**PLANNING COMMISSION**

**MINUTES**

**JANUARY 12, 2023**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, January 12, 2023, 5:01 p.m., Commissioner’s Chambers, **Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.**

Board members in attendance were 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, 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: Bill Sauls – 696 Beal Pkwy N, Fort Walton Beach, FL – Unknown

Agenda Item 1: Brodarick Murphy – 206 Shirley Dr, Fort Walton Beach, FL – Unknown

1. **CALL TO ORDER**

Vice Chairman Jeremy Stewart called the meeting to order at 5:01 PM.

1. **ROLL CALL**

Martina Barrow conducted roll call.

1. **APPROVAL OF MINUTES FOR DECEMBER 8, 2022 MEETING.**

***Motion to approve minutes made by John Collins and second by Phyllis Enzor. --- 3 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 Phyllis Enzor and second by John Collins. --- 3 ayes. Motion Passes.***

1. **OATH TAKING**

Martina Barrow administered the Oath for all speakers after Randy Woodruff gave a brief description of Agenda Item 1.

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**: **522654-BCC-2022 AND 522656-BCC-2022** Consideration of a request changing the use of land as submitted by Step One Investments LLC., owner, relating to parcel 03-2S-24-0900-0004-0080 located at 43 Lincoln Drive, Fort Walton Beach, Florida.  The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation from **S****uburban Residential (SR)** to **Commercial (C)**, or a more restrictive FLUM designation.  If the FLUM amendment is approved, request to rezone the subject property from **Suburban Residential (SR)** district to **General Commercial (C-3)** district, or a more restrictive zoning district.  The subject property contains 1.42 acres.

Randy Woodruff presented Agenda Item 1 to the board.

Commissioner Collins asked if the property already allows for commercial use, why they need to rezone to C-3.

Randy Woodruff explained that the current zoning does not allow for auto sales, C-3 does.

Martina Barrow administered the Oath for all speakers.

Vice Chairman Stewart called for Bill Sauls to speak.

Mr. Sauls explained he is the manager for Step-One and gave a brief description of the request.

Vice Chairman Stewart called for Brodarick Murphy to speak.

Mr. Murphy explained that his mother lives on Shirley Dr, and doesn’t want a car dealership so close to her home.

Vice Chairman Stewart called for a motion.

***Motion to recommend approval of Agenda Item 1 as written to request a change to the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Suburban Residential (SR) to Commercial (C), or a more restrictive FLUM designation, made by John Collins, and second by Phyllis Enzor. -- 3 ayes. Motion Passes.***

***Motion to recommend approval of Agenda Item 1 as written to request to rezone the property suburban Residential (SR) to General Commercial (C-3), or a more restrictive zoning district, made by Phyllis Enzor, and second by John Collins. --- 3 ayes. Motion Passes.***

**L. OTHER BUSINESS**

Vote to determine Chairman and Vice Chairman for 2023.

***Motion to nominate Larry Patrick as Chairman for 2023 made by John Collins and second by Phyllis Enzor – 3 ayes. Motion Passes.***

***Motion to nominate Jeremy Stewart as Vice Chairman for 2023 made by John Collins and second by Phyllis Enzor – 3 ayes. Motion Passes.***

The **FEBRUARY 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**

Vice Chairman Stewart adjourned the meeting at approximately 5:17 p.m**.**

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

Martina Barrow, Recording Secretary

Date 01/13/2023