

PLANNING COMMISSION

MINUTES

AUGUST 8, 2024

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, August 8, 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, Todd Tarchalski, 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 Elliot Kampert, Director, Randy Woodruff, Deputy Director, Tim Durbin, Senior Planner, Marissa Martinez, Senior Planner, Stuart Campbell, Planner III, Leslie Adams, Planner I, Martina Barrow, Planner I, and Diamond Guevara, Administrative Assistant II.

County Attorney Kerry Parsons was in attendance.

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

Agenda Item 1: Jeff McInnis – Address exempt from public disclosure under FL State Statute Ch. 119.15 – Applicant

Agenda Item 1: Patricia Brobeck – 6 Bluewater Point Dr, Niceville, FL – Opponent

Agenda Item 1: Clotilde Leach – 404 Evans Rd, Niceville, FL – Opponent

Agenda Item 1: Mitchell McClaren– 6 Bluewater Point Dr, Niceville, FL – Opponent

Agenda Item 1: Mary Avalon – 4264 Lancaster Dr, Niceville, FL – Unknown

Agenda Item 1: Shannon Tucker – 38 Howard St, Niceville, FL – Unknown

Agenda Item 1: Mark Siner – 53 Warwick Dr, Shalimar, FL – Proponent

Agenda Item 2: Mark Siner – 53 Warwick Dr, Shalimar, FL – Applicant

Agenda Items 6 & 7: Clyde Lewis – 5763 Buck Ward Rd, Baker, FL – Petitioner/Opponent

Agenda Items 6 & 7: Laurie Kent – 6100 Buck Ward Rd, Baker, FL – Petitioner/Opponent

Agenda Items 6 & 7: Amy Tolar – 5945 Buck Ward Rd, Baker, FL – Petitioner/Opponent

Agenda Items 6 & 7: Lisa Ward – 5763 Buck Ward Rd, Baker, FL – Petitioner/Opponent

Agenda Items 6 & 7: Brian Hornberg – 5578 Buck Ward Rd, Baker, FL – Petitioner/Opponent

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Agenda Items 6 & 7: Gil Fortner – Address exempt from public disclosure under FL State Statute Ch. 119. –
Petitioner/Opponent

Agenda Items 6 & 7: Wesley Florez – 5918 Buck Ward Rd, Baker, FL – Petitioner/Opponent

Agenda Item 6: Ken Metcalf – 101 E. College Ave, Tallahassee, FL – Applicant

Agenda Item 6: John Mead – 24 Walter Martin Rd, Fort Walton Beach, FL – Applicant

Agenda Item 6: Malcolm Spears – 1515 Greenwood Rd, Baker, FL – Applicant

Agenda Item 6: Mike Mead – 24 Walter Martin Rd, Fort Walton Beach, FL – Applicant

Agenda Item 6: Tim Bowden – 6575 Hwy 189 N, Baker, FL – Applicant

Agenda Item 6: Logan Snow – 6575 Hwy 189 N, Baker, FL – Applicant

Agenda Item 6: Cole Granger – 6575 Hwy 189 N, Baker, FL – Applicant

Agenda Item 6: Cam Stewart – Address exempt from public disclosure under FL State Statute Ch. 119.15 – Unknown

Agenda Item 6: Don Grundel – 5790 Buck Ward Rd, Baker, FL – Opponent

Agenda Item 6: Bonnie Grundel – 5790 Buck Ward Rd, Baker, FL – Opponent

Agenda Item 6: Shannon Nixon – 6385 County Line Rd, Baker, FL – Opponent

Agenda Items 6 & 7: Kermit George – 12658 Open Pond Rd, Florala, AL – Proponent

Agenda Items 6 & 7: Sharon Adams – 5629 Buck Ward Rd, Baker, FL – Opponent

Agenda Items 6 & 7: Gary Harras – 1860 Wadsworth Rd, Baker, FL – Opponent

Agenda Items 6 & 7: Michelle Harpster – 1801 Harpster Ln, Baker, FL – Opponent

Agenda Items 6 & 7: James Messick – Address exempt from public disclosure under FL State Statute Ch. 119.15 – Opponent

