



# 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 15, 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

[19-0677](#)

**ECBC West - Building D** - Request to continue to the June 5, 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 5/1/19 TRC meeting.)**

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

[19-0676](#)

**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 05/1/19 TRC meeting).**

**Attachments:** [LUM19-000003 Pearson SSA TRC Continuance letter 5-15-19](#)

[19-0678](#)**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 05/01/19 TRC meeting).**

**Attachments:** [MIN19-000004 Grand Inlet Subdivision TRC 5-15-19 Combined](#)

[19-0679](#)**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 **(Continued from the 5/1/19 TRC Meeting).**

**Attachments:** [MIN19-000012 Pt. Washington UMC TRC StaffReport 5-15-19 19-17 Design-03 SITE & LANDSCAPE PLAN - signed](#)

[19-0680](#)**South Walton Commerce Park (Lot 7)** - Request to continue to the June

5, 2019 TRC Meeting. 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 **(Continued from 5/1/19 TRC Meeting).**

**Attachments:** [MIN19-000014 South Walton Commerce Park continuance Memo 5-15-19](#)

[19-0689](#)**Christ The King Episcopal Church Education Bldg #2 Minor DO -**

Request to continue to the June 19, 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 5/1/19 TRC meeting.)**

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

[19-0681](#)

**Chat Holly Townhomes** - Request to approve by final order. 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 TRC 5-15-19 Combined](#)

[19-0682](#)

**FWC Law Enforcement Building** - Request to approve by development order. Project number MIN19-000017 is being reviewed by Renee Bradley. This is a minor development order application submitted Hydra Engineering on behalf of Florida Fish and Wildlife Conservation Commission, requesting approval to construct a 4,368 sq. ft. Law Enforcement Building, a 630 square foot evidence locker building with six outdoor storage bays, and associated site infrastructure on 29 +/- acres. The property has a Future Land Use designation of Public Facilities and Institutional and a Zoning Map District of Public Facilities. The property is located at 7363 US Hwy. 331 South, DeFuniak Springs, and is identified by parcel number 02-1N-19-17000-002-0000.

**Attachments:** [MIN19-00017 FWC LawEnforcementBldg TRC SR](#)

**Meeting Adjourned**