**PLANNING COMMISSION**

**MINUTES**

**MARCH 9, 2023**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, March 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: Mark Siner – 112 Truxton Ave, Fort Walton Beach, FL – Applicant

Agenda Item 1: Heather Mikolaschek – 151 Eldredge Rd, Fort Walton Beach, FL – Opponent

Agenda Item 1: Kirk Pristas – Address exempt from public disclosure under FL State Statute Ch. 119.15 – Opponent

Agenda Item 1: John Vaughan – 307 Eldredge Rd, Fort Walton Beach, FL – Opponent

Agenda Item 1: Suzanne Chapman – 311 Eldredge Rd, Fort Walton Beach, FL – Opponent

Agenda Item 1: Ashley Davis – 126 Pamela Ann Dr, Fort Walton Beach, FL – Opponent

Agenda Item 1: Tom Oldham – 149 Eldredge Rd, Fort Walton Beach, FL – Opponent

Agenda Item 1: Hunter Karr – 906 Whisperwood Lane S, Fort Walton Beach, FL – Opponent

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 FEBRUARY 9, 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**

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 Phyllis Enzor. --- 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**: **525245-BCC-2023 & 525246-BCC-2023**- Consideration of a request changing the use of land as submitted by Choctaw Engineering, agent, relating to parcel 25-1S-24-0000-0007-0000 located at 102 Eldredge Road, Fort Walton Beach, Florida.  The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation from **Low Density Residential (LDR)** to **Mixed Use (MU)**, or a more restrictive FLUM designation.  If the FLUM amendment is approved, request to rezone the subject property from **Residential-1 (R-1)** district to **Mixed Use (MU)** district, or a more restrictive zoning district.  The subject property contains 0.79 acres.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Patrick called Mark Siner to speak.

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

Chairman Patrick called for Heather Mikolaschek to speak.

Ms. Mikolaschek addressed the board with her concern of an increase in traffic.

Chairman Patrick called for Kirk Pristas to speak.

Mr. Pristas addressed the board with his concerns: properties behind the property are residential and what kind of businesses that could be built.

Chairman Patrick explained the types of businesses able to be built on Mixed Use.

Discussion ensued.

Chairman Patrick called for John Vaughan to speak.

Mr. Vaughan addressed the board with his concerns: no need for more office space and a need for more residential.

Chairman Patrick called for Suzanne Chapman to speak.

Ms. Chapman addressed the board with her concerns: traffic issues, safety of pedestrians, types of businesses that could be built, and lack of a buffer.

Chairman Patrick called for Ashley Davis to speak.

Ms. Davis addressed the board with her concerns: safety of pedestrians, lack of sidewalks, speed of vehicles driving through neighborhood, and an increase in traffic.

Chairman Patrick called for Tom Oldham to speak.

Mr. Oldham addressed the board with his concerns: traffic issues, entrance/exit is on Eldredge, and insufficient road length to Lewis Turner.

Chairman Patrick called for Hunter Karr to speak.

Mr. Karr addressed the board with his concern of traffic issues.

Chairman Patrick called for Mark Siner to speak.

Mr. Siner addressed the concerns raised. Mr. Siner explained that the surrounding properties on Lewis Turner are zoned Mixed Use and residential is still able to be built on Mixed Use, but residential is not feasible on the major road.

Chairman Patrick explained that the Florida Statutes that control Growth Management were implemented sometime in the 1980’s. These were designed to put control on infringements on single family or property owners doing whatever they wanted, wherever they wanted. Chairman Patrick explained that over time that evolves.

Chairman Patrick asked if C-1 would be agreeable for the developer.

Commissioner Collins asked for clarification on what could be built on C-1 zoning.

Deputy Director Randy Woodruff explained C-1 allows for finance and insurance, real estate, professional, scientific, and technical services, management, administrative and support services, health care and social assistance, public administration, and other utilities such as power lines and water lines.

Commissioner Collins stated that he was concerned of some of the types of businesses allowed on Mixed Use on a residential street.

Commissioner Collins made a motion to recommend approval of Agenda Item 1 to request a change to the zoning from Residential-1 (R-1) to Commercial-1 (C-1).

Chairman Patrick stated that the Future Land Use Map (FLUM) motion had to be made first.

Discussion ensued.

Mark Siner clarified that the first motion should be Future Land Use Map (FLUM).

Commissioner Collins made a motion to recommend approval of Agenda Item 1 to request a change to the Future Land Use Map (FLUM) from Low Density Residential (LDR) to Commercial-1 (C-1).

Discussion ensued.

County Attorney Kerry Parsons clarified that the factual finding that Commissioner Collins is making is that Commercial-1 is more appropriate.

Commissioner Collins confirmed that was correct.

***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 Low Density Residential (LDR) to Commercial (C) made by John Collins, and second by Phyllis Enzor. -- 4 ayes. Motion Passes.***

Discussion ensued.

Chairman Patrick called for a motion.

Discussion ensued.

County Attorney Kerry Parsons stated that the Sunshine law requires public comment be given and public comment was given on a more intense designation, this is a more restrictive designation under the code, therefore public comment was appropriate and this motion is a recommendation the Board of County Commissioners. The public will have another opportunity to speak on this item at the Board of County Commissioners meeting.

***Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Residential-1 (R-1) to Commercial-1 (C-1),*** ***or a more restrictive zoning district made by John Collins and second by Jeremy Stewart. --- 4 ayes. Motion Passes.***

Chairman Patrick called for Kirk Pristas to speak.

Mr. Pristas stated that nothing has significantly changed with the motion that passed.

Chairman Patrick explained that Commercial-1 (C-1) is the most restrictive commercial zoning.

Discussion ensued.

County Attorney Kerry Parsons clarified that the applicant specifically requested for a change to Mixed Use or a more restrictive zoning. The board made a finding that C-1 is less intense and more restrictive was the appropriate designation.

Discussion ensued.

Mr. Pristas stated that the neighborhood was against any commercial zoning.

Discussion ensued.

Commissioner Enzor stated that the concerns she heard included concerns of the potential businesses allowed in Mixed Use zoning. Commissioner Enzor clarified that C-1 is more restrictive than Mixed Use.

Discussion ensued.

**L. OTHER BUSINESS**

The **APRIL 13, 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 6:06 p.m**.**

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

Martina Barrow, Recording Secretary

Date 03/10/2023