**PLANNING COMMISSION**

**MINUTES**

**MARCH 9, 2017**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, March 09, 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: Bob Naylor, 312 Cloverdale Blvd., FWB, FL 32547---Opponent

Agenda Item 1: Adrian Lincoln, 316 Cloverdale Blvd, FWB, FL 32547---Other

1. **CALL TO ORDER**

Chairman Patrick called the meeting to order at 5:15 PM.

1. **ROLL CALL**

Leslie Adams conducted roll call.

1. **APPROVAL OF MINUTES OF FEBRUARY 9, 2016**

The Chairman called for a motion to approve the minutes.

***Motion to approve the minutes of February 9, 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 Jeremy Stewart, second by Bruce Ravan--- 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 advised he had spoken with Mr. and Mrs. Naylor, and Mr. Naylor on a separate occasion and that he had visited the property, all Commissioners advised no to all questions. Chairman Patrick advised he felt he could render a fair and impartial decision on the agenda item.

1. **OLD BUSINESS**

**AGENDA ITEM 1**: Consideration of a request changing the use of land submitted by Choctaw Engineering, Inc. as agent for Lessie and Wayne Hostilo relating to property located at 1815 Hurlburt Road, Fort Walton Beach. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Suburban Residential (SR)** to **Mixed Use (MU)**. If the FLUM amendment is approved, request to rezone the property from **Suburban** **Residential (SR)** district to **Mixed Use (MU)** district. Property contains 1.41 acres, more or less. ***This item was tabled from the February 9, 2017 meeting.*** (This item is quasi-judicial)

Elliot Kampert advised of agenda item 1 and he had staff revisit the agenda item after the February meeting. Mr. Kampert advised the staff report shows the property already is next to Mixed Use which is already in a single commercial use and on a single collector roadway, and advised of staffs position.

Chairman Patrick advised that the applicant is not present, so he would move forward to let the public speak and called for Mr. Naylor.

Mr. Naylor addressed the Board advising his property is directly behind the property in question, and asked if Mr. Kampert could repeat what he said.

Mr. Kampert re-advised of staff’s position on the item and that the FLUM and appropriate section of the zoning codes state you can have a single use within a mixed use zone based on the site specific conditions, and whereas at the last meeting staff objected, and this meeting staff has withdrawn that objection.

Mr. Naylor addressed the board advising the property has not always been one piece of property and that it had been joined, and still has a house on the lot. Mr. Naylor advised the property on the opposite side of the street is residential, and the property surrounding it is residential and going to mixed use could allow up to C-3 zoning. Mr. Naylor advised that this would go behind his property and when he bought 35 years ago he assumed it would stay residential. Mr. Naylor continued with his concerns advising he didn’t feel this was the right thing to do.

Mr. Kampert advised that right now the property under Suburban residential could allow up to C-2 uses and if this was approved it would add the C-3 uses, which would allow the RV Park.

Discussion ensued.

Chairman Patrick called for questions.

Commissioner Ravan questioned if this property was on the same side as the church.

Discussion ensued.

Chairman Patrick advised he still did not feel comfortable with this and his concerns about Mixed Use and he was inclined to table the item again due to the fact the applicants agent is not at the meeting.

Discussion ensued.

Attorney Parsons advised the Chairman that due process had been met with notification to the applicant via notice and e-mail, but due to the fact the applicant bears the burden it may be beneficial to continue, but legally speaking they could make a decision on the agenda item.

Chairman Patrick again voiced he was not comfortable backing C-3 up to residential.

Discussion ensued.

Mr. Kampert advised the FLUM change proceeds the rezoning, and the FLUM is a Legislative change whereas the rezoning is quasi-judicial so if you do not do the FLUM change then you would not have to consider the rezoning.

Attorney Parsons advised that was right and that is not consistent with the Comprehensive Plan as it stands at this time.

Discussion ensued.

Chairman Patrick called for Mr. Lincoln.

Mr. Lincoln advised he wanted to clarify that if the property remained as it is what would be allowed C-1 and C-2.

Chairman Patrick advised that C-1 and C-2 is available right now for their uses.

Discussion ensued concerning the proposed use and the current use.

Chairman Patrick called for a motion.

Discussion ensued concerning inconveniencing the public.

Mr. Naylor advised they would be out of town for the next few months.

Chairman Patrick advised he could write or email his objections.

Discussion ensued.

Mr. Kampert advised they would re-advertise the meeting.

Attorney Parsons advised that they should also reach out to the applicant because a timing issue can get you into trouble if it was too far out.

Commissioner Ravan made the motion to table the item for 2 months to the June meeting, second by Jeremy Stewart.

Clarification made on the motion.

Attorney Parsons advised she would not recommend doing it over 60 days.

Discussion ensued.

Clarification made for the motion.

***Motion to continue agenda item 1 to the May 11, Planning Commission meeting made by Bruce Ravan, second by Jeremy Stewart. 3 ayes---Motion passes.***

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

None

1. **Public Hearings**

None

1. **OTHER BUSINESS**

The **APRIL 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 5:46 pm.

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

 Leslie Adams, Recording Secretary

Date 03/17/17