Agenda Items 6 & 7: Nan Sterbaggi – 1414 Aaron Baker Rd, Baker, FL – Unknown

Agenda Items 6 & 7: Mark McKenzie – 1536 Mill Creek Rd, Baker, FL – Unknown

Agenda Items 6 & 7: Pat Watkins – 6087 Bud Moulton Rd, Crestview, FL – Opponent

Agenda Items 6 & 7: Lane Watkins – 6087 Bud Moulton Rd, Crestview, FL – Opponent

Agenda Item 7: Julia Vitale – 2708 Apple Blossom Ct, Shalimar, FL – Applicant

Agenda Item 7: Sally Fox – 30 South Spring St, Pensacola, FL – Attorney for applicant

Agenda Item 7: Tonia Nation – 320 Bayshore Dr, Suite A, Niceville, FL – Applicant

MINUTES ARE NOT VERBATIM

Agenda Item 7: Cheryl Sawyers – 4463 Woodbridge Rd, Niceville, FL – Applicant

Agenda Item 7: Daniel LeJeune – 312 Argus Rd, St. Augustine, FL – Applicant

Agenda Item 7: Chris Ryles – PO Box 711, Baker, FL – Proponent

Agenda Item 7: Bonnie Grundel – 5790 Buck Ward Rd, Baker, FL – Opponent

Agenda Item 7: Don Grundel – 5790 Buck Ward Rd, Baker, FL – Opponent

Agenda Item 7: Pat Dingess – 5681 Grandsons Way, Baker, FL – Opponent

A. CALL TO ORDER

Chairman Jeremy Stewart called the meeting to order at 5:02 PM.

B. ROLL CALL

Martina Barrow conducted roll call.

C. APPROVAL OF MINUTES FOR MAY 9, 2024 MEETING (NO JUNE MEETING)

Motion to approve minutes made by John Collins and second by Jack Beery. --- 4 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

Change to agenda - Agenda Items 6 & 7 to be moved behind Agenda Item 2. Agenda item order to be changed to 1, 2, 6, 7, 3, 4, and 5.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by John Collins and second by Jack Beery. --- 4 ayes. Motion Passes.

H. OATH TAKING

Martina Barrow administered the Oath for all speakers.

I. DISCLOSURES

County Attorney Kerry Parsons stated that due to the nature of the agenda items, disclosures would be read individually for each agenda item at the beginning of discussions for said agenda item.

J. OLD BUSINESS

None

K. NEW BUSINESS

None

a. Applications for Development Review

None

b. Public Hearings

AGENDA ITEM 1: 551867-BCC-2024 and 551872-BCC-2024 Consideration of a request to change a parcel of land submitted by Jeff McGinnis of Anchors Smith Grimsley, PLC agent, on behalf of the School District of Okaloosa County, relating to parcel 15-1S-22-0000-0001-001D, property located on the northwest corner of Lancaster Drive and Highway 20, Niceville, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Institutional (INST)**, to **Mixed Use (MU)** or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the property from **Institutional (INST)**, to **Mixed Use (MU)** or a more restrictive zoning district. The subject property contains 25 acres, more or less.

Attorney Kerry Parsons read disclosures for Agenda Item 1 to the board. All replied no.

Attorney Kerry Parsons stated that for agenda items 1 & 2 the board is to consider if the applicant demonstrated that the change of use meets the comprehensive plan.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Stewart called Jeff McInnis to speak.

Mr. McInnis gave a brief description of proposed changes.

Chairman Stewart called for Patricia Brobeck to speak.

Ms. Brobeck addressed the board with her concerns: traffic issues and noise/light pollution.

Commissioner Beery asked if the proposed zoning is more restrictive than the current zoning.

Randy Woodruff stated that the proposed zoning of mixed use is not more restrictive than the current zoning of institutional.

Discussion ensued.

Chairman Stewart called for Clotilde Leach to speak.

Ms. Leach addressed the board with her concerns: traffic and safety.

Chairman Stewart called for Mitchell McClaren to speak.

Mr. McClaren addressed the board with his concerns: lack of sidewalks and safety.

Chairman Stewart called for Mary Avalon to speak.

Ms. Avalon addressed the board with her concern of stormwater management.

Chairman Stewart called for Shannon Tucker to speak.

Ms. Tucker addressed the board with her concern that this is a disservice to community.

Chairman Stewart called for Mark Siner to speak.

