

PLANNING COMMISSION

AGENDA

DECEMBER 18, 2025

5:01 P.M.

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

Commissioner Kimberlie Birr Griggs, District 1
Commissioner Vacant, District 3
Chairman Commissioner John Collins, District 5
Eglin Air Force Base Representative, Vacant

Vacant, District 2
Commissioner Todd Tarchalski, District 4
Okaloosa County School Board Rep, Bill Smith

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES FOR NOVEMBER 13, 2025**
- 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: 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. The property is currently zoned Residential 1 (R-1) and the Future Land Use Map (FLUM) designation is Low Density Residential (LDR). A general location of the property is just north of Old Spanish Trail (Hwy 10), west of Brookwood Ln and east of Clint Mason contains 612 acres more or less. The property can be identified by parcel ID numbers 17-3N-22-0000-0005-0160, 8-3N-22-0000-0005-0010, and 18-3N-22-0000-0001-0000.

Agenda Item # 2: Consideration of an application for a Small Scale Plan Amendment and Rezoning as submitted by Kermit H. George with Deep South Engineering Services, LLC (Agent), on behalf of the owner Billy Brown. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the three subject properties from **Mixed Use (MU)** to **Commercial (C)** or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the three properties from **Mixed Use (MU)** to **General Commercial (C-3)** or a more restrictive zoning district. The subject property is 3.05 acres and located northwest of the intersection of Hilton Rd North and Highway 4, Baker, Florida.

Agenda Item # 3: Consideration of an application for a Small Scale Plan Amendment and Rezoning as submitted by John Lourida-Garcia (Owner). The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Mixed Use (MU)** to **Commercial (C)** or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the property from **Mixed Use (MU)** to **General Commercial (C-3)** or a more restrictive zoning district. The subject property is 0.51 acres and located 200-feet northeast of the intersection of Green Acres Road and Green Acres Blvd., Fort Walton Beach, Florida.

L. OTHER BUSINESS

The January 8, 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

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.

Agenda Item #2: 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.

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.

L. OTHER BUSINESS

Vote to determine Vice Chairman for 2025.

Will be tabled to the December 11, 2025, meeting when all board members will be present.

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, Recording Secretary

Date 11/19/2025

AGENDA ITEM 1

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Randy Woodruff, AICP, MPA, Deputy Director

FROM: Daniel Stuart Campbell, Planner III

SUBJECT: Development Agreement, DR Horton, Inc.

DATE: December 18, 2025

BCC DISTRICT: (1) Commissioner Mixon

PLANNING COMMISSION DISTRICT: (1) Kimberlie Birr Griggs

PUBLIC HEARING: Consideration of 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 (see **Exhibit 1, Draft Development Agreement**).

STAFF FINDINGS:

At the November 13, 2025 meeting, the Planning Commission continued the consideration of a Development Agreement by and between the Board of County Commissioners and DR Horton, Inc. to the December 11, 2025 Planning Commission meeting. The December 11, 2025 Planning Commission meeting was canceled because of a lack of commissioner quorum on that date. This December 18, 2025 specially called Planning Commission meeting will allow the Planning Commission to consider the proposed Development Agreement originally scheduled for the December 11, 2025, meeting.

The property has a **Low Density Residential (LDR)** Future Land Use Map (FLUM) designation and is currently zoned **Residential 1 (R-1)**. The subject property is just north of Old Spanish Trail (Highway 10), west of Brookwood Lane and east of Clint Mason Road; and contains 611 acres more or less. The subject property can be

identified by parcel ID numbers 17-3N-22-0000-0005-0160, 18-3N-22-0000-0005-0010, and 18-3N-22-0000-0001-0000 (see **Exhibit 2, Independence Boundary Survey**).

The subject property is within the 611 Highway 90 Overlay District which was adopted as an amendment to S.3.10.00, of the Okaloosa County Land Development Code to implement and put into regulatory effect specific development-related requirements that only apply to this property. The proposed residential development is a maximum of 1,222 lot single family detached residential subdivision, will be developed up to ten (10) phases.

The developer did not desire to obtain a “phased development” development order per Section 1A.03.10 of the County’s Land Development Code. The developer did not desire to provide the individual development order-based requirement of a minimum 5-acre park or payment in lieu of this dedication for each phase except for phases one and four of the development. The developer is providing an additional 15.97 acres of park land above what would be required under a “phased development” development order approval process and is providing 27.9 acres of park land less than would be required under an individual development order approval approach (see **Exhibit 1, Table 1**). The developer has provided that at least one park area that contains a parking lot and multi-purpose field, at least one playground, one picnic pavilion and one walking trail per Section 6.07.10 of the Okaloosa County Land Development Code (see **Exhibit 3, Independence Parks Master Plan**).

This development agreement offers the following items specifying park land dedications and bond payments:

- (a) The 10 phases of the development shall be constructed with the proposed neighborhood park areas as shown within the development agreement (22.10 acres of parks).
- (b) The provision of 22.10 acres of parks will satisfy Section 6.07.03 of the County’s Land Development Code.
- (c) The developer shall provide a surety bond payment to the County according to the schedule contained in the development agreement at the time of each development order approval for subsequent phases. Each surety bond shall be released upon completion of that subsequent phase.
- (d) The duration of the Agreement shall be for fifteen (15) years from the effective date of the agreement. The Agreement may be extended by the mutual consent of the parties for an additional 10 years.

PUBLIC NOTICE: The proposed agenda item has been properly re-noticed with an advertisement in the Northwest Florida Daily news and public notice, via certified,

return-receipt letters, provided to all property owners within 300-foot radius (see **Exhibit 4, Notice of Public Hearing**).

PUBLIC COMMENT/OPPOSITION: Staff has not received any formal complaints/opposition to the proposed Development Agreement.

STAFF POSITION: Staff supports the Development Agreement by and between the Board of County Commissioners and DR Horton, Inc.

RECOMMENDATION: It is recommended that the Planning Commission consider the facts presented herein, as well as any facts that may be presented at the public hearing and then make a recommendation to the Board of County Commissioners to approve the Independence Development Agreement.

BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is scheduled for January 6, 2026.

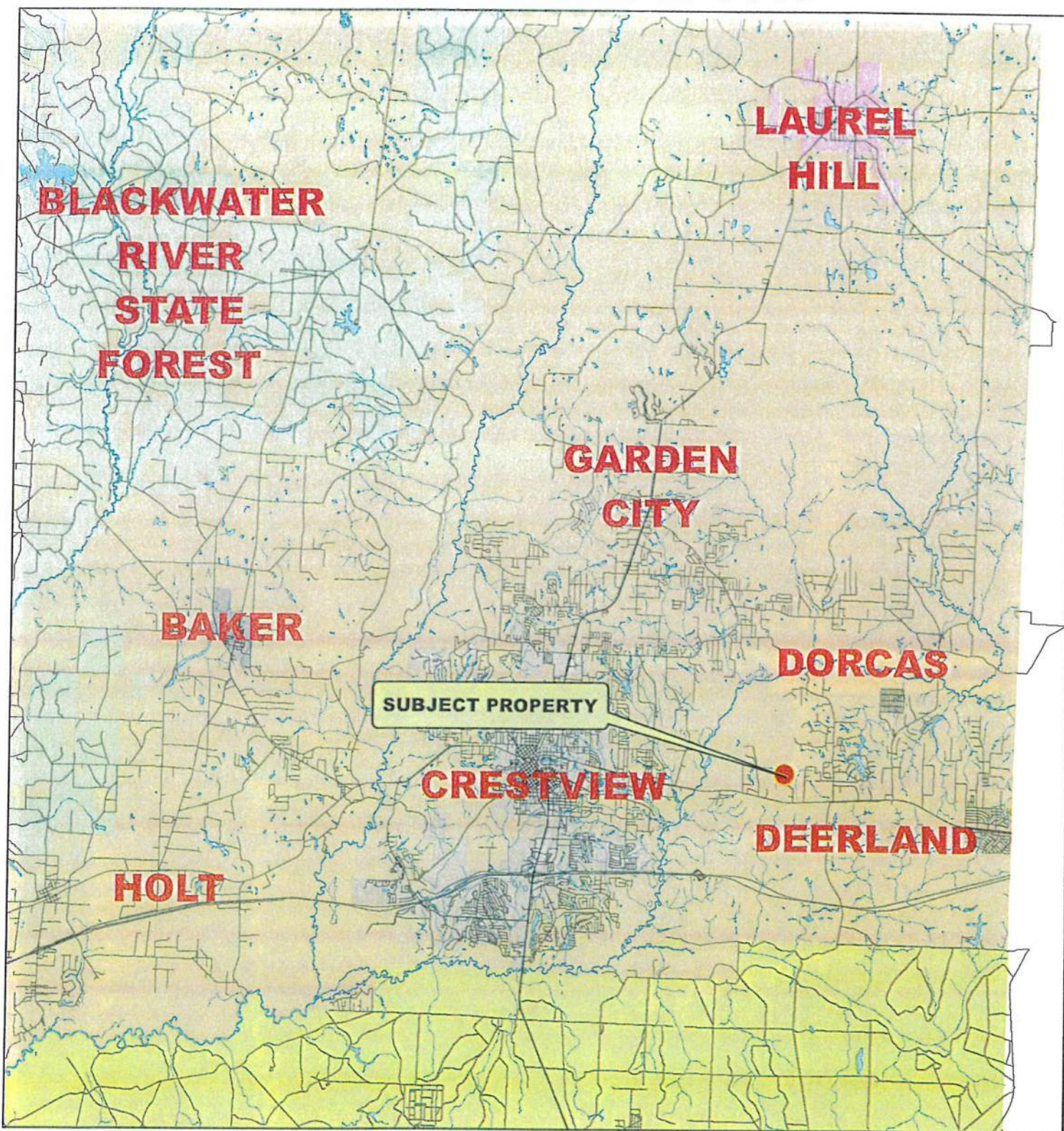
ATTACHMENTS:

- A - Location Map
- B - Aerial Photo Map
- C - Existing Land Use Map
- D - Future Land Use & Zoning Map
- E - Legal Advertisement

EXHIBITS:

- Exhibit 1 – Independence Development Agreement
- Exhibit 2 - Independence Boundary Survey
- Exhibit 3 – Independence Parks Master Plan

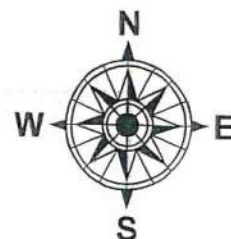
17-3N-22-0000-0005-0160 ATTACHMENT - A
18-3N-22-0000-0001-0000/0005-0010



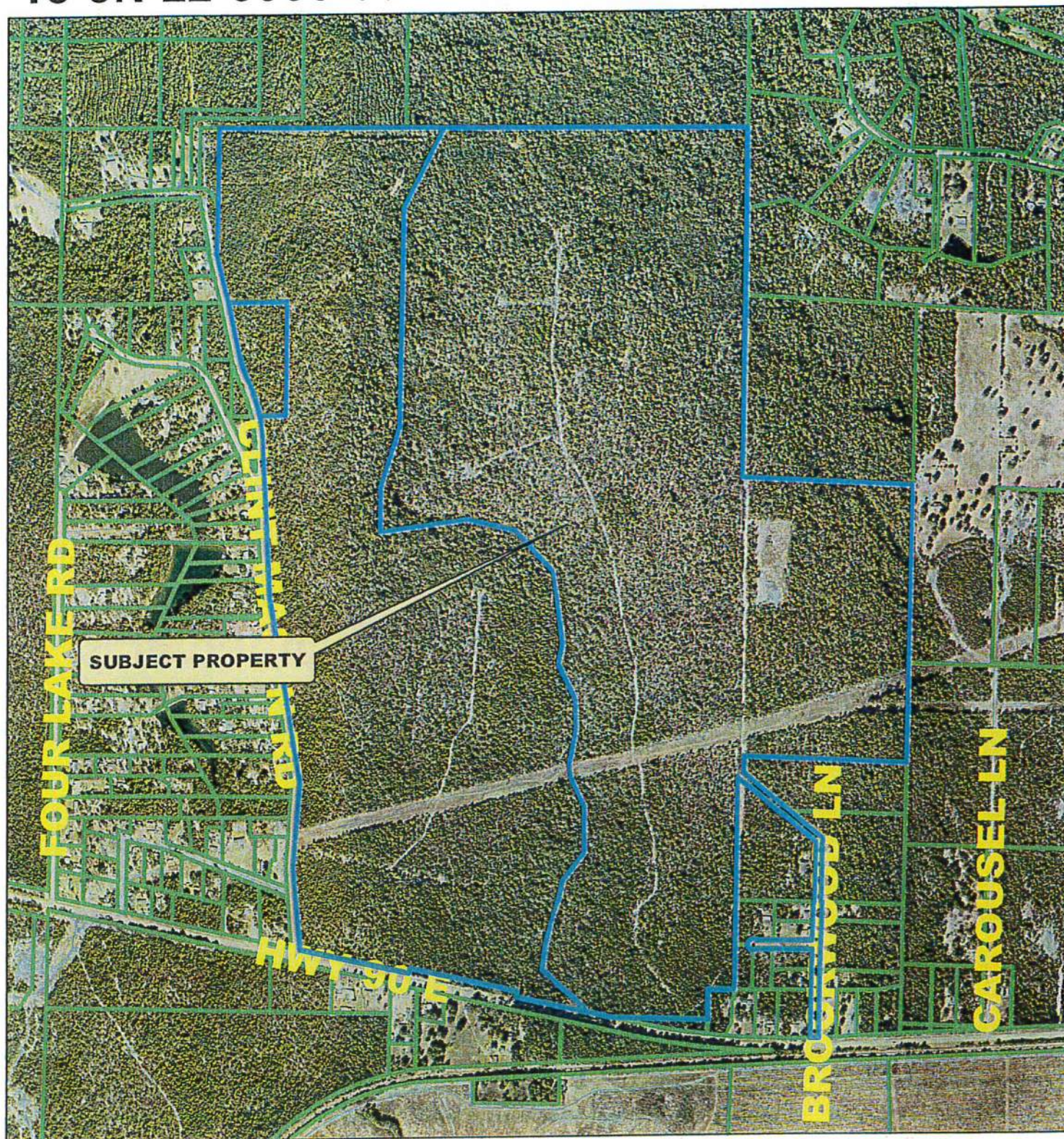
Legend

— Roads

Location Map



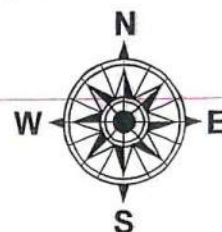
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18-3N-22-0000-0001-0000/0005-0010



