**PLANNING COMMISSION**

**MINUTES**

**MAY 12, 2022**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, May 12, 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, and Phyllis Enzor.

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, and Leslie Adams, Planner I.

County Attorney Kerry Parsons was in attendance.

Public Works Engineer Scott Bitterman was in attendance.

Speaker recognition forms were submitted by persons wishing to speak as follows:

Agenda Item 1: Kermit George – 12658 Open Pond Rd, Florala, AL – Applicant

Agenda Item 2: Allara Mills-Gutcher – 2311 Lee St, Lynn Haven, FL – Applicant

Agenda Item 3: Maureen Johnson – Destin, FL – Applicant

Agenda Item 3: Tonia Nation – 320 Bayshore Dr, Niceville, FL – Applicant

Agenda Item 3: Jerry Duty – 6044 Dogwood Dr, Crestview, FL – Unknown

Agenda Item 3: Marge Thornton – 2806 Lake Silver Rd, Crestview, FL – Unknown

Agenda Item 3: Simon Leigh – 2806 Lake Silver Rd, Crestview, FL – Unknown

Agenda Item 3: Andrew Krog – 6046 Bud Moulton Rd, Crestview, FL - Opponent

Agenda Item 3: Carol Cassity – 6141 Bud Moulton Rd, Crestview, FL – Opponent

Agenda Item 3: Annette Grant – 6122 Dogwood Dr W, Crestview, FL – Unknown

Agenda Item 3: Melanie Zick – 6082 Lake Ln, Crestview, FL – Unknown

Agenda Item 3: Linda Tuggle –6087 Terrace Ln, Crestview, FL – Unknown

Agenda Item 3: Jim Smith – 2816 Silverhill Rd, Crestview, FL – Unknown

Agenda Item 3: James Hunter – 6026 Bud Moulton Rd, Crestview, FL – Opponent

Agenda Item 3: Rex Watkins – 6070 Bud Moulton Rd, Crestview, FL –Opponent

Agenda Item 3: Pat Watkins – 6087 Bud Moulton Rd, Crestview, FL –Opponent

Agenda Item 3: Lane Watkins – 6087 Bud Moulton Rd, Crestview, FL –Opponent

Agenda Item 3: Pat Castille – 6031 Bud Moulton Rd, Crestview, FL – Unknown

Agenda Item 3: Ken Hose – 6130 Beasley Rd, Crestview, FL – Unknown

Agenda Item 3: Gregg Allcut –2654 Cricket Ln, Crestview, FL – Unknown

Agenda Item 3: Ben Glass – 6016 Bud Moulton Rd, Crestview, FL – Unknown

Agenda Item 3: Valerie New – 6064 Bud Moulton Rd, Crestview, FL – Opponent

Agenda Item 3: Jeff Childers –6092 Blueberry Ln, Crestview, FL – Opponent

Agenda Item 3: Keith Jankouskas –6088 Blueberry Ln, Crestview, FL – Unknown

Agenda Item 3: Kelly Duty –6044 Dogwood Dr W, Crestview, FL – Unknown

Agenda Item 3: Mike Chesser –1201 Eglin Pkwy, Shalimar, FL – Proponent

Agenda Item 3: Lydia Foster –Address exempt from public disclosure under FL State Statute Ch. 119.15 – Opponent

1. **CALL TO ORDER**

Chairman Larry Patrick called the meeting to order at 5:05 PM.

1. **ROLL CALL**

Leslie Adams conducted roll call.

1. **APPROVAL OF MINUTES FOR APRIL 14, 2022 MEETING.**

***Motion to approve minutes made by Jeremy Stewart and second by Phyllis Enzor. --- 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 Bruce Ravan.--- 4 ayes.Motion Passes.***

1. **OATH TAKING**

Leslie Adams administered the Oath for all speakers.

1. **DISCLOSURES**

Leslie Adams read disclosures to the Board. Commissioner Stewart replies yes, he spoke with someone regarding agenda item #3. Commissioner Patrick replied yes, he spoke to someone regarding agenda item #2. All commissioners replied no to having visited the properties. All commissioners replied yes, they could render a fair and impartial decision regarding the agenda items.

1. **OLD BUSINESS**

None

1. **NEW BUSINESS**

None

1. **Applications for Development Review**

None

1. **Public Hearings**

**AGENDA ITEM 1**: 507437-BCC-2022 and 507439-BCC-2022 Consideration of a request changing the use of land submitted by Kermit George, on behalf of Michael Parker, relating to property located at Garden City Road, 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 117.34 acres, more or less.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Patrick called for Kermit George to speak.

Mr. George addressed the board giving a brief description of the proposed changes.

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 Rural Residential (RR) to Low Density Residential (LDR), or a more restrictive FLUM designation, made by Bruce Ravan, and second by Jeremy Stewart.-- 4 ayes. Motion Passes.***

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

**AGENDA ITEM 2:** 508132-BCC-2022 and 508133-BCC-2022 Consideration of a request changing the use of land submitted by The Planning Collaborative, on behalf of M.H. Destin Storage, LLC, relating to property located at 17005 Emerald Coast Parkway, Destin, Florida.  The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Commercial (C)** to **Mixed Use (MU)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from **General Commercial (C-3)** district to **Mixed Use (MU)** district, or a more restrictive zoning district.  The subject property contains 2.45 acres, more or less.

Randy Woodruff presented Agenda Item 2 to the board.

Chairman Patrick called for Allara Mills-Gutcher to speak.

Ms. Mills-Gutcher addressed the board giving a brief description of the proposed changes.

Chairman Patrick called for a motion.

***Motion to recommend approval of Agenda Item 2 as written to request a change to the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Commercial (C) to Mixed Use (MU), or a more restrictive FLUM designation, made by Bruce Ravan, and second by Jeremy Stewart.-- 4 ayes. Motion Passes.***

***Motion to recommend approval of Agenda Item 2 as written to request to rezone the property from General Commercial (C-3) to Mixed Use (MU),*** ***or a more restrictive zoning district, made by Phyllis Enzor, and second by Jeremy Stewart.--- 4 ayes. Motion Passes.***

**AGENDA ITEM 3**: 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.

Randy Woodruff presented Agenda Item 3 to the board.

Chairman Patrick called for Maureen Johnson to speak.

Tonia Nation addressed the board stating she represents Ms. Johnson.

Ms. Nation gave a brief description of the proposed changes.

Chairman Patrick called for Jerry Duty to speak.

Mr. Duty addressed the board with his concerns: area is very rural, street is small, traffic issues that would arise.

Chairman Patrick called for Marge Thornton to speak.

Ms. Thornton address the board with her concerns: traffic, roads are not marked, speeding issues, large trucks driving through.

Chairman Patrick called for Ms. Nation to address Ms. Thornton’s concerns.

Ms. Nation explained the current zoning allowance and the proposed changes to the zoning.

Discussion ensued.

Ms. Johnson addressed the board stating she is willing to speak to each concerned neighbor to address concerns.

Discussion ensued.

Chairman Patrick called for Simon Leigh to speak.

Mr. Leigh addressed the board with his concerns: increase in traffic and houses and 4 homes per acre is too much.

Discussion ensued.

Chairman Patrick called for Andrew Krog to speak.

Mr. Krog addressed the board with his concerns: traffic issues, worried that the rezoning could allow 4 homes per acre and they would find a way to build that many, people would shortcut down other roads causing issues for other roads not looked at, and issue should be tabled so the community can work with applicant/developer.

Chairman Patrick called for Carol Cassity to speak.

Chairman Patrick explained that this is the legal process and recommendations are not practical.

Discussion ensued.

Ms. Cassity addressed the board advising she was skeptical that only 2.5 homes per acre would be built.

Discussion ensued.

Chairman Patrick asked Attorney Parsons to clarify the planning boards responsibility.

Attorney Parsons clarified that it is planning commissions responsibility to deteremine if the proposed rezoning changes are consistent with the comprehensive plan, policies, and procedures.

Commissioner Enzor clarified that traffic will be reevaluated again at the development order process.

Discussion ensued.

Chairman Patrick called for Annette Grant to speak.

Ms. Grant addressed the board with her concerns: traffic safety and road size.

Chairman Patrick called for Melanie Zick to speak.

Ms. Zick addressed the board with her concerns of traffic issues.

Chairman Patrick called for Linda Tuggle to speak.

Ms. Tuggle addressed the board with her concerns: road maintenance, traffic issues, need a light at Lake Silver Rd and 85, construction vehicles, water systems, septic tanks, wetlands, and entrance/exit to development.

Discussion ensued.

Chairman Patrick called for Jim Smith to speak.

Mr. Smith addressed the board with his concerns: speeding issues, are townhomes able to be built, traffic numbers, water, and accountability.

Chairman Patrick called for Ms. Nation to address the traffic questions.

Ms. Nation explained how the traffic numbers are calculated.

Discussion ensued.

Chairman Patrick called for James Hunter to speak.

Mr. Hunter stated that all of his concerns have been addressed, so he passes his turn to speak.

Chairman Patrick called for Rex Watkins to speak.

Mr. Watkins addressed the board with his concerns: roads are too small, traffic, need sidewalks, and use of Bud Moulton Rd. Mr. Watkins requested that the agenda item is denied approval.

Discussion ensued.

Chairman Patrick called for Pat Watkins to speak.

Ms. Watkins addressed the board with her concerns: entrance to subdivision, roads are too small, stop signs take too long to get through, safety, congestion, traffic commute, and roads are not lined or have bike paths.

Chairman Patrick called for Lane Watkins to speak.

Mr. Watkins requested that exhibit 1 be entered onto the record. Exhibit 1 is an opposition to the proposed changes and petition against the proposed changes. Mr. Watkins addressed the board with his concerns: traffic, safety issues, and no sidewalks. Mr. Watkins requested that the agenda item is denied approval.

