**PLANNING COMMISSION**

**MINUTES**

**FEBRUARY 11, 2021**

**5:10 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, February 11, 2021, 5:01 p.m., Commissioner’s Chambers, **Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.**

Board members in attendance were 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, Marissa Martinez, Planner III, and Leslie Adams, Administrative Assistant II.

County Attorney Kerry Parsons was in attendance via zoom.

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

Agenda Item 1: Tom Patton, 4471 Legendary, Destin, FL 32541-Agent

Agenda Item 1: Alan Gieseman, 434 Captains Circle, Destin, FL 32541

1. **CALL TO ORDER**

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

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

None

1. **ANNOUNCEMENTS**

Randy Woodruff addressed the Board advising that all further Planning Commission meetingswill be held at the Commissioner’s Chambers, **Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.**

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

Leslie Adams advised the Board to change the location of the meeting on the agenda to Shalimar.

1. **ACCEPTANCE OF THE AGENDA**

***Motion to accept the agenda with the change of the location to reflect Shalimar was made by Bruce Ravan, second by John Collins--- 4ayes. 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 spoke with Randy Woodruff on the phone. All other Commissioners advised no. All Commissioner’s advised they could render a fair and impartial decision.

1. **OLD BUSINESS**

None

1. **NEW BUSINESS**

None

1. **Applications for Development Review**

None

1. **Public Hearings**

**478920-BCC-2021 Commodore Retreat – Planned Unit Development (PUD):** A proposed Planned Unit Development (PUD) consisting of six (6) buildings, six (6) homes per building, three (3) floors over a level parking, will be built in seven (7) manageable phases as submitted by Tom Patton as agent for the property owner, Turnberry Harbour Phase III, LLC.  The property is currently zoned **Mixed Use (MU)** with a future land use map (FLUM) designation of **Mixed Use (MU)**. The general location of the property is north of Regatta Bay Boulevard, south of Captains Circle, west of Commodore Point Subdivision, Destin and contains 10.2 acres more or less. The requested PUD also include modifications from the requirements specified in the Land Development Code (LDC) and as follows:

**Requested Modifications to Code:**

1. Setbacks: buildings and accessory structures, front, rear and side 0 feet. Four-story elements, a minimum of 50’ separation.  One-story elements, a minimum of 20’ separation,

2. The requirements of Section 6.01.052.4, of the Land Development Code, are amended for this parcel to eliminate requirements for a 20 ft. easement along lot lines for drainage conveyance. A 15' easement will be provided.

3. The requirements of Section 6.06.101.3, of the Land Development Code, are amended for the parcel to eliminate requirements.  The banks of detention and retention areas shall slope at a grade of 3:1 or flatter to the bottom of a dry facility or to a depth of 3 feet below the normal water level of a wet facility; no slope for berms or swales shall be constructed steeper than 3:1.

4. The requirements of Section 6.06.101.4, of the Land Development Code, are amended for this parcel to eliminate the perimeter fence requirements around retention ponds as well as the slope requirements due to use of vertical retaining walls.

5. The requirements of Section 6.06.101.6, of the Land Development Code, are amended to eliminate the 20-foot access easement requirement for detention/retention areas.

6. The requirements of Section 6.06.101.7, of the Land Development Code, are amended to eliminate the requirements for a 15-foot-wide maintenance access way. Access to be provided by road right of way with common areas for maintenance and repair.

7. The requirements of Section 6.06.101.15, of the Land Development Code, are amended to eliminate the 5-foot setback between top of bank or retention/detention areas and property lines, fences and building structures.

8. The existing golf course shall be used to meet the PUD perimeter buffer along the east and south side of the proposed development as the golf course well exceeds the 10-foot width of the required buffer.  Wetland and conservation easements shall provide the buffer on the north and west sides.

9. Stormwater management will partially take place on the Regatta Bay Golf Course.

10. Cul-de-sac dimensions shall be less than 110 feet and may not meet AASHTO standards but will be coordinated and approved by Destin Fire Control District staff.

11. The requirements of Policy 2.7, of the Okaloosa County Comprehensive Plan, provides for a minimum of 25’ wetland buffer.  The plan provides a drainage system to handle run off and request a variable buffer, averaging over 25’

Randy Woodruff read into record Agenda Item 1. Randy advised the Board he placed e-mails on their desk from: 1) Edwin Sanguyo, P.E., 2) City of Destin, 3) Destin Fire, and 4) South Walton Utility Inx., advising none of the agencies had objections to the proposed agenda item.

Vice- Chairman Stewart called for Mr. Patton to speak.

Mr. Patton addressed the Board giving brief background and advised he was there for any question.

Vice-Chairman Stewart called for Mr. Gieseman to speak.

Mr. Geiseman addressed the Board advising his concerns that he does not want the character of his area to change due to the proposed development. Mr. Gieseman advised the Board he did not want to stop progress, that he would like the developer to meet with the surrounding land owners and try to have some type of written agreement for things concerning: 1) buffers, 2) traffic, 3) access to the water way, and 4) surrounding views.

Chairman Patrick called for Mr. Patton to address Mr. Geiseman’s concerns.

Mr. Patton addressed the Board advising the proposed buildings will be sold for several million dollars and there are only 2 buildings that will be visible to the current homes in question. Mr. Patton addressed the buffer and the location of the proposed buildings in reference to the current land owners.

Attorney Parsons advised that all concerns would fall under the Development review process.

Discussion ensued.

Mr. Geiseman again addressed the Board requesting they get some kind of written agreement from the Developer.

Attorney Parsons advised that requesting the Developer to do this is above the Board’s authority and this is not the last step for the public. Attorney Parsons advised the Developer still has to adhere to the Development Order process.

Discussion ensued.

Commissioner Collins inquired if there were some way to request that the Developer work with the surrounding land owners to work out concerns before the Development Order application is submitted.

Attorney Parsons advised they could make that recommendation in the motion.

***Motion to approve Agenda Item 1, with a strong recommendation that the Developer work with the group of local land owners at and during the Development Order process to work out any concerns before submitting the D.O. application for County approval made by John Collins, second by Phyllis Enzor.-- 4 ayes. Motion Passes.***

1. **OTHER BUSINESS**

Voting of Chairs for 2021.

Leslie Adams advised she put an e-mail from Larry Patrick on their desks. Leslie advised the e-mail from Larry stated he was still willing to serve as Chairman if the Board would like for him to.

Vice-Chairman Stewart called for a motion to nominate a Chairman.

***Motion for Larry Patrick to stay Chairman made by Phyllis Enzor, second by John Collins.---4 ayes. Motion Passes.***

***Motion for Jeremy Stewart to stay as Vice-Chairman made by Phyllis Enzor, and second by Bruce Ravan. ----4 ayes. Motion Passes.***

The **MARCH 11, 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 5:33 p.m.

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

Leslie Adams, Recording Secretary

Date 02/22/21