



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, April 3, 2019

8:30 AM

Freeport Business Park Board Room

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[19-0449](#)

Request to approve the January 2, 2019 TRC minutes.

Attachments: [01022019 TRCminutes](#)

Announcements:

Items to be Heard:

1. [19-0450](#) **The Range Project** - Request to continue to the May 1, 2019 TRC meeting. 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 03/06/2019 TRC meeting.)

Attachments: [MAJ19-000001_The Range Project_TRC Continuance letter](#)

2. [19-0451](#) **DeFrancesch Abandonment** - Request to approve by resolution. 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. (Continued from the 03/06/19 TRC meeting.)

Attachments: [#1 TRC Staff Report](#)

[#2 TRC Staff Report Exhibit A Resoution](#)

[#3 DeFrancesch Survey & Plats](#)

3. [19-0454](#) **Grand Inlet** - Request to continue to the May 1, 2019 TRC meeting.

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. **(Continued from the 03/20/19 TRC meeting)**

Attachments: [LUM19-000004 Grand Inlet TRC Continuance letter](#)

4. [19-0455](#) **Azland Waste Services LSA** - Request to continue to the May 1, 2019 TRC meeting. Project LUM19-000002 being reviewed by Bob Baronti. This is a large scale amendment application submitted by Jenkins Engineering on behalf of Azland Waste Services, LLC, requesting approval to change the future land use Large Scale Agriculture & Estate Residential to Extractive Uses and change the Official Zoning Map District from Large Scale Agriculture & Estate Residential to Extractive Uses on 230+/- acres of land. The project is located from the intersection of US Highway 331 South and Rock Hill Road the subject parcel is approximately 1.5 miles on the north side of Rock Hill Road, and identified as 06-1N-18-08000-004-0010 & 06-1N-18-08000-006-0000.
Attachments: [LUM19-000002 Azland Waste Services LSA TRC Continuance letter](#)
5. [19-0456](#) **Pearson SSA** - Request to continue to the May 1, 2019 TRC meeting. Project LUM19-000003 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Emerald Coast Associates on behalf of David Pearson, requesting to change the future land use from Residential Preservation and Public Facilities to Neighborhood Infill and change the Official Zoning Map District from Residential Preservation and Public Facilities to Neighborhood Infill on 0.68 acres. The project is located from the intersection of CR 30-A and CR 395, north 0.15 miles on CR 395, east on Seagrove Village Drive to the end of the street, the project is located on the south side and is identified by parcel numbers 14-3S-19-25000-004-0020 & 14-3S-19-25000-004-0040.
Attachments: [LUM19-000003 Pearson SSA TRC Continuance letter](#)
6. [19-0457](#) **Historic Santa Rosa Landing SSA** - Request to continue to the May 1, 2019 TRC meeting. Project number LUM18-000008 is being reviewed by Bob Baronti. This is a small scale amendment application submitted by Dunlap & Shipman, PA, on behalf of Waterside Investments, LLC, requesting approval to change the adopted future land use of Conservation Residential 2:1 to Parks and Recreation and change the Official Zoning Map District from Conservation Residential 2:1 to Parks and Recreation on 9.18 +/-acres. The project is located from US HWY 98, go north on CR 393 to West Wilson, turn west onto 13th Street and is identified by parcel

number(s) 22-2S-20-33120-050-0010; 22-2S-20-33120-051-0010; 22-2S-20-33120-055-0220; 22-2S-20-33120-055-0040; & 22-2S-20-33120-055-0020.

Attachments: [LUM18 000008 Historical Santa Rosa Beach SSA TRC Continuance letter](#)

7. [19-0458](#) **Christ the King Episcopal Church Education Bldg. #2 Minor DO** - Request to approve by development order. Project number MIN19-000010 is being reviewed by Bob Baronti. This is a minor development order application submitted by CORE Engineering & Consulting on behalf of Protestant Episcopal Church in the Diocese of the Central Gulf Coast, Inc., requesting approval to develop a +/- 5,000 sq. ft. expansion for an education building for the existing Christ the King Episcopal Church on 9.00 +/- acres with a future land use of Conservation Residential. The project is located from the intersection of US HWY 98E, north on County Road 393 approximately 0.5 miles, the property is located on the east side and is identified by parcel number 26-2S-20-33200-000-0570.
Attachments: [MIN19-000010 Christ the King Ed Build 2 TRC StaffReport 4-3-19.docx](#)
[Christ the King Episcopal Church Site plan](#)
8. [19-0459](#) **Chat Holly Townhomes** - Request to table. Project number MAJ19-000007 is being reviewed by Bob Baronti. This is a major development order application submitted by Emerald Coast Associates on behalf of JMM Investments LLC, requesting technical approval to construct 44 townhomes and conceptually approve 12 townhomes on 8.79+/- acres. The project is located on the northwest corner of the intersection of Chat Holley Road and North Eden Park Drive and is identified by 24-2S-20-33180-000-0160.
Attachments: [MAJ19-000007 Chat Holly Townhomes Table Memo 3.25.2019](#)
9. [19-0460](#) **The Preserve at Paradise Cove Plat** - Request to approve by final plat. Project number PLA19-000009 is being reviewed by Bob Baronti. This is a plat application submitted by Innerlight Engineering Corp. on behalf of The Preserve at Paradise Cove Inc., requesting approval to plat 99 single-family residential lots on 75.96+/- acres. This project is located from the intersection of US HWY 98 E. and Blake Drew Blvd, go north 0.08 miles on Blakey Drew Blvd, the project is located on the east side of the road and is identified by parcel number(s) 3S-2S-19-24000-022-0000, 35-2S-19-24000-019-0000, & 36-2S-19-24000-008-0010.
Attachments: [PLA19-000000 Preserve at Paradise Cove Plat TRC StaffReport 4-3-19 2019-03-25 16.42.34 Preserve at Paradise Cove - Traffic Ltr.pdf](#)
[PLA19-000009 The Preserve at Paradise Cove Plat](#)
10. [19-0461](#) **Beachwood Estates Plat** - Request to approve by final plat. Project number PLA19-000007 is being reviewed by Bob Baronti. This is a plat application submitted by Emerald Coast Associates on behalf of Dewberry, requesting approval to replat lot 46, located on 3.37+/- acres.

