



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, March 6, 2019

8:30 AM

Freeport Commons BCC Board Room

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[19-0265](#)

Request to approve the November 7, 2018 and December 5, 2018 TRC minutes.

Attachments: [1107208 TRCminutes](#)

[12052018 TRCminutes](#)

Announcements:

Items to be Heard:

- [19-0266](#) **The Range Project** - Request to approve by final order. Project number MAJ19-000001 is being reviewed by Tim Brown. This is a major development order application submitted by CORE Engineering & Consulting on behalf of 331 Property, LLC, requesting approval to construct an outdoor shooting range and associated infrastructure on 37.31 acres with a future land use and zoning category of Estate Residential. The project is located on the east side of U.S. Highway 331 South, north of Wagon Wheel Road and south of Edgewood Circle, and is identified by parcel number 02-1N-19-17000-004-0030. **(Continued from the 02/06/2019 TRC meeting.)**

Attachments: [TRC The Range Project 030619](#)
[190128 - The Range Site Plan \(1\)](#)
- [19-0267](#) **Seagrove Horizons, LLC - Small Scale Amendment** - Request to approve by ordinance. Project number LUM19-000001 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Innerlight Engineering Corporation, on behalf of Seagrove Horizons, LLC, requesting approval to amend the Comprehensive Plan Future Land Use Map from Residential Preservation to General Commercial and change the Zoning District from Residential Preservation to Neighborhood Commercial on 0.14 +/- acres. The project is located on the South side of CR30A, and is identified by parcel number(s) 15-3S-19-25611-000-0020.

(Continued from the 02/06/2019 TRC meeting.)

Attachments: [LUM19-000001 Seagrove Horizens, LLC SSA 3-619 combined](#)

3. [19-0268](#) **KAIYA - The Studio** - Request to approve by development order. Project number MIN18-000037 is being reviewed by Renee Bradley. This is a minor development order application submitted by Jenkins Engineering Inc., on behalf of SBG-PR, LLC, requesting approval to construct a 1,865 sq. ft. office building on 2.58 acres. The project is located at 126 Watersound Parkway South with a future land use and zoning of Traditional Neighborhood Development. The project is identified by parcel number 27-3S-18-16000-002-0000. **(Continued from the 02/06/2019 TRC meeting)**

Attachments: [MIN18-000037 The Studio StaffReport](#)
4. [19-0269](#) **Watercolor Phase V** - Request to approve by final order. 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 Court Ordered Overlay 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. **(Continued from the 02/06/2019 TRC meeting)**

Attachments: [WC PH V TRC Staff Report](#)
5. [19-0270](#) **Watersound Origins Phase 5** - Request to approve by final order. Project number MAJ19-000005 is being reviewed by Renee Bradley. This is a major development order application submitted by Innerlight Engineering Corp on behalf of The Watersound Company LLC., requesting the approval to construct 466 single family residential lots on 404.45 acres with a future land use and zoning of Bay Walton Sector Plan/Village Center. The project is located at the end of North Watersound Parkway where Watersound Parkway and Pathways Drive intersect and is identified by parcel 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.

Attachments: [TRC SR WSO PHV](#)
6. [19-0271](#) **District 3 Road Department Office Building** - Request to approve by development order. Project Number MIN19-000006 being reviewed by Renee Bradley. This is a minor development order submitted by Greg Graham of Walton County Public Works requesting approval to add 1600 sq. ft. office and associated Infrastructure to an existing 2,911 sq. ft. office building for a total of 4,511 sq. ft. office for the District 3 road department on 40.247 acres. This project is locate north on 331, left on Williams Road, then left on Ranch Road, project site is at 402 Ranch Road with a future

land use and zoning of Public Facilities and Institutional and is identified by parcel 33-4N-20-29000-011-0000.

Attachments: [District 3 road department office TRC Staff Report](#)

7. [19-0272](#) **Horse Power Pavilion** - Request to approve by development order. Project number MIN19-00005 is being reviewed by Renee Bradley. This is a Conditional Use and Minor Development application submitted by Baker Engineers, LLC, on behalf of Frederick & Kate Holland, requesting the approval for a Campground/RV Park; Cafe/Coffee Shop; Wedding Venue consisting of 11,930 square feet on 24.29 acres with a future land use and zoning of Estate Residential. The project is located at 4497 State Highway 20 and is identified by parcel number(s) 13-1S-20-32000-024-0000.
Attachments: [MIN19-000005 HorsePower Pavilion TRC](#)
[MIN19-000005 Objection Letter](#)
8. [19-0273](#) **Stillwater at Watersound Phase 3 Plat** - Request to approve by final plat. Project number PLA19-000006 is being reviewed by Renee Bradley. This is a plat application submitted by Innerlight Engineering Corporation on behalf of The Watersound Company, LLC., requesting approval to plat 138 single family lots within Watersound Origins Phase IV on 29.79 +/- acres with a future land use and zoning of Bay Walton Sector Plan Village Center. The project is located from Hwy 331 and US Hwy 98 travel east on Hwy 98 approximately 11.2 miles to the entrance on the north side of the road. Take a left onto N. Watersound Parkway and travel approximately 0.73 mile to Pathways Drive. Turn right on Pathways Drive and travel approximately 0.75 mile to site. The project is identified by parcel numbers 24-3S-18-16000-001-0010 and 25-3S-18-16000-001-0000.
Attachments: [PLA19 000006 Stillwater at WSO PH 3 TRC Staff Report](#)
9. [19-0274](#) **Sandhill Pines Subdivision** - Request to approve by final order. Project number MAJ19-000004 is being reviewed by Keli Frymire. This is a major development order application submitted by Innerlight Engineering Corporation on behalf of D. R. Horton, Inc., requesting to develop a 78 unit residential townhome subdivision on 9.77 acres +/- . The property has a future land use of Neighborhood Infill and a zoning district of Neighborhood Infill. The project is located on the west side of Mack Bayou Road, approximately 1.2 miles North of the intersection of US Hwy. 98 and Mack Bayou Road, and is identified by parcel number 24-2S-21-42270-000-0450.
Attachments: [MAJ19-000004 Sandhills Pines Subdivision TRC](#)
[SITE PLAN](#)
10. [19-0276](#) **Sea Oats Subdivision** - Request to approve by development order. Project number MIN19-000007 is being reviewed by Keli Frymire. This is a minor development order application submitted by O'Connell & Associates Consulting Engineers, LLC on behalf of Brooke Development LLC,

requesting approval to construct 4 detached townhomes on 1 acre with a future land use of Neighborhood Infill and zoning district of Neighborhood Infill. The project is located at 98 Sea Nest Lane; Sea Nest Lane is on the south side of Eastern Lake Road, approximately 120 feet east of the intersection of E. Co Highway 30A and Eastern Lake Road, and is identified by parcel number 24-3S-19-25000-009-0040.

Attachments: [MAJ19-000007 Sea Oats Development TRC](#)
[One-Page Site Plan](#)

11. [19-0277](#) **Sugar Sands Estates PUD Subdivision Plat** - Request to approve by final plat. Project number PLA18-000035 is being reviewed by Keli Frymire. This is a plat application submitted by Melissa Ward of Dunlap & Shipman on behalf B. C. Luxury Homes, LLC., requesting approval to plat 39 single-family residential lots on 19.61 +/- acres. The property has a future land use of Conservation Residential 2:1 and a zoning district of Conservation Residential 2:1. The project is located on the east side of Sugar Drive, approximately 2,800 linear feet south of the intersection of US Hwy 98 and Sugar Drive, and is identified by parcel numbers 33-2S-20-33260-023-0000 and 33-2S-20-33260-024-0000.