Chairman Patrick called for Pat Castille to speak.

Mr. Castille addressed the board with his concerns: traffic, road size, and safety issues.

Chairman Patrick entered exhibit 1, presented by Mr. Watkins, into the record.

Chairman Patrick called for Ken Hose to speak.

Mr. Hose addressed the board with his concerns of impacts to taxpayers.

Leslie Adams administered the Oath for additional speakers who asked to speak after previous Oath was administered.

Chairman Patrick called for Gregg Allcut to speak.

Mr. Allcut addressed the board with his concerns: traffic, roads, no sidewalks, and Lake Silver Rd needs a light where the road meets Hwy 85. Mr. Allcut stated he is against the rezoning.

Chairman Patrick called for Ben Glass to speak.

Mr. Glass left the meeting.

Chairman Patrick called for Valerie New to speak.

Ms. New addressed the board with her concerns: legality of impacts if unknown (traffic), traffic, and narrow roads.

Discussion ensued.

Attorney Parsons restated that planning commission is looking at the consistency and combability of the rezoning to the comprehensive plan. Attorney Parsons read Policy 9.2 and entered the reading onto the record.

Discussion ensued.

Chairman Patrick called for Jeff Childers to speak.

Mr. Childers inquired what the board is actually making a motion on.

Chairman Patrick clarified that they check compatibility with the comprehensive plan.

Attorney Parsons asked that legal questions not be addressed to the board and direct questions about the comprehensive plan to the planning staff and developer.

Discussion ensued.

Chairman Patrick called for Keith Jankouskas to speak.

Mr. Jankouskas addressed the board with his concerns: traffic issues, flooding, effect on farmland, and wildlife. Mr. Jankouskas requested that zoning is left the same as it is right now.

Discussion ensued.

Chairman Patrick called for Mike Chesser to speak.

Mr. Chesser addressed the board stating that he is proponent of this change. Mr. Chesser stated that there are many people who don’t have homes and we need to move along and work together to allow homes to be built as they are needed.

Chairman Patrick called for Kelly Duty to speak.

Ms. Duty addressed the board with her concerns: developer knew the zoning of the property prior to purchasing, roads are not capable of holding anymore traffic, area is rural, and speeding is already an issue.

Chairman Patrick called for Lydia Foster to speak.

Ms. Foster addressed the board with her concerns: residents are being treated unfairly, traffic issues, why is the applicant not required to be transparent, and what recommendation does the board have to allow residents to be heard.

Chairman Patrick explained that this meeting is the best venue for residents to raise concerns. Chairman Patrick stated that they don’t limit citizens on time that they can speak and they are here to listen and answer questions.

Discussion ensued.

Chairman Patrick called for Tonia Nations to speak on concerns that were raised.

Ms. Nations stated the current zoning for many surrounding properties is already R-1. She stated that traffic evaluation is valid and is used through out the country. Ms. Nations stated that sidewalks are not required per county land development code but all studies will be done when they get to the development order process. Ms. Nations stated that the state holds Auburn water accountable for their allowances.

Discussion ensued.

Pat Watkins asked if the applicant would comply with the 300 ft notification for neighbors.

Ms. Nations stated that they will comply with the county requirement of 300 ft, every person who filled out a speaker card, and everyone on the exhibit 1 petition, as well.

Rex Watkins asked what the difference would be, in the amount of lots, if the rezoning was not approved.

Ms. Nations stated it would be 113 instead of the proposed 143 lots.

Discussion ensued.

Chairman Patrick called for a motion.

***Motion to recommend disapproval of Agenda Item 3 as written to request a change to 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, made by Bruce Ravan, and second by Phyllis Enzor --- 2 ayes and 2 nays. Ayes – Commissioners Enzor and Ravan, nays – Commissioners Patrick and Stewart. Motion did not pass.***

Attorney Parsons asked Commissioner Ravan if his motion was based on the findings presented that it was not consistent with the comprehensive plan.

Commissioner Ravan stated that yes, he doesn’t believe it to be consistent with the comprehensive plan.

Attorney Parsons stated this is a tie and die, meaning the motion has died and no motion is on the floor at the moment.

Commissioner Stewart requested that the agenda item be tabled so that the applicant can meet with the residents before a motion is made.

Attorney Parsons stated this is allowed as long as it is based on whether the board needs more information before a motion can be made.

Maureen Johnson requested to table the agenda item until a later date, so that they can have time to speak to residents.

Chairman Patrick called for a motion.

***Motion to move Agenda Item 3 to date certain, June 9, 2022, time certain 5:01 pm, Commissioner’s Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579, made by Jeremy Stewart and second by Bruce Ravan.--- 4 ayes. Motion Passes.***

**L. OTHER BUSINESS**

The **JUNE 9, 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 7:35 p.m**.**

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

Martina Barrow, Recording Secretary

Date 05/13/22