The project is approximately 0.16 miles south from the intersection of US HWY 98 W. and Sugar Drive, located on the north side of Rachel Road and is identified as parcel number 33-2S-20-33260-046-0000.

Attachments: [PLA19-000007 Beachwood Est. Plat TRC StaffReport 4-3-19](#)
[M_50109582 Beachwood Subdivision Plat](#)

11. [19-0462](#) **Kaiya - The Mews Plat** - Request to approve by final plat. Project number PLA19-000008 is being reviewed by Bob Baronti. This is a plat application submitted by Innerlight Engineering Corporation on behalf of SBG-PR, LLC, requesting approval to plat 10 townhome units, 1 commercial unit and pool amenity within the Kaiya PUD on 1.80 +/- acres with a future land use of Traditional Neighborhood Development. The project is located from the intersection of CR 30-A and S. Watersound Parkway, travel 0.05 mile to the north, the site is on the right side and is identified by parcel number 27-3S-18-16000-002-0000.
- Attachments:** [PLA19-000008 Kaiya The Mews Plat TRC StaffReport 4-3-19](#)
[Microsoft Word - KAIYA The Mews - Traffic Ltr REVISED](#)
[Kaiya-The Mews Plat](#)
12. [19-0463](#) **Kaiya - The Studio** - Request to continue to the April 17, 2019 TRC meeting. 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 S. Watersound Parkway with a future land use of Traditional Neighborhood Development. The project is identified by parcel number 27-3S-18-16000-002-0000.
- Attachments:** [April 3 2019 TRC Continuance Memo RB](#)
13. [19-0464](#) **Prominence Commercial - "The Hub" Phase 4 Plat** - Request to continue to the April 17, 2019 TRC meeting. Project number PLA19-000010 is being reviewed by Renee Bradley. This is a plat application submitted by Innerlight Engineering Corporation on behalf of Comer Woodford Grace, LLC, requesting approval to re-plat G1, B4, H1 and D2 buildings in "The Hub" within the Prominence PUD/DRI on 2.6+/- acres with a zoning of Traditional Neighborhood and future land use of Mixed Use. The project is located 2 miles west of S. Watersound Parkway and CR 30-A intersection, on the south side of CR 30-A, and identified by parcel numbers 20-3S-18-16300-000-00A0 ; 20-3S-18-16300-000-0110; 20-3S-18-16300-000-0020; 20-3S-18-16300-000-0030; 20-3S-18-16300-000-0280; & 20-3S-18-16300-000-0350.
- Attachments:** [April 3 2019 TRC Continuance Memo RB](#)
14. [19-0465](#) **Watersound Origins Assisted Living Facility** - Request to continue to the April 17, 2019 TRC meeting. Project number MAJ19-000009 is being reviewed by Renee Bradley. This is a major development order application

submitted by Emerald Coast Associates, Inc., on behalf of The Watersound Company, LLC, requesting the approval to construct an Adult Assisted Living Facility consisting of 243,892 sq. ft. on 16.17 acres with a future land use and zoning of BWSP/Village Center. The project is located 0.3 miles north of the intersection of US Hwy 98 and Watersound Parkway and is identified by parcel number 23-3S-18-16000-001-0010.

Attachments: [April 3 2019 TRC Continuance Memo RB](#)

15. [19-0467](#) **Camp Creek Resort Village** - Request to continue to the April 17, 2019 TRC meeting. Project number MAJ19-000008 is being reviewed by Renee Bradley. This is a major development submitted by O'Connell & Associates Consulting Engineers on behalf of St. Joe Company requesting approval to construct a 75 room, three story inn consisting of 61,077.9 sq. ft. with golf facilities on the 1st floor and to add 10 additional accessory buildings, including an 11,966 sq. ft. wellness building and a 1,855 sq. ft. cafe on 506.57 acres with a future land use and zoning of BWSP/Village Center, BWSP/Long Term Conservation/BWSP Recreation/BWSP Open Space. There will be a total of 13 structures (3 existing) totaling 82,114 sq. ft. The project is located on S. WaterSound Parkway at the end of Fazio Drive and is identified by parcel number(s) 27-3S-18-16000-001-0000, 22-3S-18-16000-001-0020, 15-3S-18-16000-001-0020, & 26-3S-18-16000-001-0050.

Attachments: [April 3 2019 TRC Continuance Memo RB](#)

Meeting Adjourned: