**PLANNING COMMISSION**

**MINUTES**

**APRIL 13, 2023**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, April 13, 2023, 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, Phyllis Enzor, John Collins, and Jack Beery.

Eglin Representative Tom Tolbert was not in attendance.

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

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

County Attorney Kerry Parsons was in attendance via Zoom.

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

Agenda Item 1: Ed Stanford – 3997 Commons Dr, Suite F, Destin, FL – Applicant

Agenda Item 1: Patricia Brobeck – 6 Bluewater Point Dr, Niceville, FL – Opponent

Agenda Item 2: Cole Granger – 6575 Hwy 189 N, Baker, FL – Applicant

1. **CALL TO ORDER**

Vice Chairman Jeremy Stewart called the meeting to order at 5:06 PM.

1. **ROLL CALL**

Leslie Adams conducted roll call.

1. **APPROVAL OF MINUTES FOR MARCH 9, 2023 MEETING.**

***Motion to approve minutes made by Phyllis Enzor and second by Jack Beery. --- 4 ayes. Motion Passes*.**

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

None.

1. **ANNOUNCEMENTS**

None.

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

None.

1. **ACCEPTANCE OF THE AGENDA**

***Motion to accept the agenda as written made by John Collins and second by Phyllis Enzor. --- 4 ayes. Motion Passes.***

1. **OATH TAKING**

Leslie Adams administered the Oath for all speakers.

1. **DISCLOSURES**

Leslie Adams read disclosures to the Board. All commissioners replied no to having spoken with anyone in regards to any agenda item. Commissioner Enzor replied yes to having visited the site of Agenda Item #2. Commissioner Enzor replied yes, she could render a fair and impartial decision regarding the agenda items.

1. **OLD BUSINESS**

None

1. **NEW BUSINESS**

None

1. **Applications for Development Review**

None

1. **Public Hearings**

**AGENDA ITEM 1**: **525536-BCC-2023 -** Consideration of a Resolution approving a twentieth “Notification of Proposed Change” to the previously approved Bluewater Bay Development of Regional Impact (DRI) Development Order (DO); to change the DRI Master Development Map, Magnolia Parcel, consisting of 9.7 acres.  The application to change the DRI-DO is submitted by Core Engineering & Consultants, Inc., as agent for Oliusa III, LLC.

Randy Woodruff presented Agenda Item 1 to the board.

Vice Chairman Stewart called Ed Stanford to speak.

Mr. Stanford addressed the Board giving brief description of his request.

Vice Chairman Stewart called for Patricia Brobeck to speak.

Ms. Brobeck addressed the board with her concerns: square footage stated is too large to be just a doctor’s office, middle school is going to be built across the street, traffic concerns, and safety concerns.

Vice Chairman Stewart called for Ed Stanford to speak on concerns that were raised.

Mr. Stanford explained the building will be occupied and rented to other medical professionals, traffic will be addressed during the development process.

Vice Chairman Stewart called for Patricia Brobeck to speak.

Ms. Brobeck stated that the development will significantly affect traffic.

Discussion ensued.

Vice Chairman Stewart called for a motion.

***Motion to recommend approval of Agenda Item 1 as written to request a change to the previously approved Bluewater Bay Development of Regional Impact (DRI) Development Order (DO); to change the DRI Master Development Map, Magnolia Parcel, made by John Collins, and second by Phyllis Enzor. -- 4 ayes. Motion Passes.***

**AGENDA ITEM 2**: **525573-BCC-2023 & 525575-BCC-2023 -** Consideration of a request changing the use of land submitted by Seaside Engineering on behalf of Christopher R. Ryles, owner, relating to parcel 07-3N-24-0000-0019-000, property located at 1330 Charlie Day Road, Baker, Florida.  The request is to change 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. If the FLUM amendment is approved, request to rezone the property from **Agriculture (AA)** district to **Residential-1 (R-1)** district, or a more restrictive zoning district.

Randy Woodruff presented Agenda Item 2 to the board.

Vice Chairman Stewart called for Cole Granger to speak.

Mr. Granger addressed the Board giving brief description of his request.

Discussion ensued.

Vice 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 by Phyllis Enzor and second by John Collins. -- 4 ayes. Motion Passes.***

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

1. **OTHER BUSINESS**

Vote to determine new Chairman for the remainder of 2023.

***Motion to nominate Jeremy Stewart as Chairman for 2023 made by John Collins and second by Phyllis Enzor – 4 ayes. Motion Passes.***

***Motion to nominate John Collins as Vice Chairman for 2023 made by Phyllis Enzor and second by Jack Beery – 4 ayes. Motion Passes.***

The **MAY 11, 2023,** Planning Commission Meeting will be held at the Commissioner’s Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.

**M. ADJOURNMENT**

Vice Chairman Stewart adjourned the meeting at approximately 5:33 p.m**.**

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

Martina Barrow, Recording Secretary

Date 04/14/2023