Trove PH.II & III SITE 2 of 2](#)

6. [18-1803](#)

Santa Rosa Commerce Park - Request to approve by final order. Project number MAJ18-000035 is being reviewed by Bob Baronti. This is a major development order application submitted by JP Engineering LLC, on behalf of R & M Property Acquisition, requesting approval to develop and construct an annex warehouse on 5.91+/- acres with a future land use of Village Mixed Use. The project is located at the Northwest corner of US

Highway 98 and Church Street, and is identified by parcel number(s) 27-2S-20-33210-000-0480.

Attachments: [MAJ18-000035 Santa Rosa Commerce Park TRC StaffReport](#)
[Site plan](#)

7. [18-1804](#)

Watersound Origins Phase IV Plat - Request to remove from agenda.

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.

Attachments: [WSOrigins PH IV Plat agenda item removed](#)

8. [18-1805](#)

Watersound North/Camp Creek DRI And PUD Amendment- Project number(s) NPC18-000001.

The St. Joe Company is requesting approval to amend the WaterSound North DRI and Planned Unit Development by seeking to relocate/modify the overall approved residential density, golf course (holes) and commercial square footage in accordance with the approved Equivalency Matrix. The proposed amendment will also refine the locations of residential areas, parks/recreation, conservation open spaces, natural areas and mixed-uses. The total amounts of recreation and open space are remaining the same as currently approved. The project is located in the southeastern portion of Walton County at the intersection of US Hwy 98 and WaterSound Parkway, north and south of US Hwy 98 and is identified by the following parcel identification number(s)

13-3S-18-16000-001-0010; 14-3S-18-16000-001-0010;
23-3S-18-16000-001-0010; 24-3S-18-16000-001-0010;
25-3S-18-16000-001-0000; 25-3S-18-16000-001-0040;
26-3S-18-16000-001-0030: Camp Creek
South: 15-3S-18-16000-001-0020; 22-3S-18-16000-001-0020;
23-3S-18-16000-001-0000; 26-3S-18-16000-001-0000;
26-3S-18-16000-001-0050; 27-3S-18-16000-001-0000; on
approximately 2,425+/- acres with a future land use of Village Center, Town Center, Recreation Open Space, Long Term Conservation and Coastal Village One per the Bay/Walton Sector Plan.

Attachments: [MAJ18-000036 NPC18-000001 WSN NOPC PUDAMEND StaffReport](#)
[WSN DRIUpdate_082018](#)

9. [18-1806](#)

Watersound North/Camp Creek Dri And Pud Amendment- Project number(s) MAJ18-000036.

The St. Joe Company is requesting approval to amend the WaterSound North DRI and Planned Unit Development by seeking to relocate/modify the overall approved residential density, golf course (holes) and commercial square footage in accordance with the

approved Equivalency Matrix. The proposed amendment will also refine the locations of residential areas, parks/recreation, conservation open spaces, natural areas and mixed-uses. The total amounts of recreation and open space are remaining the same as currently approved. The project is located in the southeastern portion of Walton County at the intersection of US Hwy 98 and WaterSound Parkway, north and south of US Hwy 98 and is identified by the following parcel identification number(s)

13-3S-18-16000-001-0010; 14-3S-18-16000-001-0010;
23-3S-18-16000-001-0010; 24-3S-18-16000-001-0010;
25-3S-18-16000-001-0000; 25-3S-18-16000-001-0040;
26-3S-18-16000-001-0030: Camp Creek
South: 15-3S-18-16000-001-0020; 22-3S-18-16000-001-0020;
23-3S-18-16000-001-0000; 26-3S-18-16000-001-0000;
26-3S-18-16000-001-0050; 27-3S-18-16000-001-0000; on
approximately 2,425+/- acres with a future land use of Village Center,
Town Center, Recreation Open Space, Long Term Conservation and
Coastal Village One per the Bay/Walton Sector Plan.

Attachments: [MAJ18-000036](#) [NPC18-000001](#) [WSN NOPC](#) [PUDAMEND](#) [StaffReport](#)
[WSN DRIUpdate_082018](#)

10. [18-1807](#) **District 2 Commissioner's Office Trailer-** Request to remove from the agenda. Project number MIN18-000034 is being reviewed by Renee Bradley. This is a minor development order application submitted by Greg Graham, on behalf of Walton County Board of County Commissioners, requesting approval to provide a location for a Commissioner's Office trailer for District 2 on +/-2.93 acres with a future land use of Industrial. The project is located 1.63 miles north of intersection 83 and Highway 185, turn right onto Railroad Avenue. The property is located just south of the existing fire station, and is identified by parcel number(s)
11-4N-19-20000-013-0010.

Attachments: [District Office 2 Office withdrawl](#)

11. [18-1808](#) **Golf Garden LSA** - Project number LUM18-000015 being reviewed by Tim Brown. This is a large scale future land use map amendment application submitted by Core Engineering & Consulting, Inc. on behalf of Garden of Destin, Inc., requesting the approval to change the future land use from Coastal Center to Coastal Center Mixed Use on 35.45 acres. The project is located at 12958 U.S. Highway 98 West and is identified by parcel number(s) 30-2S-21-42000-002-0000.

Attachments: [TRC Golf Garden LSA_120518](#)
[Golf Garden MP with Townhomes \(1\)](#)

12. [18-1809](#) **Greenway Station Technical Review** - Project number MAJ18-000040 is being reviewed by Tim Brown. This is a major development order application submitted by Emerald Coast Associates, Inc. on behalf of Midgrove Centre, LLC, requesting the approval to develop 35

condominiums and 36,302 square feet of commercial use on ±4.69 acres with a future land use of Village Mixed Use and Neighborhood Infill. The project is located on the north side of C.R. 30-A, 0.35 miles east of the Eastern Lake Drive and C.R. 30-A intersection, and is identified by parcel number(s) 24-3S-19-25000-004-0030.

Attachments: [TRC Greenway Station Technical Review 120518](#)
[SHEET 3 OF 16 OVERALL SITE PLAN](#)

13. [18-1810](#)

Surf Style Expansion - Request to approve by development order. Project number MIN18-000032 is being reviewed by Keli Frymire. This is a minor development order application submitted by Emerald Coast Associates, Inc. on behalf of 143 Scenic LLC, requesting approval to construct an additional 8,903 SF of retail space on the existing Surf Style building. This project will also include the expansion of the current parking lot. The property is located on the south side of Scenic Gulf Drive, +/- 0.2 miles west from the intersection of HWY 98 and Scenic Gulf Drive, and is identified by parcel numbers 33-2S-21-42000-013-0000 and 33-2S-21-42000-015-0010.

Attachments: [REVISED_MIN18-000032_Surf Style Expansion_TRC](#)
[SHEET 3 OF 7 PROPOSED SITE AND GEOMETRY PLAN \(1\)](#)

14. [18-1811](#)

Seacrest Beach Greenways & Land Use Reallocations - Project number MIN18-000033 is being reviewed by Vivian Shamel. This is a minor development order application submitted by Province One on behalf of SEACREST BEACH II OWNERS, requesting approval to swap equal portions of Greenspace and Open Space for proposed improvements within the PUD with a future land use of Traditional Neighborhood Development. The project is located at 39 Seacrest Beach Boulevard East and is identified by parcel number(s) 26-3S-18-16000-002-0012.

Attachments: [#1 Seacrest Beach Greenway and Common Area_TRC Staff Report](#)
[#2 #18-003076 - Statement of Intent \(SOI, 8 pgs.\) \(3\)](#)
[#3 #18-003076_Sht.1 of 10_Cover Sheet \(2\)](#)
[#4 #18-003076_Sht.2 of 10_PUD ReAllocations #1- #7](#)
[#5 #18-003076_Sht.3 of 10_PUD ReAllocations #1& #2](#)
[#6 #18-003076_Sht.4 of 10_PUD ReAllocation #3](#)
[#7 #18-003076_Sht.5 of 10_Current Greenways & ReAllocation #8](#)
[#8 #18-003076_Sht.6 of 10_EA Forests & Impacts](#)
[#9 #18-003076_Sht.7 of 10_Proposed Linear Easement](#)
[#10 #18-003076_Sht.8 of 10_ISR Map & Calcs Update \(1\)](#)
[#11 #18-003076_Sht.9 of 10_ReAllocation #8 Open Space Site Detail](#)
[#12 #18-003076_Sht.10 of 10_Replacement SWMF Site Detail](#)
[#13 #18-003076_Prelim. Greenway Description.Sketch_Sht.1 of 2](#)
[#14 #18-003076_Prelim. Greenway Description.Sketch_Sht.2 of 2 \(3\)](#)

Meeting Adjourned: