**PLANNING COMMISSION**

**MINUTES**

**AUGUST 8, 2019**

**5:03 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, June 13, 2019, 5:04 p.m., 208 North Partin Dr, Niceville Board Room, Niceville, FL. Board members in attendance were Larry Patrick, Phyllis Enzor, John Collins, and Jeremy Stewart.

Eglin Representative Tom Tolbert was not in attendance.

Growth Management Staff in attendance were Elliot Kampert, Growth Management Director, and Leslie Adams, Administrative Assistant II, recording secretary.

County Attorney was not in attendance.

Speaker recognition forms were submitted by persons wishing to speak as follows:

Agenda Item 1 & 2: Attorney Rick Petermann, 909 Mar Walt Dr # 1014, Fort Walton Beach, FL 32547-Attorney for Applicant

Agenda Item 2: Terry & Diane Rowe, 63 Hillcrest Dr, Shalimar, FL 32579—Other

1. **CALL TO ORDER**

Chairman Patrick called the meeting to order at 5:03 PM.

1. **ROLL CALL**

Leslie Adams conducted roll call.

1. **APPROVAL OF MINUTES FOR JUNE 13, 2019**

The Chairman called for a motion to approve the minutes.

***Motion to approve the minutes of June 13, 2019 made by Phyllis Enzor, second by John Collins --- 4 ayes. Motion passes.***

1. **OPEN TO PUBLIC (FOR ANY ITEMS NOT QAUSI JUDICIAL ON THIS AGENDA)**

None

1. **ANNOUNCEMENTS**

None

1. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**

Mr. Kampert advised the Board that the applicant for Agenda Item # 3 was requesting for the item to be continued to the September 13, 2019 Planning Commission meeting, because they are in the process of revising the application.

***John Collins made the motion to move Agenda Item #3 to the next meeting, second by Jeremy Stewart.--- 4ayes. Motion passes.***

1. **ACCEPTANCE OF THE AGENDA**

***Motion to accept the agenda as written, with the change of tabling Item #3 to be heard at the September 12, 2019 Planning Commission meeting, made by John Collins, second by Phyllis Enzor--- 4ayes. Motion Passes.***

1. **OATH TAKING**

Leslie Adams administered the Oath for all speakers.

1. **DISCLOSURES**

Leslie Adams read disclosures to the Board. Chairman Patrick advised he spoke with Mr. Kampert concerning agenda items #1 & #2, and Sunset Lane being a collector road and if C-3 would be eligible. Chairman Patrick advised he had not visited the property for the purpose of the agenda item. Commissioner Collin’s advised he was familiar with the Air Force Enlisted Village. All Commissioner’s advised they could render a fair and impartial decision on the agenda items.

1. **OLD BUSINESS**

None

1. **NEW BUSINESS**
2. **Applications for development review**

None

1. **Public Hearings**

**AGENDA ITEM #1:** Consideration of a request changing the use of land submitted by Jeffrey McInnis, on behalf of the Air Force Enlisted Village, Inc., relating to property located at the northwest corner of Poquito Road and Sunset Lane, Shalimar. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation from **Medium Density Residential (MDR) to mixed Use (MU)**, and a request to extend the **Urban Boundary Development Area,** and a rezoning request from **Residential 2 (R 2)** to **Mixed Use (MU),** or a more restrictive zoning district. Property contains 126.2 acres more or less. ***Transmittal hearing for state agency review.***

Elliot Kampert read into record agenda item #1.

Chairman Patrick called for Attorney Petermann to speak.

Attorney Petermann addressed the Board advising he was here for the applicant and gave a brief description of compatiblity report in the agenda packet and that it was deemed compatible with the surrounding area, and does not negatively affect the area.

Chairman Patrick called for Terry and Diane Rowe.

Mr. Rowe addressed the Board advising his questions concerning the rezoning to Mixed Use and what will it be, will it be used for the Bob Hope Village, and will there be an entrance and exit on Sunset or will they have to go through Bob Hope Village to get to the parcel of land? Mr. Rowe addressed his concerns of current traffic coming in and out of Bob Hope Village.

