



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, January 2, 2019

8:30 AM

South Walton Annex Boardroom

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[19-0021](#)

Request to approve the September 5, 2018 TRC minutes.

Attachments: [09052018 TRCminutes](#)

Announcements:

Legislative Items:

1. [19-0005](#) **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. **(Continued from the 12/05/2018 TRC meeting.)**

Attachments: [TRC_Greenway Station Technical Review_010219](#)

[SHEET 3 OF 16 OVERALL SITE PLAN](#)

2. [19-0006](#) **Rosa Dune** - Project number MIN18-000039 is being reviewed by Tim Brown. This is a minor development order application submitted by Barnhill Civil Planning on behalf of 3Graces Properties, LLC, requesting the approval to develop 4 single-family residential lots and associated infrastructure on ±0.74 acres with a future land use of Residential and a zoning category of Neighborhood Infill. The project is located at the northeast corner of C.R. 30A and Rue Du Soleil and is identified by parcel number(s) 03-3S-20-34150-000-0310 and 03-3S-20-34150-000-031A.

Attachments: [TRC_Rosa Dune Restoration_010219](#)

[ROSA DUNE SINGLE PAGE SITE PLAN](#)

[ROSA DUNE RESTORATION PLAN](#)

3. [19-0007](#) **The District 30-A** - Project number MIN18-000038 is being reviewed by Tim Brown. This is a minor development order application submitted by Choctaw Engineering, Inc. on behalf of 393 Holdings, LLC, requesting the approval to create an outparcel for a bank and shift around some of the apartment units on ±28.25 acres with a future land use of Neighborhood Infill. The project is located on the east side of C.R. 393 South, north of Rena Arnett Lane and south of Shannon Lane, and is identified by parcel number(s) 35-2S-20-33280-000-0590, 35-2S-20-33280-000-0600, and 35-2S-20-33280-000-0610.
Attachments: [TRC The District 30A 010219](#)
[Site Plan](#)
4. [19-0008](#) **District 2 Commissioner's Office Trailer** - Request to approve by development order. Project number MIN18-000040 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 +/-10.81 acres with a future land use of Public Facilities. The project is located east on CR 1883, then right onto Triple G. Road, site is located 0.4 miles on the west side of Triple G Road, and is identified by parcel number(s) 02-3N-19-19000-005-0030.
Attachments: [District 2 TRC Staff Report](#)
5. [19-0009](#) **WaterColor Phase V** - Project number MAJ18-000041 being reviewed by Renee Bradley. This is a major development order application submitted by Dewberry on behalf of The St. Joe Company, LLC., requesting approval to develop 41 single family lots on approximately 23.02 acres with a future land use of Mixed Use, and Zoning of Coastal Center. The project is located CR 395 to West Forest Lake Drive, and is on the north side of road, approximately 340' from the CR 395 and West Forest Lake intersection and identified by parcel number(s) 14-3s-19-25000-002-0050.
Attachments: [WC PH V TRC Staff Report](#)
6. [19-0010](#) **Camp Creek Residential** - Project number MAJ18-000042 being reviewed by Renee Bradley. This is a major development order application submitted by Kimley- Horn on behalf of St. Joe Land and Development Company., requesting approval to develop 262 single family lots on approximately 330.81 acres with a future land use of Village Center, per the Walton Bay Sector Plan. The project is located west on US Hwy 98, south on WaterSound Pkwy, project is on the left and identified by parcel number(s) 23-3S-18-16000-001-0000, 26-3S-18-16000-001-0050, 22-3S-18-16000-001-0020.
Attachments: [TRC SR Camp Creek Res MAJ18-000042](#)

-
7. [19-0011](#) **Kaiya-The Studio** - Request to approve by development order. Project number MIN18-000037 is being reviewed by Bob Baronti. This is a minor development order application submitted by Jenkins Engineering Inc., on behalf of SBG-PR, LLC, requesting approval to construct a 3,800 sq. ft. office building on 2.58 acres. The project is located at 126 Watersound Parkway South with a future land use is Traditional Neighborhood Development. The project is identified by parcel number 27-3S-18-16000-002-0000.
Attachments: [MIN18-000037 The Studio StaffReport](#)
8. [19-0012](#) **Brewers Landscape Services** - Request to approve by development order. Project number MIN18-000036 is being reviewed by Bob Baronti. This is a minor development order application submitted by Jenkins Engineering Inc., on behalf of Emmie Van Doren, requesting approval to construct a 364 sq. ft. office building and operate a plant nursery on 1.7+/- acres. The project is located at 41 Ben King Road with a future land use Rural Village. The project is identified by parcel number 08-1S-19-23000-004-0012.
Attachments: [MIN18-000036 Brewers Plant TRC SR](#)
9. [19-0013](#) **South Walton Church of Christ** - Request to approve by development order. Project number MIN18-000035 is being reviewed by Bob Baronti. This is a minor development order application submitted by Jenkins Engineering Inc., on behalf of the South Walton Church of Christ, requesting approval to construct a 4,994 sq. ft. Church on 10.28+/- acres. The project is located from the intersection of US Highway 98 East and South Church Street North .47 miles and the property is located to the West with a future land use Conservation Residential 2:1. The project is identified by parcel number 27-2S-20-33210-000-0410.
Attachments: [MIN18-000035 South Walton Church of Christ TRC](#)
10. [19-0014](#) **Bannerman Subdivision** - Request to approve by development order. Project number MIN18-000041 is being reviewed by Keli Frymire. This is a minor development order application submitted by Jenkins Engineering Inc, on behalf of LGM, LLC, requesting 5 single-family homes on 2.92 acres with a future land use of Conservation Residential (2du/ac). The site is on the corner of Bannerman Beach Lane and Hwy 30a /Traveling east on Hwy 98, head south on Old Blue Mountain Road for 3 miles. Turn east onto HWY 30a. (parcel number: 07-3S-19-25000-004-00A0).
Attachments: [MIN18-000041 Bannerman Subdivision TRC Revised](#)
[03 SITE & UTILITY PLAN](#)
11. [19-0016](#) **White Cliffs Rooftop Antenna** - Request to approve by development order. Project number MIN18-000042 is being reviewed by Keli Frymire. This is a minor development order application submitted by C Spire, on behalf of White Cliff Condominiums, requesting the installation of a roof top

antenna and associated equipment placement inside the attic. Property is in a Village Mixed Use Zoning District. The property is on the south side of Hwy 30A, +/- 0.06 miles west of the intersection of Hwy 30A and Blue Mountain Road. (parcel number: 12-3S-20-34630-AAA-AAAA).

Attachments: [MIN18-000042 White Cliffs Rooftop Antenna TRC](#)
[FL0098 WHITE CLIFFS ZONING CDS 10-29-18 \(1\)](#)

Meeting Adjourned: