



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 17, 2019

8:30 AM

Freeport Business Park Board Room

Regular Meeting

Meeting Opened:

Minutes Read/Approved:

[19-0517](#)

Request to approve the February 6, 2019 TRC minutes.

Attachments: [02062019 TRCminutes](#)

Announcements:

Project Reviews:

1. [19-0518](#)

ECBC West - Building D - Request to continue to the May 1, 2019 TRC meeting. Project number MIN19-000008 is being reviewed by Keli Frymire. This is a minor development plan application submitted by Nautilus Civil Engineers, Inc. on behalf of John King, requesting approval to construct a 5,500 sf commercial building on 0.68 +/- acre with Comprehensive Plan Future Land Use Map designation of Coastal Center and a Land Development Code Official Zoning Map District of Coastal Center. The project is on the west side of Business Centre Drive, a distance of 0.1 mile south of the intersection of US Hwy 98 and Business Centre Drive, and is identified by parcel number 29-2S-21-42000-010-0040. **(Continued from the March 20, 2019 TRC meeting.)**

Attachments: [MIN19-000008_Emerald Coast Business Center West-Building D_TRC_Cont m](#)

2. [19-0519](#)

Kaiya - The Studio - Request to table. 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. **(Continued from the April 3, 2019 TRC meeting.)**

Attachments: [April 17_table_memo_KO](#)

3. [19-0520](#)

Prominence Commercial - "The Hub" Phase 4 Plat - Request to

approve by final plat. 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. **(Continued from the April 3, 2019 TRC meeting.)**

Attachments: [PLA19-000010 Prominence Com The Hub Phase 4 Plat TRC SR-4 17 19](#)

4. [19-0521](#) **Watersound Origins Assisted Living Facility** - Request to approve by final order. 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. **(Continued from the April 3, 2019 TRC meeting.)**

Attachments: [TRC SR Watersound Origins Assisted Living Facility](#)

5. [19-0522](#) **Camp Creek Resort Village** - Request to approve by final order. 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 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. **(Continued from the April 3, 2019 TRC meeting.)**

Attachments: [TRC SR Camp Creek Resort Village](#)

6. [19-0523](#) **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 Dewberry on behalf of 68 Ventures, LLC, requesting approval to plat 22 single-family lots located on 3.37+/- acres.

The project is located at the intersection of US 98 South and Rachel Road West on Rachel Road approximately 0.16 miles and the project is on the north and is identified as parcel number 33-2S-20-33260-046-0000.

(Continued from the April 3, 2019 TRC meeting.)

Attachments: [PLA19-000007 Beachwood Est Plat TRC StaffReport 4-17-19 combined](#)

7. [19-0524](#)

Christ The King Episcopal Church Education Bldg #2 Minor DO -

Request to continue to the May 1, 2019 TRC meeting. 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. **(Continued from the April 3, 2019 TRC meeting.)**

Attachments: [MIN19-000010 Christ the King Episcopal Church Education Bldg 2 continuance](#)

Meeting Adjourned: