**PLANNING COMMISSION**

**MINUTES**

**JANUARY 14, 2021**

**5:10 P.M.**

The regular meeting of the Okaloosa County Planning Commission was held Thursday, January 14, 2021, 5:10 p.m., Destin-FWB Convention Center, 1250 Miracle Strip Pkwy SE, FWB, FL. Board members in attendance were Larry Patrick, Bruce Ravan, Jeremy Stewart, John Collins, and Phyllis Enzor.

Eglin Representative Tom Tolbert was not in attendance.

Okaloosa County School Board representative Bill Smith was not in attendance.

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

County Attorney Kerry Parsons was in attendance.

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

Agenda Item 2: Barry Gray, no address given.

Agenda Item 2: William Sauls, 696 Beal Pkwy, FWB, 32547

Agenda Item 3: Mr. Brandon Ecard, 1530 N. 18th Ave., Pensacola, FL 32503, Gulf Power.

1. **CALL TO ORDER**

Chairman Patrick called the meeting to order at 5:10 PM.

1. **ROLL CALL**

Leslie Adams conducted roll call. Leslie Adams advised that there was a letter left on each Commissioner’s desk from Eglin Representative Tom Tolbert in reference to the agenda.

1. **APPROVAL OF MINUTES FOR NOVEMBER 12, 2020 AND DECEMBER 10, 2020 MEETINGS**

***Motion to approve minutes made by Bruce Ravan and second by Phylis Enzor.---3ayes. Motion Passes*.**

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

None

1. **ANNOUNCEMENTS**

Attorney Parsons advised the Board she would be giving a legal presentation for the Board members during the February 2021 meeting.

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

None

1. **ACCEPTANCE OF THE AGENDA**

***Motion to accept the agenda made by Bruce Ravan, second by Phyllis Enzor--- 3ayes. Motion Passes.***

1. **OATH TAKING**

Leslie Adams administered the Oath for all speakers.

1. **DISCLOSURES**

Leslie Adams read disclosures to the Board. Chairman Patrick advised he received a call from Mr. John Holdean concerning Item Number 1 and he was calling as a friend. Chairman Patrick also advised he received a call from Mr. Bernard Johnson on Item Number 3. Commissioner Enzor advised she had spoken with Mr. Johnson as well about Item Number 3. All Commissioner’s advised they could render a fair and impartial decision on all agenda items.

John Collins entered the meeting during this time.

1. **OLD BUSINESS**

None

1. **NEW BUSINESS**

Randy Woodruff addressed the Board advising that all further Planning Commission meetingswill be held at the Commissioner’s Chambers, **Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.**

1. **Applications for Development Review**

None

1. **Public Hearings**

**AGENDA ITEM 1:** Anchors, Smith, & Grimsley PLC, on behalf of Laurel Hill Farm, LLC, requests a Large-Scale Plan Amendment to change the Future Land Use Map (FLUM) designation from **Rural Residential (RR) to Agricultural (AG).** If the FLUM amendment is approved, request to rezone the property from **Rural Residential (RR)** to **Agricultural (AA),** or a more restrictive zoning district for property located at 6300 Bill Lundy Road, Laurel Hill, FL. The subject property contains 35.46 acres more or less. ***Transmittal hearing for state agency review.***

Randy Woodruff read into record Agenda Item 1.

Chairman Patrick requested that it be recorded that Commissioner Stewart had entered the meeting.

Attorney Parsons inquired if Commissioner Stewart had any disclosures for the record before continuing.

Commissioner Stewart advised no.

Chairman Patrick called for questions.

Mr. addressed the Board giving a background of the property.

***Motion to approve a Large-Scale Plan Amendment to change the Future Land Use Map (FLUM) designation from Rural Residential (RR) to Agricultural (AG) as written in Agenda Iitem 1 made by Bruce Ravan, second by Jeremy Stewart—5ayes. Motion Passes***

***Motion to approve the rezoning request from Rural Residential (RR) to Agricultural (AA) as written in Agenda Item 1, made by Phyllis Enzor, and second by Bruce Ravan. ---5ayes.Motion Passes.***

**AGENDA ITEM 2:** ASmall-Scale Plan Amendment to change the Future Land Use Map (FLUM) designation from **Suburban Residential (SR)** to **Mixed Use (MU)** and a rezoning request from **Suburban Residential (SR)** to **Mixed Use (MU)** for the property as submitted by Bass Sox Mercer agent on behalf of Step One Automotive CFW, LLC. The general location of the property is 207 Lovejoy Road, Fort Walton Beach, FL and contains .962 acre more or less.

