**PLANNING COMMISSION**

**MINUTES**

**APRIL 8, 2021**

**5:10 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, April 8, 2021, 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, Bruce Ravan, Jeremy Stewart, John Collins, and Phyllis Enzor.

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, Growth Management Director, Randy Woodruff, Planning Manager, and Leslie Adams, Planner I.

County Attorney Kerry Parsons was in attendance.

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

Agenda Item 1: Catherine Pittman, 106 Old South, Crestview, FL 32536-Agent

Agenda Item 1: Janet Barrow, 2801 Dogwood Acres, Crestview, FL 32539-Other

Agenda Item 2: Kimberlie Birr, 316 Green Oak, Crestview, FL 32539-Agent

Agenda Item 3: Mark Siner, 112 Truxton Ave., FWB, FL 32547- Agent

Agenda Item 3: Patricia Stocker, 206 Ajax Dr., FWB, FL 32548-Opponent

1. **CALL TO ORDER**

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

1. **ROLL CALL**

Leslie Adams conducted roll call.

1. **APPROVAL OF MINUTES FOR JANUARY 14, 2021 MEETING.**

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

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

None

1. **ANNOUNCEMENTS**
2. **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 Bruce Ravan.--- 5 ayes.Motion Passes.***

1. **OATH TAKING**

Leslie Adams administered the Oath for all speakers.

1. **DISCLOSURES**

Leslie Adams read disclosures to the Board. Commissioner Enzor advised she had been to the property. All other Commissioner’s advised no to the disclosures. All Commissioner’s advised they could render a fair and impartial decision on the agenda items.

1. **OLD BUSINESS**

None

1. **NEW BUSINESS**

None

1. **Applications for Development Review**

None

1. **Public Hearings**

**AGENDA ITEM 1:**Consideration of a request changing the use of land submitted by Jason Miller and Catherine Pittman, on behalf of Stewart and Michelle Dennis, relating to property legally described as 33-4N-23-0000-0047-0040: located on the west side of Highway 85, Crestview, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Low Density Residential (LDR)** to **Mixed Use (MU)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from **Residential-1 (R-1)** district to **Mixed Use (MU)** district, or a more restrictive zoning district. The subject property contains 6.98 acres, more or less.

Randy Woodruff read into record Agenda Item 1.

Chairman Patrick called for Catherine Pittman to speak.

Ms. Pittman addressed the Board advising the only remark she had was a correction to the agenda concerning the name of her clients and it should read Dennis and Michelle Stewart.

Ms. Janet Barrow addressed the Board advising her concerns about Agenda Item 1. Ms. Barrow advised that she was concerned about her property adjoining the Stewart property because: 1) her property is farm land, 2) that the proposed development not be offensive, and 3) that it not create bad traffic and noise issues. Ms. Barrow advised her concerns about the fact that was is being proposed at this meeting could change down the road if this item was approved. Ms. Barrow advised the board she nor her husband received the notice letter about the requested change and they are located within 300 feet of the property. Ms. Barrow stated she also tried to reach out to Ms. Pittman and the Growth Management Department to get more information.

Discussion ensued.

Ms. Barrow advised she didn’t want to come out and state they are opposing, she knows things are going to change.

Discussion ensued.

Ms. Pittman readdressed the Board advising she did have a copy of the proposed site plan for the proposed project, and as for traffic they already have a turning lane to enter the property.

Attorney Parsons address the Chairman recommending someone address the mail out notice.

Ms. Pittman advised she was given a certified letter from the Okaloosa County Property Appraisers for the 300 foot radius to complete mail outs and they had done the return receipts. Ms. Pittman advised that she had given them to Sherry Reed at Growth Management.

Attorney Parsons advised that the recording secretary had pulled up the list on the Property Appraiser’s site and if they could determine if it included Ms. Barrow’s address.

Ms. Adams pulled up the site and read into record the addresses for the last name Barrow on the list.

Ms. Barrow advised that the P.O Box in Dunlan, Florida yet they had moved back to Crestview and forwarded their mail to their current address.

Discussion ensued.

