**PLANNING COMMISSION**

**AGENDA**

**JUNE 9, 2022**

**5:01 P.M.**

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

Commissioner Larry Patrick, District 2

Chairman

Commissioner Phyllis Enzor, District 1 Vice-Chairman Jeremy Stewart, District 3

Commissioner Bruce Ravan, District 4 Commissioner John Collins, District 5

Eglin Air Force Base Representative, Tom Tolbert Okaloosa County School Board Rep., Bill Smith

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES FOR MAY 12, 2022**

**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**: **492417-BCC-2021** - Bluewater Bay Development of Regional Impact (DRI) Amendment – Holes 4, 5, 6, 7 & 8 former Lake Golf Course @ Bluewater Bay - Consideration of a Resolution approving an nineteenth “Notification of Proposed Change” to the previously approved Bluewater Bay Development of Regional Impact (DRI) Development Order (DO); to change the DRI Master Development Map, Land Use Designations, for the former Lake Golf Course at Bluewater Bay, Fairways 4, 5, 6, 7 & 8, consisting of 30.86 acres (“Fairway” as used herein refers to the entire golf hole and may include fairway, tee box, green, and/or pond).  The applicant is also seeking adoption of specific development standards defined herein. The application to change the DRI-DO is submitted by Jerome Zivan, as agent for Bluewater Bay Development Venture, LLC (“BBDV”).  The requested changes to the Bluewater Bay DRI are defined as follows:

1. Request to change the Bluewater Bay Master Development Map, Land Use Designation from **Golf (G)** to **Low (L)** on 19.76 acres of the following Lake Golf Course at Bluewater Bay fairways:
2. Fairway#8 & a portion of Fairway#7; totaling 6.36 acres
3. Fairway#4 & #5; totaling 13.4 acres

The Bluewater Bay DRI Low (L) designation permits a density of up to 2.5 dwelling units per acre.

1. Request to change the Bluewater Bay Master Development Map, Land Use Designation from **Golf (G)** to **Medium/Low (M/L)** on Lake Golf Course at Bluewater Bay Fairway#6; totaling 6.58 acres.  The Bluewater Bay DRI Medium Low (M/L) designation permits a density of up to four (4) dwelling units per acre.
2. Request to change the Bluewater Bay Master Development Map, Land Use Designation from **Golf (G)** to **Recreation (R)** on five (5) parcels (collectively referred to as the “Park Parcels”) on 4.52 acres defined as follows:
3. A portion of former Lake Golf Course at Bluewater Bay Fairway#4 (labeled as “Recreation Parcel #1” on the survey and consisting of .88 acres);
4. A portion of former Lake Golf Course at Bluewater Bay Fairway#7 (labeled as “Recreation Parcel #2/ Abram’s Park” on the survey and consisting of 0.54 acres)
5. A portion of former Lake Golf Course at Bluewater Bay Fairway#7 adjacent to Abram’s Park (labeled as “Recreation Parcel 2A” on the survey and consisting of 0.20 acres)
6. The unplatted portion of land adjacent to Southwind Drive, immediately south of Abram’s Park (labeled as “Recreation Parcel #3” on the survey and consisting of 1.75 acres);
7. The remaining portion of former Lake Golf Course at Bluewater Bay Fairway#7 (labeled as “Recreation Parcel #4” on the survey and consisting of 1.15 acres).

In addition, the applicant is also requesting the adoption of the following six (6) specific development standards to the applicable portion of the Bluewater Bay DRI subject to this Notice of Proposed Change:

1. Establishing minimum setbacks for any residential development on Fairway #6 of 20 feet front, 20 feet rear and 5 feet side; and any residential development on Fairways#4, #5, and #8 of 20 feet front, 20 feet rear, and 7.5 feet side.
2. Establishing a requirement that where there is a private road  being created to serve a subdivision that there also be a Homeowner’s Association responsible for maintaining the ROW, any stormwater retention areas in the subdivision, any stormwater transmission structures within the private road ROW and the landscaping of the ROW and any adjacent buffer areas  and where there is a public road created to serve a subdivision, County will  maintain the road within the ROW and any stormwater transmission structures within the ROW and  that there also be a Homeowner’s Association responsible for maintaining all landscaped stormwater retention areas whether within the ROW or elsewhere in the subdivision, and for maintaining stormwater transmission structures not within the ROW.
3. Waive fences around stormwater ponds for existing stormwater ponds that have been traditionally included as part of the golf course or the existing stormwater conveyance system where the slopes are 4:1 or less.
4. Reduce from 6 feet to 4 feet the fencing height requirement otherwise applicable to new stormwater retention ponds where the slopes are 4:1 or less.
5. Waive the 15-foot maintenance easement required by the LDC around stormwater retention ponds.
6. Establishing a minimum ROW of 40 feet for a limited portion of road ROW within a residential subdivision dedicated to the public provided that such roads are otherwise built in accordance with Okaloosa County standards and do not constitute more than 5% in length of the total of public road ROW within a subdivision developed within BBDRI. (All of the above are herein referred to as the “specific development standards”).

***(Tabled from November 18, 2021 meeting)***

**AGENDA ITEM 2**: **508094-BCC-2022** and **508117-BCC-2022** Consideration of a request changing the use of land submitted by Garden Street Communities Southeast, LLC, on behalf of the Parker Living Trust, relating to property located at West Dogwood Drive, Crestview, Florida.  The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Rural Residential (RR)** 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)** district to **Residential-1 (R-1)** district, or a more restrictive zoning district.  The subject property contains 56.95 acres, more or less. ***(Tabled from May 12, 2022 meeting)***

**L. OTHER BUSINESS**

The **JULY 14, 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**