**PLANNING COMMISSION**

**MINUTES**

**SEPTEMBER 14, 2023**

**5:01 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, September 14, 2023, 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, Phyllis Enzor, and Jack Beery.

Eglin Representative Scott Davidson 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, Planner I.

County Attorney Kirsten H. Mood was in attendance and 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: Randy Hersch – 5671 Willow Ln, Crestview, FL – Unknown

Agenda Item 1: Linda Samper – 5794 Wayne Rogers Rd, Crestview, FL – Unknown

Agenda Item 1: Roberto Samper – 5794 Wayne Rogers Rd, Crestview, FL – Opponent

Agenda Item 1: David Danyo – 6048 Garden City Rd, Crestview, FL – Unknown

Agenda Item 2: Brad Mainor – 6575 Hwy 189 N, Baker, FL – Applicant

1. **CALL TO ORDER**

Chairman Jeremy Stewart called the meeting to order at 5:01 PM.

1. **ROLL CALL**

Martina Barrow conducted roll call.

1. **APPROVAL OF MINUTES FOR JUNE 8, 2023 MEETING.**

***Motion to approve minutes made by Phyllis Enzor and second by Jack Beery. --- 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 Jack Beery and second by Phyllis Enzor. --- 4 ayes. Motion Passes.***

1. **OATH TAKING**

Martina Barrow administered the Oath for all speakers.

1. **DISCLOSURES**

County Attorney Kirsten Mood read disclosures to the Board. Chairman Stewart replied he had spoken with the applicant regarding Agenda Item 1 and is familiar with the property. Commissioner Stewart replied yes, he 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**: **534016-BCC-2023 & 534019-BCC-2023** - Consideration of a request changing the use of land submitted by Raymond Greer, on behalf of Willow Creek Plantation, LLC, relating to property located north of US 90 just to the east of Bob Sikes Airport and directly south of Wayne Rogers Road. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) from Rural Residential (RR) to Low Density Residential (LDR). If the FLUM amendment is approved, the applicant has submitted a companion request to rezone the property from Rural Residential (RR) to Residential-1 (R-1), or a more restrictive zoning district. 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 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District. Said overlay will limit the overall density of the property to 250 residential units, establish a height limitation, require dark sky lighting principles and provide coordination with Eglin Air Force Base. This is the Transmittal hearing for state agency review.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Stewart called Ray Greer to speak.

Mr. Greer gave a brief description of proposed changes.

Commissioner asked Mr. Greer where the storm water runoff would go.

Mr. Greer replied that the county’s stormwater management plan says that runoff must be contained on the property.

Commissioner Collins asked how this would affect Bob Sikes area of influence.

Mr. Greer replied that the property is located outside of the impact zone and the overlay district covers any additional affect to the airport.

Discussion ensued.

Commissioner Enzor asked which property they are planning to run sewer lines through.

Mr. Greer replied exactly which county owned property they have plans for.

Chairman Stewart called for Randy Hersch to speak.

Mr. Hersch addressed the board with his concerns: too many developments on Airport Rd, road impacts, traffic impact, school capacities, and pedestrians on Airport Rd.

 Chairman Stewart called for Linda Samper to speak.

Ms. Samper addressed the board with her concerns: traffic impact, construction traffic in the neighborhood, wear and tear on the roads, and children playing in the road.

Chairman Stewart called for Roberto Samper to speak.

Mr. Samper addressed the board with his concerns: traffic impact, construction traffic in the neighborhood, children playing in the road, enforcement of speed within neighborhood, and lot sizes.

Chairman Stewart called for David Danyo to speak.

Mr. Danyo addressed the board with his concerns: traffic impact and road issues.

Commissioner Beery stated that he appreciates the public for coming and speaking their concerns.

Discussion ensued.

Chairman Stewart called for Ray Greer to speak.

Mr. Greer addressed the concerns raised. Mr. Greer explained that the county is currently working on planning further road development and the development order process has traffic analysis as part of the process. Mr. Greer stated that today is here for a request to rezone, Future Land Use Map Amendment, and establishing an overlay district.

Chairman Stewart asked if the lots would be adjacent to Fairchild Rd.

Mr. Greer stated they would build a road to connect the development to Fairchild Rd.

Discussion ensued.

Commissioner Collins clarified that this request was only about smaller lot sizes, not about allowing more lots.

Discussion ensued,

Chairman Stewart 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 John Collins and second by Phyllis Enzor. -- 4 ayes. Motion Passes.***

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

***Motion to recommend approval of Agenda Item 1 as written to amend the Okaloosa County Land Development Code by creating Section 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District, made by John Collins, and second by Phyllis Enzor. --- 4 ayes. Motion Passes.***

**AGENDA ITEM 2**: **536316-BCC-2023 & 536318-BCC-2023** Consideration of a request changing the use of land submitted by Seaside Engineering on behalf of Lucy C. McClendon, owner, relating to a portion of parcel 31-4N-24-0000-0003-0070, property located at 1275 Georgia Avenue, Baker, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Low Density Residential (LDR)** to **Commercial (C)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from **Residential-1 (R-1)** zoning district to **General Commercial (C-3)**, or a more restrictive zoning district. The subject property contains 0.96 acres, more or less.

Randy Woodruff presented Agenda Item 2 to the board.

Chairman Stewart called Brad Mainor to speak.

Mr. Mainor gave a brief description of proposed changes.

Chairman Stewart 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 Jack Beery, and second by John Collins. -- 4 ayes. Motion Passes.***

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

1. **OTHER BUSINESS**

The **NOVEMBER 8, 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 Stewart adjourned the meeting at approximately 5:51 p.m**.**

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

 Martina Barrow, Recording Secretary

Date 09/15/2023