Mr. Siner addressed the board stating he is a proponent for this proposed change. Mr. Siner stated that the school board must adjust with their location needs and this is a good opportunity to use the property they currently have to buy property where a school is now needed.

Chairman Stewart called Jeff McInnis to speak.

Mr. McInnis gave a closing statement that this is only a request to rezone and any potential development has to meet county requirements.

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 Institutional (INST), to Mixed Use (MU) or a more restrictive FLUM designation, made John Collins and second by Jack Beery. -- 4 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Institutional (INST) to Mixed Use (MU), or a more restrictive zoning district, made by John Collins, and second by Jack Collins. --- 4 ayes. Motion Passes.

Agenda Item # 2: 551469-BCC-2024 & 551470-BCC-2024 Consideration of a request to change land submitted by Choctaw Engineering, Inc., agent, on behalf of Day Development of NW FL. LLC., owner, relating to parcel 28-4N-23-0000-0016-0000, property located at 5976 N Highway 85, Crestview, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Rural Residential (RR) and Mixed Use (MU)**, 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) and Mixed Use (MU)**, to **Residential-1 (R-1)** or a more restrictive zoning district. The subject property contains 24 acres more or less.

Attorney Kerry Parsons read disclosures for Agenda Item 1 to the board. All replied no.

Randy Woodruff presented Agenda Item 2 to the board.

Chairman Stewart called for Mark Siner to speak.

Mr. Siner gave a brief description of proposed changes.

Commissioner Beery asked if the property would be sewer or septic.

Mr. Siner clarified the property is within Auburn Water System's jurisdiction and they do not provide sewer, only septic.

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) and Mixed Use (MU), to Low Density Residential (LDR) or a more restrictive FLUM designation, made John Collins and second by Todd Tarchalski. -- 4 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Rural Residential (RR) and Mixed Use (MU), to Residential-1 (R-1), or a more restrictive zoning district, made by John Collins, and second by Todd Tarchalski. -- 4 ayes. Motion Passes.

Agenda Item #6: Development Order Appeal. Arbor Grove. Consideration of a petition by Clyde Lewis, Brian Homberg, Wesley & Simone Florez, Laurie Kent, Lisa Ward & Family, Monika McKee, Amy Tolar and Gilbert Fortner challenging the issuance of a Development Order for Arbor Grove Subdivision, a proposed 145 – lot single family detached residential subdivision as submitted by Cole Granger, PE with Seaside Engineering & Surveying, LLC, agent on behalf of the applicant, Arbor Grove, LLC. The property is currently zoned **Residential 1 (R 1)** and the Future Land Use Map (FLUM) designation is **Low Density Residential (LDR)**. The property is located on the east side of Buckward Road, north of Price Farms Plantation, Baker. Property contains 61.14 acres more or less.

Martina Barrow administered the Oath for all additional speakers.

Attorney Kerry Parsons gave a brief description of the development order hearing process and what the board is to consider when deciding when voting. She stated the board is to consider objections that relate to the Land Development Code that were specifically written in the Memorandum of Errors and based on substantial evidence to support their findings.

Attorney Kerry Parsons read disclosures for Agenda Item 6 to the board. Chairman Stewart stated that he has spoken with developer regarding the project. Chairman Stewart replied yes, he could render a fair and impartial decision regarding the agenda item.

Randy Woodruff presented Agenda Item 6 to the board and entered the staff report into the record.

Chairman Stewart asked if there were any questions for county staff.

Chairman Stewart called for Lisa Ward to speak.

Ms. Ward questioned staff in regards the disclosures taking into account board members having personal relationships with the developer for the project.

Attorney Kerry Parsons advised that disclosures are for communication with and site visits, and board members agreed they could render a fair and impartial decision.

Chairman Stewart called for John Mead to speak.

Mr. Mead cross examined county staff about their review in regards to the traffic study, landscaping requirements and what type of development request the applicant had.

Chairman Stewart called for Clyde Lewis to speak.

Mr. Lewis requested that Exhibit 1 be entered into the record. Exhibit 1 is a power point presentation regarding the validity of the application for concurrency compliance & development order review. Mr. Lewis addressed the board with his concerns listed on his Memorandum of Error.

Discussion ensued.

Chairman Stewart called for Laurie Kent to speak.

