

**PLANNING COMMISSION**

**MINUTES**

**OCTOBER 10, 2024**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, October 10, 2024, 5:01 p.m., Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579. Board members in attendance were Jack Beery and Todd Tarchalski.

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, Stuart Campbell, Planner III, 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: Tim Bowden – 6575 Hwy 189 N, Baker, FL – Applicant

Agenda Item 1: Logan Snow – 6575 Hwy 189 N, Baker, FL – Applicant

Agenda Item 1: Phyllis Bernier – Unknown – Opponent

Agenda Item 1: Nicholas Smith Jr. – 6257 Maloy Dr, Crestview, FL – Opponent

Agenda Item 1: Pat Watkins – 6087 Bud Moulton Rd, Crestview, FL – Unknown

Agenda Item 1: Lane Watkins – 6087 Bud Moulton Rd, Crestview, FL – Opponent

Agenda Item 1: Jeremiah Kaylor – 6301 Possum Ridge Rd, Crestview, FL – Unknown

Agenda Item 1: Chris Bowermaster – 6400 Possum Ridge Rd, Crestview, FL – Opponent

Agenda Item 1: Gaye Ellis – 607 Overbrook Cir, Fort Walton Beach, FL – Unknown

Agenda Item 1: Al Whitmore – 6650 Possum Ridge Rd, Crestview, FL – Unknown

Agenda Item 1: Bonnie Grundel – 5790 Buck Ward Rd, Baker, FL – Unknown

Agenda Item 1: Don Grundel – 5790 Buck Ward Rd, Baker, FL – Unknown

Agenda Item 1: Heather Smallwood – 6336 Possum Ridge Rd, Crestview, FL – Unknown

Agenda Item 1: James Reeves – 6528 Possum Ridge Rd, Crestview, FL – Opponent

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Agenda Item 1: Jonathan Smallwood – 6336 Possum Ridge Rd, Crestview, FL – Unknown

Agenda Item 1: Brian Hornberg – 5578 Buck Ward Rd, Baker, FL – Unknown

Agenda Item 1: De’Carlo Garcia – 3217 Twilight Dr, Crestview, FL – Unknown

Agenda Item 1: Mike Chesser – 1201 Eglin Pkwy, Shalimar, FL – Unknown

**A. CALL TO ORDER**

Commissioner Jack Beery called the meeting to order at 5:04 pm. Commissioner Beery stated that the board did not have a quorum, thus this is not an official meeting and no voting action could take place but the board will still hear members of the public.

**B. ROLL CALL**

Martina Barrow conducted roll call.

**C. APPROVAL OF MINUTES FOR SEPTEMBER 12, 2024 MEETING.**

Unable to conduct due to lack of quorum.

**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**

Unable to conduct due to lack of quorum.

**H. OATH TAKING**

Unable to conduct due to lack of quorum.

**I. DISCLOSURES**

Unable to conduct due to lack of quorum.

**J. OLD BUSINESS**

None

**K. NEW BUSINESS**

None

**a. Applications for Development Review**

None

**b. Public Hearings**

**AGENDA ITEM 1: 551133-PLT-2024** Consideration of a request for Nielsen Place Planned Unit Development (PUD), as submitted by Raymond Greer with Design West Group, agent on behalf of the property owners Kenneth & Julie Nielsen. The subject property is located on a portion of parcels 22-3N-23-0000-0010/0020, and the entire area of parcel 22-3N-23-0000-0040-0000; which is located on Earl Kennedy Road, Crestview, FL. The property has a current Future Land Use Map (FLUM) designation of Low Density Residential (LDR) and has a Residential-1 (R-1) zoning district. The site contains 19.0 acres more or less.

Commissioner Beery called for Phyllis Bernier to speak.

Phyllis Bernier addressed the board stating she is against the rezoning and wants the rural zoning to stay.

Commissioner Beery called for Nicholas Smith Jr. to speak.

Nicholas Smith Jr. addressed the board with his concerns: there are enough home currently for sale and rent, traffic concerns, safety concerns, and wildlife concerns.

Commissioner Beery called for Pat Watkins to speak.

Pat Watkins addressed the board with her concerns: urban sprawl and separation of rural and urban zonings.

Commissioner Beery called for Jeremiah Kaylor to speak.

Jeremiah Kaylor addressed the board with his concerns: wildlife concerns, needs to stay rural, water management, and traffic concerns.

Commissioner Beery called for Chris Bowermaster to speak.

Chris Bowermaster addressed the board with her concerns: loss of character and charm, congestion, traffic concerns, and wildlife concerns.

Commissioner Beery called for Gaye Ellis to speak.

Gaye Ellis addressed the board with her concerns: need agriculture land for food and rezoning changes character and people.

Commissioner Beery called for Al Whitmore to speak.

Al Whitmore addressed the board with his concerns: development will divide current neighborhood, water retention concerns, school bus concerns, change character, and ingress and egress concerns.

Commissioner Beery called for Bonnie Grundel to speak.

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Bonnie Grundel addressed the board with her concern: rezoning is not needed and the north planning study needs to be done.

Commissioner Beery called for Heather Smallwood to speak.

Heather Smallwood addressed the board with her concerns: road concerns, noise pollution, wildlife concerns, emergency services and DEP approvals.

Commissioner Beery called for James Reeves to speak.

James Reeves addressed the board with his concerns: traffic concerns, infrastructure concerns, wildlife concerns, and not consistent with surrounding area.

Commissioner Beery called for Jonathan Smallwood to speak.

Jonathan Smallwood addressed the board with his concerns: lot sizes, too many homes, road concerns, speeding concerns, the rezoning would change the character of existing neighborhood, and emergency services concerns.

Commissioner Beery called for Brian Hormberg to speak.

Brian Hormberg addressed the board with his concerns: rezoning goes against comp plan and property has prime farmland.

Commissioner Beery called for Mike Chesser to speak.

Mike Chesser addressed the board stating he wanted to introduce himself and gave a brief description of his history within Okaloosa County.

Commissioner Beery called for De'Carlo Garcia to speak.

De'Carlo Garcia addressed the board with her concerns: overpopulation, change of character, traffic concerns, crime rate concerns, and school concerns.

**L. OTHER BUSINESS**

The **NOVEMBER 14, 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 6:20 p.m.



Prepared by: \_\_\_\_\_  
Martina Barrow, Recording Secretary

Date 10/14/2024