**PLANNING COMMISSION**

**MINUTES**

**MAY 10, 2018**

**5:06 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, May 10, 2018, 5:06 p.m., 208 North Partin Dr, Niceville Board Room, Niceville, FL. Board members in attendance were Larry Patrick, Phyllis Enzor, Bruce Ravan, and John Collins.

Eglin Representative Tom Tolbert was in attendance.

Growth Management Staff in attendance were Elliot Kampert, Director, Randy Woodruff, Planning Manager, and Leslie Adams, Administrative Assistant II, recording secretary.

County Attorney in attendance was Lynn Hoshihara.

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

Agenda Item 1: Kevin Bethea, 307 Vaughan St., FWB, FL 32548---Proponent.

Agenda Item 1: Mark Bethea, 11 Racetrack Rd. N.E. Suite H-1, FWB, FL 32547---Proponent.

Agenda Item 2: Tracy Acree, 250 Brook St., FWB, FL---Proponent.

Agenda Item 3: Steve Hall, 4359 Commons Dr. E, Destin, FL 32541----Other

1. **CALL TO ORDER**

Chairman Patrick called the meeting to order at 5:06 PM. New Planning Manager Randy Woodruff was introduced, and new Planning Commission Eglin A.F.B. representative Tom Tolbert was introduced as replacing Jeff Fanto. Chairman Patrick made note that the agenda still had Jeff Fanto’s name.

1. **ROLL CALL**

Leslie Adams conducted roll call.

New Planning Manager Randy Woodruff was introduced by Elliot Kampert, and new Planning Commission Eglin A.F.B. Representative Tom Tolbert was introduced by Chairman Patrick, as he will be replacing Jeff Fanto. Chairman Patrick made note that the agenda still had Jeff Fanto’s name.

1. **APPROVAL OF MINUTES FOR APRIL 12 , 2018**

The Chairman called for a motion to approve the minutes.

***Motion to approve the minutes of April 12, 2018 made by John Collins, second by Phyllis Enzor --- 4 ayes. Motion passes.***

1. **OPEN TO PUBLIC (FOR ANY ITEMS NOT QAUSI JUDICIAL ON THIS AGENDA)**

None

1. **ANNOUNCEMENTS**

Elliot Kampert advised that the ad for agenda item number 4 ran 1 day late and they would only be able to have discussion concerning this item.

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

Item number 4 only being discussion.

1. **ACCEPTANCE OF THE AGENDA**

***Motion to accept the agenda as written with the exception of item 4 only being for discussion and not taking action, made by Bruce Ravan, second by Phyllis Enzor--- 4ayes. Motion Passes.***

1. **OATH TAKING**

Leslie Adams administered the oath for all speakers.

1. **DISCLOSURES**

Leslie Adams read the disclosure statements. Chairman Patrick advised he spoke with Elliot Kampert concerning Agenda items 4 and 1. All other Commissioners in attendance advised they had not spoken with anyone concerning the agenda items, and all Commissioners advised they had not visited any of the properties. All Commissioners advised they could render a fair and impartial decision concerning all agenda items.

1. **OLD BUSINESS**

None

1. **NEW BUSINESS**
2. **Applications for development review**

None

b. **Public Hearings**

**AGENDA ITEM 1**: Consideration of a request submitted by the Ocean City-Wright Fire District to amend the Comprehensive Plan Future Land Use Map designation of a 0.81+ acre parcel located at 2 Racetrack Road NE in the unincorporated Ft Walton Beach Area from **Institutional to Commercial** and, ifthe FLUM amendment is approved, a companion rezoning for the same property from the **Institutional (Inst)** zoning district to the **Commercial General (C-3)** zoning district.

Elliot Kampert read into record agenda item 1.

Chairman Patrick called for Kevin Bethea to speak.

Mr. Bethea advised he was just at the meeting hoping the Board will approve the request and to answer any questions.

Chairman Patrick inquired about the zoning being zoned Mixed Use instead of C-3.

Mr. Kevin Bethea advised that they decided the best use for the property would be C-3 due to the potential allowable parking intensity compared to the Mixed Use zoning.

Discussion ensued concerning Mixed Use being located near R-1.

Chairman Patrick called for Mark Bethea.

Mr. Mark Bethea addressed the Board advising that they did do the mail outs and did not have any expressed opposition to their request including the homes behind the property.

Chairman Patrick called for a motion.

***Motion to approve FLUM designation from Institutional to Commercial made by John Collins, and second by Bruce Ravan. 4 ayes---Motion passes.***

***Motion to approve rezoning request from Institutional (Inst) to Commercial General (C-3) made by Bruce Ravan, second by Phyllis Enzor. 4ayes---Motion passes.***

**AGENDA ITEM 2**: Consideration of a request submitted by Tracy Acree Construction to amend the Comprehensive Plan Future Land Use Map designation of a 0.23+ acre parcel located at 3 Woodham Avenue in the unincorporated Ft Walton Beach Area from **Medium Density Residential to Commercial** and, ifthe FLUM amendment is approved, a companion rezoning for the same property from the **Residential-2 (R-2)** zoning district to the **Commercial General (C-3)** zoning district.

Elliot Kampert read into record agenda item 2.

Chairman Patrick called for Tracy Acree.

Mr. Acree addressed the Board advising the issues were addressed and they just wanted to come into compliance.

Chairman Patrick called for a motion.

***Motion to approve FLUM request from Medium Density Residential (MDR) to Commercial made by Bruce Ravan, and second by Phyllis Enzor. 4 ayes---Motion passes.***

***Motion to approve rezoning request from Residential (R-2) to Commercial General (C-3) made by Bruce Ravan, second by Phyllis Enzor. 4 ayes---Motion passes.***

**AGENDA ITEM 3**: Consideration of proposed amendment of the parking requirements for mini-warehouses as provided in the parking table presented in Section 6.04.02 of the Land Development Code, Ordinance 91-01, as amended.

Elliot Kampert read into record agenda item 3.

Discussion ensued.

Mr. Kampert advised that Staff had not received any objections.

Mr. Hall addressed the Board advising a technical point about the title of the ordinance reflecting 1 per 4000 square feet. Mr. Hall also thanked staff for doing a great job on this particular item.

Mr. Kampert advised that the title was typographical error.

Chairman Patrick called for a motion.

***Motion to approve agenda item 3 making recommendation to the Board of County Commissioner’s to adopt this ordinance, with the correction of the ordinance title, concerning parking requirement for mini-warehouses made by John Collins, and second by Bruce Ravan. 4 ayes---Motion passes.***

**AGENDA ITEM 4:** Consideration of proposed amendment of the text of the Comprehensive Plan Future Land Use Element Policy 10.1 pertaining to the residential density limitations of the “Mixed Use” Future Land Use designation and the “Mixed Use” (MU) zone as provided in Section 2.07.06 of the Land Development Code to allow up to 25 dwelling units per acre on parcels less than two acres inside the Urban Development Boundary and Rural Community overlays that are within the MU Future Land Use and zoning designations.

Elliot Kampert addressed the Board reminding them that this item is for discussion only and read into record agenda item 4.

Discussion ensued concerning the number of units per acre.

1. **OTHER BUSINESS**

The **JUNE 14, 2018** Planning Commission Meeting will be held at 208 North Partin Dr., City of Niceville Board Room, Niceville, FL.

**ADJOURNMENT**

Chairman Patrick adjourned the meeting at 5:33 pm.

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

Leslie Adams, Recording Secretary

Date 05/15/18