Ms. Kent asked if the county was provided a traffic study.

Discussion ensued.

Chairman Stewart called for Amy Tolar to speak.

Ms. Tolar addressed the board with her concerns: safety, road size, lack of intersections, and proximity to school.

Discussion ensued.

Ms. Tolar addressed the board with additional concerns: infrastructure challenges, agriculture character, and endangered species.

Discussion ensued.

Chairman Stewart called for Brian Hornberg to speak.

Mr. Hornberg addressed the board with his concerns: density, road width, safety, and requirement for development agreements to have two public hearings.

Attorney Kerry Parsons clarified this agenda item is for a development order not development agreement.

Discussion ensued.

Chairman Stewart called for Gilbert Fortner to speak.

Mr. Fortner requested that Exhibit 2 be entered into the record. Exhibit 2 is a report containing Mr. Fortner's objections to the proposed development.

Mr. Fortner requested that Exhibit 3 be entered into the record. Exhibit 3 is an affidavit from two residents, Willie and

Ouida Broxson, stating they did not give permission to any representative from SEAS to enter their property to assess the wetlands contained on their property.

Mr. Fortner addressed the board with his concerns: stormwater runoff, prime farmland designation, wetland evaluation, and no sewage on site.

Discussion ensued.

Mr. Fortner called for expert witness, Shannon Nixon, to be cross examined.

Mr. Nixon stated he is a farmer and believes prime farmland needs to be protected and preserved by the government.

Mr. Mead cross examined Shannon Nixon, in regards to specific violations to Land Development Code by applicant.

Discussion ensued.

Chairman Stewart called for 5-minute recess.

Chairman Stewart called meeting back to order.

Chairman Stewart called for Wesley Florez to speak.

Mr. Florez stated he would concede his time due to his objections not being about the Land Development Code.

Chairman Stewart called for Lisa Ward to speak.

Ms. Ward called for expert witness, Mark McKenzie, to be cross examined.

Mr. McKenzie stated he is the current fire chief for Baker Fire Department and is representing Baker Fire Department here today.

Discussion ensued.

Mr. Mead cross examined Mark McKenzie, in regards to the Baker Fire Departments' involvement in reviewing development order plans.

Discussion ensued.

Ms. Ward addressed the board with her concerns: emergency response, safety, road issues, school concerns, and stormwater.

Discussion ensued.

Ms. Ward requested that Exhibit 4 be entered into the record. Exhibit 4 is a power point presentation containing her concerns with the proposed development.

Chairman Stewart called for Clyde Lewis to speak.

Mr. Lewis stated a petitioner, Monika McKee, was unable to attend due to illness and asked to speak on her behalf.

Discussion ensued.

Attorney Kerry Parsons stated a letter of authorization is required if she would like someone to speak on her behalf.

Discussion ensued.

Chairman Stewart called for John Mead to speak.

Mr. Mead stated this agenda item is not for a change of land use or rezoning, but to find if the development order is compliant with the Land Development Code.

Discussion ensued.

Mr. Mead called for expert witness, Cole Granger, to be cross examined.

Mr. Granger gave a brief description of the approvals received and review process for proposed development order.

Discussion ensued.

Multiple petitioners cross-examined Cole Granger, in regards to the traffic study that was completed for the proposed development.

Discussion ensued.

Mr. Mead called for expert witness, Ken Metcalf, to be cross examined.

Mr. Metcalf requested that Exhibit 5 be entered into the record. Exhibit 5 is rebuttal findings in response to memorandum of error submitted by petitioners.

Mr. Metcalf gave a brief description of Exhibit 5.

Mr. Mead called for expert witness, Tim Bowden, to be cross examined.

Mr. Bowden spoke on the concerns of the traffic study that was provided for the proposed development.

Ms. Ward cross examined Tim Bowden, in regards to the provided traffic study.

Discussion ensued.

Mr. Hornberg requested that Exhibit 6 be entered into the record. Exhibit 6 is a statement from Mr. Hornberg in regards to the petition filed for the proposed development.

Chairman Stewart called for Bonnie Grundel to speak.

Ms. Grundel addressed the board with her concerns: traffic issues and road size.

Chairman Stewart called for Don Grundel to speak.

Mr. Grundel addressed the board with his concerns: traffic issues and road size.

