

PLANNING COMMISSION

AGENDA

MAY 9, 2024

5:01 P.M.

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

Commissioner Vacant, District 1

Commissioner Jack Beery, District 2

Chairman Jeremy Stewart, District 3

Commissioner Todd Tarzhalski, District 4

Vice-Chairman Commissioner John Collins, District 5 Okaloosa County School Board Rep., Bill Smith
Eglin Air Force Base Representative, Jack Kiger

A. CALL TO ORDER

B. ROLL CALL

**C. APPROVAL OF MINUTES FOR DECEMBER 14, 2023 (NO JANUARY, FEBRUARY,
MARCH, OR APRIL 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

1. **Agenda Item #1: 548615-BCC-2024 & 548617-BCC-2024** Consideration of a request changing the use of land submitted by Raymond Greer, on behalf of Warren Cutshall, NWF Land, LLC, relating to property located north of US 90 just to the east of Clint Mason Road. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Agricultural (AG)** to **Low Density Residential (LDR)**. If the FLUM amendment is approved, request to rezone the property from **Agriculture (AA)** to **Residential-1 (R-1)**, or a more restrictive zoning district. Property contains 6.33 acres, more or less. In addition to the proposed Future Land Use Map Amendment and Rezoning, a proposed amendment to the Okaloosa County Land Development Code is also being requested. The proposed Land Development Code Amendment will amend Section 3.10.00, 605-Acre Highway 90 Overlay District. Said overlay will be expanded to include 6.33 acres and will increase the maximum overall density of the property from 1,200 to 1,222 residential units, establish a height limitation, require dark sky lighting principles and provide coordination with Eglin Air Force Base.

Agenda Item #2: Consideration of the Fourth Amendment to the Development Agreement by and between the Board of County Commissioners and Patriots Ridge LLP, for the purpose of establishing development rights for certain real property located within the unincorporated area of Okaloosa County; providing assurances in accordance with existing laws and policies subject to the conditions of the agreement; and, insuring that the agreement is in compliance with applicable provisions of Section 163.3220-163.3243, Florida Statutes, and the Okaloosa County Comprehensive Plan-163.3243, Florida Statutes, and the Okaloosa County Comprehensive Plan.

L. OTHER BUSINESS

1. Selection of 2024 Chairman and Vice-Chairman.

The **June 13, 2024**, Planning Commission Meeting will be held at the Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579

M. ADJOURNMENT