

MINUTES ARE NOT VERBATIM

**PLANNING COMMISSION
MINUTES
June 11, 2009**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, June 11, 2009, 5:01p.m., Niceville City Hall Board Room, 201 Partin Drive North, Niceville, Florida. Board members in attendance were Larry Patrick, Robert Cadenhead, Dan O'Rourke, Danny Bennett, and Felix Beukenkamp.

Growth Management Staff in attendance were Elliot Kampert, Director, and Tim Durbin, Planner III. Jason Autrey was present representing Public Works.

A. CALL TO ORDER

Chairman Larry Patrick called the meeting to order and read the opening statement.

B. ROLL CALL

Tim Durbin conducted roll call.

C. APPROVAL OF MINUTES OF May 14, 2009:

Motion to approve the minutes as written made by Danny Bennett, seconded by Robert Cadenhead-- 5 ayes.

D. ANNOUNCEMENTS

None

E. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Motion to move agenda item #2 and #3 to agenda item #1 and #2 respectively made by Robert Cadenhead seconded by Danny Bennett—5 ayes.

F. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda with changes made by Robert Cadenhead, seconded by Danny Bennett—5 ayes.

G. OATH TAKING

Mr. Durbin administered the oath to those wishing to speak on an agenda item.

H. DISCLOSURES

Commissioner Patrick and Beukenkamp stated they had phone conversations and site visit(s) (Patrick) concerning agenda item #1 prior to the meeting. Both Commissioners disclosed they could render an impartial decision.

I. OLD BUSINESS

None

b. **PUBLIC HEARINGS:**

To consider and recommend to the Board of County Commissioners the transmittal of the Comprehensive Plan Amendment Package 2009B, amending Ordinance 90-1 (Okaloosa County Comprehensive Plan), as amended, to the Florida Department of Community Affairs (DCA). This amendment package includes:

2. **LPA 01-09B** To consider and recommend to the Board of County Commissioners a request to amend the Comprehensive Plan future land use map designation as submitted by Tom Patton on behalf of TH Phase 1 Property, Inc., Florida and Emerald LTA-2, Inc for 6.36 acres of land, more or less, located between Regatta Bay PUC and Turnberry PUD, Destin, Florida. The requested amendment is from **Mixed Use-2 (MU-2)** to **Mixed Use (MU)** or a more restrictive future land use map amendment.
District 5 – Felix Beukenkamp

Mr. Elliot Kampert, Growth Management Director presented the agenda item to the Commission. Mr. Kampert stated that staff has no objection to the requested comprehensive plan future land use change.

Mr. Tom Patton was present representing TH Phase I Property, Inc. and Emerald LTA-2, Inc. Mr. Patton stated he was available to answer any questions.

No discussion

Motion to approve the requested future land use change made by Danny Bennett seconded by Felix Beukenkamp—5 ayes.

3. **LPA 02-09B** To consider and recommend to the Board of County Commissioners a request to amend the Comprehensive Plan future land use map designation as submitted by Tom Patton on behalf of TH Phase 1 Property, Inc., Florida for .29 acres of land, more or less, located between Regatta Bay PUC and Turnberry PUD, Destin, Florida. The requested amendment is from **Mixed Use-2 (MU-2)** to **Mixed Use (MU)** or a more restrictive future land use map amendment.
District 5 – Felix Beukenkamp

Mr. Elliot Kampert, Growth Management Director presented the agenda item to the Commission. Mr. Kampert stated that staff has no objection to the requested comprehensive plan future land use change.

Mr. Tom Patton was present representing TH Phase I Property, Inc. and Emerald LTA-2, Inc. Mr. Patton stated he was available to answer any questions.

No discussion

Motion to approve the requested future land use change made by Robert Cadenhead seconded by Danny Bennett—5 ayes.

J. NEW BUSINESS

a. **APPLICATIONS FOR DEVELOPMENT REVIEW:**

1. **327965-TRC-2009** To review the plans for Crosswinds Hotel, a proposed 112 room, 4 story hotel (Phase 1), 10,000 square foot retail and 6,500 square foot restaurant (Phase 2) as submitted by Choctaw Engineering, Inc. on behalf of Crosswinds Hotel Development, LLC. Property is currently zoned **Business Retail District (BR)** and the future land use map designation is **Mixed Use (MU)**. A general location of the

property is the NE corner of Lewis Turner Boulevard and Crosswinds Landing, Fort Walton Beach, Florida. Property contains 4.50 acres more or less.
District 3 – Dan O-Rourke

Mr. Elliot Kampert, Growth Management Director presented the agenda item to the Commission. Mr. Kampert stated that staff has no objection to the requested project approval. Mr. Kampert stated that the Department has received public opposition to this project.

A discussion ensued between the Commission and Staff as to the nature of the opposition and how the compatibility, landscape, tree protection, and buffering issues have been mitigated.