Chairman Stewart called for Sharon Adams to speak.

Ms. Adams addressed the board with her concerns: traffic issues and school issues.

Chairman Stewart called for Michelle Harpster to speak.

Ms. Harpster addressed the board with her concerns: traffic issues, fire department capability, and lack of public notification.

Chairman Stewart called for James Messick to speak.

Mr. Messick addressed the board with his concerns: traffic issues, control urban sprawl, road issues, and evacuation routes.

Chairman Stewart called for Mike Mead to speak.

Mr. Mead addressed the board expressing his support for the approval of the development order.

Discussion ensued.

Chairman Stewart called for Cam Stewart to speak.

Mr. Stewart addressed the board expressed the need to educate and inflict change within the county.

Chairman Stewart called for a motion.

Discussion ensued.

Motion to recommend approval of Agenda Item 6 as written made by John Collins, and second by Todd Tarchalski.--- 3 ayes 1 nay. Motion Passes.

Agenda Item #7: Development Order Appeal. Buckhaven. Consideration of petitions submitted by Lisa Ward & family, Wesley Florez, Don & Bonnie Grundel, James Messick, Clyde Lewis, and Brian Homberg challenging the issuance of a development order for Buckhaven Subdivision, a proposed 132 - lot single family detached multi-phased residential subdivision as submitted by AVCON Engineering, on behalf of the applicant Garden Street Communities Southeast, LLC. The property is currently zoned **Agricultural (AA)** and the Future Land Use Map (FLUM) designation is **Agricultural (AG)**. The property is located on Old River and Buck Ward Roads, Baker, Florida. Property contains 195 acres more or less.

Vice Chairman Collins stated to avoid the appearance of a conflict of interest, he would have to recuse himself from the discussion and voting on agenda item 7.

Attorney Kerry Parsons read disclosures for Agenda Item 7 to the board. Chairman Stewart stated that he has spoken with developer regarding the project. Chairman Stewart replied yes, he could render a fair and impartial decision regarding the agenda item.

Randy Woodruff presented Agenda Item 7 to the board and entered the staff report into the record.

Chairman Stewart called for Sally Fox to speak.

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Ms. Fox explained that she is the attorney for the applicant and stated that previous objections to agenda item 6 were outside the scope of the MOE's, Land Development Code, and irrelevant to the planning commission.

Chairman Stewart called for Lisa Ward to speak.

Ms. Ward addressed the board with her concerns: fire safety, endangered species, road issues, land is zoned agriculture, and traffic.

Ms. Ward requested that Exhibit 1 be entered onto the record. Exhibit 1 is a power point presentation containing her concerns with the proposed development.

Chairman Stewart called for Wesley Florez to speak.

Mr. Florez addressed the board with his concern of the property being zoned agriculture and allowable uses/density for that zoning.

Chairman Stewart called for Sally Fox to speak on the concern raised by Mr. Florez.

Ms. Fox objected to Mr. Florez's points due to them being outside of the scope of his Memorandum of Error.

Discussion ensued.

Chairman Stewart called for Bonnie Grundel to speak.

Ms. Grundel requested that Exhibit 2 be entered into the record. Exhibit 2 is a power point presentation about the endangered red-cockaded woodpecker.

Ms. Grundel addressed the board with her concern of endangered species on the property.

Chairman Stewart called for Don Grundel to speak.

Mr. Grundel requested that Exhibit 3 be entered into the record. Exhibit 3 is a power point presentation with Mr. Grundel's objections to approval of Buck Haven Development Order.

Ms. Fox objected to Mr. Grundel's objections due to the Memorandum of Error not expanding past the endangered species.

Discussion ensued.

Mr. Grundel requested that Exhibit 4 be entered into the record. Exhibit 4 is Mr. Grundel's petition for development order hearing.

Mr. Grundel addressed the board with his concerns: size of right of way, road width, and intersections.

Discussion ensued.

Chairman Stewart called for Clyde Lewis to speak.

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Mr. Lewis addressed the board with his concerns: endangered species, protected trees, ingress/egress, and traffic impact analysis.

Chairman Stewart called for Brian Hormberg to speak.

Mr. Hormberg addressed the board with his concerns: traffic issues, endangered species, safety, quality of life, density, and consistency.