Attachments: [PLA18-000035 Sugar Sands PUD Subdivision Plat TRC](#)
[5998-Sugar Sands Plat pg 1](#)
[5998-Sugar Sands Plat pg 2](#)
[5998-Sugar Sands Plat pg 3](#)

12. [19-0278](#) **Indian Cove Plat** - Request to approve by final plat. Project number PLA19-000002 is being reviewed by Bob Baronti. This is a plat application submitted by Rare Earth, Inc., on behalf of Treehouse Indian Woman LLC, requesting approval to plat and create 31 single family lots, on 10 acres with a future land use of Neighborhood Infill. The project is located at 1297 Indian Woman Road, 1.25 miles North of Chat Holley Road and is identified by parcel number 14-2S-20-33150-000-0440.

Attachments: [Indian Cove Plat Staff Report TRC 3-6-19 Combined](#)

13. [19-0279](#) **Palm Court Subdivision Plat** - Request to approve by plat. Project number PLA19-000005 is being reviewed by Bob Baronti. This is a plat application submitted by Emerald Coast Associates on behalf of Sapp Investments, LLC., requesting approval to plat 5 single family lots on 1.022 +/- acres with a future land use of Neighborhood Infill. The project is located from the intersection of US Hwy 98 and South Walton Lakeshore Drive, 995 ft. then left approximately 1,000 ft. the project is located on the south side of Walton Magnolia Lane and identified by parcel number 36-3S-18-16100-000-2470.

Attachments: [PLA19-000005 Plam Court TRC 3-6-19 Staff Report TRC Combined](#)

14. [19-0280](#) **Grand Inlet** - Request to approve by development order. Project number MIN19-000004 is being reviewed by Tim Brown. This is a minor

development order application submitted by Emerald Coast Associates, Inc. on behalf of Freeman Partners, LLC, requesting approval to develop 4 single family residential lots on +/-1.07 acres with a future land use and zoning category of Neighborhood Infill and an Inlet Beach Neighborhood Plan zoning overlay designation of Residential. The project is located at 80 West Park Place Avenue and is identified by parcel number(s) 36-3S-18-16100-000-2020.

Attachments: [TRC Grand Inlet Subdivision 030619](#)

[SHEET 3 OF 7 SITE AND GEOMETRY PLAN](#)

15. [19-0281](#) **Palms at Inlet Beach Plat** - Request to approve by final plat. Project number PLA18-000036 is being reviewed by Tim Brown. This is a minor plat application submitted by Dunlap & Shipman, P.A. on behalf of Hallmark Investment Properties, LTD, requesting approval to plat 6 residential lots on +/- 1.11 acres with a future land use and zoning category of Neighborhood Infill and an Inlet Beach Neighborhood Plan zoning overlay designation of Residential 8 units/acre. The project is located on the north side of Walton Magnolia Lane, east of South Walton Lakeshore Drive and west of Magnolia Dunes Drive, and is identified by parcel number(s) 36-3S-18-16100-000-2390.

Attachments: [TRC Palms at Inlet Beach Plat 030619](#)

[8772-Palms at Inlet Beach Plat \(1\)](#)

16. [19-0282](#) **Heron's Crossing Phase 2 Plat** - Request to approve by final plat. Project number PLA19-000004 is being reviewed by Tim Brown. This is a minor plat application submitted by Dunlap & Shipman, P.A. on behalf of Cole, Inc., requesting approval to plat 8 townhomes and associated infrastructure on +/-1.01 acres with a future land use and zoning category of Neighborhood Infill. The project is located on the south side of Heron's Xing, west of C.R. 30-A, and is identified by parcel number(s) 32-2S-20-33255-000-0140.

Attachments: [TRC Heron's Crossing Phase 2 Plat 030619](#)

[8796-Heron Crossing PhII pg.1 Plat](#)

[8796-Heron Crossing PhII pg.2 Plat](#)

17. [19-0283](#) **DeFrancesch Abandonment** - Request to continue to the April TRC. Project number PA19-000001 is being reviewed by Vivian Shamel. This is a petition for abandonment application submitted by Walton County, requesting an abandonment of a patent easement. The project is located at Beachfront Trail and Deer Lake Beach Drive, and is identified by parcel number 19-3S-18-16080-000-0261.

Meeting Adjourned: