



~ Draft Minutes ~

## City of Fort Walton Beach Regular Meeting of the Local Planning Agency

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Thursday, November 2, 2017

5:30 PM

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### CALL TO ORDER

5:30 PM Meeting was called to order on November 2, 2017 at Council Chamber, 107 Miracle Strip Parkway SW, Fort Walton Beach, FL.

Attendee Name	Title	Status	Arrived
Mary Albright		Absent	
Wilbur Hugli		Present	
Sam Kinkaid		Present	
Ramon Quiray		Present	
Dean Covey		Present	
Rick Stokes		Present	
Lili Hill		Absent	
Susan Moss		Absent	
Ron Brown		Absent	

Board Member Susan Moss was an excused absence. Board Member Lili Hill and alternate Mary Albright were unexcused absences.

### PLEDGE OF ALLEGIANCE

### APPROVAL OF AGENDA

The vote on the motion to approve the agenda as presented carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Wilbur Hugli
<b>SECONDER:</b>	Dean Covey
<b>AYES:</b>	Hugli, Kinkaid, Quiray, Covey, Stokes
<b>ABSENT:</b>	Mary Albright, Lili Hill, Susan Moss

## APPROVAL OF MINUTES

The vote on the motion to approve the minutes of August 3, 2017 carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Wilbur Hugli
<b>SECONDER:</b>	Dean Covey
<b>AYES:</b>	Hugli, Kinkaid, Quiray, Covey, Stokes
<b>ABSENT:</b>	Mary Albright, Lili Hill, Susan Moss

## PUBLIC COMMENTS

None.

## QUASI JUDICIAL HEARINGS

Jennifer Gutai of the City Attorney's Office gave the oath to those who planned to testify and announced a quasi-judicial proceeding.

## ORDINANCES--1978 Ordinance to Amend FLUM for 1900 Lewis Turner Blvd to Mixed Use (MU)

### (Quasi-Judicial)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA AMENDING THE CITY'S COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE MAP FOR PROPERTY DESCRIBED AS 1900 LEWIS TURNER BOULEVARD, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE, TO MIXED USE (MU); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Gutai read Ordinance 1978 by title.

Chris Frassetto, Development Services Manager, advised the City received an application to amend the Comprehensive Plan's Future Land Use Map (FLUM) designation to Mixed Use (MU) for property located at 1900 Lewis Turner Boulevard in Fort Walton Beach, as well as a voluntary annexation application for the same property.

Mr. Frassetto continued the total size is approximately 51.84 acres and the intended uses include multi-family residential, office, commercial and recreation. He discussed the Staff Analysis and Findings of Fact and requested that the Board recommend to City Council adoption of Ordinance 1978.

Mr. Stokes disclosed that he has worked in the past with Jay Odom, the developer for the project, but that will not affect his decision. Mr. Stokes received clarification that by the Board approving this request, a separate property parcel ID number will be assigned.

Jay Odom of the Jay Odom Group, developer, presented background on the project and stated he is excited to be developing this property.

The vote on the motion to forward a recommendation of approval of Ordinance 1978 to City Council carried unanimously.

<b>RESULT:</b>	<b>RECOMMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Ramon Quiray
<b>SECONDER:</b>	Wilbur Hugli
<b>AYES:</b>	Hugli, Kinkaid, Quiray, Covey, Stokes
<b>ABSENT:</b>	Mary Albright, Lili Hill, Susan Moss

### **1979 Ordinance to Assign Zoning Designation for 1900 Lewis Turner Boulevard (Quasi-Judicial)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PROPERTY DESCRIBED AS 1900 LEWIS TURNER BOULEVARD, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE, TO BE ZONED MX-2 (MIXED-USE HIGH) ZONING DISTRICT; PROVIDING FOR THE AMENDMENT OF THE AFFECTED PORTION OF THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Gutai read Ordinance 1979 by title.

Mr. Frassetto informed this is the second component of the annexation process to assign a zoning designation to the property located at 1900 Lewis Turner Boulevard. He discussed the Staff Analysis and Findings of Fact and requested that the Board recommend to City Council adoption of Ordinance 1979.

The vote on the motion to forward a recommendation of approval of Ordinance 1979 to City Council carried unanimously.

<b>RESULT:</b>	<b>RECOMMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Rick Stokes
<b>SECONDER:</b>	Wilbur Hugli
<b>AYES:</b>	Hugli, Kinkaid, Quiray, Covey, Stokes
<b>ABSENT:</b>	Mary Albright, Lili Hill, Susan Moss

### **Election of LPA Chair and Vice Chair for 2018**

The Local Planning Agency shall elect a Chair and Vice Chair to serve during the 2018 calendar year.

Mr. Frassetto informed that each year the members of the Local Planning Agency shall elect a Chair and Vice Chair from among its members to serve as officers of the board for the ensuing calendar year. The Chair and Vice Chair's terms shall be for one (1) year and no member shall serve for more than two (2) consecutive terms. He informed that Ms. Kinkaid has served two consecutive terms.

The vote on the motion to appoint Rick Stokes as Chairman and Dean Covey as Vice-Chair for calendar year 2018 carried unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Sam Kinkaid
<b>SECONDER:</b>	Rick Stokes
<b>AYES:</b>	Hugli, Kinkaid, Quiray, Covey, Stokes
<b>ABSENT:</b>	Mary Albright, Lili Hill, Susan Moss

**DIRECTOR REPORTS**

None.

**BOARD MEMBER REPORTS**

None.

**ADJOURNMENT: 6:00 pm**