

**PLANNING COMMISSION**

**MINUTES**

**SEPTEMBER 12, 2024**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, September 12, 2024, 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, John Collins, and Jack Beery.

Eglin Representative Jack Kiger was not in attendance.

Okaloosa County School Board representative Bill Smith was not in attendance.

Growth Management Staff in attendance were Stuart Campbell, Planner III and Martina Barrow, Planner I.

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 – Applicant

Agenda Item 1: Thomas Filler – 3181 Aplin Rd, Crestview, FL – Opponent

**A. CALL TO ORDER**

Chairman Jeremy Stewart called the meeting to order at 5:07 PM.

**B. ROLL CALL**

Martina Barrow conducted roll call.

**C. APPROVAL OF MINUTES FOR AUGUST 8, MEETING.**

*Motion to approve minutes made by John Collins and second by Jack Beery. — 3 ayes. Motion Passes.*

**D. OPEN TO PUBLIC (FOR ANY ITEMS NOT QUASI JUDICIAL ON THIS AGENDA)**

None.

**E. ANNOUNCEMENTS**

None.

**F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**

Stuart Campbell stated that there is a change to the agenda under other business. A special call meeting will be on October 29, 2024, location is to be determined.

*Motion to approve changes to agenda made by John Collins and second by Jack Beery. --- 3 ayes. Motion Passes.*

**G. ACCEPTANCE OF THE AGENDA**

*Motion to accept the agenda as written made by John Collins and second by Jack Beery. --- 3 ayes. Motion Passes.*

**H. OATH TAKING**

Martina Barrow administered the Oath for all speakers.

**I. DISCLOSURES**

Martina Barrow read disclosures to the Board during Agenda Item 1.

**J. OLD BUSINESS**

None

**K. NEW BUSINESS**

None

**a. Applications for Development Review**

None

**b. Public Hearings**

**AGENDA ITEM 1: 551133-PLT-2024** Consideration of a request for Nielsen Place Planned Unit Development (PUD), as submitted by Raymond Greer with Design West Group, agent on behalf of the property owners Kenneth & Julie Nielsen. The subject property is located on a portion of parcels 22-3N-23-0000-0010/0020, and the entire area of parcel 22-3N-23-0000-0040-0000; which is located on Earl Kennedy Road, Crestview, FL. The property has a current Future Land Use Map (FLUM) designation of Low Density Residential (LDR) and has a Residential-1 (R-1) zoning district. The site contains 19.0 acres more or less.

Stuart Campbell presented Agenda Item 1 to the board.

Martina Barrow read disclosures to the Board. Chairman Stewart replied he has visited the property. Chairman Stewart replied yes, he could render a fair and impartial decision regarding the agenda item.

Chairman Stewart called Ray Greer to speak.

Mr. Greer gave a brief description of proposed changes.

Chairman Stewart called for Thomas Filler to speak.

Mr. Filler addressed the board with his concerns: his land is agriculture conservation, noise control, stormwater management, and density.

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Chairman Stewart called for Ray Greer to speak on concerns that were raised.

Mr. Greer explained the land use is currently low density residential and the stormwater pond has to be to permitted through the DEP.

Discussion ensued.

Chairman Stewart called for a motion.

**Motion to recommend approval of Agenda Item 1 as written to request a Planned Unit Development (PUD), made John Collins and second by Jack Beery. -- 3 ayes. Motion Passes.**

**L. OTHER BUSINESS**

The **October 10, 2024**, Planning Commission Meeting location is to be determined. A special call meeting will be on **October 29, 2024**, location is to be determined.

**M. ADJOURNMENT**

Chairman Stewart adjourned the meeting at approximately 5:32 p.m.



Prepared by: \_\_\_\_\_  
Martina Barrow, Recording Secretary

Date 09/13/2024

