MINUTES ARE NOT VERBATIM

# PLANNING COMMISSION

# MINUTES

## NOVEMBER 13, 2025

## 5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, November 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 John Collins, Todd Tarchalski, and Nicholas Marshall.

Eglin Representative Cheryl Sawyers was not in attendance.

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

Growth Management Staff in attendance were Kristen Shell, Director; Randy Woodruff, Deputy Director, Stuart Campbell, Planner III; Leslie Adams, Planner I; and Natasha Andrus, Records Clerk.

County Attorney Kerry Parsons was in attendance.

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

Agenda Item 1: Mark Siner – 112 Truxton Ave, Fort Walton Beach, FL – Applicant
Agenda Item 1: Ken Davis – 204 Elizabeth Ct, Fort Walton Beach, FL – Opponent

### A. CALL TO ORDER

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

### B. ROLL CALL

Leslie Adams conducted roll call.

### C. APPROVAL OF MINUTES FOR AUGUST 14, 2025

***Motion to approve minutes made by Todd Tarchalski and second by Nicholas Marshall. ---3 ayes. Motion Passes Unanimously.***

### 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

Stuart Campbell stated there is an addition under the Public Hearings to add agenda item #2.

***Motion to accept the agenda as written made by Todd Tarchalski and second by Nicholas Marshall. ---3 ayes. Motion Passes Unanimously.***

**G. ACCEPTANCE OF THE AGENDA**

***Motion to accept the agenda as written made by Todd Tarchalski and second by Nicholas Marshall. ---3 ayes. Motion Passes Unanimously.***

**H. OATH TAKING**

Leslie Adams administered the Oath for all speakers.

**I. DISCLOSURES**

Leslie Adams read disclosures to the Board. All replied no.

**J. OLD BUSINESS**

None.

**K. NEW BUSINESS**

**a. Applications for Development Review**

None

**b. Public Hearings**

**Agenda Item # 1:** Consideration of an Amendment to the Development Agreement by and between the Board of County Commissioners and Alabama and Holmes, LLC for the purpose of establishing development rights for certain real property located within the unincorporated area of Okaloosa County; providing assurances to the Developer that it may proceed with the Project in accordance with existing laws and policies subject to the conditions of this Amendment to the Development Agreement; and, insuring that this Amendment to the Development Agreement is in compliance with applicable provisions of Sections 163.3220-163.3243, Florida Statutes, and the Okaloosa County Comprehensive Plan.

Stuart Campbell presented Agenda Item 1 to the board.

Mark Siner talked about the changes made to the project regarding the trees, the building, and the drainage.

Ken Davis voiced his concerns about the stormwater and the trees.

Discussion ensued.

Chairman Collins called for a motion.

***Motion to recommend approval of Agenda Item 1 as written to request consideration of an amendment to the Development Agreement by and between the Board of County Commissioners and Alabama and Holmes, LLC, made by Todd Tarchalski and second by Nick Marshall. ---3 ayes. Motion Passes Unanimously.***

**<u>Agenda Item #2:</u>** Consideration a Development Agreement by and between the Board of County Commissioners and DR Horton, Inc. a Delaware Corporation for the purpose of establishing development rights for certain real property located within the unincorporated area of Okaloosa County; providing assurances in accordance with existing laws and policies subject to the conditions of the agreement; and, insuring that the agreement is in compliance with applicable provisions of Section 163.3220-163.3243, Florida Statutes, the Okaloosa County Comprehensive Plan and Land Development Code.

***<u>Motion to table Agenda Item 2 to the December 11, 2025, meeting, made by Todd Tarchalski and second by John Collins. ---3 ayes. Motion Passes Unanimously.</u>***

**L. OTHER BUSINESS**

Vote to determine Vice Chairman for 2025.

***<u>Will be tabled to the December 11, 2025, meeting when all board members will be present.</u>***

The **December 11, 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 5:25 p.m**.**

Prepared by: Theresa Ehrhardt

Theresa Ehrhardt, Recording Secretary

Date <u>11/19/2025</u>