Mr. Mark Siner (Choctaw Engineering) was present as engineer of record representing Crosswinds Hotel Development, LLC. Mr. Siner gave a brief overview of the project. Mr. Siner stated that the project has been reviewed by the Technical Review Committee (TRC) and that the project is still pending approval from agencies other than the County.

Mr. Siner provided a visual representation and explanation to the Commission pertaining to the proposed median alignment for traffic impacts.

A discussion ensued between Mr. Siner and Commission concerning the proposed traffic mitigation, buffering, and storm water management plan. Mr. Siner stated that the proposed buffer is greater than the land development code (LDC) requires; and the setbacks proposed are greater than the LDC requires.

Several citizens spoke in opposition to the proposed project, Ms. Mary Ellen Pakutenskis, Mr. Charles Rose, Mr. Kevin Fuller, Ms. Carol Evans, Mr. Joseph Michenfelder, and Ms. Jo Ann Ashmore including but not limited to: (1) Traffic circulation/intrusion, (2) privacy intrusion, (3) compatibility issues, (4) storm water management plan, (5) lighting, (6) loss of protected trees, (7) hours of operation, (8) security of neighborhood, (9) depreciation of property values, (10) proposed commercial use is too intense for the area, and (11) no market for the proposed hotel based on TDC figures.

A discussion ensued throughout the citizens' comments between the various citizen speakers, Engineer of record, and Commission pertaining to various concerns of the citizens.

Mr. Siner and the Commission then discussed the storm water management plan, traffic study, and traffic mitigation. Mr. Siner gave a brief explanation of the operational function of the proposed storm water plan and traffic movements.

Mr. Jason Autrey, Engineering Supervisor with the Okaloosa County Public Works Department addressed the Commission pertaining to traffic impacts. Mr. Autrey stated the County uses P.M/ peak hour requirements in determining traffic impacts. Mr. Autrey stated that operationally without the proposed traffic modification (median relocation) Public Works is not amenable to this project proposal. Mr. Autrey stated that the proposed right-of-way modification is located on a State Highway and that this proposal would have to be reviewed and approved by the State FDOT. Mr. Autrey stated that the County could not approve modifications to the right-of-way unless FDOT approved the modification.

A discussion ensued between Mr. Siner, Growth Management Staff, Public Works, and the Commission concerning incorporation the right-of-way modification as part of the Commissions' approval.

A discussion ensued between the Mr. Siner and the Commission concerning the proposed landscape/buffer materials and quantities and how the proposed landscape /buffers functions to provide adequate screening/privacy.

Mr. Robert Fisher, Project Manager, addressed the Commission concerning landscape, buffer, development, and compatibility issues. Mr. Fisher stated that he purchased the property in 1985 and that his previous attempt to develop the site met with so much resistance that the project was terminated. Mr. Fisher stated that the current zoning district has been in place for 25 years.

A discussion ensued between Mr. Fisher and the Commission concerning development and compatibility issues.

Mr. Kampert, Growth Management Director reiterated that the proposed project meets the LDC, Comprehensive Plan, future land use and zoning designations/maps. Mr. Kampert stated that staff recommends that the Planning Commission forward this proposed project to the Board of County Commissioners (BCC) for approval.

A discussion ensued between Mr. Siner, Mr. Fisher, and the Commission pertaining to the size of the proposed landscape/buffer plantings and geometry of the proposed landscaping.

Ms. Pakutenskis addressed the Commission reiterating that the project is not compatible with the area. Ms. Pakutenskis stated the local fire authority had not approved the proposed project. Mr. Siner stated that the fire department had requested the addition of three (3) fire hydrants.

Mr. Jason Autrey stated that the proposed storm water plan was using the proposed parking lot as a “pop-off” however Public Works is requiring the “pop-off” to be part of the FDOT drainage system. Mr. Autrey stated the operational analysis submitted identified deficiencies with the current right-of-way, however, based on the right-of-way modification presented would address operational requirements.

Staff reiterated to the Commission that approval from all applicable agencies would be required before the proposed project would be considered by the BCC.

Ms. JoAnn Ashmore and Ms. Carol Evans reiterated to the Commission their concerns pertaining to traffic, storm water, and compatibility/ land use issues.

Mr. Robert Fisher, Project Manager, addressed the Commission stating the project meets or exceeds the LDC standards and requests approval of this project.

A discussion ensued between Planning Staff and the Commission concerning conditions as part of their recommendation to the BCC.

Discussion ended.

Motion made by Dan O'Rourke to recommend approval contingent upon the incorporation of the proposed traffic reconfiguration and address the operational consensus of staff and FDOT approval of the median cut, barring that approval the plan would return to the Planning Commission for approval seconded by Danny Bennett—5 ayes.

K. OTHER BUSINESS

2. The **July 9, 2009** Planning Commission meeting will be held at the **Niceville City Hall, Board Room, 201 Partin Drive North, Niceville, Florida** at **5:01 p.m.**

L. ADJOURNMENT

There being no other business, Chairman Patrick adjourned the meeting.

Prepared by: _____
Timothy E. Durbin, Planner III