***Motion to approve Agenda Item 1 as written to request a change to the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Low Density Residential (LDR) to Mixed Use (MU), or a more restrictive FLUM designation made by Phyllis Enzor, and second by Jeremy Stewart.---5 ayes. Motion Passes.***

***Motion to approve Agenda Item 1 as written to request to rezone the property from Residential-1 (R-1) district to Mixed Use (MU) district, or a more restrictive zoning district made by Bruce Ravan, and second by Jeremy Stewart.---5 ayes. Motion Passes.***

**AGENDA ITEM 2:** Consideration of a request changing the use of land submitted by Kimberlie Birr, on behalf of Roger and Carrie Riley, relating to property legally described as 33-4N-23-0000-0058-0000 and 33-4N-23-0000-0047-0020; located on the west side of Highway 85, Crestview, Florida. The request is to change the Comprehensive Future Land Use Map (FLUM) designation for the subject property from **Low Density Residential (LDR)** to **Mixed Use (MU)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from **Residential-1 (R-1)** district to **Mixed Use (MU)** district, or a more restrictive zoning district. The subject property contains 4.13 acres, more or less.

Randy Woodruff read into record Agenda Item 2.

Chairman Patrick called for Kimberlie Birr.

Ms. Birr addressed the Board advising she represented the Riley family and they were in support of the Stewart rezoning as well. Ms. Birr gave brief description of the property and they were planning to turn this into a small scale wedding facility.

Discussion ensued.

Chairman called for any questions or comments.

Commissioner Enzor inquired if there was any public comment on this item.

Mr. Woodruff advised no.

***Motion to approve Agenda Item 2 as written to request a change to the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Low Density Residential (LDR) to Mixed Use (MU), or a more restrictive FLUM designation made by Bruce Ravan, and second by Jeremy Stewart.---5 ayes. Motion Passes.***

***Motion to approve Agenda Item 2 as written to request to rezone the property from Residential-1 (R-1) district to Mixed Use (MU) district, or a more restrictive zoning district made by Phyllis Enzor, and second by Jeremy Stewart.---5 ayes. Motion Passes.***

**AGENDA ITEM 3:** Consideration of a request changing the use of land submitted by Choctaw Engineering Inc., on behalf of 4-90, LLC, relating to property located at 5182 Highway 4, Baker, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM)designation for the subject property from **Mixed Use (MU)** to **Commercial (C)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from **Mixed Use (MU)** district to **General Commercial (C-3)** district, or a more restrictive zoning district. The subject property contains 3.71 acres, more or less.

Randy Woodruff read into record Agenda Item 3.

Chairman Patrick called for Mark Siner.

Mr. Siner addressed the Boar advising his client owns the adjoining property and his client wanted all parcels to be the same. Mr. Siner advised he was available for any questions.

Discussion ensued.

Mr. Siner advised that his client was aware that if they wanted to develop on the property they would have to get the right-of-way vacated.

Discussion ensued about C-3 zoning and Mixed Use.

Chairman Patrick called for Patricia Stocker to speak.

Ms. Stocker addressed the Board advised she is opposed to the rezoning. Ms. Stocker advised she is a part of the Church that is near the property in question and they are opposed to the proposed convenience store due to alcohol sales, which puts their Church in danger. Ms. Stocker advised that the new owner offered for them to move.

Chairman Patrick inquired about alcohol sales and the rules in the code.

Mr. Woodruff advised that this would be considered a package type alcohol sale and the rules about being away from a church would only be addressed if there were to be consumption onsite.

Commissioner Collins advised that the proposed project would currently be allowed in the current zoning, and reducing the Future Land Use and zoning would not affect what they were trying to propose.

Chairman Patrick inquired if Ms. Stocker understood that they were able to complete the proposed project in the current zoning.

Ms. Stocker advised that she understood and she wanted it on record that they oppose the change.

***Motion to approve Agenda Item 3 as written to request a change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Mixed Use (MU) to Commercial (C), or a more restrictive FLUM designation made by John Collins, and second by Bruce Ravan.—5 ayes. Motion Passes.***

***Motion made to approve Agenda Item 3 as written to request to rezone the property from Mixed Use (MU) district to General Commercial (C-3) district, or a more restrictive zoning district made by Phyllis Enzor, and second by Bruce Ravan.---5ayes. Motion Passes***

1. **OTHER BUSINESS**

The **May 13, 2021** Planning Commission Meeting will be held at the Commissioner’s Chambers, **Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.**

Chairman Patrick adjourned the meeting at approximately 5:58 p.m.

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

Leslie Adams, Recording Secretary

Date 4/26/21