

PLANNING COMMISSION

AGENDA

NOVEMBER 14, 2024

5:01 P.M.

**Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Egin Parkway
N, Shalimar, FL 32579.**

Commissioner Vacant, District 1

Commissioner Jack Beery, District 2

Chairman Jeremy Stewart, District 3

Commissioner Todd Tarchalski, District 4

Vice-Chairman Commissioner John Collins, District 5 Okaloosa County School Board Rep., Bill Smith
Eglin Air Force Base Representative, Jack Kiger

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES FOR OCTOBER 10, 2024

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

E. ANNOUNCEMENTS

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

G. ACCEPTANCE OF THE AGENDA

H. OATH TAKING

I. DISCLOSURES

J. OLD BUSINESS

None

K. NEW BUSINESS

a. Applications for Development Review

None

b. Public Hearings

Agenda Item # 1: CPA-2024-01. Comprehensive Plan Text Amendment; Mobility Plan. Consideration of an ordinance of the Board of County Commissioners of Okaloosa County, Florida Amending the Comprehensive Plan of Okaloosa County to provide a Large Scale Plan Amendment consisting of text amendments to Chapter 1 Administration, Chapter 2.1 Future Land Use Element (FLUE), Chapter 2.2 Transportation Element (TE), Chapter 2.12 Intergovernmental Coordination Element (ICE), Chapter 2.13 Capital Improvements Element (CIE), and Chapter 4 Concurrency Management System of the Okaloosa County 2020 Comprehensive Plan.

Agenda Item #2: 558750-BCC-2024 and 558748-BCC-2024 Consideration of a request changing the use of land as submitted by Step One Investments LLC, owner, relating to parcel 03-2S-24-0900-0004-0070 located at 702 Bayou View Drive, Fort Walton Beach, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation from **Suburban Residential (SR)** to **Commercial (C)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the subject property from **Suburban Residential (SR)** district to **General Commercial (C-3)** district, or a more restrictive zoning district. The subject property contains 0.42 acres.

Agenda Item #3: 551873-BCC-2024 & 551875-BCC-2024 Request for Large Scale Plan Amendment for property located on Possum Ridge Road. Consideration of a request changing the use of land submitted by Raymond Greer, on behalf of Christopher Ryles relating to property located directly north of Possum Ridge Road and generally east of State Road 85. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) from **Rural Residential (RR)** and **Agricultural (AG)** to **Low Density Residential (LDR)**. If the FLUM amendment is approved, the applicant has submitted a companion request to rezone the property from **Rural Residential (RR)** and **Agricultural (AG)** to **Residential-1 (R-1)**, or a more restrictive zoning district. The subject property is 498 acres, more or less. This is the Transmittal hearing for State Planning Agency review.

L. OTHER BUSINESS

The December 12, 2024 Planning Commission Meeting will be held at the Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579

M. ADJOURNMENT