**PLANNING COMMISSION**

**AGENDA**

**FEBRUARY 8, 2018**

**5:01 P.M.**

***NICEVILLE, 208 N. PARTIN DRIVE, CITY OF NICEVILLE BOARD ROOM***

Commissioner Larry Patrick, District 2

Chairman

Commissioner Robert Cadenhead, District 1 Commissioner Jeremy Stewart, District 3

 Vice-Chairman Bruce Ravan, District 4 Commissioner John Collins, District 5

 Eglin Air Force Base Representative, Jeff Fanto

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES FOR NOVEMBER 9, 2017(NO JANUARY 2018 MEETING)**

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

**E. ANNOUNCEMENTS**

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

**G. ACCEPTANCE OF THE AGENDA**

**H. OATH TAKING**

**I. DISCLOSURES**

**J. OLD BUSINESS**

**AGENDA ITEM 1:** Consideration of revisions undertaken at the direction of the Board of County Commissioners to Sections 2.20.10 and 1A.04.05 of the Okaloosa County Land Development Code pertaining to the keeping of chickens and certain varieties of domesticated duck in the R-1, R-2, and R-3 zoning districts, as well as changes to 2.21.05.7 of the Land Development Code pertaining to the location of sheds in residential zones. (This item was continued from the November 9, 2017 meeting)

**K. NEW BUSINESS**

**a. Applications for development review**

None

**b. Public Hearings**

**AGENDA ITEM 2**: Consideration of a request submitted by Choctaw Engineering as agent for Parc Place Homes, LLC, to utilize the Planned Unit Development process as provided in Section 1A.03.11 of the Land Development Code to develop a 72 unit townhome project in two phases. The applicant is seeking the following development specific standards for the project: Phase 1 – side setbacks of 5 feet and rear setbacks of 2 feet (the front setback will remain at 20 feet as required by the underlying R-2 zoning district); Phase 2 – side setbacks of 2 feet (the front and rear setbacks will remain at 20 feet and 10 feet, respectively, as required by the underlying MU district). In addition, the applicant is seeking to reduce the right-of-way diameter for a proposed cul-de-sac from 110 feet to 90 feet, and the cul-de-sac paving diameter from 100 feet to 80 feet. The subject 5.87 acre property is located at the intersection of Westgate Way and US 98 in unincorporated western Okaloosa County.

**AGENDA ITEM 3:** Consideration of a request submitted by Tom Patton and Scott Jenkins on behalf of 213-B Developers, LLC to revise the Regatta Bay Planned Unit Development.

**AGENDA ITEM 4:** Consideration of a request submitted by B.A. and Julie Winfree to amend the Comprehensive Plan Future Land Use Map designation of a 0.63+ acre parcel located at 318 Lewis Street in the unincorporated Ft Walton Beach Area from Mixed Use (MU) to Medium Density Residential (MDR) and, if the FLUM amendment is approved, a companion rezoning for the same property from the Mixed Use (MU) zoning district to the Residential-2 (R-2) zoning district.

**L. OTHER BUSINESS**

Election of officers for 2018.

The **MARCH 8, 2018** Planning Commission Meeting will be held at 208 North Partin Dr., City of Niceville Board Room, Niceville, FL.

**M. ADJOURNMENT**