Chairman Patrick advised that the meeting today was not to address or adopt a site plan or a development order for a specific building, that all of that would be done at a later date.

Mr. Kampert advised he felt that Mr. Rowe was addressing Agenda Item #2 and if Mr. Rowe could come back to the podium for Agenda item #2.

Discussion ensued to clarify what item Mr. Rowe was concerned about, and description of Mixed Use.

Attorney Petermann addressed the Board advising some of the things that they would like to do with the property and keeping it part of the Bob Hope Village. Attorney Petermann advised the Board with regards to the traffic it will be dealt with in the future when they have more specific plans to present to the Board.

***Motion to approve the FLUM designation from Medium Density Residential (MDR) to mixed Use (MU), and a request to extend the Urban Boundary Development Area made by John Collins and second by Jeremy Stewart. ---4ayes. Motion passes.***

***Motion to approve the rezoning request from Residential 2 (R 2) to Mixed Use (MU) made by Jeremy Stewart, second by Phylis Enzor. ---4ayes. Motion passes.***

**AGENDA ITEM #2:** Consideration of a request changing the use of land submitted by Jeffrey McInnis, on behalf of SCD Properties, LLC., relating to property located at 100 Sunset Lane, Shalimar, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Suburban Residential (SR)** to **Mixed Use (MU)** district, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from **Suburban Residential (SR)** district to **Mixed Use (MU)** district, or a more restrictive zoning district. The subject property contains 5.89 acres, more or less.

Elliot Kampert present item #2 to the Board.

Chairman Patrick called for Attorney Petermann.

Attorney Petermann addressed the Board giving a brief description of item #2 and what the Compatability analysis provided and that they did not have anything specifically planned for this parcel at this time.

Chairman Patrick inquired if this parcel was to become part of the Enlisted Village.

Attorney Petermann advised not at this time.

Chairman Patrick called for Mr. Rowe.

Mr. Rowe advised if this was going to be Commercial then it would have an impact on their community.

Mr. Kampert addressed the current FLUM and zoning and the fact that it already allows C-1 and C-2 Commercial and by going to MU they are dropping C-1 and they can’t have C-3 due to no collector road, so they will have C-2 and a higher density for residential.

Discussion ensued.

Mr. Kampert read into record from the Land Development Code what allowable uses were C-1 and C-2 zoning and explained they would lose C-1 and keep C-2.

Discussion ensued.

***Motion to approve the FLUM designation for the subject property from Suburban Residential (SR) to Mixed Use (MU) made by Phylis Enzor, and second by John Collins. ---4ayes..Motion passes.***

***Motion to approve the rezoning request of the property from Suburban Residential (SR) district to Mixed Use (MU) made by Jeremy Stewart and second by Phylis Enzor.---4ayes..Motion passes.***

**AGENDA ITEM #3:**  Consideration of a request changing the use of land submitted by Spring Hill Land Trust relating to property located at the southwest corner of Garden City Road and Auburn Road, Crestview, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Low Density Residential (LDR)** to **Commercial (C),** or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from **Residential-1 (R-1)** district to **Neighborhood Commercial (C-2)** district, or a more restrictive zoning district. The subject property contains 2.12 acres, more or less.

Agenda Item # 3 continued to the September 13, 2019 meeting.

1. **OTHER BUSINESS**

None.

Chairman Patrick advised they were still moving forward with the Mixed Use Changes.

Bruce Ravan wanted it noted that he was asking for the PC packets to be mailed and not emailed.

The **SEPTEMBER 13, 2019** Planning Commission Meeting will be held at 208 North Partin Dr., City of Niceville Board Room, Niceville, FL.

**ADJOURNMENT**

Chairman Patrick adjourned the meeting at 5:38 pm.

Prepared by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Leslie Adams, Recording Secretary

Date 08/21/19