**PLANNING COMMISSION**

**AGENDA**

**FEBRUARY 11, 2021**

**5:01 P.M.**

***DESTIN-FWB CONVENTION CENTER, 1250 MIRACLE STRIP PKWY SE, FORT WALTON BEACH, FLORIDA 32548***

Commissioner Larry Patrick, District 2

Chairman

Commissioner Phyllis Enzor, District 1 Vice-Chairman Jeremy Stewart, District 3

Commissioner Bruce Ravan, District 4 Commissioner John Collins, District 5

Eglin Air Force Base Representative, Tom Tolbert Okaloosa County School Board Rep., Bill Smith

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES FOR JANUARY 14, 2021 MEETING**

**D. OPEN TO PUBLIC (FOR ANY ITEMS NOT QUASI 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**

None

**K. NEW BUSINESS**

**a. Applications for development review**

None

**b. Public Hearings**

**478920-BCC-2021 Commodore Retreat – Planned Unit Development (PUD):** A proposed Planned Unit Development (PUD) consisting of six (6) buildings, six (6) homes per building, three (3) floors over a level parking, will be built in seven (7) manageable phases as submitted by Tom Patton as agent for the property owner, Turnberry Harbour Phase III, LLC.  The property is currently zoned **Mixed Use (MU)** with a future land use map (FLUM) designation of **Mixed Use (MU)**. The general location of the property is north of Regatta Bay Boulevard, south of Captains Circle, west of Commodore Point Subdivision, Destin and contains 10.2 acres more or less. The requested PUD also include modifications from the requirements specified in the Land Development Code (LDC) and as follows:

**Requested Modifications to Code:**

1. Setbacks: buildings and accessory structures, front, rear and side 0 feet. Four-story elements, a minimum of 50’ separation.  One-story elements, a minimum of 20’ separation,

2. The requirements of Section 6.01.052.4, of the Land Development Code, are amended for this parcel to eliminate requirements for a 20 ft. easement along lot lines for drainage conveyance. A 15' easement will be provided.

3. The requirements of Section 6.06.101.3, of the Land Development Code, are amended for the parcel to eliminate requirements.  The banks of detention and retention areas shall slope at a grade of 3:1 or flatter to the bottom of a dry facility or to a depth of 3 feet below the normal water level of a wet facility; no slope for berms or swales shall be constructed steeper than 3:1.

4. The requirements of Section 6.06.101.4, of the Land Development Code, are amended for this parcel to eliminate the perimeter fence requirements around retention ponds as well as the slope requirements due to use of vertical retaining walls.

5. The requirements of Section 6.06.101.6, of the Land Development Code, are amended to eliminate the 20-foot access easement requirement for detention/retention areas.

6. The requirements of Section 6.06.101.7, of the Land Development Code, are amended to eliminate the requirements for a 15-foot-wide maintenance access way. Access to be provided by road right of way with common areas for maintenance and repair.

7. The requirements of Section 6.06.101.15, of the Land Development Code, are amended to eliminate the 5-foot setback between top of bank or retention/detention areas and property lines, fences and building structures.

8. The existing golf course shall be used to meet the PUD perimeter buffer along the east and south side of the proposed development as the golf course well exceeds the 10-foot width of the required buffer.  Wetland and conservation easements shall provide the buffer on the north and west sides.

9. Stormwater management will partially take place on the Regatta Bay Golf Course.

10. Cul-de-sac dimensions shall be less than 110 feet and may not meet AASHTO standards but will be coordinated and approved by Destin Fire Control District staff.

11. The requirements of Policy 2.7, of the Okaloosa County Comprehensive Plan, provides for a minimum of 25’ wetland buffer.  The plan provides a drainage system to handle run off and request a variable buffer, averaging over 25’.

**L. OTHER BUSINESS**

Voting of Chairs for 2021.

The **MARCH 11, 2021** Planning Commission Meeting will be held at the Commissioner’s Chambers, **Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579**

**M. ADJOURNMENT**