Ms. Fox objected to Mr. Hormberg's objections due to being outside the scope of the Land Development Code.

Discussion ensued.

Chairman Stewart called for Sally Fox to speak.

Ms. Fox requested that Exhibit 5 be entered into the record. Exhibit 5 is the site plans for the proposed subdivisions phases I & II.

Ms. Fox called for expert witness, Tonia Nation, to be cross examined.

Ms. Fox requested that Exhibit 6 be entered into the record. Exhibit 6 is Tonia Nation's resume.

Ms. Fox cross examined Tonia Nation in regards to her occupation, duties, asked for a brief description of the proposed project and adjacent properties, ingress/egress for the development, wetland density transfer, and traffic impact analysis.

Discussion ensued.

Ms. Ward cross examined Tonia Nation in regards to the timeline of the plan's submittal, traffic study and use of wetlands.

Ms. Grundel cross examined Tonia Nation in regards to the interpretation of existing county roads and road size.

Discussion ensued.

Ms. Fox called for expert witness, Danny LeJeune, to be cross examined.

Ms. Fox requested that Exhibit 7 be entered into the record. Exhibit 7 is Danny LeJeune's resume.

Ms. Fox cross examined Danny LeJeune in regards to the potential of endangered species on the property and a search of the property for any endangered species.

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Discussion ensued.

Ms. Fox called for expert witness, Cheryl Sawyer, to be cross examined.

Ms. Fox requested that Exhibit 8 be entered into the record. Exhibit 8 is Cheryl Sawyers' resume.

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Ms. Fox cross examined Cheryl Sawyers in regards to her occupation, duties, density, compatibility, and whether residential uses are allowed in agricultural zoning.

Discussion ensued.

Chairman Stewart called for Chris Ryles to speak.

Mr. Ryles gave a brief summary to the board as to why he is in support of this development.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 7 as written made by John Collins, and second by Jack Beery.-
-- 3 ayes. Motion Passes.

Agenda Item #3: CPA-2024-01. Comprehensive Plan Text Amendment; Mobility Plan. Consideration of an ordinance of the Board of County Commissioners of Okaloosa County, Florida Amending the Comprehensive Plan of Okaloosa County to provide a Large Scale Plan Amendment consisting of text amendments to Chapter 1 Administration, Chapter 2.2 Future Land Use Element (FLUE), Chapter 2.3 Transportation Element (TE), Chapter 2.12 Intergovernmental Coordination Element (ICE), Chapter 2.13 Capital Improvements Element (CIE), and Chapter 4 Concurrency Management System of the Okaloosa County 2020 Comprehensive Plan.

Randy Woodruff entered Agenda Item 3, as written, into the record to the board and asked for any questions.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 3 as written made by John Collins, and second by Jack Beery.-
-- 4 ayes. Motion Passes.

Agenda Item #4: CPA-2024-02. Comprehensive Plan Text Amendment; Evaluation and Appraisal Report. Consideration of an amendment to the Okaloosa County Comprehensive Plan, adopting changes recommended in the 2024 Evaluation and Appraisal Report (EAR); adopting the updated Planning Profiles as the Technical Documents containing support data and analysis for the various elements of the Comprehensive Plan; and providing a minimum planning period of ten (10) years and citing the source and date of population projections used in establishing the 10-year planning period.

Randy Woodruff entered Agenda Item 4, as written, into the record to the board and asked for any questions.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 4 as written made by Jack Beery, and second by John Collins.-
-- 4 ayes. Motion Passes.

Agenda Item #5: CPA-2024-03. Comprehensive Plan Text Amendment; Capital Improvements. Consideration of an ordinance referred to as the Fiscal Year 2024 Capital Improvements Update Ordinance; specifically, amending Table 2.13.1 of the Chapter 2.13, Capital Improvements, of the Goals, Objectives, and Policies, of the Okaloosa County Comprehensive Plan.

Randy Woodruff entered Agenda Item 5, as written, into the record to the board and asked for any questions.

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Chairman Stewart called for a motion.

*Motion to recommend approval of Agenda Item 5 as written made by Jack Beery, and second by John Collins.-
-- 4 ayes. Motion Passes.*

L. OTHER BUSINESS

The **SEPTEMBER 12, 2024**, 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 02:50 am.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 08/12/2024