**PLANNING COMMISSION**

**MINUTES**

**APRIL 14, 2022**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, April 14, 2022, 5:01 p.m., Commissioner’s Chambers, **Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.**

Board members in attendance were Larry Patrick, Jeremy Stewart, Bruce Ravan, Phyllis Enzor, and John Collins.

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, Planning Manager, Sherry Cadenhead, Planning Coordinator, and Martina Barrow, Administrative Assistant II.

County Attorney Lynn Hoshihara was in attendance via Zoom.

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

Agenda Item 1: Mark Siner – 112 Truxton Ave, Fort Walton Beach, FL – Applicant’s Agent

Agenda Item 1: Seth Junkins – 129 Long Pointe Dr, Mary Esther, FL – Opponent

Agenda Item 1: Clint Thomas – 729 Forest Shores Dr, Mary Esther, FL - Other

1. **CALL TO ORDER**

Chairman Larry Patrick called the meeting to order at 5:01 PM.

1. **ROLL CALL**

Martina Barrow conducted roll call.

1. **APPROVAL OF MINUTES FOR FEBRUARY 10, 2022 AND MARCH 10, 2022 MEETINGS.**

***Motion to approve minutes made by Bruce Ravan and second by Jeremy Stewart. --- 5 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 Jeremy Stewart and second by John Collins.--- 5 ayes.Motion Passes.***

1. **OATH TAKING**

Martina Barrow administered the Oath for all speakers

1. **DISCLOSURES**

Martina Barrow read disclosures to the Board. All replied no.

1. **OLD BUSINESS**

None

1. **NEW BUSINESS**

None

1. **Applications for Development Review**

None

1. **Public Hearings**

**AGENDA ITEM 1:** Consideration of a request for Forest Shore Villas – a proposed Planned Unit Development (PUD), as submitted by Mark Siner with Choctaw Engineering, agent on behalf of the property owner, Forest Shore Villas, LLC. The subject property is located on Parcel 18-2S-25-0000-0009-0000, which is located at the corner of US 98 and Forest Shore Drive. The subject project measures 10.44 acres and has a Future Land Use Map (FLUM) designation of Mixed Use (MU) and is currently zoned Mixed Use (MU).

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Patrick called for Mark Siner to speak.

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

Commissioner Enzor asked if all the properties would be short-term or long-term rentals.

Mr. Siner clarified that they were to be long-term rentals, not vacation rentals.

Discussion ensued.

Chairman Patrick called for Clint Thomas to speak.

Mr. Thomas addressed the Board with his concerns: 1) retention pond/stormwater issues

Mr. Siner stated that those issues are addressed later in the development process.

Discussion ensued.

Chairman Patrick called for Seth Junkins to speak.

Mr. Junkins addressed the Board with his concerns: 1) how will they manage short-term rentals, 2) where does .44-acre buffer come from, 3) how will they put a buffer to hide the homes from the neighborhood behind, 4) concerns for habitat of yellow cardinal.

Mr. Siner referred any questions regarding short-term rental questions to the Planning Department. He also stated that the fill in of the wetlands has already been mitigated. They agreed to additional buffers and setbacks that the county suggested and the homes are all 1-story.

Discussion ensued.

Chairman Patrick asked Mr. Woodruff to clarify the county’s regulations on short-term rentals.

Mr. Woodruff clarified which zones allow for short-term rentals.

Discussion ensued.

Mr. Junkins asked how they are planning to stop the Yellow River, which flows through the project.

Chairman Patrick stated that they can’t legislate Mother Nature.

Discussion ensued.

Chairman Patrick called for a motion.

***Motion to recommend approval of Agenda Item 1 as written to request a Planned Unit Development (PUD) made by Bruce Ravan, and second by Jeremy Stewart.--- 5 ayes. Motion Passes.***

**AGENDA ITEM 2:** Ordinance of the Board of County Commissioners of Okaloosa County Florida amending section 6.04.02 of the Okaloosa County Land Development Code, Ordinance 91-01, as amended, creating parking standards for boat livery businesses; providing for codification, severability, and an effective date.

Randy Woodruff presented Agenda Item 2 to the board.

Chairman Patrick asked where in the county are these locations.

Elliot Kampert clarified there are multiple locations, including the east side Lulu’s and on Okaloosa Island.

Sherry Cadenhead also stated that some marinas also.

Discussion ensued.

***Motion to approve Agenda Item 2 as written made by John Collins, and second by Phyllis Enzor.--- 5 ayes. Motion Passes.***

**L. OTHER BUSINESS**

The **MAY 12, 2022** 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 Patrick adjourned the meeting at approximately 5:42 p.m**.**

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

Martina Barrow, Recording Secretary

Date 04/15/22