



# Walton County Board of County Commissioners

## Meeting Agenda - Final

76 N. 6th Street  
DeFuniak Springs, FL  
32433  
[www.co.walton.fl.us](http://www.co.walton.fl.us)

### Technical Review Committee

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Wednesday, May 1, 2019

8:30 AM

Freeport Business Park Board Room

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#### Regular Meeting

#### Meeting Opened

#### Minutes Read/Approved

#### Announcements

#### Items to be Heard

[19-0588](#)

**The Range Project** - Request to continue to the June 5, 2019 TRC Meeting. Project number MAJ19-000001 is being reviewed by Bob Baronti. 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 district of Estate Residential. The project is located on the east side of US Hwy 331 S., 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 4/03/19 TRC meeting.)**

**Attachments:** [MAJ19-000001 The Range Project TRC Continuance letter 5-1-19](#)

[19-0599](#)

**Azland Waste Services LSA** - Request to approve by ordinance. Project number LUM19-000002 is 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 330.60+/- acres. The project is located from the intersection of US Hwy 331 S. 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. **(Continued from the 04/03/19 TRC Meeting.)**

**Attachments:** [LUM19-000002 Azland Waste Services LSA, LLC 5-1-19 Combined](#)

[19-0589](#)**Grand Inlet Subdivision** - Request to approve by development order.

Project number MIN19-000004 is being reviewed by Bob Baronti. This is a minor development order application submitted by Emerald Coast Associates, Inc., on behalf of Freeman Partners, LLC, requesting approval for 4 lots to be platted and sold on 1.07 +/- acres with a future land use of Residential. The project is located at 80 Park Place Avenue West; from US Hwy 98 E. and S. Walton Lakeshore Drive approximately 309' to W. Park Place Avenue, property is approximately 364' on the right, and is identified by parcel number 24-3S-19-25000-009-0040. **(Continued from the 04/03/19 TRC meeting.)**

**Attachments:** [MIN19-000004 Grand Inlet Subdivision TRC 5-1-19 SHEET 3 OF 7 SITE AND GEOMETRY PLAN](#)

[19-0590](#)**Pearson SSA** - Request to continue to the June 5, 2019 TRC Meeting.

Project number 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 0.15 miles from the intersection of CR 30A and CR 395 N., then east on Seagrove Village Drive and is identified by parcel 14-3S-19-25000-004-0020 and 14-3S-19-25000-004-0040. **(Continued from 04/03/19 TRC meeting.)**

**Attachments:** [LUM19-000003 Pearson SSA TRC Continuance letter 5-1-19](#)

[19-0600](#)**Historic Santa Rosa Landing, SSA** - Request to approve by ordinance.

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 9.88 +/- acres. The project is located from US Hwy 98, north on CR 393 to West Wilson, then turn west to 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. **(Continued from the 04/03/19 TRC meeting.)**

**Attachments:** [LUM19-000001 Historical Santa Rosa Landing, SSA 5-1-19 Combined](#)

[19-0591](#)**Christ The King Episcopal Church Education Bldg #2 Minor DO -**

Request to continue to the May 15, 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 04/17/19 TRC meeting.)**

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

[19-0601](#)

**ECBC West - Building D -** Request to continue to the May 15, 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 04/17/19 TRC meeting.)**

**Attachments:** [MIN19-000008 Emerald Coast Business Center West-Building D TRC Cont m](#)

[19-0592](#)

**Basin Bayou Estates** - Request to approve by development order. Project number MIN19-000013 is being reviewed by Keli Frymire. This is a minor development order application submitted by David M. Forstrom, P.E. on behalf of 7451 State Hwy 20, LLC., requesting approval of 9 new single-family lots (11 total) and a park on 5.223+/- acres. The property has a Future Land Use designation of Rural Residential and a Zoning Map designation of Rural Village. The property is located on both the north and south side of State Highway 20, approximately 0.35 miles west of the intersection of Marsh Drive and State Highway 20, and is identified by parcel numbers 21-1S-20-32000-016-0010; 21-1S-20-32000-016-0000; 21-1S-20-32000-001-0000.

