

PLANNING COMMISSION

MINUTES

APRIL 10, 2025

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, April 10, 2025, 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, Todd Tarchalski, and Kim Birr Griggs.

Eglin Representative Cheryl Sawyers was 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, Stuart Campbell, Planner III, Leslie Adams, Planner I, and Martina Barrow, Planner I.

County Attorney Kerry Parsons was in attendance via Zoom.

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

Agenda Item 1: Billy Howell – 4545 Ortega Blvd, Jacksonville, FL – Applicant

A. CALL TO ORDER

Vice Chairman John Collins called the meeting to order at 5:01 PM.

B. ROLL CALL

Martina Barrow conducted roll call.

C. APPROVAL OF MINUTES FOR MARCH 13, 2025

Motion to approve minutes made by Kim Birr Griggs and second by Todd Tarchalski. --- 3 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

None.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by Kim Birr Griggs and second by Todd Tarchalski. --- 3 ayes. Motion Passes.

H. OATH TAKING

Martina Barrow administered the Oath for all speakers.

I. DISCLOSURES

Martina Barrow read disclosures to the Board. All replied no.

J. OLD BUSINESS

None

K. NEW BUSINESS

None

a. Applications for Development Review

None

b. Public Hearings

Agenda Item # 1: FLUM (563847-BCC-2025) – Rezoning (563849-BCC-2025) Consideration of a request to change the use of land submitted by Gregory Matovina of Matovina & Company, on behalf of Royce C. Taylor, relating to parcel 13-3N-23-0000-0001-0010, property located on the south side of Highway 90, southwest of the intersection of Hwy 90 and Four Lakes Road, Crestview, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Agriculture (AG)** 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 **Agriculture (AA)**, to **Mixed Use (MU)** or a more restrictive zoning district. The subject property contains 7.80 acres, more or less.

Randy Woodruff presented Agenda Item 1 to the board.

Vice Chairman Collins called Billy Howell to speak.

Mr. Howell explained he was there on behalf of the applicant to answer any questions.

The board had no questions.

Vice Chairman Collins called for a motion.

Motion to recommend approval of Agenda Item 1 as written to request a change to the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Agriculture (AG) to Mixed Use (MU), or a more restrictive FLUM designation, made by Kim Birr Griggs and second by Todd Tarchalski. -- 3 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Agriculture (AG), to Mixed Use (MU), or a more restrictive zoning district, made by Kim Birr Griggs and second by Todd Tarchalski. --- 3 ayes. Motion Passes.

Agenda Item # 2: Consideration of a request to establish a formal set of Planning Commission Bylaws to clarify member roles and responsibilities, provide guidance on how meetings will be conducted, and set expectations for decision-making.

Randy Woodruff presented Agenda Item 2 to the board.

Vice Chairman Collins stated he had a citizen bring up concerns regarding Article 3, subsection A, number 5, the removal of a board member by voting of the board. The citizen was concerned that this was a violation of the land development code.

County Attorney Kerry Parsons explained the removal process was standard and does not violate any ordinances or land development code.

Vice Chairman Collins called for a motion.

Motion to recommend approval of Agenda Item 2 as written to request to establish a formal set of Planning Commission Bylaws, made by Kim Birr Griggs and second by Todd Tarchalski. -- 3 ayes. Motion Passes.

L. OTHER BUSINESS

The **May 8, 2025**, Planning Commission Meeting will be held at the Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.

M. ADJOURNMENT

Vice Chairman Collins adjourned the meeting at approximately 5:14 p.m.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 4/11/2025