

PLANNING COMMISSION

MINUTES

NOVEMBER 14, 2024

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, November 14, 2024, 5:01 p.m., Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.

Board members in attendance were Jeremy Stewart, John Collins, Jack Beery, Kimberlie Birr Griggs and Todd Tarchalski.

Eglin Representative Jack Kiger was not in attendance.

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

Growth Management Staff in attendance were Elliot Kampert, Director, Randy Woodruff, Deputy Director, Tim Durbin, Senior Planner, Stuart Campbell, Planner III, Leslie Adams, Planner I and Martina Barrow, Planner I.

County Attorney Kerry Parsons was in attendance.

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

Agenda Item 2: Tim Bowden – 6575 Hwy 189 N, Baker, FL – Applicant

Agenda Item 2: Logan Snow – 6575 Hwy 189 N, Baker, FL – Applicant

Agenda Item 2: Cole Granger - 6576 Hwy 189 N, Baker, FL - Applicant

Agenda Item 2: Pat Watkins – 6087 Bud Moulton Rd, Crestview, FL – Unknown

Agenda Item 2: Lane Watkins – 6087 Bud Moulton Rd, Crestview, FL – Opponent

Agenda Item 2: Jeremiah Kaylor – 6301 Possum Ridge Rd, Crestview, FL – Opponent

Agenda Item 2: Chris Bowermaster – 6400 Possum Ridge Rd, Crestview, FL – Unknown

Agenda Item 2: Al Whitmore – 6650 Possum Ridge Rd, Crestview, FL – Unknown

Agenda Item 2: Heather Smallwood – 6336 Possum Ridge Rd, Crestview, FL – Unknown

Agenda Item 2: James Reeves – 6528 Possum Ridge Rd, Crestview, FL – Opponent

Agenda Item 2: Amanda Roberts - 6274 Possum Ridge Rd, Crestview, FL - Opponent

Agenda Item 2: Scott Noble - 227 E. 3rd Ave, Crestview, FL - Opponent

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Agenda Item 2: Julie Dieterlan - 3370 Peeble Dr, Crestview, FL - Unknown

Agenda Item 2: Herb Weighknecht - 6484 Possum Ridge Rd, Crestview, FL - Unknown

Agenda Item 2: Linda Tuggle – 6087 Terrace Ln, Crestview, FL - Opponent

Agenda Item 2: Michelle Harpster – 1801 Harpster Ln, Baker, FL - Unknown

A. CALL TO ORDER

Chairman Stewart called the meeting to order at 5:02 PM.

B. ROLL CALL

Martina Barrow conducted roll call.

C. APPROVAL OF MINUTES FOR SEPTEMBER 12, 2024 MEETING (NO QUORUM FOR OCTOBER MEETING)

Motion to approve minutes made by John Collins and second by Jack Beery. --- 5 ayes. Motion Passes.

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

None.

E. ANNOUNCEMENTS

None.

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Randy Woodruff stated that the previous agenda item #2 for Step One Automotive was moved to the December meeting and the previous agenda item #3 was moved up to agenda item #2.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by Jack Beery and second by Todd Tarchalski. --- 5 ayes. Motion Passes.

H. OATH TAKING

Martina Barrow administered the Oath for all speakers.

I. DISCLOSURES

Martina Barrow read disclosures to the Board. All members received an email from Lane Watkins, provided for the record.

J. OLD BUSINESS

None

K. NEW BUSINESS

None

a. Applications for Development Review

None

b. Public Hearings

Agenda Item #1: CPA-2024-01. Comprehensive Plan Text Amendment; Mobility Plan. Consideration of an ordinance of the Board of County Commissioners of Okaloosa County, Florida Amending the Comprehensive Plan of Okaloosa County to provide a Large Scale Plan Amendment consisting of text amendments to Chapter 1 Administration, Chapter 2.1 Future Land Use Element (FLUE), Chapter 2.2 Transportation Element (TE), Chapter 2.12 Intergovernmental Coordination Element (ICE), Chapter 2.13 Capital Improvements Element (CIE), and Chapter 4 Concurrency Management System of the Okaloosa County 2020 Comprehensive Plan.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Stewart asked who provided the mobility plan.

Randy Woodruff explained was provided by NUE Urban Concepts.

Discussion ensued.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 1 as written to request a Comprehensive Plan Text Amendment; Mobility Plan made by Jack Beery, and second by Todd Tarchalski. -- 5 ayes. Motion Passes.

Agenda Item #2: 551873-BCC-2024 & 551875-BCC-2024 Request for Large Scale Plan Amendment for property located on Possum Ridge Road. Consideration of a request changing the use of land submitted by Raymond Greer, on behalf of Christopher Ryles relating to property located directly north of Possum Ridge Road and generally east of State Road 85. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) from **Rural Residential (RR)** and **Agricultural (AG)** to **Low Density Residential (LDR)**. If the FLUM amendment is approved, the applicant has submitted a companion request to rezone the property from **Rural Residential (RR)** and **Agricultural (AG)** to **Residential-1 (R-1)**, or a more restrictive zoning district. The subject property is 498 acres, more or less. This is the Transmittal hearing for State Planning Agency review.

Randy Woodruff presented Agenda Item 2 to the board.

Chairman Stewart called Cole Granger to speak.

Mr. Granger gave a brief description of proposed changes.

Chairman Stewart called for Heather Smallwood to speak.

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Heather Smallwood addressed the board with her concerns: road concerns, infrastructure concerns, school capacity concerns, urban sprawl, storm drainage concerns, noise pollution, wildlife concerns, emergency services and wetland concerns.