Randy Woodruff read into record Agenda Item 2.

Chairman Patrick called for any questions.

Mr. Barry Gray, addressed the Board giving his concerns 1) environmental studies, 2) comprehensive redevelopment, 3) commercial property residential property, and 4) contamination issues.

Mr. William Sauls addressed the Board apologizing to Mr. Gray that no one from his dealership returned his call. Mr. Saul’s then advised the Board a brief background on the property and his business and what he is proposing to build.

Chairman Patrick called for a motion.

***Motion to approve a Small-Scale Plan Amendment to change the Future Land Use Map (FLUM) designation from Suburban Residential (SR) to Mixed Use (MU) as written in Agenda Item 1 made by Jeremy Stewart, second by Phyllis Enzor—5ayes. Motion Passes***

***Motion to approve the rezoning request from Suburban Residential (SR) to Mixed Use (MU) as written in Agenda Item 1, made by Jeremy Stewart, and second by Bruce Ravan. ---5ayes.Motion Passes.***

**AGENDA ITEM 3:** Public Hearing to consider an ordinance amending Policy 10.1 Comprehensive Plan, establishing Objective 15, Agriculture, Future Land Use Element, Agriculture, and amending Section 2.01.04, Permitted Uses, Agricultural Zoning District, Okaloosa County Land Development Code, as they pertain to solar electrical generation facilities. ***Transmittal hearing for state agency review.***

Attorney Parsons advised Chairman Patrick and Commissioner’s that there is a zoom screen in front of them and if they wished to speak they would be letting Mr. Kampert know, in which he would then let the Board know someone wished to speak.

Discussion ensued.

Mr. Woodruff ready into record a brief synopsis of Agenda Item 3. He also advised that Eglin Representative Tom Tolbert’s email dated January 13, 2021, was given to the Board before the meeting.

Commissioner Enzor inquired about building in the flood plain.

Discussion ensued.

Mr. Brandon Ecard addressed the Board advising he was with the Gulf Power Company and they don’t intend to put any buildings in the flood plain, they try to minimize and stay out of flood plains, but if they do they will follow all regulations required.

Discussion ensued.

Chairman Patrick addressed to change paragraph M and quoting a specific statute.

Discussion ensued.

Attorney Parsons recommended as legal counsel to keep the citation out.

Discussion continued.

Mr. Kampert advised that there were no comments on the zoom screen.

***Motion to approve Agenda Item 3 with the recommendation to forward this item to the Board of County Commissioners, with one change to paragraph M on page 5: all proposed solar power generating facilities shall be reviewed by the United States Air Force for mission compatibility prior to a development order approval by Okaloosa County, made by Bruce Ravan, second by John Collins---5ayes. Motion passes***.

AGENDA ITEM 4**:** Public Hearing to consider an ordinance amending chapters 1, 1A, 2, 3, 6, and 11 of the Okaloosa county Land Development Code (Ordinance 91-01, as amended), amend Article VI of Chapter 6, Buildings and Construction, of the Code of Ordinances of Okaloosa County, to adopt technical amendments to the Florida Building Code in reference to the requirements of the National Flood Insurance Program and Parts 59 and 60 of the Code of Federal Regulations, and adoption of the new Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Maps for Okaloosa County.

Randy Woodruff read into record Agenda Item 4.

Sherry Cadenhead addressed the Board and provided an overview of Agenda Item 4, and advised March 9, 2021 is the deadline relative to new flood map adoption by the County.

Discussion ensued.

***Motion to recommend to the Board of County Commissioner’s approval of Agenda Item 4 with the 2 noted changes in sections: 3.06.02(C) date change to March 9, 2021, and section 3.06.12(F) the change in the last sentence to include “building access”, made by John Collins, second by Jeremy Stewart.----5ayes.Motion Passes***

1. **OTHER BUSINESS**

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

Chairman Patrick adjourned the meeting at approximately 6:15 pm.

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

Leslie Adams, Recording Secretary

Date 02/3/21