**PLANNING COMMISSION**

**AGENDA**

**SEPTEMBER 9, 2021**

**5:01 P.M.**

**Commissioner’s Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.**

Commissioner Larry Patrick, District 2

Chairman

Commissioner Phyllis Enzor, District 1 Vice-Chairman Jeremy Stewart, District 3

Commissioner Bruce Ravan, District 4 Commissioner John Collins, District 5

Eglin Air Force Base Representative, Tom Tolbert Okaloosa County School Board Rep., Bill Smith

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES FOR AUGUST 12, 2021 MEETING**

**D. OPEN TO PUBLIC (FOR ANY ITEMS NOT QUASI JUDICIAL ON THIS AGENDA)**

**E. ANNOUNCEMENTS**

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

**G. ACCEPTANCE OF THE AGENDA**

**H. OATH TAKING**

**I. DISCLOSURES**

**J. OLD BUSINESS**

None

**K. NEW BUSINESS**

**a. Applications for Development Review**

None

**b. Public Hearings**

**AGENDA ITEM 1:** Comprehensive Plan Amendment \*Text Amendment\* (21-04ESR) **-** This is a request to consider the adoption of an ordinance creating Chapter 2.14 of the Okaloosa County Comprehensive Plan, establishing a new element titled “Property Rights Element.”  This is also a request to consider the adoption of an ordinance amending the text of the Okaloosa County Comprehensive Plan relative to the following elements: Future Land Use, Housing, Solid Waste, and Stormwater.  In accordance with Section 163.3184, Florida Statutes, comprehensive plan or plan amendments adopted by local governments shall follow the Expedited State Review process.

**AGENDA ITEM 2**: An ordinance amending the Okaloosa County Land Development Code, Ordinance 91-01, as amended, amending Section 2.21.05(9): Limitations and Restrictions for Home Occupations; and providing for the repeal of all ordinances or portions thereof, in conflict herewith; providing for severability; providing for the inclusion in the code of ordinances of Okaloosa County, Florida; and providing for an effective date.

**AGENDA ITEM 3**: An ordinance amending the Okaloosa County Land Development Code, Ordinance 91-01, as amended, creating Section 6.11.00 Lighting Standards; providing for a short title; providing for applicability; providing for a definitions; providing for plan requirements; providing for lighting standards; and providing for the repeal of all ordinances or portions thereof, in conflict herewith; providing for severability; providing for the inclusion in the code of ordinances of Okaloosa County, Florida; and providing for an effective date.

**AGENDA ITEM 4**: An ordinance amending the Okaloosa County Land development Code, Ordinance 91-01, as amended, amending Appendix A: Definition, Table 2.6 Bulk Regulations for Mixed Use (MU) zoning district and Section 6.04.02: Parking Requirements for specific uses; repealing all ordinances, or portion thereof, in conflict herewith; providing for severability; providing for inclusion in the code of ordinances of Okaloosa County, Florida, and providing an effective date.

**AGENDA ITEM 5**: 492417-BCC-2021 Bluewater Bay Development of Regional Impact (DRI) Amendment – Holes 4, 5, 6, 7 & 8 former Lake Golf Course @ Bluewater Bay - Consideration of a resolution approving an eighteenth “Notification of Proposed Change” to a previously approved Bluewater Bay Development of Regional Impact (DRI) Development Order (DO) to change the DRI Master Development Map with regard to property as described in the application.  The application to change the DRI-DO is submitted by Jerome Zivan, as agent for Bluewater Bay Development Venture, LLC (“BBDV”).  The requested amendment will change the Bluewater Bay Master Development Map land use designation on holes 4, 5, 6, 7, & 8 located on a portion of the former Lake Golf course property.  In total, the map changes in this NOPC would convert 26.34 acres of Golf (G) to Residential Use (L) and Medium Low (M/L) (proposed 51 single family detached residential units) and convert approximately 4.52 acres of Golf (G) to Recreation Use (R) for a total of 30.86 acres more or less.  The subject property, legally described as Parcel 23-1S-22-0000-0001-0130; is located in the Bluewater Bay Development of Regional Impact; the former golf course holes are approximately east of St. Andrews Cove north, north of Turnberry Place, and east of Turnberry Way. The subject property currently has a Mixed Use 1 Future Land Use Map designation; and is zoned Mixed Use-1 (MU-1)

**L. OTHER BUSINESS**

The **October 14, 2021** Planning Commission Meeting will be held at the Commissioner’s Chambers, **Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579**

**M. ADJOURNMENT**