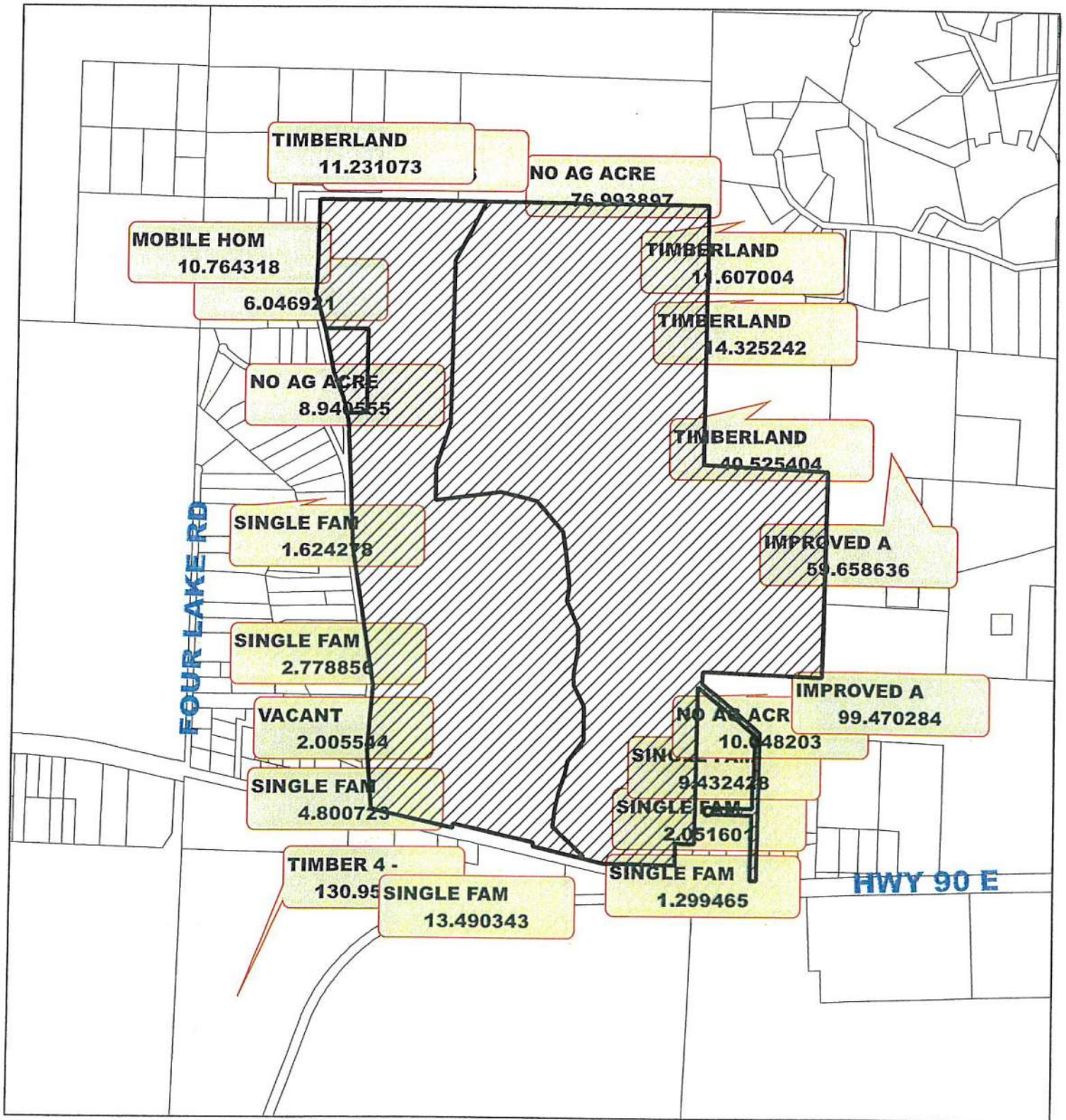
Legend

 Parcel Lines

Aerial Photo



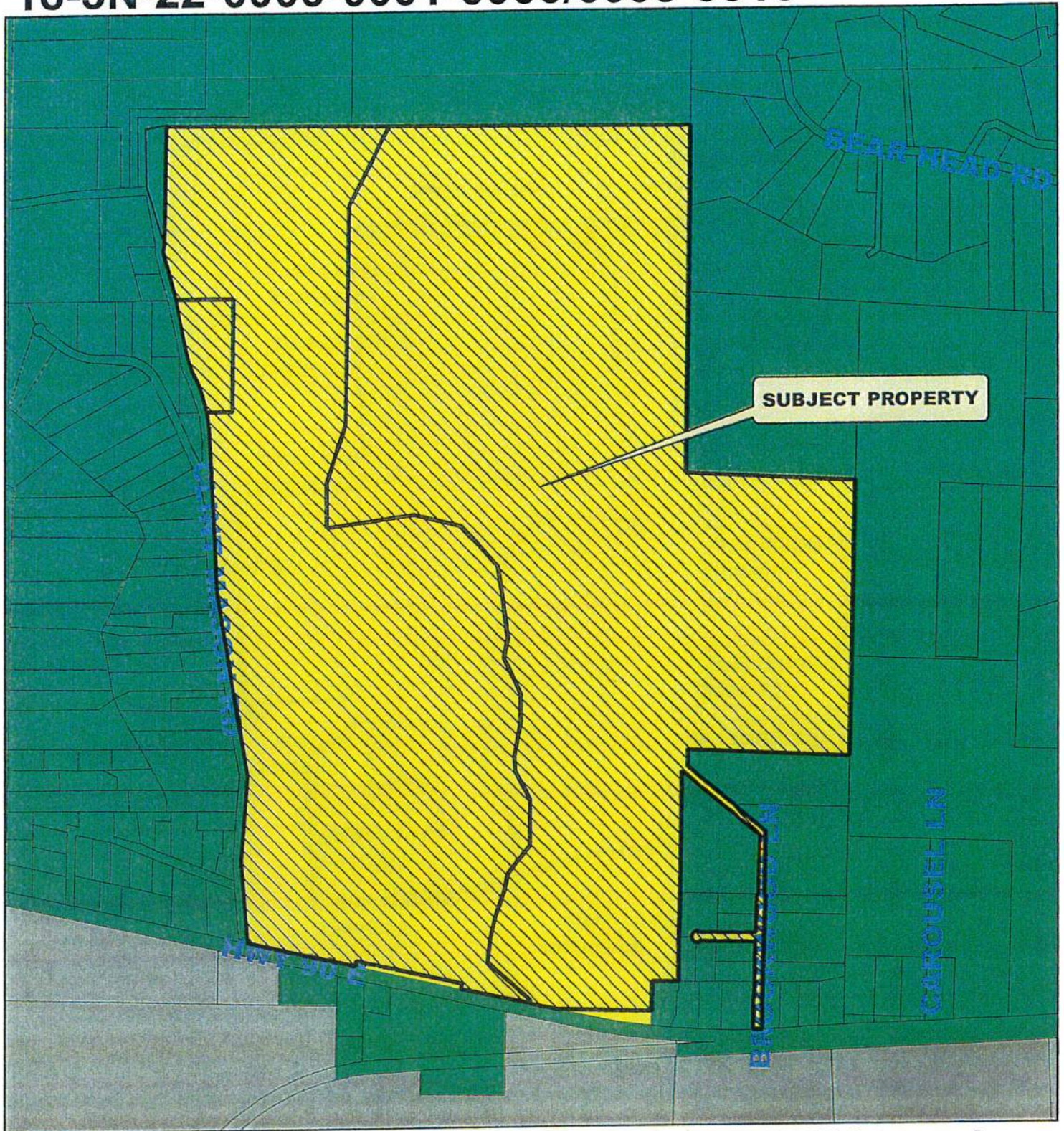
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18-3N-22-0000-0001-0000/0005-0010



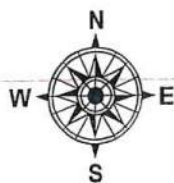
Existing Land Use Map



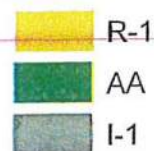
17-3N-22-0000-0005-0160 ATTACHMENT - D
18-3N-22-0000-0001-0000/0005-0010



FLUM Legend



ZONE Legend



FLUM & Zoning Map

LOCALiQ

The Gainesville Sun | The Ledger
 Daily Commercial | Ocala StarBanner
 News Chief | Herald-Tribune | News Herald
 Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sherry Cadenhead
 Okaloosa County Growth Management Department
 812 E James Lee BLVD
 Crestview FL 32539-3118

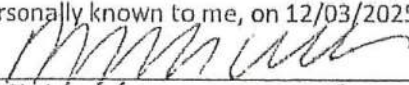
STATE OF WISCONSIN, COUNTY OF BROWN

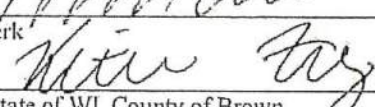
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a , was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

FTW NW Florida Daily News 12/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/03/2025


 Legal Clerk


 Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost: \$433.20

Tax Amount: \$0.00

Payment Cost: \$433.20

Order No: 11863391

of Copies:

Customer No: 718670

1

PO #:

THIS IS NOT AN INVOICE!*Please do not use this form for payment remittance.*

KAITLYN FELTY
 Notary Public
 State of Wisconsin

NOTICE OF PUBLIC HEARING

The Okaloosa County Growth Management Department notice that, on Thursday, December 18, 2025 the Okaloosa County Planning Commission will consider:

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. The property is currently zoned Residential 1 (R-1) and the Future Land Use Map (FLUM) designation is Low Density Residential (LDR). A general location of the property is just north of Old Spanish Trail (Hwy 10), west of Brookwood Ln and east of Clint Mason contains 612 acres more or less. The property can be identified by parcel ID numbers 17-3N-22-0000-0005-0160, 8-3N-22-0000-0005-0010, and 18-3N-22-0000-0001-0000.

This development agreement proposes the following items specifying park land dedications and bond payments:

- The 10 phases of the development shall be constructed with the proposed neighborhood park areas as shown within the development agreement (22.10 acres of parks).
- The provision of 22.10 acres of parks will satisfy Section 6.07.03 of the County's Land Development Code.
- The developer shall provide a bond payment to the County according to schedule contained in the development agreement at the time of each development order approval for subsequent phases.

The Agreement is for the property shown and described in the map in this advertisement. Public hearings have been scheduled as follows.

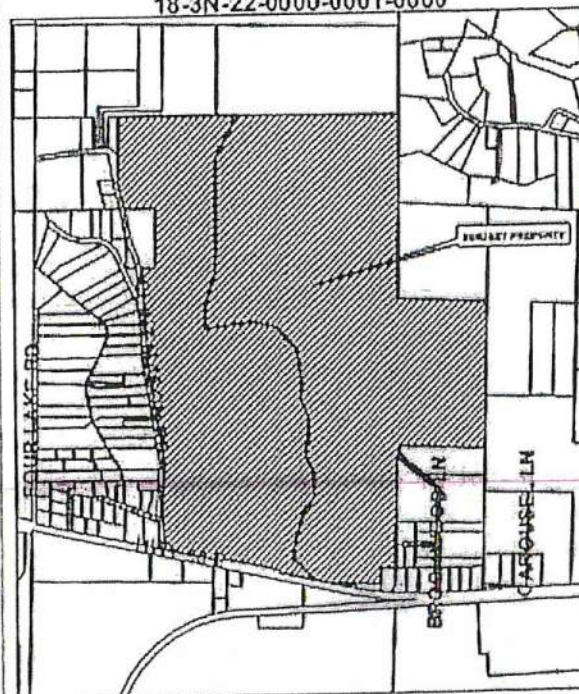
The meeting will be held at 5:01 PM or soon thereafter in the Okaloosa County Commission Chambers, Okaloosa County Administrative Complex, 1250 Eglin Parkway N., Shalimar, FL 32579

The proposed Agreement may be inspected by the public at the Department of Growth Management offices in Shalimar, 1250 N. Eglin Pkwy., 3rd floor, (850) 651-7180 or in Growth Management offices located at 402 Brookmeade Dr, Crestview, (850) 689-5080.

If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

Okaloosa County adheres to the Americans with Disabilities Act and will make reasonable modifications for access to these hearings upon request. Requests may be made to the Growth Management offices described above and must be made at least 48 hours in advance of the hearings in order to provide the requested service.

17-3N-22-0000-0005-0160
08-3N-22-0000-0005-0010
18-3N-22-0000-0001-0000



**DEVELOPMENT AGREEMENT
BETWEEN THE OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS and
DR Horton, Inc., a Delaware Corporation**

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this ____ day of _____, 2025, by and between the Okaloosa County Board of County Commissioners (the "County") and D.R. Horton (the "Developer") for the purpose of establishing development right of the Developer for certain real property located with the unincorporated area of Okaloosa County, Florida, as more particularly described herein; 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 Agreement; and insuring that this Agreement is in compliance with applicable provisions of Sections 163.3220-163.3243, Florida Statutes, and the Okaloosa County Comprehensive Plan.

ARTICLE I. RECITALS

WHEREAS, the intent of the Florida Local Government Development Agreement Act (the "Act") is explicitly provided in Section 163.3220(2), Florida Statutes, which states as follows:

(2) The Legislature finds and declares that: (a) The lack of certainty in the approval of development can result in a waste of economic and land resources, discourage sound capital investment planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; (b) Assurance to a developer that upon receipt of his development order(s) he may proceed with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development.

(3) Inconformity with, in furtherance of and to implement the Local Government Comprehensive Planning and Land Development Regulation Act and the Florida State Comprehensive Planning Act of 1972, it is the intent of the Legislature to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

(4) This intent is affected by authorizing local governments to enter into development agreements with developers, subject to the procedures and requirements of ss. 163.3220-163.3243.

(5) Sections 163.3220-163.3243 shall be regarded as supplemental and additional to the powers conferred upon local governments by other laws and shall not be regarded as in derogation of any powers now existing; and

WHEREAS, the Okaloosa County Land Development Code has been adopted by Ordinance No. 91-1, as amended, and does contain Section 1.11.05 "Development Agreement" which specifically authorizes the County to enter into development agreements with developers; and

WHEREAS, the Developer intends to develop a single-family residential development project in ten (10) phases which will be comprised solely of residential and accessory uses; and

WHEREAS, the Developer has control of 612 +/-acre parcel of property (the "Property") located as more particularly described in Exhibit A, which possesses the required characteristics to accommodate the proposed general plan for development of the Property, which has been submitted by the Developer under the name of Independence (the "Project"); and

WHEREAS, after duly noticed public hearings conducted on XXX, the County and Developer entered into a Development Agreement (the Development Agreement) establishing the development rights of the Developer as well as the regulations and obligations that would apply to the development including the donation of parkland; and

WHEREAS, the Property is currently zoned Residential-1 (R-1) for single-family residential use, and the Developer has submitted a development order application with the County, which seeks to develop to an extent which is less than the maximum development density allowed for the zoning district; and

WHEREAS, the Project will be developed in a total of ten (10) phases over a period of XXX years, two of which (Phases I and II) have been approved by development order, and therefore the Developer is desirous of agreeing upon and memorializing its development rights for eight (8) additional phases regarding the Property in contractual terms; and

WHEREAS, The current 611-acre Highway 90 Overlay District was adopted as an amendment to S.3.10.00, of the Okaloosa County Land Development Code to implement and put into regulatory effect specific development related requirements will now apply to the 612.1 acre parcel as identified in Exhibit A, Boundary Survey and Legal Description.

