

PLANNING COMMISSION

MINUTES

MAY 9, 2024

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, May 9, 2024, 5:01 p.m., Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579. Board members in attendance were Jeremy Stewart, John Collins, Todd Tarchalski, and Jack Beery.

Eglin Representative Jack Kiger was not in attendance.

Okaloosa County School Board representative Bill Smith was not in attendance.

Growth Management Staff in attendance were Randy Woodruff, Deputy Director, Leslie Adams, Planner I, and Martina Barrow, Planner I.

County Attorney Kerry Parsons was in attendance.

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

Agenda Item 1: Ray Greer – 2910 Kerry Forest Pkwy, Tallahassee, FL – Applicant

Agenda Item 2: Christy Jones – 205 Third St SE, Fort Walton Beach, FL - Applicant

A. CALL TO ORDER

Chairman Jeremy Stewart called the meeting to order at 5:01 PM.

B. ROLL CALL

Martina Barrow conducted roll call.

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

Motion to approve minutes made by John Collins and second by Jack Beery. --- 4 ayes. Motion Passes.

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

None.

E. ANNOUNCEMENTS

None.

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

None.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by John Collins and second by Jack Beery. --- 4 ayes. Motion Passes.

H. OATH TAKING

Martina Barrow administered the Oath for all speakers.

I. DISCLOSURES

Martina Barrow read disclosures to the Board. All replied no. Chairman Stewart stated he would have to recuse himself from voting on agenda item #2 to avoid a conflict of interest.

J. OLD BUSINESS

None

K. NEW BUSINESS

None

a. Applications for Development Review

None

b. Public Hearings

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.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Stewart called Ray Greer to speak.

Mr. Greer gave a brief description of proposed changes.

Vice Chairman Collins stated that it does seem to be consistent with the surrounding area.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 1 as written to request a change to the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Agriculture (AG), to Low Density Residential (LDR) or a more restrictive FLUM designation, made John Collins and second by Jack Beery. -- 4 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Agriculture (AA) to Residential-1 (R-1), or a more restrictive zoning district, made by John Collins, and second by Jack Collins. --- 4 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 1 as written to amend the Okaloosa County Land Development Code Section 3.10.00, 605-Acre Highway 90 Overlay District, made by John Collins, and second by Jack Beery. --- 4 ayes. Motion Passes.

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.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Stewart called for Christy Jones to speak.

Vice Chairman Collins asked for a more specific explanation of the proposed changes.

Ms. Jones explained the proposed changes would include a reduction of 19 lots and moving to sewer.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 2 as written to request a Fourth Amendment to the Development Agreement by and between the Board of County Commissioners and Patriots Ridge LLP made by Jack Beery, and second by John Collins. -- 3 ayes. Motion Passes.

L. OTHER BUSINESS

Vote to determine Chairman and Vice Chairman for 2024.

Motion to nominate Jeremy Stewart as Chairman for 2024 made by John Collins and second by Jack Beery – 4 ayes. Motion Passes.

Chairman Stewart handed the gavel to Commissioner Beery to make a motion.

Motion to nominate John Collins as Vice Chairman for 2024 made by Jeremy Stewart and second by Todd Tarchalski – 4 ayes. Motion Passes.

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

Chairman Stewart adjourned the meeting at approximately 5:17 p.m.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 05/10/2024