Ms. Smallwood entered exhibit 1 & 2 onto the record. Exhibit 1 is a petition against the reasoning. Exhibit 2 is letter stating reasons against the reasoning.

Chairman Stewart called for Al Whitmore to speak.

Al Whitmore addressed the board with his concerns: road concerns, shouldn't change nature of entire subdivision, and should not allow one person to change a whole area.

Chairman Stewart called for Chris Bowermaster to speak.

Chris Bowermaster addressed the board with her concerns: the rezoning would go against current county comprehensive plan and land development code, infrastructure concerns, need to focus on the citizens, and emergency services.

Chairman Stewart called for Herb Weighknecht to speak.

Herb Weighknecht addressed the board with his concerns: bee farm is suffering due to current developments and he moved to area because it was less populated.

Chairman Stewart called for Julie Dieterlan to speak.

Julie Dieterlan addressed the board with her concerns: traffic concerns, emergency services, school capacity concerns, infrastructure concerns

Chairman Stewart called for Scott Noble to speak.

Scott Noble addressed the board with his concerns: rezoning is not logical, doesn't promote wildlife conservation, noise pollution, quality of life, and urban sprawl.

Chairman Stewart called for Amanda Roberts to speak.

Amanda Roberts addressed the board with her concerns: same as others expressed and residents in the area do not want it.

Chairman Stewart called for Jeremiah Kaylor to speak.

Jeremiah Kaylor addressed the board with his concerns: quality of life, zoning is not a suggestion, current zoning allows hundreds of homes, staff report is not based on reality, traffic study is inaccurate, doesn't meet amendment guidelines, wildlife concerns, urban sprawl, not in compliance with state law, and traffic concerns.

Chairman Stewart called for James Reeves to speak.

James Reeves addressed the board with his concerns: traffic concerns, infrastructure concerns, wildlife concerns, wetland concerns, and septic concerns.

Chairman Stewart called for Michelle Harpster to speak.

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Michelle Harpster addressed the board with her concerns: Inspire study needs to implemented, emergency services capacity, current number of approved homes in the area, and infrastructure concerns.

Chairman Stewart called for Linda Tuggle to speak.

Linda Tuggle addressed the board with her concerns: wildlife concerns, school concerns, traffic concerns, not in best interest of citizens, and septic tank concerns.

Chairman Stewart called for Lane Watkins to speak.

Lane Watkins entered exhibit 3 onto the record. Exhibit 3 is a letter expressing opposition to the proposed rezoning.

Lane Watkins addressed the board with his concerns: current zoning is fine for development, property is surrounded by agriculture zoning not low density, urban sprawl, no need for more housing, prime farmland on the property, septic tank concerns, and rezoning violates Florida state statutes.

Chairman Stewart called for Pat Watkins to speak.

Pat Watkins addressed the board with her concerns: LDR boundary is less than 9 % of exterior boundary, prime farmland on the property, LDR ribbons for urban sprawl are not allowed per Florida state statutes, and outside of urban development boundary.

Chairman Stewart called for Cole Granger to speak on concerns that were raised.

Cole Granger explained that the rezoning meets requirements per county staff, property touches LDR and matches surrounding areas, and roads/traffic is looked at during development order process.

Chairman Stewart called for Tim Bowden to speak on concerns that were raised.

Tim Bowden explained wetland concerns, road and storm water are all looked at during the development order review and the requirements would only allow for around 690 lots.

Commissioner Beery asked what the road impact would be.

Discussion ensued.

Mr. Bowden stated that at this point he can't answer to that but he would have to improve the road/infrastructure during the development process.

Commissioner Beery explained that he cannot reject rezoning's because of septic tanks, that is for health department to look at, wildlife will be hurt but he must follow a set of rules when making a decision.

Commissioner Tarchalski explained that this is a hard decision to make, unsure of rules for rezoning decision and would like to have urban sprawl clarified.

Kerry Parson explained the burden of the applicant and board in relation to a rezoning, compatibility, and if a rezoning meets the comprehensive plan.

Elliot Kampert clarified what an urban sprawl/ribbon pattern is.

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Discussion ensued.

John Collins asked if redevelopment is incompatible with the current agriculture zoning.

Randy Woodruff explained residential to residential is compatible and nothing in comprehensive plan that agriculture is not compatible with residential.

John Collins asked how urban development boundary should be considered in relation to the rezoning request.

Randy Woodruff explained the comprehensive plan doesn't say development has to be within urban development boundary.

Kimberlie Birr Griggs asked if prime farmland and wetlands is looked at during development order process.

Randy Woodruff explained that wetlands are looked at during that process and prime farmland is solely subject to property zoned agriculture, if property is rezoned to low density residential, prime farmland would not be applicable to the property.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 2 as written to request a change to the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property Rural Residential (RR) and Agricultural (AG) to Low Density Residential (LDR) or a more restrictive FLUM designation, made Jack Beery and second by John Collins. -- 5 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 2 as written to request to rezone the property from Rural Residential (RR) and Agricultural (AG) to Residential-1 (R-1), or a more restrictive zoning district, made by Jack Beery, and second by John Collins. --- 5 ayes. Motion Passes.

L. OTHER BUSINESS

The **DECEMBER 12, 2024**, Planning Commission Meeting will be held at the Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.

M. ADJOURNMENT

Chairman Stewart adjourned the meeting at approximately 6:15 p.m.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 11/15/2024