**PLANNING COMMISSION**

**MINUTES**

**FEBRUARY 9, 2023**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, February 9, 2023, 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, 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, Deputy Director, Leslie Adams, Planner I, and Martina Barrow, 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: Greg Matovina – 12443 San Jose Blvd, Ste 504, Jacksonville, FL – Applicant

Agenda Item 1: David Payne – 4638 Hermosa Rd, Crestview, FL – Unknown

Agenda Item 1: Darlene Reno – 4694 Lovegrass Ln, Crestview, FL – Opponent

Agenda Item 1: Christopher McFarland – 302 Timberline Dr, Crestview, FL – Opponent

Agenda Item 1: Angelo Amari – 1110 Shoal River Dr, Crestview, FL – Opponent

Agenda Item 1: Thomas Palumbo - Address exempt from public disclosure under FL State Statute Ch. 119.15 - Unknown

1. **CALL TO ORDER**

Chairman Larry Patrick called the meeting to order at 5:03 PM.

1. **ROLL CALL**

Martina Barrow conducted roll call.

1. **APPROVAL OF MINUTES FOR JANUARY 12, 2023 MEETING.**

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

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

None.

1. **ANNOUNCEMENTS**

Vice Chairman Jeremy Stewart stated to avoid the appearance of a conflict of interest, he would have to recuse himself from the discussion and voting on agenda item 1.

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

None.

1. **ACCEPTANCE OF THE AGENDA**

***Motion to accept the agenda as written made by Phyllis Enzor and second by Jeremy Stewart. --- 4 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 the Second Amendment to the Development Agreement by and between the Board of County Commissioners and Patriots Ridge LLP, for the purpose of establishing development rights for certain real property located within the unincorporated area of Okaloosa County; providing assurances in accordance with existing laws and policies subject to the conditions of the agreement; and, insuring that the agreement is in compliance with applicable provisions of Section 163.3220-163.3243, Florida Statutes, and the Okaloosa County Comprehensive Plan.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Patrick called David Payne to speak.

Mr. Payne addressed the board with his concerns: traffic issues and a decline in quality of life.

Chairman Patrick asked for Randy Woodruff to address the concerns raised.

Deputy Director Woodruff advised that this amendment is to decrease the number of previously approved lots, to help offset traffic, and staff is not currently aware of any sound barriers being put in.

Chairman Patrick called for Darlene Reno to speak.

Ms. Reno addressed the board with her concerns: road issues, traffic issues, drainage, safety of pedestrians, lack of fire departments, wildlife displacement, lack of school, and too many homes being built.

Chairman Patrick called for Christopher McFarland to speak.

Mr. McFarland addressed the board with his concerns: the builders’ employees are abusive towards residents and drive recklessly, lack of a disaster plan, and lack of emergency personnel.

Chairman Patrick called for Angelo Amari to speak.

Mr. Amari addressed the board with his concerns: traffic issues, lack of schools, too many homes being built, and proposed improvements are not enough.

Chairman Patrick called for Thomas Palumbo to speak.

Mr. Palumbo addressed the board with his concerns: increase in traffic accidents and building too much too fast.

Commissioner Collins asked if this development could continue to build without this amendment.

Director Elliot Kampert advised that this amendment doesn’t affect the developer from building, this amendment is reducing the number of homes to be built, includes a donation of a park, and improves traffic infrastructure.

Discussion ensued.

Chairman Patrick asked the county attorney if the builder can continue to build without this amendment.

Attorney Kerry Parson advised that according to Florida State Statute 163.3237 that to do an amendment to a development agreement you must have mutual consent of the parties. Attorney Parsons advised that the development agreement was approved in 2019, with an amendment in 2020.

Discussion ensued.

Chairman Patrick called for Angelo Amari to speak.

Mr. Amari asked if the amendment could be modified.

Attorney Parsons advised that according to Florida State Statute 163.3237 that to do an amendment to a development agreement you must have mutual consent of the parties, so only if the developer agrees.

Chairman Patrick called for Darlene Reno to speak.

Ms. Reno stated that she believes the board members should be aware and drive in the traffic and visit areas that go up before them.

Commissioner Enzor stated that a lot of the board members live and drive the same areas everyday.

Discussion ensued.

Chairman Patrick called for Greg Matovina to speak.

Mr. Matovina addressed the board regarding the concerns that were raised. Mr. Matovina stated that the builder has not had any construction activity in the neighborhood in the last 6-9 months and they are required to create a road connecting to Airmans Memorial.

Chairman Patrick called for a motion.

***Motion to recommend approval of Agenda Item 1 as written, to create a Second Amendment to the Development Agreement by and between the Board of County Commissioners and Patriots Ridge LLP, made by John Collins, and second by Phyllis Enzor. -- 3 ayes. Motion Passes.***

**L. OTHER BUSINESS**

The **MARCH 9, 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**

Chairman Patrick adjourned the meeting at approximately 5:50 p.m**.**

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

Martina Barrow, Recording Secretary

Date 02/10/2023