

PLANNING COMMISSION

AGENDA

AUGUST 8, 2024

5:01 P.M.

**Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway
N, Shalimar, FL 32579.**

Commissioner Vacant, District 1

Commissioner Jack Beery, District 2

Chairman Jeremy Stewart, District 3

Commissioner Todd Tarchalski, District 4

Vice-Chairman Commissioner John Collins, District 5 Okaloosa County School Board Rep., Bill Smith
Eglin Air Force Base Representative, Jack Kiger

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES FOR MAY 9, 2024 (NO JUNE OR JULY MEETING)

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

E. ANNOUNCEMENTS

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

G. ACCEPTANCE OF THE AGENDA

H. OATH TAKING

I. DISCLOSURES

J. OLD BUSINESS

None

K. NEW BUSINESS

a. Applications for Development Review

None

b. Public Hearings

Agenda Item #1: 551867-BCC-2024 and 551872-BCC-2024. Consideration of a request to change a parcel of land submitted by Jeff McGinnis of Anchors Smith Grimsley, PLC agent, on behalf of the School District of Okaloosa County, relating to parcel 15-1S-22-0000-0001-001D, property located on the northwest corner of Lancaster Drive and Highway 20, Niceville, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Institutional (INST), to Mixed Use (MU) or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the property from Institutional (INST), to Mixed Use (MU) or a more restrictive zoning district. The subject property contains 25 acres, more or less.

Agenda Item #2: 551469-BCC-2024 and 551470-BCC-2024. Consideration of a request to change land submitted by Choctaw Engineering, Inc., agent, on behalf of Day Development of NW FL. LLC., owner, relating to parcel 28-4N-23-0000-0016-0000, property located at 5976 N Highway 85, Crestview, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Rural Residential (RR) and Mixed Use (MU), to Low Density Residential (LDR) or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from Rural Residential (RR) and Mixed Use (MU), to Residential-1 (R-1) or a more restrictive zoning district. The subject property contains 24 acres more or less.

Agenda Item #3: CPA-2024-01. Comprehensive Plan Text Amendment; Mobility Plan. Consideration of an ordinance of the Board of County Commissioners of Okaloosa County, Florida Amending the Comprehensive Plan of Okaloosa County to provide a Large Scale Plan Amendment consisting of text amendments to Chapter 1 Administration, Chapter 2.1 Future Land Use Element (FLUE), Chapter 2.2 Transportation Element (TE), Chapter 2.12 Intergovernmental Coordination Element (ICE), Chapter 2.13 Capital Improvements Element (CIE), and Chapter 4 Concurrency Management System of the Okaloosa County 2020 Comprehensive Plan.

Agenda Item #4: CPA-2024-02. Comprehensive Plan Text Amendment; Evaluation and Appraisal Report. Consideration of an amendment to the Okaloosa County Comprehensive Plan, adopting changes recommended in the 2024 Evaluation and Appraisal Report (EAR); adopting the updated Planning Profiles as the Technical Documents containing support data and analysis for the various elements of the Comprehensive Plan; and providing a minimum planning period of ten (10) years and citing the source and date of population projections used in establishing the 10-year planning period.

Agenda Item #5: CPA-2024-03. Comprehensive Plan Text Amendment; Capital Improvements. Consideration of an ordinance referred to as the Fiscal Year 2024 Capital Improvements Update Ordinance; specifically, amending Table 2.13.1 of the Chapter 2.13, Capital Improvements, of the Goals, Objectives, and Policies, of the Okaloosa County Comprehensive Plan.

Agenda Item #6: Development Order Appeal. Arbor Grove. Consideration of a petition by Clyde Lewis, Brian Homberg, Wesley & Simone Florez, Laurie Kent, Lisa Ward & Family, Monika McKee, Amy Tolar and Gilbert Fortner challenging the issuance of a Development Order for Arbor Grove Subdivision, a proposed 145 – lot single family detached residential subdivision as submitted by Cole Granger, PE with Seaside Engineering & Surveying, LLC, agent on behalf of the applicant, Arbor Grove, LLC. The property is currently zoned **Residential 1 (R 1)** and the Future Land Use Map (FLUM) designation is **Low Density Residential (LDR)**. The property is located on the east side of Buckward Road, north of Price Farms Plantation, Baker. Property contains 61.14 acres more or less.

Agenda Item #7: Development Order Appeal. Buckhaven. Consideration of petitions submitted by Lisa Ward & family, Wesley Florez, Don & Bonnie Grundel, James Messick, Clyde Lewis, and Brian Hornberg challenging the issuance of a development order for Buckhaven Subdivision, a proposed 132 - lot single family detached multi-phased residential subdivision as submitted by AVCON Engineering, on behalf of the applicant Garden Street Communities Southeast, LLC. The property is currently zoned **Agricultural (AA)** and the Future Land Use Map (FLUM) designation is **Agricultural (AG)**. The property is located on Old River and Buck Ward Roads, Baker, Florida. Property contains 195 acres more or less.

L. OTHER BUSINESS

The **September 12, 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