**Attachments:** [MIN19-000013 Basin Bayou Estates TRC May 1 2019](#)

[Owner Withdrawal](#)

[Site Plan \(5\)](#)

[19-0593](#)

**Stillwater at Watersound - Phase 4 Plat** - Request to approve by final plat. Project number PLA19-000013 is being reviewed by Renee Bradley. This is a plat application submitted by Innerlight Engineering Corp on behalf of WaterSound LLC, requesting approval to plat 86 single family lots within Watersound Origins Phase IV on 13.64 acres with a zoning district and future land use designation of Bay Walton Sector Plan Recreation/ Open Space and Village Center. The project is located approximately 0.73 miles from the intersection of N. Watersound Pkwy and US Hwy 98 on Pathway Drive and is identified by parcel number 24-3S-18-16000-001-0010.

**Attachments:** [PLA19 000013 Stillwater at WSO PH 4 TRC Staff Report final](#)

[19-0594](#)

**Point Washington UMC** - Request to approve by development order. Project number MIN19-000012 is being reviewed by Bob Baronti. This is a minor development order application submitted by Jenkins Engineering Inc., on behalf of Point Washington United Methodist Church, requesting approval to add an additional 6,917 sq. ft. to the existing church on 2.10 +/- acres with a future land use of Institutional and zoning district of Public Facilities and Institutional. The project is located at 1290 Co Hwy 395 N and is identified by parcel number 35-2S-19-24000-026-0000.

**Attachments:** [MIN19-000012 Pt. Washington UMC TRC StaffReport 5-1-19](#)  
[03 - PWUMC - Site & Landscaping](#)

[19-0595](#)

**Cypress Breeze Entrance Lot 5 Plat** - Request to table. Project number PLA19-000014 is being reviewed by Bob Baronti. This is a plat application submitted by Innerlight Engineering Corp. on behalf of Kerry Carter, requesting approval to plat 0.34 +/- acre with a future land use and zoning district of Conservation Residential 2/1. The project is located at the intersection of CR393 and Cypress Breeze Drive and is identified by 02-3S-20-34000-002-0040.

**Attachments:** [PLA19-000014 Cypress Brezze Entrance Lot 5 Plat continuance Memo 5-1-19](#)

[19-0596](#)

**Alys Beach Block BB Plat (7 Lots)** - Request to approve by final plat. Project number PLA19-000011 is being reviewed by Bob Baronti. This is a plat application submitted by Innerlight Engineering Corp on behalf EBSCO Gulf Coast Dev, Inc., requesting approval to plat 7 single-family residential lots within Block BB of Alys Beach on 1.01 +/- acres. The property has a future land use of Traditional Neighborhood Development and a zoning of Traditional Neighborhood Development. The project is located near the eastern end of CR 30A, approximately 1 mile west of the US Hwy 98 and CR 30A intersection on McGee Drive, and is identified by parcel number(s) 27-3S-18-16000-027-0010.

**Attachments:** [PLA19-000012 Alys Beach Block BB Plat TRC StaffReport 5-1-19](#)  
[ALYS BEACH BB PLAT \(UPDATED\) \(1\)](#)

[19-0597](#)**Alys Beach Block CC Plat (14 lots)** - Request to approve by final plat.

Project number PLA19-000012 is being reviewed by Bob Baronti. This is a plat application submitted by Innerlight Engineering Corp on behalf EBSCO Gulf Coast Dev, Inc., requesting approval to plat 14 single-family residential lots within Block CC of Alys Beach on 4.99 +/- acres. The property has a future land use of Traditional Neighborhood Development and a zoning of Traditional Neighborhood Development. The project is located near the eastern end of CR 30A, approximately 1 mile west of the US Hwy 98 and CR 30A intersection on McGee Drive, and is identified by parcel number(s) 27-3S-18-16000-027-0010.

**Attachments:** [PLA19-000012 Alys Beach Block CC Plat TRC StaffReport 5-1-19](#)

[ALYS BEACH CC PLAT \(1\)](#)

[19-0598](#)**South Walton Commerce Park (Lot 7)** - Request to approve by

development order. Project number MIN19-000014 is being reviewed by Bob Baronti. This is a minor development order application submitted by Innerlight Engineering Corp. Inc., on behalf of Beau Blankenship, JTD Holdings LLC, requesting approval to construct a commercial building on 1.34 +/- acres with a future land use of Business Park and zoning of Business Park. The project is located approximately 0.4 miles from US Hwy 98, on the west side of Serenoa Rd and is identified by parcel number 05-3S-18-16010-000-0070.

**Attachments:** [MIN19-000014 South Walton Commerce Park Lot 7 TRC StaffReport 5-1-19](#)

[SITE PLAN \(1\)](#)

**Meeting Adjourned**