WHEREAS, The developer did not desire to obtain a "phased development" development order per Section 1A.03.10 of the County's Land Development Code.

WHEREAS, The developer did not desire to provide the individual development order-based requirement of a minimum 5 acre park or payment in lieu of this dedication for each phase except for phases one and four of the development.

WHEREAS, The developer is providing an additional 15.97 acres of park land above what would be required under a "phased development" development order approval process and is providing 27.9 acres of park land less than would be required under an individual development order approval approach (see Table 1).

WHEREAS, The developer has established the Independence Community Development District that was approved by the Okaloosa Board of County Commissioners via Ordinance 23-02 on 2/7/2023 that provides consent for the District to exercise certain additional powers "to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses" and provides for an estimated cost of \$3,000,000 for amenity development or construction.

WHEREAS, The Developer has provided that at least one park area that contains a parking lot and multi-purpose field, at least one playground, one picnic pavilion and one walking trail per Section 6.07.10 of the Okaloosa County Land Development Code.

WHEREAS, it is in the best interests of the County and its citizens that the development of the Property be completed in a planned and orderly fashion considering the subjects addressed by this Agreement; and

WHEREAS, the Developer and the County have agreed upon terms and conditions relating to the development of the Property, development rights, and benefits to the County and its citizens which are acceptable to the Developer and acceptable to the County, and the Developer and the County have deemed it appropriate that the terms and conditions of their agreements be reduced to written form; and

WHEREAS, the benefits to the County because of entering into this Agreement are unique to the circumstances of this Agreement; and

WHEREAS, the Act provides a means for the Developer and the County to document the assurances sought by each and commitment to the terms and obligations of this Agreement; and

WHEREAS, pursuant to the requirements of Section 163.3225, Florida Statutes, the County has held two public hearings with respect to this Agreement, those being held on **XX 2025 and XX 2025** respectively, with due public notice provided for each as required by law.

NOW THEREFORE, in consideration of the mutual covenants and conditions set forth herein and other good and valuable considerations, the Developer and the County enter into this Development Agreement and do hereby agree as follows:

ARTICLE II. DEFINITIONS

The following definitions shall apply to the terms and conditions of this Agreement. If a word, term or phrase is not defined in this Article, its meaning shall be as defined in the Okaloosa County Land Development Code.

2.1 "Comprehensive Plan" means the adopted Okaloosa County Comprehensive Plan, Ordinance No. 90-1, as subsequently amended.

2.2 "County" means Okaloosa County, a political subdivision of the State of Florida.

2.3 "Developer" means DR Horton Inc., a Delaware Corporation and its lawful successors in title and interest.

2.4 "Land Development Code" means the Okaloosa County Land Development Code, Ordinance No 91-1, as subsequently amended.

2.5 "Maintenance" means servicing, support, and upkeep of all in infrastructures servicing the Project.

2.6 "Community development district" means a local unit of special-purpose government which is created and limited to the performance of those specialized functions; the governing head of which is a body created, organized, and constituted and authorized to function specifically for the purpose of the delivery of urban community development services; and the formation, powers, governing body, operation, duration, accountability, requirements for disclosure, and termination of which are as required by general law.

2.7 "Project" means the proposed residential development, Independence, and all supporting uses and amenities authorized by this Agreement, as more particularly described herein.

2.8 "Property" means the real property more particularly described as Exhibit A upon which the Project will be developed.

ARTICLE III. ESSENTIAL REQUIREMENTS

The essential requirements of law for this Agreement as prescribed by Section 163.3227, Florida Statutes, are addressed as follows:

3.1 **Legal Description** - A legal description of the property to be developed subject to the terms and conditions of this Agreement is attached hereto as Exhibit A and incorporated herein by reference.

3.2 **Duration of Agreement** - The duration of this Agreement shall be for 15 years commencing with the effective date of this Agreement. This Agreement may be extended by the mutual consent of the parties for an additional 10 years.

3.3 **Development Uses** -

- A. The parties do hereby agree that the Developer intends to develop a residential development consisting of a maximum of 1,222 single family units and all associated roadways, parks, stormwater facilities, landscaping, and other improvements as may be required by the Land Development Code and this Agreement. Building density shall be no more than two (2) units per acre and building height shall not exceed 35 feet.
- B. The Project described in section 3.1 may be developed in up to ten (10) phases through the term of this Agreement. Prior to the development of each phase, the Developer shall submit to the County all notices and/or contributions provided for in this Agreement. Development authorized by this Agreement shall be in conformance with the terms of this Agreement. The proposed phasing is provided by the attached Exhibit B.

3.4 **Public Facilities, Infrastructure Capacity, and Capacity Reservation** - The Developer, at its expense, will supply adequate public facilities, infrastructure, and services to serve the Project concurrent with the Impact which creates the need for the following services: The Developer shall satisfy concurrency requirements for parks and recreation as provided in Section 6.07 of the Land Development Code as follows:

- A. The 10 phases of the development shall be constructed with the proposed neighborhood park areas as shown in **Exhibit B** (22.10 acres of parks).

- B. The provision of these 22.10 acres of parks will satisfy Section 6.07.03 of the County's Land Development Code.
- C. The developer shall provide a surety bond payment to the County according to the following schedule (Table 1) at the time of each development order approval for subsequent phases. Each surety bond shall be released upon completion of that subsequent phase:

TABLE 1

Phase	Acres	Parks Provided	Master Plan Parks Required (Acres)	Fee Basis Phase Acres/500	DO Basis Parks Required	Delta	Previous Phase Credit Applied	Bond Required Per Phase * Fee Basis (Acres)	Bond Acreage	Land Value	Bond Amount Required per Phase * Fee Basis
One	59.31	10.61	0.59	0.12	5	-5.61	0	0	0	\$-	\$-
Two	54.98	0.45	0.55	0.11	5	4.55	0	0	0	\$-	\$-
Three	91.64	1.17	0.92	0.18	5	3.83	2.77	2.92	2.77	\$48,475.00	\$52,038.29
Four	47.78	6.12	0.48	0.10	5	-1.12		0	0	\$-	\$52,038.29
Five	61.29	0.47	0.61	0.12	5	4.53	3.41	2.59	3.41	\$59,675.00	\$44,723.33
Six	58.63	0.5	0.59	0.12	5	4.5	4.50	2.06	4.50	\$78,750.00	\$35,489.10
Seven	69.78	2.51	0.70	0.14	5	2.49	2.49	1.66	2.49	\$43,575.00	\$29,407.77
Eight	69.79	0	0.70	0.14	5	5	5.00	0.97	5.00	\$87,500.00	\$17,194.52
Nine	72.93	0	0.73	0.15	5	5	5.00	0.01	5.00	\$87,500.00	\$4,431.77
Ten	26.77	0.27	0.27	0.05	5	4.73	4.73		4.73	\$82,775.00	\$-
Total	612.88	22.1	6.13		50	27.9	27.9		27.90	\$488,250.00	

3.5 **Concurrency** - The terms of this agreement shall not be construed to imply approval for roads, water, wastewater, stormwater, or solid waste concurrency nor shall it relieve the developer from complying with all applicable rules and/or regulations pertaining to this development. This agreement is applicable to only the specific items expressed herein and the Developer shall comply with all other requirements of the Okaloosa County Land Development Code in their effort to obtain development approval.

3.6 **Consistency** - The development authorized by this Agreement is consistent with the goals, objectives, and policies of the Comprehensive Plan and applicable development regulations in effect at the time of the execution of this Agreement.

3.7 **Required Permits** - The Developer shall obtain, or cause to be obtained, all requisite County permits and authorizations to allow construction of the development contemplated herein including, but not limited to, an Okaloosa County Development Order, Okaloosa County Stormwater Permit, and an Okaloosa County Underground Utility Permit. Failure of this Agreement to address a particular permit, condition, term or restriction, including permits or authorizations issued by agencies other than Okaloosa County, shall not relieve the Developer from the necessity of complying with the laws governing such permit requirement, condition, term or restriction.

3.8 **Additional Conditions** - The Developer, its successors and assigns, agree to provide all necessary facilities and services required for development of the Property in accordance with the terms of this Agreement. The parties hereto do agree that the Developer may act in reliance upon this Agreement. Nothing herein, however, is intended to preclude the County from exercising its proper regulatory powers to protect the health, welfare, and safety of the public.

ARTICLE IV, AGREEMENT AND COVENANT

4.1 By execution hereof, the County acknowledges and agrees that this particular Agreement will encourage proper use of the Property, promote economic use of land resources of the County, provide for public facilities and use, and encourage private participation in the comprehensive planning process. The County acknowledges and agrees that it is exercising its sound discretion in this instance by entering into this Agreement to achieve mutual benefits that are particular and unique to the circumstances underlying this Agreement.

4.2 This Agreement is assignable by the Developer and shall be binding upon, and inure to the benefit of, all heirs, successors and assigns of the parties hereto.

4.3 To the extent that the Developer fails to perform any of the actions or requirements contained in this Agreement, the County shall provide written notice to the Developer for his failure to comply with the terms of this Agreement. Within thirty (30) days of the receipt of such notice, and in the event that the Developer fails to cure such failure within thirty (30) days after receipt of such notice, the County shall suspend and hold in abeyance all applications for or issuance of any development orders or building permits for the Project until the failure is cured and no further phases of the Project shall be reviewed, permitted, or otherwise approved. When the Developer cures the performance failure then the review and processing of applications for a development order may resume.

4.4 Any notices required to be given or elected to be given by either of the parties pursuant to the terms of this agreement shall be deemed effective provided when placed in the United States Mail, certified return receipt requested or placed in the hands of an overnight delivery service.

IN WITNESS WHEREOF, the parties have set their hands and seals this ____ day of _____, 2025.

OKALOOSA COUNTY
BOARD OF COUNTY COMMISSIONERS

By _____
Paul Mixon, Chairman
Board of County Commissioners

ATTEST:

Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

DEVELOPER

XXX

XXX

Signed, sealed and delivered in the presence of:

STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me on this ____ day of _____ 2025, in ____ person or via ____ remote notarization appeared
XXX, Managing Partner on behalf of XXX, who is personally known to me or provided _____ as
identification.

Notary Public, State of Florida
My Commission Expires
Commission Number
Notary Stamp

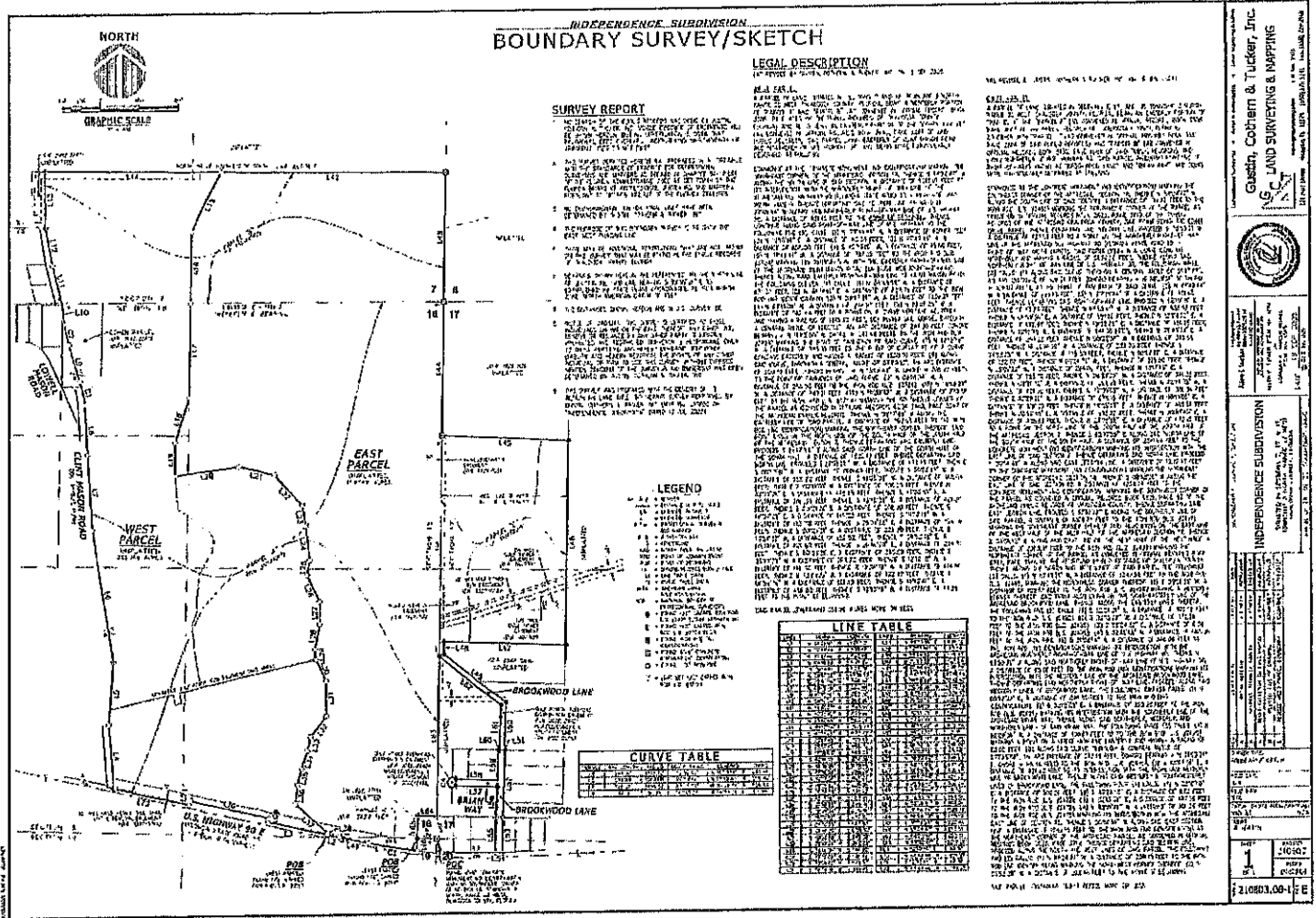
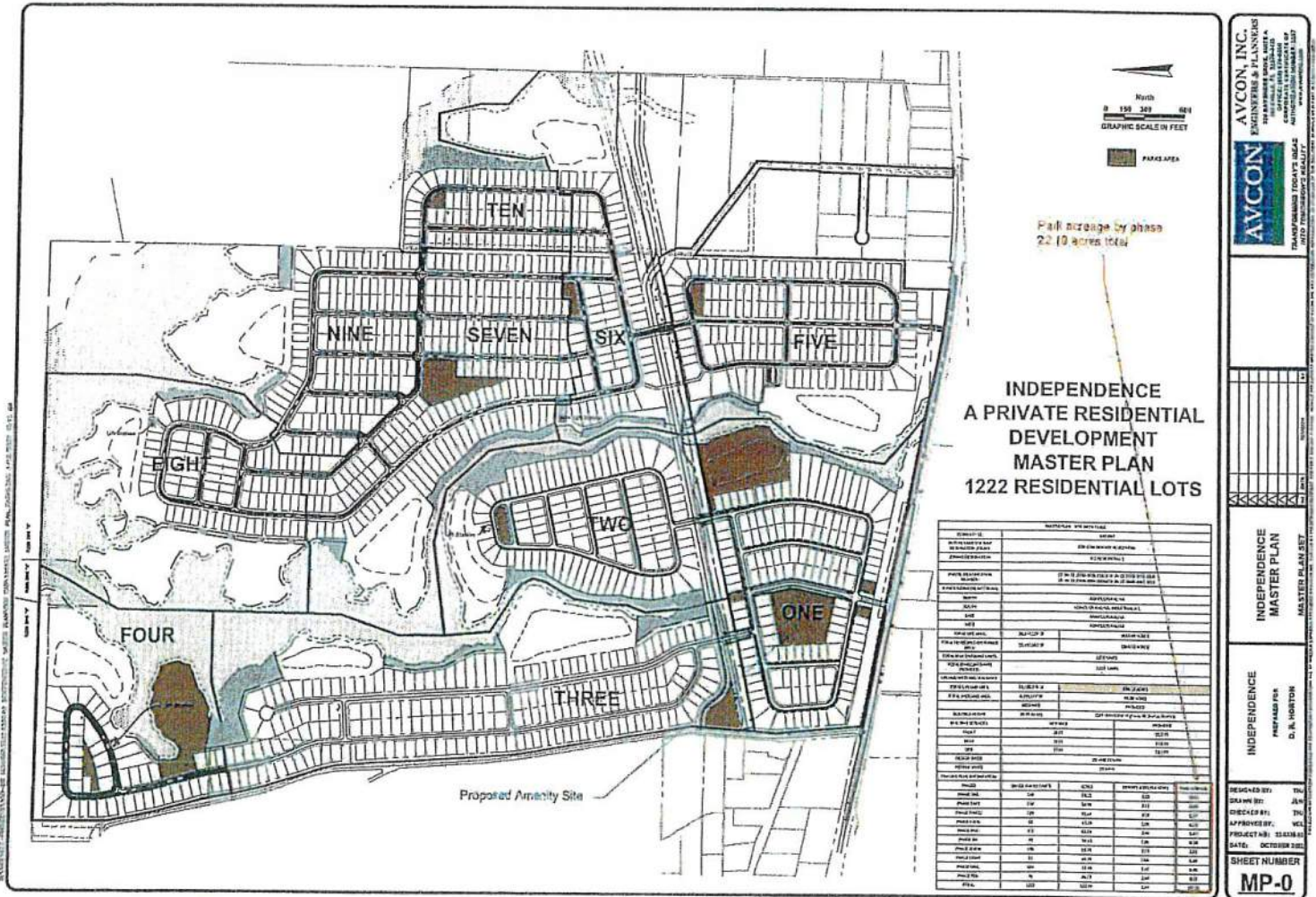


EXHIBIT 3



AGENDA ITEM 2

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Randy Woodruff, AICP, MPA, Deputy Director

FROM: Daniel Stuart Campbell, Planner III

SUBJECT: CPA-1125-0002 and REZ-1125-0004, request for Small Scale Plan Amendment and Rezoning; as presented by Kermit H. George of Deep South Engineering Services, LLC (Agent), on behalf of owner Billy Brown.

DATE: December 18, 2025

BCC DISTRICT: (3) Commissioner Sherry Cox

PLANNING COMMISSION DISTRICT: (3) Vacant

PUBLIC HEARING: Consideration of an application for a Small Scale Plan Amendment and Rezoning as submitted by Kermit H. George with Deep South Engineering Services, LLC (Agent), on behalf of the owner Billy Brown. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Mixed Use (MU)** to **Commercial (C)** or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the subject property from **Mixed Use (MU)**, to **General Commercial (C-3)** or a more restrictive zoning district.

STAFF FINDINGS:

- The proposed FLUM amendment is classified as a Type – 2 Plan Amendment which involves properties 50 acres or less in size. Type – 2 amendments do not require transmittal to the State Planning Agency for review.
- The subject property totals 3.05 acres in size are comprised of a vacant commercial building and vacant property. The properties are legally described as 17-3N-24-0000-0004-013D, 17-3N-24-0000-0004-013L, and 17-3N-24-0000-0004-013M and located northwest of the intersection of Hilton Road North and Highway 4, Baker, Florida.
- The subject property is bordered by the Okaloosa County's Baker Park to the north, a Dollar General store to the south, vacant recreation and single-family residential property to the west and single-family residential property across Highway 4 to the east (see **Attachment C – Existing Land Use Map**).

- The existing Mixed Use (MU) FLUM designation and Mixed Use (MU) zoning district allows for General Commercial (C-3) permitted uses, including open storage facilities, subject to the property having direct access to an arterial or county-maintained collector road. Hilton Road North is currently listed as a local road; therefore, General Commercial (C-3) uses would not be permitted unless future development provided direct frontage directly onto Highway 4.
- The applicant has submitted said Small Scale Plan Amendment and Rezoning for the future development of an open storage facility and commercial building having direct access off Hilton Road. The applicant indicated that direct access to Highway 4 would not be viable from a safety standpoint due to its proximity to the Hilton Road North connection with Highway 4 (see **Exhibit 1 – Applicant Letter of Petition**).

TABLE 1 – FLUM & ZONING DESIGNATIONS		
	FLUM DESIGNATION	ZONING DESIGNATION
SUBJECT PROPERTY	Mixed Use (MU)	Mixed Use (MU)
NORTH	Recreation (REC)	Recreation (REC)
SOUTH	Mixed Use (MU)	Mixed Use (MU)
EAST	Highway 4, Rural Residential (RR)	Highway 4, Residential Rural (RR)
WEST	Recreation (REC)	Recreation (REC)

The subject property currently has a **Mixed Use (MU)** Future Land Use (FLU) designation and zoned **Mixed Use (MU)**. The purpose of the **Mixed Use (MU)** future land use category is to provide areas for a functional and compatible mix of land uses which may include a mix of residential housing types as well as a mix of residential and nonresidential uses, including Planned Unit Developments, commercial mixed use, residential mixed use, or other types of mixed use as described in the Comprehensive Plan. The purpose of the **Mixed Use (MU)** zoning district is to provide areas for a variety of housing types as well as a functional mix of residential and non-residential land uses. To this end, while MU developments are encouraged to include a mix of both residential and non-residential uses, single use development is allowed when the area surrounding a proposed single use development within the **Mixed Use (MU)** zone is predominantly of the type proposed, and requiring another use would be out-of-character with the predominant surrounding use, and would result in internal incompatibility that cannot be remedied through buffers, setbacks, or other techniques in an economically efficient manner.

The applicant is requesting to change the Comprehensive Plan Future Land Use Map (FLUM) from **Mixed Use (MU)** to **Commercial (C)** or a more restrictive FLUM designation. The purpose of the **Commercial (C)** future land use category is to provide areas for conducting business activities for profit including retail sales, services, or offices. If the FLUM amendment is approved, the applicant has submitted a companion request to

rezone the property from **Mixed Use (MU)** to **General Commercial (C-3)** or a more restrictive zoning district. The purpose of the **General Commercial (C-3)** zoning district is to provide areas for intensive commercial uses involving conducting business, professional, service, or government which generally do not involve the manufacture of new products from raw materials.

The subject property is located outside the Urban Development Boundary (UDB).

COMPREHENSIVE PLAN ANALYSIS:

Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.3

Policy 4.3 recognizes the importance of design in mitigating potential incompatibility conditions through the site plan review process. In particular, it empowers Okaloosa County to require various mitigation techniques including variable buffers, placement and design of open space and landscaping, and consideration of lighting design and placement to avoid glare. In addition, it recognizes the concept of varying setbacks based on the height of buildings.

*The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Mixed Use (MU)** to **Commercial (C)**. If the FLUM amendment is approved, the applicant is requesting to rezone the property from **Mixed Use (MU)** to **General Commercial (C-3)**. The aforementioned mitigating techniques will be addressed during the Development Order review process.*

Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.4

Policy 4.4 Compatibility of adjacent zoning districts shall be considered during rezoning and land use plan amendments, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the FLUM and the zoning districts result in an appropriate transition of uses, densities, and intensities:

*The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Mixed Use (MU)** to **Commercial (C)**. If the FLUM amendment is approved, the applicant is requesting to rezone the property from **Mixed Use (MU)** to **General Commercial (C-3)**. The applicant has submitted a proposed concept plan (see **Exhibit 3 – Preliminary Site Plan**). Any future development plans shall be required to undergo the county's Development Order review process. The subject property is bordered by the Okaloosa County's Baker Park to the north, a Dollar General store to the south, vacant recreation and single-family residential property to the west and single-family residential property across Highway 4 to the east. Staff hereby determines that the proposed Small Scale Plan Amendment is consistent with current development patterns, adjacent zoning districts and maximum intensities of the surrounding properties to the maximum extent possible.*

Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.5

Policy 4.5 Compatibility of redeveloped sites and structures with the surrounding neighborhood shall be achieved through the following measures:

- a. ensuring that residential development reflects the predominant housing type in the surrounding neighborhood to the maximum extent possible;

This redevelopment site is compatible with the existing development pattern of the surrounding neighborhood along Highway 4 and is reflective of the existing Mixed Use (MU) Future Land Use designation and consists of commercial (Dollar General), recreation (Baker Park), and single-family residential uses. This proposed open storage facility and commercial uses are compatible with the intensity of adjacent property to the south. The proximity of this redevelopment site will ensure compatibility with the surrounding residential neighborhood to the maximum extent possible

- b. recognizing that the redevelopment of an existing building may make it infeasible to adhere to current standards for building heights, scale, mass, setbacks, and orientation, the project shall nevertheless ensure that the development recognizes the predominant features of the surrounding neighborhood to the maximum extent possible;

The Open storage facility and commercial uses are compatible with existing commercial use along Highway 4 and recognizes the predominant features of the surrounding neighborhood.

- c. maintaining the established lot development pattern of the surrounding neighborhood through requirements that address land assembly, lot arrangement, lot area, lot dimensions, and lot configuration;

The lot area, lot dimension and lot configuration of this redevelopment site will maintain the established lot pattern of the surrounding neighborhood along both Hilton Road North and Highway 4.

- d. ensuring that proposed conversions of residential structures to an allowable nonresidential use are consistent with the established or planned character of the neighborhood, and do not introduce instability into the neighborhood; and

The redevelopment of this site does not include conversion of residential structures to nonresidential uses.

- e. ensuring that techniques identified in Policy 4.3 are incorporated into the site design during redevelopment to the maximum extent feasible.

The mitigating techniques identified in Policy 4.3 will be addressed during the Development Order review process.

Traffic Analysis

A Traffic Analysis was not submitted as part of this application. However, a traffic analysis will be required as part of the Development Order Application review and approval.

PUBLIC COMMENT/OPPOSITION: Staff received no public comment or opposition as of this writing for the proposed Small Scale Plan Amendment and Rezoning; herein referenced as CPA-1125-0002 and REZ-1125-0004.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on December 3, 2025; and public notice, via certified, return-receipt letters, were provided to all property owners within 300-foot radius per Section 1.11.02, of the Okaloosa County Land Development Code (see **Attachment H**).

STAFF POSITION: Staff has no objections to the proposed Small Scale Plan Amendment and Rezoning; herein referenced as CPA-1125-0002 and REZ-1125-0004.

RECOMMENDATION: It is recommended that the Planning Commission consider the facts presented herein, as well as any facts that may be presented at the public hearing, and then make two (2) separate recommendations to the Board of County Commissioners, with the Future Land Use Map Amendment being first as follows:

First Motion: Recommend approval of an ordinance changing the Future Land Use Map (FLUM) designation for the subject property from **Mixed Use (MU)** to **Commercial (C)** or a more restrictive FLUM designation.

Second Motion: Recommend approval of an ordinance changing the zoning designation for the subject property from **Mixed Use (MU)** to **General Commercial (C-3)** zoning district or a more restrictive zoning district.

BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is tentatively scheduled for January 6, 2026.

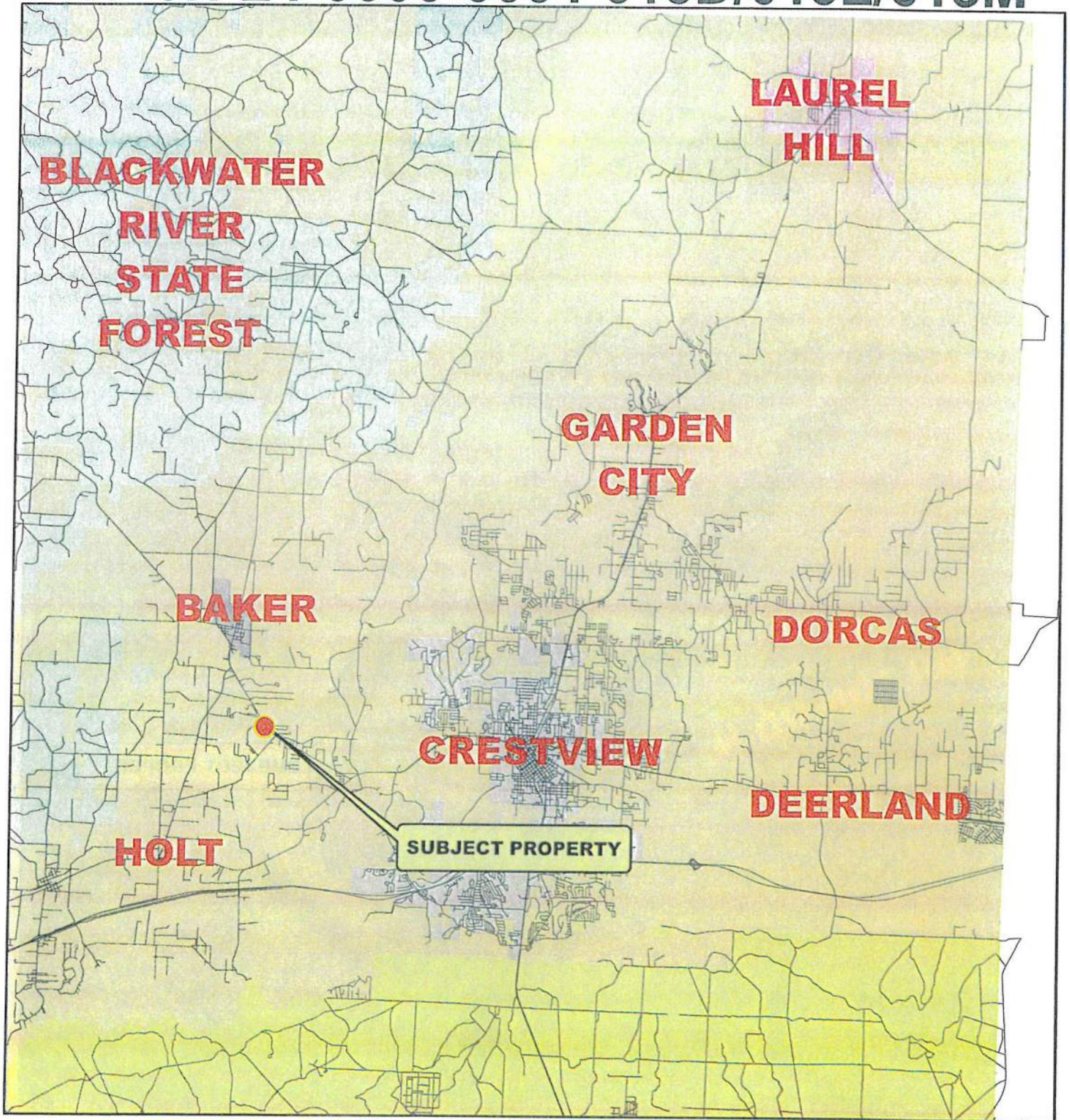
ATTACHMENTS:

- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – FLUM/Zoning Map
- E – Proposed FLUM/Zoning Map
- F – 1 Mile FLUM/Zoning Map
- G – GIS Analysis
- H – Legal Advertisement
- I – Future Land Use Ordinance
- J – Rezoning Ordinance

EXHIBITS:

- 1 - Applicant Letter of Petition
- 2 - FLU & Rezoning Applications
- 3 - Preliminary Site Plan

17-3N-24-0000-0004-013D/013L/013M



Legend

— Roads

Location Map

0 0.045 0.09 0.18 0.27 Miles

MAP PROJECTION:
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NAD 1983(90), NAVD 1989.

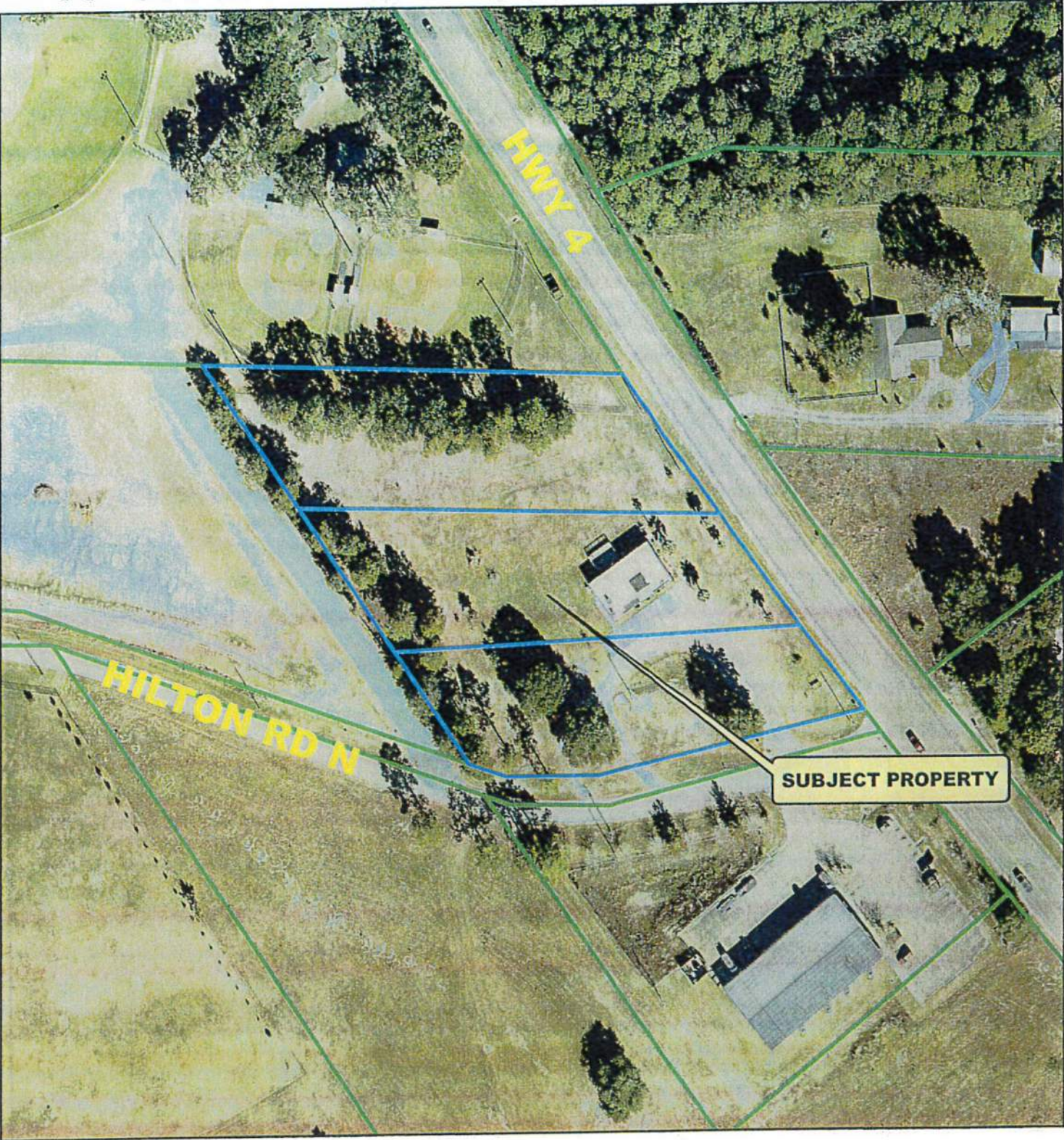
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17-3N-24-0000-0004-013D/013L/013M



Legend

 Parcel Lines

Aerial Photo



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(80), NAVD 1988.

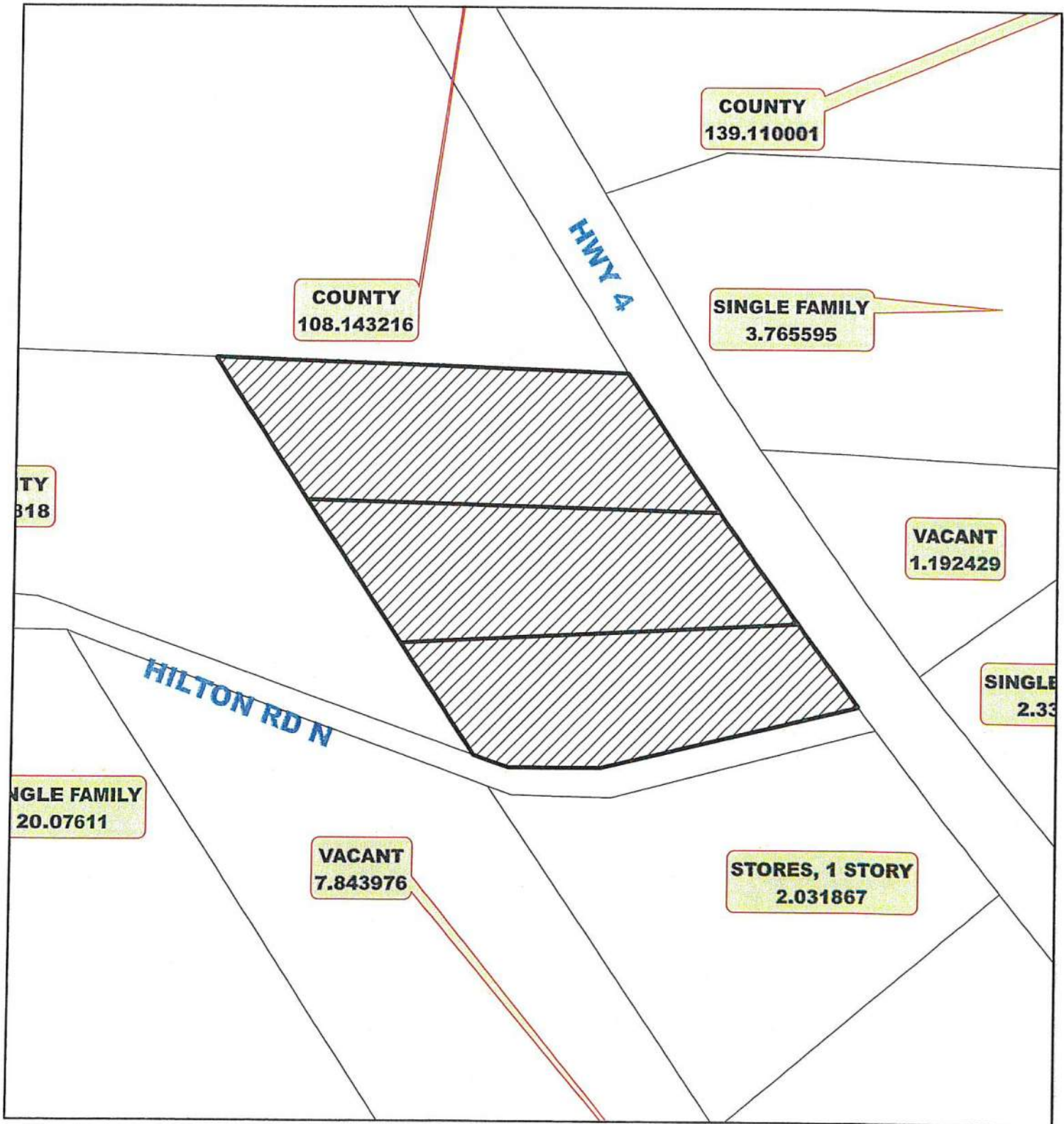
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17-3N-24-0000-0004-013D/013L/013M



Existing Land Use Map

0 0.01 0.02 0.04 0.06 Miles

MAP PROJECTION:
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Stateplane: Florida North (9903)
NAD 1983(90), NAVD 1988.

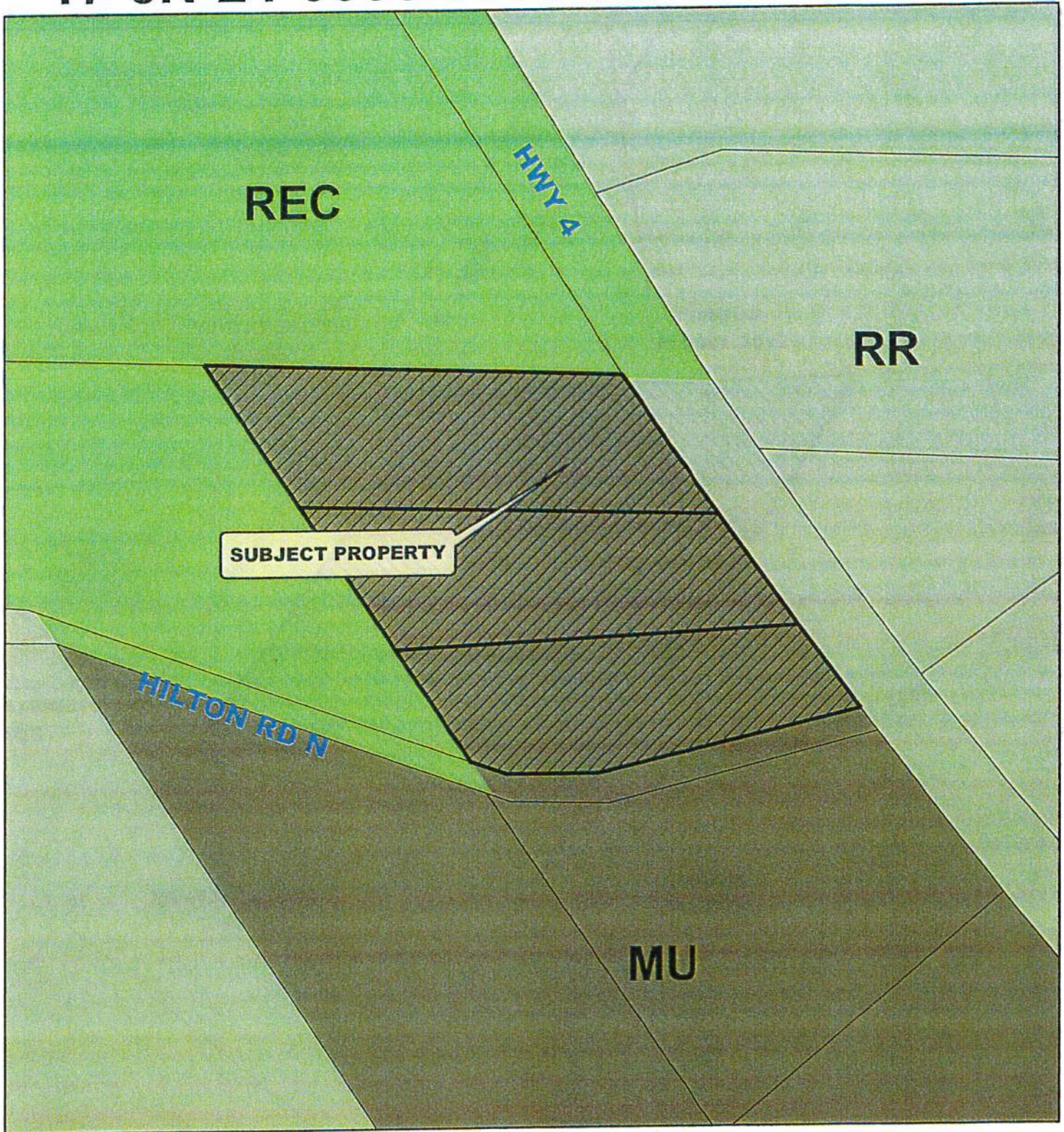
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FLUM Legend



ZONE Legend



FLUM & Zoning Map

0 0.01 0.02 0.04 0.06 Miles

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Stateplane: Florida North (0903)
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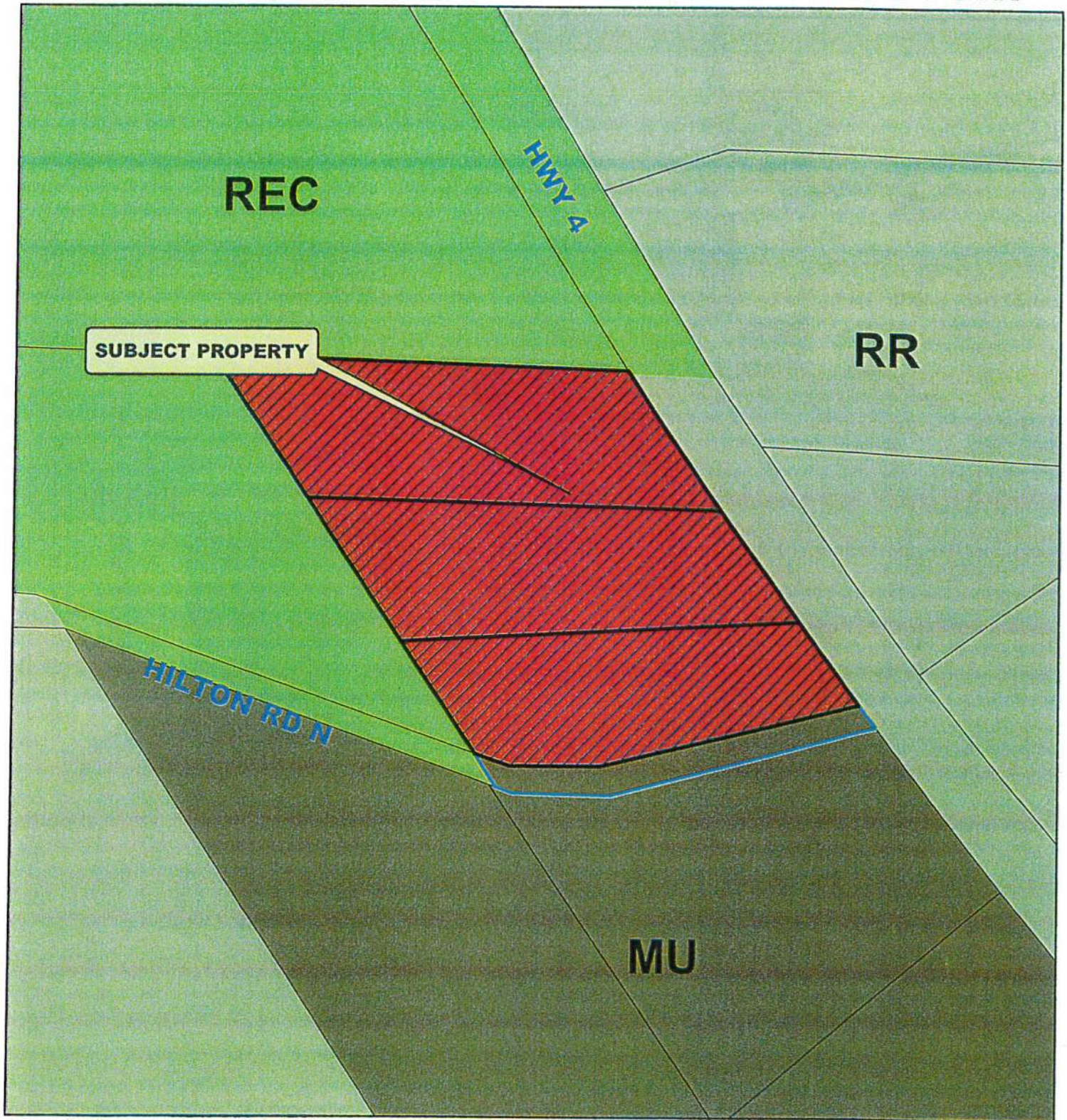
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ATTACHMENT - E

17-3N-24-0000-0004-013D/013L/013M



FLUM Legend

	C-3		MU
	RR		REC

ZONE Legend

	C		MU
	RR		REC

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Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

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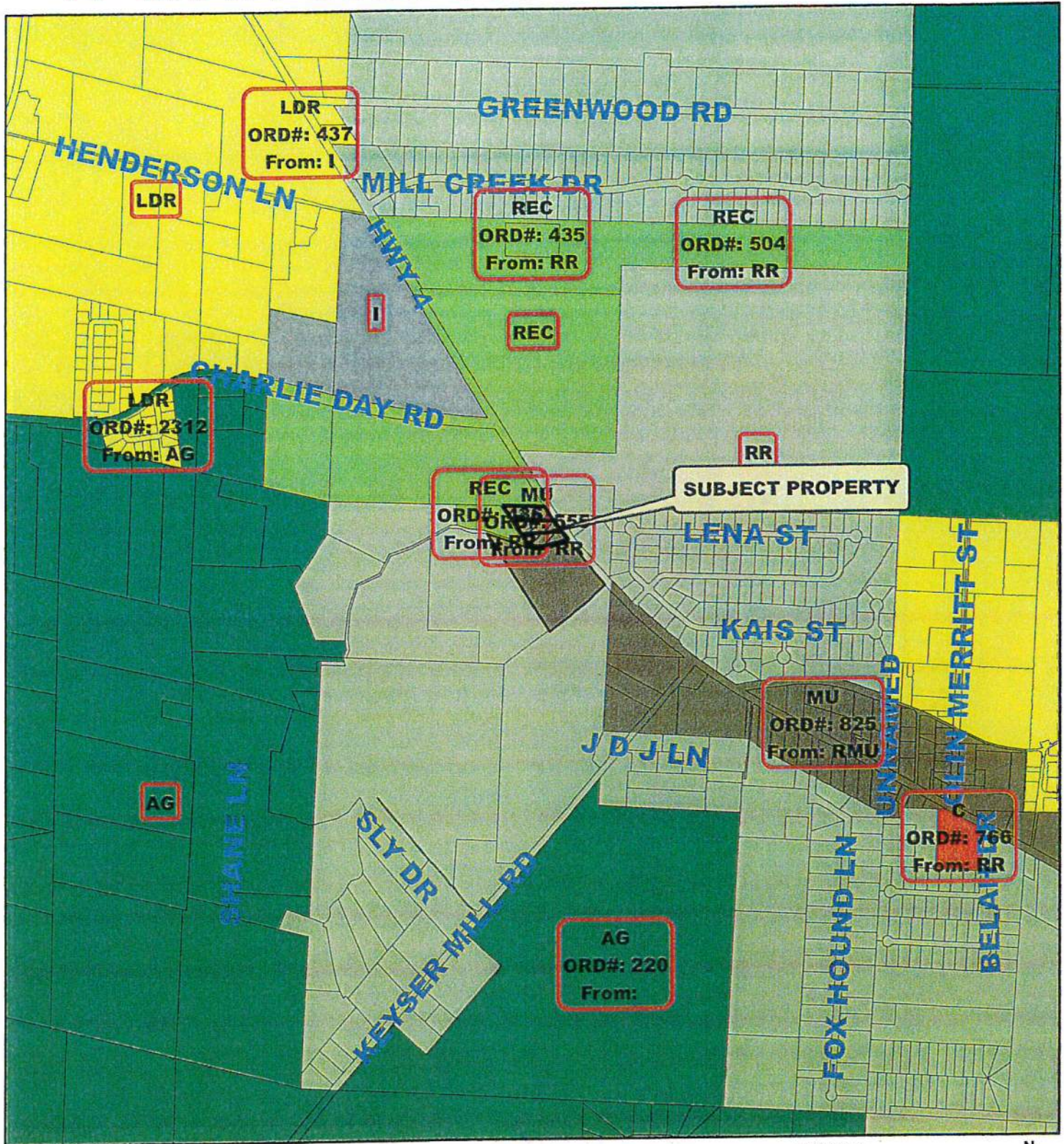
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Proposed FLUM & Zoning Map

17-3N-24-0000-0004-013D/013L/013M



FLUM Legend

MU	I
C	REC
LDR	RR

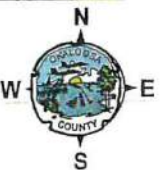
ZONE Legend

MU	I-1
C-3	REC
R-1	RR

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1 Mile FLUM & Zoning Map

GIS ANALYSIS RESULTS

Date: 11/17/2025

Project: 17-3N-24-0000-0004-013D/013L/013M

Permit: REZ-1125-0004 & CPA-1125-0002 -Browns Mini Storage

Property Address: LOCATED HWY 4 BAKER FL 32531

Zoning: MU

Proposed Zoning: C-3

FLU: MU

Proposed FLU: C

Fire District: BAKER

Commissioner District: 3

Census Tract: 020100

Soil Type: 12 –Lakeland sand – 0 to 5% slope, excessively drained, permeability is rapid, the available water capacity is very slow, and runoff is slow.

23 – Troup Sand – 0 to 5% slopes, well drained

Wind Zone: GREATER THAN 140 IN THE WIND BORNE DEBRIS

Flood Zone: X 500 Year Flood Plain

Map Number: 12091CO 145J

Storm Surge Area: NO

Urban Development Area: NO

Water Efficient Area: NO

Wells: None

Wetlands: Uplands

Water and Sewer: MWS

Within 3 mile of an Airport: NO

Environmental Data: None

Historical Data: None

LOCALiQ

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 Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Okaloosa County Growth Management Department
 812 E James Lee BLVD
 Crestview FL 32539-3118

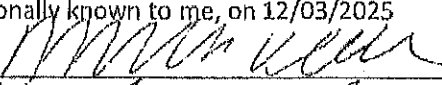
STATE OF WISCONSIN, COUNTY OF BROWN

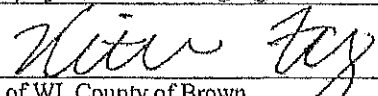
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a , was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

FTW NW Florida Daily News 12/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/03/2025


 Legal Clerk


 Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$433.20

Tax Amount: \$0.00

Payment Cost: \$433.20

Order No: 11863392

of Copies:

Customer No: 718670

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KAITLYN FELTY
 Notary Public
 State of Wisconsin

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on Thursday, December 18, 2025 the Okaloosa County Planning Commission will consider:

AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCELS 17-3N-24-0000-0004-013M, 17-3N-24-0000-0004-013D AND 17-3N-24-0000-0004-013L FROM MIXED USE (MU) TO COMMERCIAL (C); SAID PARCELS LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

And

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING DESIGNATION OF PARCELS 17-3N-24-0000-0004-013M, 17-3N-24-0000-0004-013D AND 17-3N-24-0000-0004-013L FROM MIXED USE (MU) TO GENERAL COMMERCIAL (C-3); SAID PARCELS LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The meeting will be held at 5:01 PM or soon thereafter in the Okaloosa County Administrative complex, located at 1250 North Eglin Pkwy., Shalimar, FL

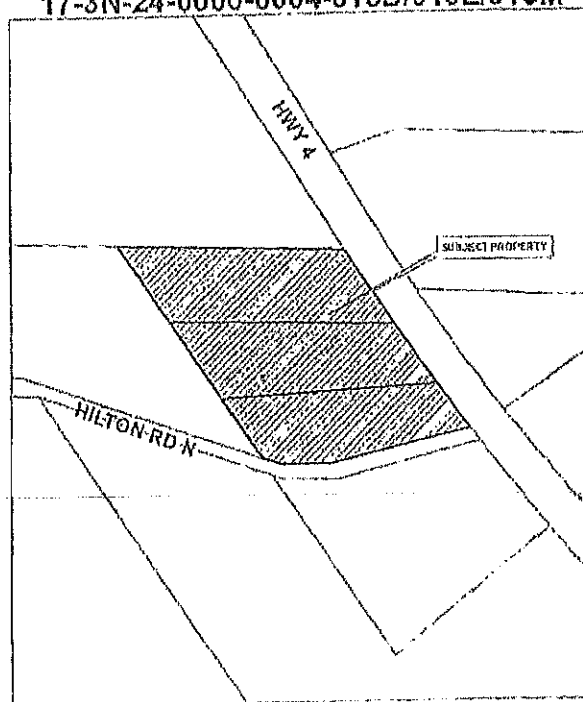
The ordinance information may be inspected at the offices of the Growth Management Department located at 402 Brookmeade Dr, Crestview, Florida 32539 or at the Okaloosa County Administration Building located at 1250 N. Eglin Parkway, Shalimar, Florida 32579 Those offices can be contacted by telephone at 850-689-5080.

If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

Okaloosa County adheres to the Americans with Disabilities Act and will make reasonable modifications for access to these hearings upon request. Requests may be made to the Growth Management Department at 402 Brookmeade Dr, Crestview, Florida 32539 or at 850-689-5080. For Hearing Impaired, Dial 1-800-955-8771 (TDD), and 1-800-955-8770 (Voice). Requests must be received at least 48 hours in advance of the hearing in order for Okaloosa County to provide the requested service.

ATTACHMENT A

17-3N-24-0000-0004-013D/013L/013M



AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THREE PARCELS 17-3N-24-0000-0004-013D, 17-3N-24-0000-0004-013L, AND 17-3N-24-0000-0004-013M FROM MIXED USE (MU) TO COMMERCIAL (C); SAID PARCELS LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County is a political subdivision of the State of Florida to which Chapter 125 of the Florida Statutes grants broad authority and provides for the adoption of ordinances to provide for self-governance; and

WHEREAS, Chapter 163 of the Florida Statutes requires that all local governments adopt and maintain comprehensive plans to manage growth within their jurisdictions, consisting of several elements as well as a map depicting the future uses of land throughout the jurisdiction; and

WHEREAS, Chapter 163 provides processes through which a local government's comprehensive plan and future land use map may be amended from time to time; and

WHEREAS, Okaloosa County adopted, and has from time to time amended, Ordinance 90-01 that establishes the Okaloosa County Comprehensive Plan including its various elements and Future Land Use Map; and

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA:

Section 1. This ordinance shall be referred to as the CPA-1125-0002 Future Land Use changing the Future Land Use Map designation of three parcels of real property owned by Billy Brown, property Id numbers 17-3N-24-0000-0004-013D, 17-3N-24-0000-0004-013L, and 17-3N-24-0000-0004-013M, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Future Land Use Map is hereby amended to change the designation of a portion parcel of real property as shown in Attachment A attached hereto from Mixed Use (MU) to Commercial (C).

Section 3. This ordinance does hereby repeal any ordinances, or portions thereof, in conflict herewith.

Section 4. Should any word, phrase, sentence, section, subsection, or other provision of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

Section 5. The effective date of the Future Land Use Map amendment authorized by this Ordinance shall be as provided in section 163.3187, Florida Statutes.

PASSED AND DULY ADOPTED in this ____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Trey Goodwin,
Chairman

ATTEST:

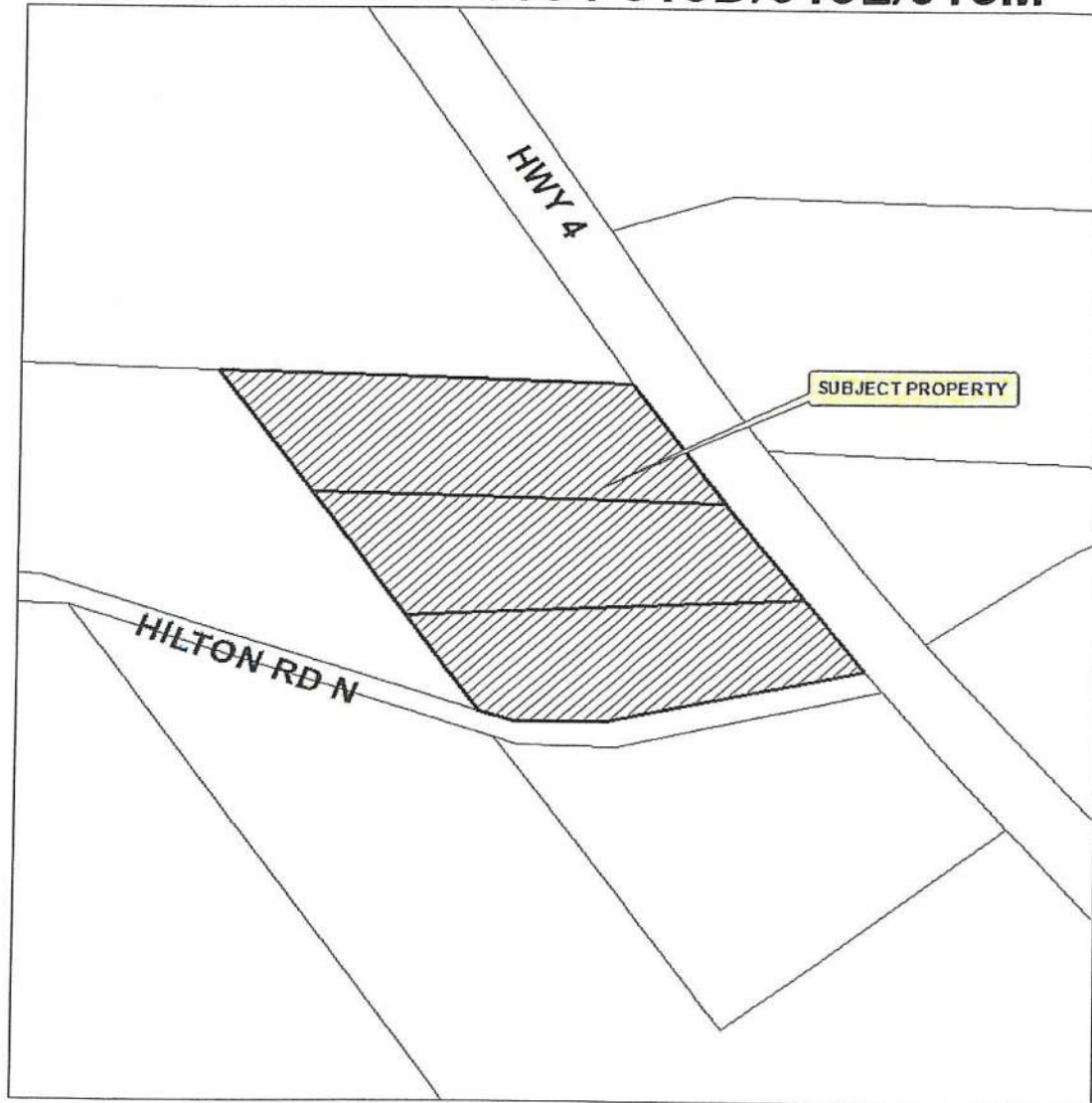
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

ATTACHMENT A

17-3N-24-0000-0004-013D/013L/013M



ATTACHMENT J

ORDINANCE 26 - ____

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 90-01 AS AMENDED; CHANGING THE ZONING OF THREE PARCELS 17-3N-24-0000-0004-013D, 17-3N-24-0000-0004-013L, and 17-3N-24-0000-0004-013M FROM MIXED USE (MU) TO GENERAL COMMERCIAL (C-3); SAID PARCELS LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County is a political subdivision of the State of Florida to which Chapter 125 of the Florida Statutes grants broad authority and provides for the adoption of ordinances to provide for self-governance; and

WHEREAS, Chapter 163 of the Florida Statutes requires that all local governments adopt and maintain comprehensive plans to manage growth within their jurisdictions, consisting of several elements as well as a map depicting the future uses of land throughout the jurisdiction and requiring the adoption of land development regulations to regulate growth and development; and

WHEREAS, Okaloosa County adopted, and has from time to time amended, Ordinance 91-01 that establishes the Okaloosa County Land Development Code as required by Chapter 163 of the Florida Statutes to implement the Comprehensive Plan; and

WHEREAS, Chapter 2 of the Okaloosa County Land Development Code establishes the various zoning districts and includes maps depicting locations of the various zoning districts throughout the County; and

WHEREAS, Chapter 125 of the Florida Statutes establishes the authority and procedure by which a County may amend the zoning applied to properties; and

WHEREAS, the Board of County Commissioners Finds that it is necessary and in the public interest to amend the Okaloosa County Land Development Code to change the zoning of three parcels, 17-3N-24-0000-0004-013D, 17-3N-24-0000-0004-013L, and 17-3N-24-0000-0004-013M, as provided herein.

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
OKALOOSA COUNTY, FLORIDA:**

Section 1. This ordinance shall be referred to as the REZ-1125-0004 Rezoning changing the Zoning designation of a portion of three parcels of real property owned by Billy Brown, Property Id Numbers 17-3N-24-0000-0004-013D, 17-3N-24-0000-0004-013L, and 17-3N-24-0000-0004-013M, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Zoning Map is hereby amended to change the designation of the parcel of real property as shown in Attachment A attached hereto from Mixed Use (MU) to General Commercial (C-3).

Section 3. This ordinance does hereby repeal any ordinances, or portions thereof, in conflict herewith.

Section 4. Should any word, phrase, sentence, section, subsection, or other provision of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

Section 5. The effective date of the Future Land Use Map amendment authorized by this Ordinance shall be as provided in section 163.3187, Florida Statutes.

PASSED AND DULY ADOPTED in this ____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Trey Goodwin,
Chairman

ATTEST:

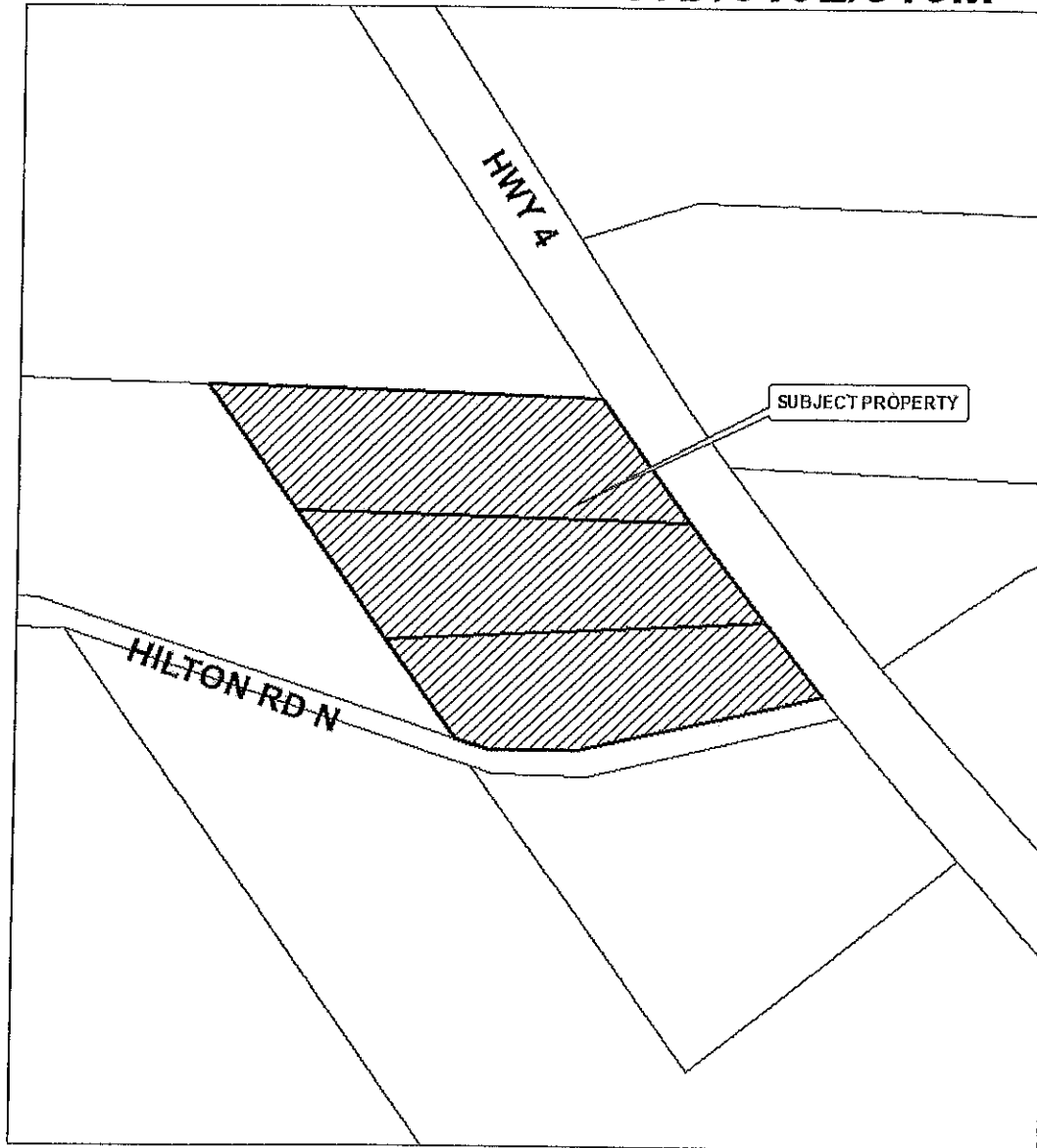
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

ATTACHMENT A

17-3N-24-0000-0004-013D/013L/013M



BROWN'S MINI STORAGE, LLC
155 Center Street
Freeport, FL 32439

November 4, 2025

Mr. Randall Woodruff, Deputy Director
Okaloosa County Growth Management
402 Brookmeade Drive
Crestview, FL 32539

Re: Request for Zoning Change

Dear Sir:

I am planning to use the following properties identified by the tax appraiser's identification parcel numbers: 17-3N-24-0000-0004-013M, 17-3N-24-0000-0004-013D : 17-3N-24-0000-0004-013L for an open storage facility along with the commercial building that presently exists on the property. The existing building is accessed by Hilton Road North whose connection I want to use for the open storage facility.

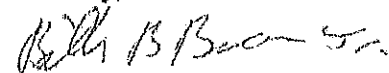
From the pre-application meeting with the county for the open storage facility, it was pointed out that the current zoning would mandate that the open storage facility being on property with its current future land use (MU) and zoning (MU) would have to be accessed from SR 4 which would not be viable from a safety standpoint due to its proximity to the Hilton Road connection with SR4.

We were told that changing the future land use to commercial (and the zoning C-3) would resolve this issue. Therefore, I am requesting the zoning designation be changed to commercial C-3.

Please be advised that Kermit H. George, PE will represent me in this matter. An affidavit to this effect is submitted herewith.

Thank you for your consideration in this matter.

Sincerely,



Billy B. Brown, Jr.
Manager

CPA-1125-0002

**OKALOOSA COUNTY DEPARTMENT OF
GROWTH MANAGEMENT APPLICATION FOR
FUTURE LAND USE MAP TYPE - 2
AMENDMENT
(50 ACRES OR LESS)**

December, 2024

A. Applicant Information

1. Name: Billy B. Brown, Jr. dba Brown's Mini Storage
2. Address: 155 Center Street, Freeport, FL 32439
3. Telephone: 850-642-1111 FAX: _____
4. Applicant is: Property owner x Owners authorized agent* Kermit H George
* Verification of authorized agent must be attached
5. Owner's name, address and telephone, if different than applicant:

B. Property Information

6. Location: Adjacent to Hilton Road North at its intersection with SR 4
7. Property ID Number 17-3N-24-0000-0004-013M, 013D & 013L
8. Current use of property: Vacant except for empty commercial building
9. Proposed use of property: Open storage & comercial
10. Size of property: 3.05 acres (sq. ft. or acres)
11. Names/Number of adjacent roads: North N/A
 East SR4 South Hilton Road West N/A

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: MU
13. Existing zoning district: MU

D. Requested Action

14. Reason for the requested amendment: To allow for access from Hilton Road

15. Requested amendment:

FROM MU (FLUM designation)
TO COM (FLUM designation)

E. Certification

I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of site inspections and the posting of any required notices.

Billy B Brown Jr.

Applicant printed or typed name

Billy B. Brown Jr.

Applicant signature

Billy B Brown Jr.

Billy B. Brown Jr. AMBR

Corporate officer

11/5/25
Date

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

KEL-1125-0004

**OKALOOSA COUNTY
DEPARTMENT OF GROWTH MANAGEMENT
APPLICATION FOR REZONING**

A. Applicant Information

1. Name: Billy B. Brown, Jr.
2. Address: 155 Center Street, Freeport, FL 32439
3. Phone: 850-642-1111
4. Applicant is: Property owner: Yes Owners authorized agent* Kermit H George*
Verification of authorized agent must be attached
5. Owner's name, address and telephone, if different than applicant:

B. Property Information

6. Location: Adjacent to Hilton Road North at its intersection with SR-4
7. Property ID Number 17-3N-24-0000-0004-013M, 013D & 013L
8. Current use of property: Vacant except for empty commercial building
9. Proposed use of property: Open Storage & commercial
10. Size of property: 3.05 Acres (sq. ft. or acres)
11. Names/Number of adjacent roads: North N/A
East SR4 South Hilton Road West N/A

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: MU
13. Existing zoning district: MU

D. Requested Action

14. Reason for the requested rezoning: To allow access from Hilton Road

15. Requested rezoning:

FROM MU _____ (zoning district)
TO C-3 _____ (zoning district)

E. Certification

I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of site inspections and the posting of any required notices.

Billy B. Brown

Billy B. Brown
Applicant printed or typed name

Billy B. Brown

Applicant signature

11/5/25
Date

Billy B. Brown AMBR

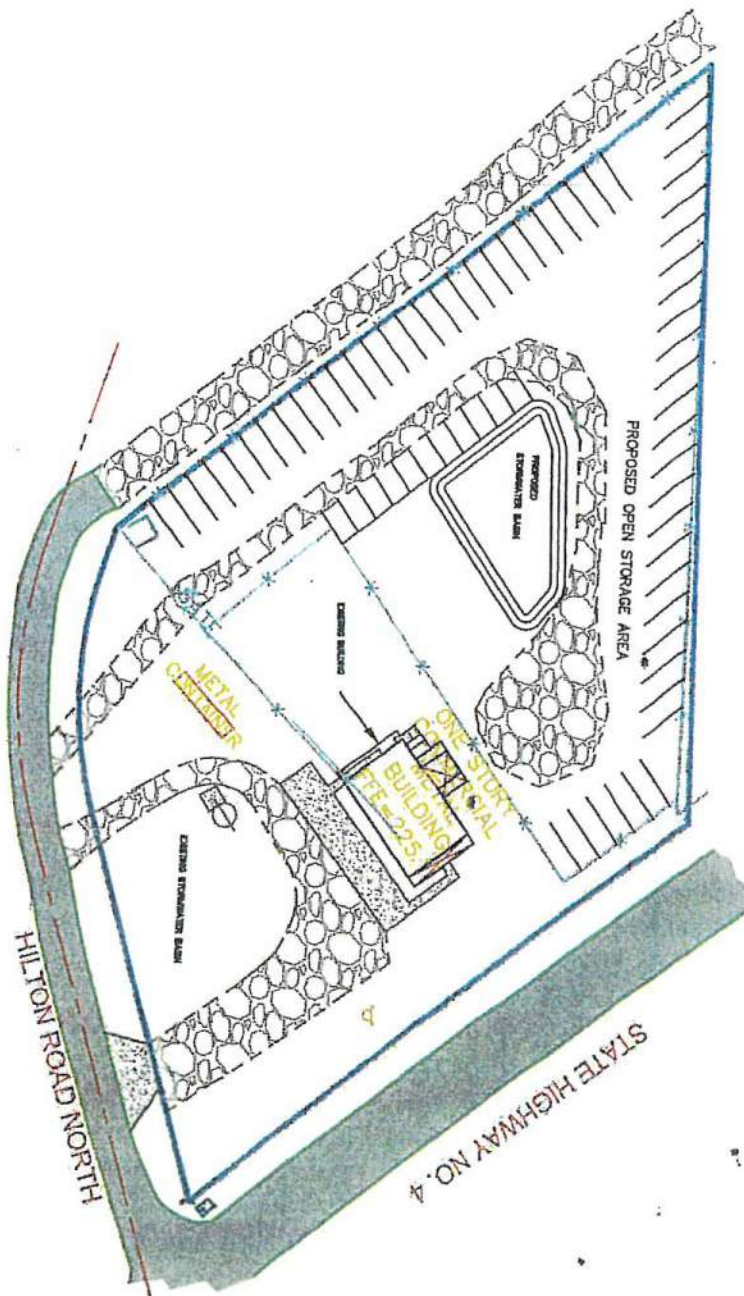
Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

[illegible]

PROPOSED SITE PLAN

BROWN'S OPEN STORAGE

DEEP SOUTH
ENGINEERING SERVICES,LLC
12658 DEEN POND ROAD
FURLA, ALABAMA 36442
850-305-7807
kenneth@george7807@gmail.com

AGENDA ITEM 3

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Randy Woodruff, AICP, MPA, Deputy Director

FROM: Daniel Stuart Campbell, Planner III

SUBJECT: CPA-1125-0001 and REZ-1125-0003, request for Small Scale Plan Amendment and Rezoning; as presented by the property owner, John Lourido-Garcia.

