**PLANNING COMMISSION**

**MINUTES**

**JUNE 13, 2019**

**5:04 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, Bruce Ravan, and Jeremy Stewart.

Eglin Representative Tom Tolbert was not in attendance.

Growth Management Staff in attendance were Elliot Kampert, Growth Management Director, Tim Durbin, Planner III, Marissa Martinez, Planner III, and Leslie Adams, Administrative Assistant II, recording secretary.

 County Attorney Kerry Parson was in attendance.

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

Agenda Item 3: Dana Mathews, 4475 Legendary Dr, Emerald Bay, Destin, FL 32541- Attorney for Applicant

Agenda Item 3: Jay Nettles, 557 Seascape Dr., Miramar Beach,FL 32550 – Owner’s Representative

Agenda Item 3: Ken Metcalf, 106 E College Ave, Tallahasse, FL 32811- Planner for Appliant

1. **CALL TO ORDER**

Chairman Patrick called the meeting to order at 5:04 PM.

1. **ROLL CALL**

Leslie Adams conducted roll call.

1. **APPROVAL OF MINUTES FOR April 11, 2019**

The Chairman called for a motion to approve the minutes.

***Motion to approve the minutes of April 11, 2019 made by Bruce Ravan, second by Phyllis Enzor --- 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**

Chairman Patrick advised he would like to hear Agenda Item #3 before Agenda Item # 1 and Agenda Item #2.

1. **ACCEPTANCE OF THE AGENDA**

***Motion to accept the agenda as written, with the change of moving Item #3 to be heard before Agenda Item # 1 and agenda Item #2, made by Jeremy Stewart, second by Bruce Ravan--- 4ayes. Motion Passes.***

1. **OATH TAKING**

Leslie Adams administered the Oath for all speakers.

1. **DISCLOSURES**

Leslie Adams read disclosures to the Board all Commissioner’s advised they had not spoken with anyone, nor visited the property.

1. **OLD BUSINESS**

None

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

None

1. **Public Hearings**

**AGENDA ITEM #3:** 445177-BCC-2019 Kenneth Metcalf, agent on behalf of Emerald Bay Development Corporation has submitted the Emerald Bay Development of Regional Impact (DRI) Essentially Built Out Agreement. The property is currently zoned Mixed Use 1 (MU-1) with the Future Land Use Map (FLUM) designation of Mixed Use (MU-1). The general location of the property is the north side of Highway 98 East, Destin. More particularly in Section 00, Township 2S, Range 22W. The property contains 254.7 acres more or less.

Elliot Kampert read into record Agenda Item #3.

Chairman Patrick called for Dana Mathews to speak.

Mr. Matthews addressed the Board giving name and address and began by entering into record Exhibit 1) A copy of the Okaloosa County Planning Staff Agenda Request packet for Agenda Item # 3, Exhibit 2) Emerald Bay Development of Regional Impact Essentially Built Out Agreement slide show that was never presented via slide show, Exhibit 3) 11 x 17 of Exhibit “I” from the Emerald Bay DRI, and Exhibit 4) A photo of the Notice Of Community Meeting sign posed for this item. Mr. Matthews addressed the Board giving his brief description of the proposed item and what they were asking for on this property. Mr. Matthews used a poster board with a blow up of Exhibit # 3 for use when speaking with the Commissioner’s. Mr. Matthews advised there is a change on Exhibit “I” being that it shows 63,029 for commercial, and it should be 57,664 square feet and a corrected on will be given for the BCC packet.

Discussion ensued.

Mr. Matthews continued to address the Board advising that the portion of the DRI that is in Okaloosa County is all zoned MU-1 and it has been that way for a long time and discussed compatibility issue for condominiums and access to area. Mr. Matthews stated that the overall aspect of their request is to reduce density by 137 Residential Units and recapture 64 single family units. Mr. Matthews advised the Board that their client held a Community meeting for the residents affected to explain what this was about and that they did not have any opposition, only one comment was concerning a traffic light at the opening in the median. Mr. Matthews advised that his client will be asking the County Commissioner’s for help with providing a traffic light, and several other agencies have written to support this, and his client is willing to pay for this to happen.

Discussion ensued.

Chairman Patrick advised he was accepting all exhibits entered into record from Mr. Mattews.

Discussion ensued.

***Motion made to approve proposed Emerald Bay Development Regional Impact Essentially Built-Out Agreement be forwarded to the Board of County Commissioners with recommendation of approval made by Bruce Ravan, second by Jeremy Stewart. 4ayes---Motion Passes.***

**AGENDA ITEM #1:** This is a request to amend the text of the Okaloosa County Comprehensive Plan relative to the following elements; Future Land Use, Intergovernmental, Capital Improvements, and Public Schools Facilities. In accordance with Section 163.3184, Florida Statutes, comprehensive plan or plan amendments adopted by local governments shall follow the expedited state review process.

Mr. Tim Durbin read into record agenda item 2 and gave a brief history for this agenda item.

Commissioner Enzor asked Mr. Durbin to explain what he meant by removing.

Mr. Kampert advised he would answer Commissioner Enzor and advised back in 2005-2006 the State of Florida decided to add School Concurrency as a requirement to local Comprehensive Plan and went on to explain what the requirements were. Mr. Kampert advised that the School Board has no objection to this item.

Discussion ensued.

***Motion to approve Agenda Item #1 as written made by Bruce Ravan and second by Phyllis Enzor. 4 ayes----Motion Passes.***

**AGENDA ITEM #2:** This is a request to amend the text of the Okaloosa County Land Development Code, Chapter 4 Concurrency Management, in accordance with the Community Planning Act of 2011. Specifically, minor edits to the county’s existing concurrency management system are hereby presented relative to updating the proportionate share system formula per 163.3180(5) Florida Statutes and hereby rescinding existing public school concurrency language.

Mr. Durbin read into record Agenda Item 2.

Chairman Patrick called for questions.

Chairman Patrick called for a motion.

***Motion to approve Agenda Item #2 as written made by Jeremy Stewart and second by Bruce Ravan. 4ayes---Motion passes.***

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 **JULY 11, 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 5:40 pm.

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

 Leslie Adams, Recording Secretary

Date 07/10/19