**PLANNING COMMISSION**

**MINUTES**

**MAY 11, 2017**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, May 11, 2017, 5:01p.m., 208 North Partin Dr, Niceville Board Room, Niceville, FL. Board members in attendance were Larry Patrick, Jeremy Stewart, and Bruce Ravan.

Eglin Representative Jeff Fanto was not in attendance.

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

County Attorney in attendance was Kerry Parsons.

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

Agenda Item 1: Mark Siner, 112 Truxton Ave., FWB, FL 32547---Project Engineer

1. **CALL TO ORDER**

Chairman Patrick called the meeting to order at 5:05 PM.

1. **ROLL CALL**

Leslie Adams conducted roll call.

1. **APPROVAL OF MINUTES OF MAY 11, 2017**

The Chairman called for a motion to approve the minutes.

***Motion to approve the minutes of May 11, 2017 made by Jeremy Stewart, second by Bruce Ravan --- 3 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**

None

1. **ACCEPTANCE OF THE AGENDA**

***Motion by to accept the agenda made by Bruce Ravan, second by Jeremy Stewart--- 3ayes. Motion Passes.***

1. **OATH TAKING**

Leslie Adams administered the oath for all speakers.

1. **DISCLOSURES**

Leslie Adams read the disclosure statements and Chairman Patrick and Commissioner Ravan advised that they had driven past the property. All Commissioners advised they had not spoken with anyone concerning the agenda item. All Commissioners advised they could render a fair and impartial decision.

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 Choctaw Engineering on behalf of Little Yogis, LLC, relating to property located at 600 Center Street in the unincorporated Fort Walton Beach area. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Mixed Use (MU)** to **High Density Residential (HDR)**. If the FLUM amendment is approved, request to rezone the property from the **Mixed Use (MU)** district to the **Residential-3 (R-3)** district. Property contains 8,213 square feet (0.188 acres) more or less. *(This item is Quasi-Judicial)*

Mr. Kampert read into record agenda item one.

Chairman Patrick called for Mark Siner.

Mr. Siner addressed the Board and advised that he felt everything was in compliance with the existing zoning pattern for this request. Mr. Siner advised the Board that he wanted to address the issue that he felt they should not have to be doing this and that in the Mixed Use there is a caviat that says if you have a piece of property less than 2 acres in size it goes from 16 units an acre in Residential to 10 units per acre and he could not understand why this was in there. Mr. Siner advised he wanted to ask if there was a chance that they could actually remove this because it doesn’t make much sense.

Discussion ensued concerning this issue.

Mr. Kampert advised he felt this was put into the language to keep from having over development on smaller parcels, but it is not something that staff would be opposed to looking at.

 Discussion ensued.

***Motion to approve agenda item FLUM change request from Mixed Use (MU) to High Density Residential (HDR) made by Bruce Ravan, second by Jeremy Stewart. 3 ayes- Motion passes.***

***Motion to approve agenda item 1 rezoning request from Mixed Use (MU) to Residential -3 (R-3) made by Jeremy Stewart, second by Bruce Ravan. 3 ayes- Motion Passes.***

1. **OTHER BUSINESS**

The **JULY 13, 2017 Planning Commission meeting will be held at 208 N. Partin Dr. City of Niceville Board Room, Niceville, FL.**

1. **ADJOURNMENT**

Chairman Patrick adjourned the meeting at 5:15 pm.

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

 Leslie Adams, Recording Secretary

Date 06/28/17