

PLANNING COMMISSION

MINUTES

MARCH 13, 2025

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, March 13, 2025, 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, Todd Tarchalski and Jack Beery.

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, and Leslie Adams, Planner I.

County Attorney Kerry Parsons was in attendance.

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

Agenda Item 1: John Tidwell – 795 Cedar Ave, Niceville, FL – Applicant

Agenda Item 1: Aaron Ross – 410 Evans Rd, Niceville, FL – Opponent

Agenda Item 1: Doug Davis – 1700 Evans Ct, Niceville, FL – Unknown

Agenda Item 1: Mitchell McClaren – 615 Nelson Point Rd, Niceville, FL – Unknown

Agenda Item 1: Mary Avalon – 4264 Lancaster Dr, Niceville, FL - Unknown

Agenda Item 2: Jeff McInnis – 909 Mar Walt Dr Suite 1014, Fort Walton Beach, FL – Applicant

A. CALL TO ORDER

Chairman Jeremy Stewart called the meeting to order at 5:03 PM.

B. ROLL CALL

Leslie Adams conducted roll call.

C. APPROVAL OF MINUTES FOR DECEMBER 12, 2024 (NO JANUARY OR FEBRUARY 2025 MEETING)

Motion to approve minutes made by John Collins and second by Jack Beery. --- 4 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 John Collins and second by Todd Tarchalski. --- 4 ayes. Motion Passes.

H. OATH TAKING

Leslie Adams administered the Oath for all speakers.

I. DISCLOSURES

Leslie Adams read disclosures to the Board. All replied no. Vice Chairman Collins stated he would have to recuse himself from voting on Agenda Item 2 to avoid a conflict of interest.

J. OLD BUSINESS

None

K. NEW BUSINESS

None

a. Applications for Development Review

None

b. Public Hearings

Agenda Item # 1 FLUM (563166-BCC-2025) -Rezoning (563167-BCC-2025) Consideration of a request to change a parcel of land submitted by John Tidwell of Tidwell Homes, on behalf of the Ruckel Properties, Inc., relating to parcel 15-1S-22-0000-0001-001D, property located on the northwest corner of Lancaster Drive and Highway 20, Niceville, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Institutional (INST)**, to **Low Density Residential (LDR)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the property from **Institutional (INST)**, to **Residential-1 (R-1)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive zoning district. The subject property contains 25 acres, more or less.

Randy Woodruff presented Agenda Item 1 to the board.

MINUTES ARE NOT VERBATIM

Chairman Stewart called John Tidwell to speak.

Mr. Tidwell stated he is available for any questions that may arise.

Chairman Stewart called Doug Davis to speak.

Mr. Davis addressed the board with his concerns to the board: roads and crowding. Mr. Davis expressed he is happy to see the proposal for residential.

Chairman Stewart called Mitchell McClaren to speak.

Mr. McClaren addressed the board with his concerns to the board: access to property, drainage, flooding, uncertainty of use of the mixed-use piece, light and noise pollution, character, the need for green space and parks.

Chairman Stewart called Mary Avalon to speak.

Ms. Avalon addressed the board with her concern to the board of flooding on Lancaster Dr.

Chairman Stewart called Aaron Ross to speak.

Mr. Ross addressed the board with his concerns to the board: same as previous speakers, property values, and doesn't agree with the proposed mixed-use area.

Chairman Stewart called for John Tidwell to speak on concerns that were raised.

Mr. Tidwell expressed that all the concerns were valid and would be addressed at the time of the DO.

Discussion ensued.

Chairman Stewart 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 Institutional (INST), to Low Density Residential (LDR) (7.69 acres) and Mixed Use (MU) (17.31 acres), or a more restrictive FLUM designation, made by John Collins and second by Todd Tarchalski. -- 4 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Institutional (INST), to Residential-1 (R-1) (7.69 acres) and Mixed Use (MU) (17.31 acres), or a more restrictive zoning district, made by John Collins, and second by Jack Beery. --- 4 ayes. Motion Passes.

Agenda Item # 2: FLUM (563800-BCC-2025) – Rezoning (563801-BCC-2025) Consideration of a request changing the use of land submitted by Jeffrey McInnis, on behalf of the Air Force Enlisted Village, Inc., relating to property located at the northwest corner of Poquito Road and Sunset Lane, Shalimar. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Federal Reservation** to **Mixed Use (MU)**, and a request to extend the Urban Development Boundary Area. If the FLUM amendment is approved, request to rezone the property from **Federal Reservation to Mixed Use (MU)**, or a more restrictive zoning district. Property contains 79.99 acres, more or less. This is the **Transmittal Hearing for State Agency Review**.

Randy Woodruff presented Agenda Item 2 to the board.

MINUTES ARE NOT VERBATIM

Chairman Stewart called Jeff McInnis to speak.

Mr. McInnis gave a brief description of the proposed changes.

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 from Federal Reservation, to Mixed Use (MU), or a more restrictive FLUM designation, made by Jack Beery and second by Todd Tarchalski. -- 4 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 2 as written to request to rezone the property from Federal Reservation, to Mixed Use (MU), or a more restrictive zoning district, made by Todd Tarchalski, and second by Jack Beery. --- 4 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 2 as written to extend the Urban Development Boundary for the subject property, made by Todd Tarchalski and second by Jack Beery. -- 4 ayes. Motion Passes.

L. OTHER BUSINESS

Vote to determine Chairman and Vice Chairman for 2025.

Motion to retain Jeremy Stewart as Chairman and John Collins as Vice Chairman for 2025 made by Jack Beery and second by Todd Tarchalski – 4 ayes. Motion Passes.

The **April 10, 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

Chairman Stewart adjourned the meeting at approximately 5:37 p.m.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 3/14/2025