**PLANNING COMMISSION**

**MINUTES**

**JANUARY 13, 2022**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, January 13, 2022, 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, Bruce Ravan, 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 Randy Woodruff, Planning Manager, 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: Ray Greer – 2910 Kerry Forest Pkwy, Tallahassee, FL – Project Manager

Agenda Item 1: Jackie Holmes – 3815 Hwy 90 E, Crestview, FL - Opponent

Agenda Item 1: Louis Coffin – 5312 Clint Mason Rd, Crestview, FL - Opponent

Agenda Item 1: Patricia Murphy - 5312 Clint Mason Rd, Crestview, FL - Opponent

Agenda Item 1: Ed Cleek – 5405 Lowell Mason Rd, Crestview, FL - Other

1. **CALL TO ORDER**

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

1. **ROLL CALL**

Martina Barrow conducted roll call.

1. **APPROVAL OF MINUTES FOR DECEMBER 9, 2021 MEETING.**

***Motion to approve minutes made by Jeremy Stewart and second by Bruce Ravan. --- 5ayes. 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 Jeremy Stewart and second by Bruce Ravan.--- 5 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:** **494396-BCC-2021 & 494398-BCC-2021**,Consideration of a request changing the use of land submitted by Raymond Greer, on behalf of Warren Cutshall, NWF Land, LLC. relating to property located north of US 90 just to the east of Clint Mason Road and to the west of Brian Way.  The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Agricultural (AG)** and **Rural Residential (RR)** to **Low Density Residential (LDR)**.  If the FLUM amendment is approved, request to rezone the property from **Agriculture (AA)** and **Rural Residential (RR)** to **Residential-1 (R-1)**, or a more restrictive zoning district. Property contains 605 acres, more or less. In addition to the proposed Future Land Use Map Amendment and Rezoning, a proposed amendment to the Okaloosa County Land Development Code is also being requested.  The proposed Land Development Code Amendment will establish Section 3.10.00, 605-Acre Highway 90 Overlay District.  Said overlay will limit the overall density of the property to 1,200 residential units, establish a height limitation, require dark sky lighting principles and provide coordination with Eglin Air Force Base.  ***Transmittal hearing for state agency review***

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Patrick asked Mr. Woodruff for a summarization of the proposed Land Development Code Amendment.

Mr. Woodruff summarized the proposed Land Development Code Amendment for the board.

Chairman Patrick called for Ray Greer to speak.

Mr. Greer addressed the Board giving brief description of his request.

Commissioner Enzor asked Mr. Greer if the entire property would be coming out onto Hwy 90.

Mr. Greer replied yes, but there were going to be multiple phases, so there will be multiple exits on Hwy 90.

Chairman Patrick called for Jackie Holmes to speak.

Ms. Holmes addressed the Board with her concerns: 1) she moved out to the area to be rural and having less neighbors, 2) Hwy 90 is only 2 lanes and this many homes would cause a lot of traffic backup, and 3) wants a natural area or fence left by the developer so she doesn’t have to look at multiple backyards.

Chairman Patrick called for Louis Coffin to speak.

Mr. Coffin addressed the Board with his concerns: 1) where will all the wildlife go, 2) Hwy 90 is dangerous and having more people coming out at that road could cause more accidents, 3) wants the least amount of impact to his property, and 4) wants full transparency from the developer.

Discussion ensued.

Chairman Patrick called for Patricia Murphy to speak.

Ms. Murphy addressed the Board with her concerns: 1) she has lake on her property and children will walk onto her property and swim or fish in the lake, will she be responsible if a child drowns, 2) moved to her property for the rural area, 3) wants a 2-3 ft buffer between the development and her property, and 4) where does the wildlife go?

Discussion ensued.

Chairman Patrick called for Ed Cleek to speak.

Mr. Cleek said his questions have been answered and longer wants to speak.

Chairman Patrick called for Mr. Greer to speak again.

Mr. Greer addressed the concerns of the residents, stating he is willing to speak to anyone at a later time if needed.

Commissioner Collins asked Mr. Greer, as of today, they could build 1,086 homes and this change is only to be able to add an additional 114 homes.

Mr. Greer replied yes.

Discussion ensued.

Chairman Patrick 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 Agricultural (AG) and Rural Residential (RR) to Low Density Residential (LDR) made by Phyllis Enzor, and second by Jeremy Stewart.-- 5 ayes. Motion Passes.***

***Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Agriculture (AA) and Rural Residential (RR) to Residential-1 (R-1),*** ***or a more restrictive zoning district made by Phyllis Enzor, and second by Jeremy Stewart.--- 5 ayes. Motion Passes.***

***Motion to recommend approval of Agenda Item 1 as written by amending the Okaloosa County Land Development Code by creating Section 3.10.00, 605-Acre Highway 90 Overlay District made by John Collins, and second by Jeremy Stewart.--- 5 ayes. Motion Passes.***

**L. OTHER BUSINESS**

Vote to determine Chairman and Vice Chairman for 2022.

***Motion to nominate Larry Patrick as Chairman for 2022 made by Phyllis Enzor and second by Jeremy Stewart – 5 ayes. Motion Passes.***

***Motion to nominate Jeremy Stewart as Vice Chairman for 2022 made by Phyllis Enzor and second by John Collins – 5 ayes. Motion Passes.***

The **FEBRUARY 10, 2022** 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 01/31/22