

PLANNING COMMISSION

MINUTES

JULY 9, 2026

5:05 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, July 9, 2026, 5:01 p.m., Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.

Board members in attendance were John Collins, Brooke McLean, and Todd Tarchalski

Eglin Representative Rosanna Edwards was in attendance.

Okaloosa County School Board representative Dustin Keith was not in attendance.

Growth Management Staff in attendance were Kristen Shell, AICP, Director, Stuart Campbell, Planner III, and Shana Long, Administrative Specialist.

Public Works staff in attendance were not in attendance.

County Attorneys Kerry Parsons and Laiken Cowley were in attendance.

Speaker recognition forms were submitted by person(s) wishing to speak as follows:

Mark Siner, Penny Wood, and Don Parker.

A. CALL TO ORDER

Chairman John Collins called the meeting to order at 5:05 PM.

B. ROLL CALL

Shana Long conducted roll call.

C. APPROVAL OF MINUTES FOR APRIL 9, 2026

Motion to approve minutes made by Brooke McLean and second by Todd Tarchalski --- 3 ayes. Motion Passes Unanimously.

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

There were none.

E. ANNOUNCEMENTS

There were none.

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Stuart Campbell proposes a change to the agenda, in that it lists the previous Eglin Air Force Base representative, James Hoff, instead of the newly appointed representative, Rosanna Edwards.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by Todd Tarchalski and second by Brooke McLean --- 3 ayes. Motion Passes Unanimously.

H. OATH TAKING

Shana Long administered the Oath for all speakers.

I. DISCLOSURES

Shana Long read disclosures to the Board. All replied “no”.

J. OLD BUSINESS

There were none.

K. NEW BUSINESS

a. Applications for Development Review

There were none.

b. Public Hearings

Agenda Item # 1: Consideration of a request to change the use of land submitted by Mark Siner of Choctaw Engineering, on behalf of John and Susan Lee, relating to two parcels, 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020, located on the north side of US Highway 98, bordered by Evergreen Dr., Spruce Street, and Woodland Avenue, and located approximately two-thirds of a mile from the western Okaloosa County jurisdictional boundary. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Suburban Residential (SR)**, to **Mixed Use (MU)** or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the property from **Suburban Residential (SR)**, to **Mixed Use (MU)** or a more restrictive zoning district. The subject property contains 2.55 acres, more or less.

Stuart Campbell presented Agenda Item #1.

Mark Siner, applicant party, provides clarity on change to Comprehensive Plan Future Land Use Map (FLUM) designation for parcels 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020.

Penny Wood and Don Parker, petitioner party, voiced their concerns.

Mark Siner, applicant party, provides rebuttal and provides reassurance regarding petitioner party concerns.

Chairman John Collins closes public comment and opens discussion for board.

Todd Tarchalski voiced concerns over plan.

Stuart Campbell states that the next Board of County Commissioners meeting will be August 18, 2026.

Attorney Kerry Parsons provides legal standpoint regarding codes and what their usage is.

Stuart Campbell and Kristin Shell provide clarification on codes and what their usage is.

MINUTES ARE NOT VERBATIM

Brooke McLean called for a motion.

Recommend approval of the request to change the Comprehensive Plan Future Land Use Map (FLUM) designation use of land from Suburban Residential (SR) to Mixed Use (MU) for parcels 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020 made by Brooke McLean and second by John Collins --- 3 ayes. Motion Passes Unanimously.

Recommend approval of the companion request to rezone the property from Suburban Residential (SR) to Mixed Use (MU) or a more restrictive zoning district made by Brooke McLean and second by John Collins --- 3 ayes. Motion Passes Unanimously.

L. OTHER BUSINESS

Selection of 2026 Vice-Chairman is postponed until the next meeting.

The **August 13, 2026**, 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 Collins adjourned the meeting at approximately 5:40 p.m.

Prepared by:

Shana Long, Recording Secretary