DATE: December 18, 2025

BCC DISTRICT: (4) Commissioner Trey Goodwin

PLANNING COMMISSION DISTRICT: (4) Todd Tarchalski

PUBLIC HEARING: Consideration of an application for a Small Scale Plan Amendment and Rezoning as submitted by John Lourido-Garcia (Owner). The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the three subject properties from **Mixed Use (MU) to Commercial (C)** or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the property from **Mixed Use (MU) to General Commercial (C-3)** or a more restrictive zoning district. The subject property is 0.51 acres and located 200-feet northeast of the intersection of Green Acres Road and Green Acres Blvd., Fort Walton Beach, Florida.

STAFF FINDINGS:

- The proposed FLUM amendment is classified as a Type – 2 Plan Amendment which involves properties 50 acres or less in size. Type – 2 amendments do not require transmittal to the State Planning Agency for review.
- The property is 0.51 acres in size and comprised of two (2) buildings with a history of commercial uses. The property is legally described as 33-1S-24-0000-0019-0020 and located 200-feet northeast of the intersection of Green Acre Road and Green Acres Blvd., Fort Walton Beach, Florida.
- The subject property is bordered by a single-family detached residential and office to the south, non-profit (Pyramid) office building to the east, residential townhomes to the north and Green Acres Blvd and vacant land to the west (see **Attachment C – Existing Land Use Map**).
- The existing Mixed Use (MU) FLUM designation and Mixed Use (MU) zoning district allows for General Commercial (C-3) permitted uses, including automotive and marine

sales, subject to the property having direct access to an arterial or county-maintained collector road. Green Acre Boulevard is currently listed as a local road; therefore, General Commercial (C-3) uses are not currently permitted.

- The applicant has submitted said Small Scale Plan Amendment and Rezoning to allow automotive and marine sales, including sales, upholstery and detailing operations, at the subject property, which will represent a substantial redevelopment effort for this neighborhood. (see **Exhibit 1 – Applicant Letter of Petition**).

TABLE 1 – FLUM & ZONING DESIGNATIONS		
	FLUM DESIGNATION	ZONING DESIGNATION
SUBJECT PROPERTY	Mixed Use (MU)	Mixed Use (MU)
NORTH	Suburban Residential (SR)	Suburban Residential (SR)
SOUTH	Mixed Use (MU)	Mixed Use (MU)
EAST	Mixed Use (MU)	Mixed Use (MU)
WEST	Green Acre Blvd., Institutional (INST)	Green Acre Blvd., Institutional (INST)

The subject property currently has a **Mixed Use (MU)** Future Land Use (FLU) designation and zoned **Mixed Use (MU)**. The purpose of the **Mixed Use (MU)** future land use category is to provide areas for a functional and compatible mix of land uses which may include a mix of residential housing types as well as a mix of residential and nonresidential uses, including Planned Unit Developments, commercial mixed use, residential mixed use, or other types of mixed use as described in the Comprehensive Plan. The purpose of the **Mixed Use (MU)** zoning district is to provide areas for a variety of housing types as well as a functional mix of residential and non-residential land uses. To this end, while MU developments are encouraged to include a mix of both residential and non-residential uses, single use development is allowed when the area surrounding a proposed single use development within the MU zone is predominantly of the type proposed, and requiring another use would be out-of-character with the predominant surrounding use, and would result in internal incompatibility that cannot be remedied through buffers, setbacks, or other techniques in an economically efficient manner.

The applicant is requesting to change the Comprehensive Plan Future Land Use Map (FLUM) from **Mixed Use (MU)** to **Commercial (C)** or a more restrictive FLUM designation. The purpose of the **Commercial (C)** future land use category is to provide areas for conducting business activities for profit including retail sales, services, or offices. If the FLUM amendment is approved, the applicant has submitted a companion request to rezone the property from **Mixed Use (MU)** to **General Commercial (C-3)** or a more restrictive zoning district. The purpose of the **General Commercial (C-3)** zoning district is to provide areas for intensive commercial uses involving conducting business, professional, service, or government which generally do not involve the manufacture of new products from raw materials.

The subject properties is located inside the Urban Development Boundary (UDB).

COMPREHENSIVE PLAN ANALYSIS:

Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.3

Policy 4.3 recognizes the importance of design in mitigating potential incompatibility conditions through the site plan review process. In particular, it empowers Okaloosa County to require various mitigation techniques including variable buffers, placement and design of open space and landscaping, and consideration of lighting design and placement to avoid glare. In addition, it recognizes the concept of varying setbacks based on the height of buildings.

The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from Mixed Use (MU) to Commercial (C). If the FLUM amendment is approved, the applicant is requesting to rezone the property from Mixed Use (MU), to General Commercial (C-3). The aforementioned mitigating techniques will be addressed during the Development Order review process.

Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.4

Policy 4.4 Compatibility of adjacent zoning districts shall be considered during rezoning and land use plan amendments, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the FLUM and the zoning districts result in an appropriate transition of uses, densities, and intensities:

The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from Mixed Use (MU) to Commercial (C). If the FLUM amendment is approved, the applicant is requesting to rezone the property from Mixed Use (MU) to General Commercial (C-3). The applicant has submitted a proposed concept plan (see Exhibit 3 – Preliminary Site Plan). Any future development plans shall be required to undergo the county's Development Order review process. The subject property is bordered by a single-family detached residential and office to the south, non-profit (Pyramid) office building to the east, residential townhomes to the north and Green Acres Blvd and vacant land to the west. Staff hereby determines that the proposed Small Scale Plan Amendment is consistent with current development patterns, adjacent zoning districts and maximum intensities of the surrounding properties to the maximum extent possible.

Policy 4.5 Compatibility of redeveloped sites and structures with the surrounding neighborhood shall be achieved through the following measures:

- a. ensuring that residential development reflects the predominant housing type in the surrounding neighborhood to the maximum extent possible.

This redevelopment site is compatible with the existing development pattern of the surrounding neighborhood along Green Acres Road and is reflective of the existing Mixed Use (MU) Future Land Use designation and consists of office building, gas station with convenience store, Bakery, warehouses, storage facility, auto body repair, and single-family residential uses. This proposed automotive and marine sales development is compatible with the intensity of adjacent property to the east and south. The proximity of this redevelopment site will ensure compatibility with the surrounding residential neighborhood to the maximum extent possible.

b. recognizing that the redevelopment of an existing building may make it infeasible to adhere to current standards for building heights, scale, mass, setbacks, and orientation, the project shall nevertheless ensure that the development recognizes the predominant features of the surrounding neighborhood to the maximum extent possible.

The proposed automotive and marine sales development is compatible with existing ancillary automotive uses along Green Acres Road and recognizes the predominant features of the surrounding neighborhood.

c. maintaining the lot development pattern of the surrounding neighborhood through requirements that address land assembly, lot arrangement, lot area, lot dimensions, and lot configuration.

The lot area, lot dimension and lot configuration of this redevelopment site will maintain the established lot pattern of the surrounding neighborhood along both Green Acre Blvd. and Green Acre Road.

d. ensuring that proposed conversions of residential structures to an allowable nonresidential use are consistent with the established or planned character of the neighborhood, and do not introduce instability into the neighborhood; and

The redevelopment of this site does not include conversion of residential structures to nonresidential uses.

e. ensuring that techniques identified in Policy 4.3 are incorporated into the site design during redevelopment to the maximum extent feasible.

The mitigating techniques identified in Policy 4.3 will be addressed during the Development Order review process.

Traffic Analysis

A Traffic Analysis was not submitted as part of this application. However, a traffic analysis will be required as part of the Development Order Application review and approval.

PUBLIC COMMENT/OPPOSITION: Staff received no public comment or opposition as of this writing for the proposed Small Scale Plan Amendment and Rezoning; herein referenced as CPA-1125-0001 and REZ-1125-0003.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on December 3, 2025; and public notice, via certified, return-receipt letters, were provided to all property owners within 300-foot radius per Section 1.11.02, of the Okaloosa County Land Development Code (see **Attachment H**).

STAFF POSITION: Staff has no objections to the proposed Small Scale Plan Amendment and Rezoning; herein referenced as CPA-1125-0001 and REZ-1125-0003.

RECOMMENDATION: It is recommended that the Planning Commission consider the facts presented herein, as well as any facts that may be presented at the public hearing, and then make two (2) separate recommendations to the Board of County Commissioners, with the Future Land Use Map Amendment being first as follows:

First Motion: Recommend approval of an ordinance changing the Future Land Use Map (FLUM) designation for the subject property from **Mixed Use (MU)** to **Commercial (C)** or a more restrictive FLUM designation.

Second Motion: Recommend approval of an ordinance changing the zoning designation for the subject property from **Mixed Use (MU)** to **General Commercial (C-3)** zoning district or a more restrictive zoning district.

BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is tentatively scheduled for January 20, 2026.

ATTACHMENTS:

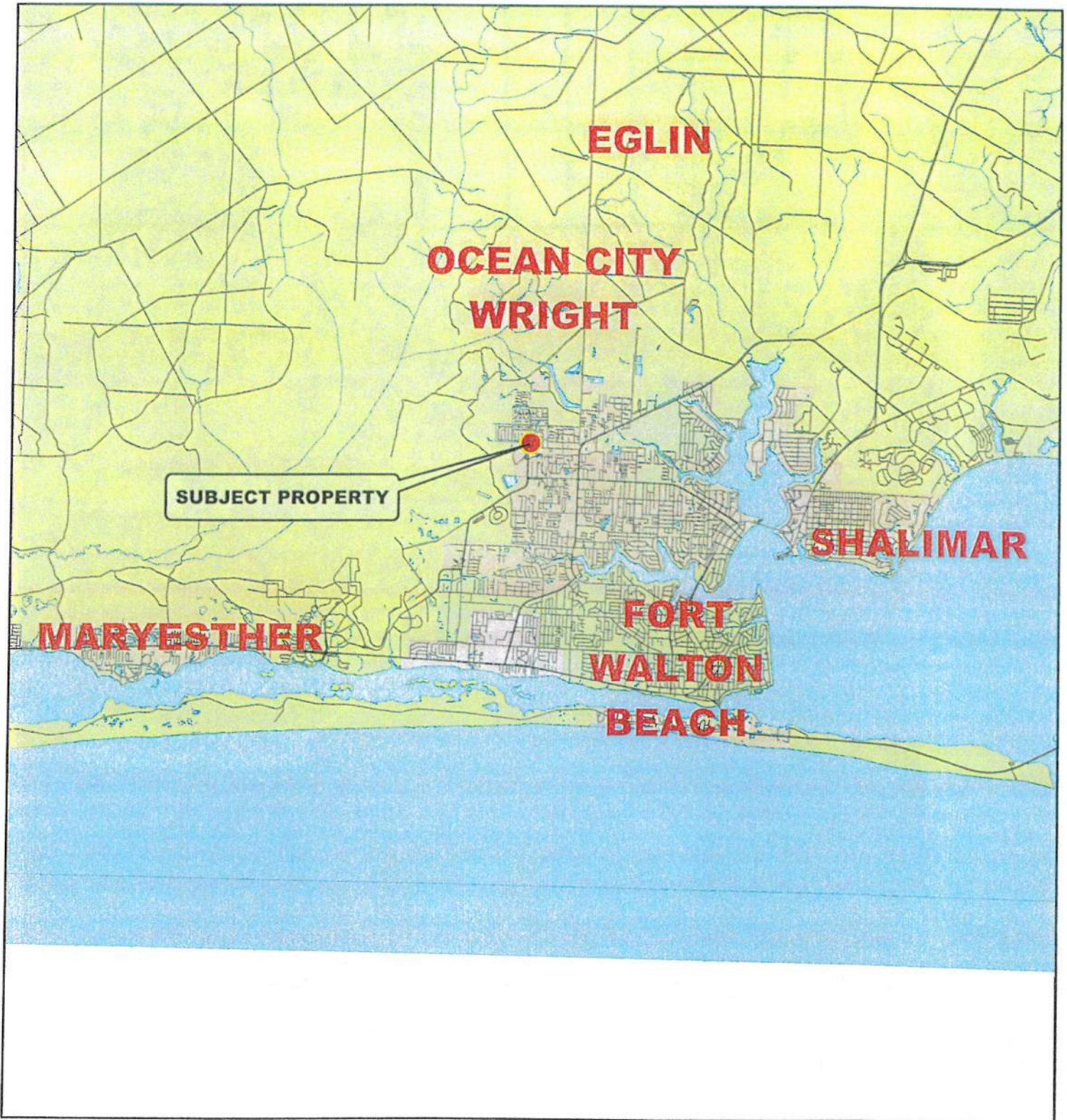
- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – FLUM/Zoning Map
- E – Proposed FLUM/Zoning Map
- F – 1 Mile FLUM/Zoning Map
- G – GIS Analysis
- H – Legal Advertisement
- I – Future Land Use Ordinance
- J – Rezoning Ordinance

EXHIBIT:

- 1 - Applicant Letter of Petition
- 2 - FLU & Rezoning Applications
- 3 - Preliminary Site Plan

ATTACHMENT - A

33-1S-24-0000-0019-0020



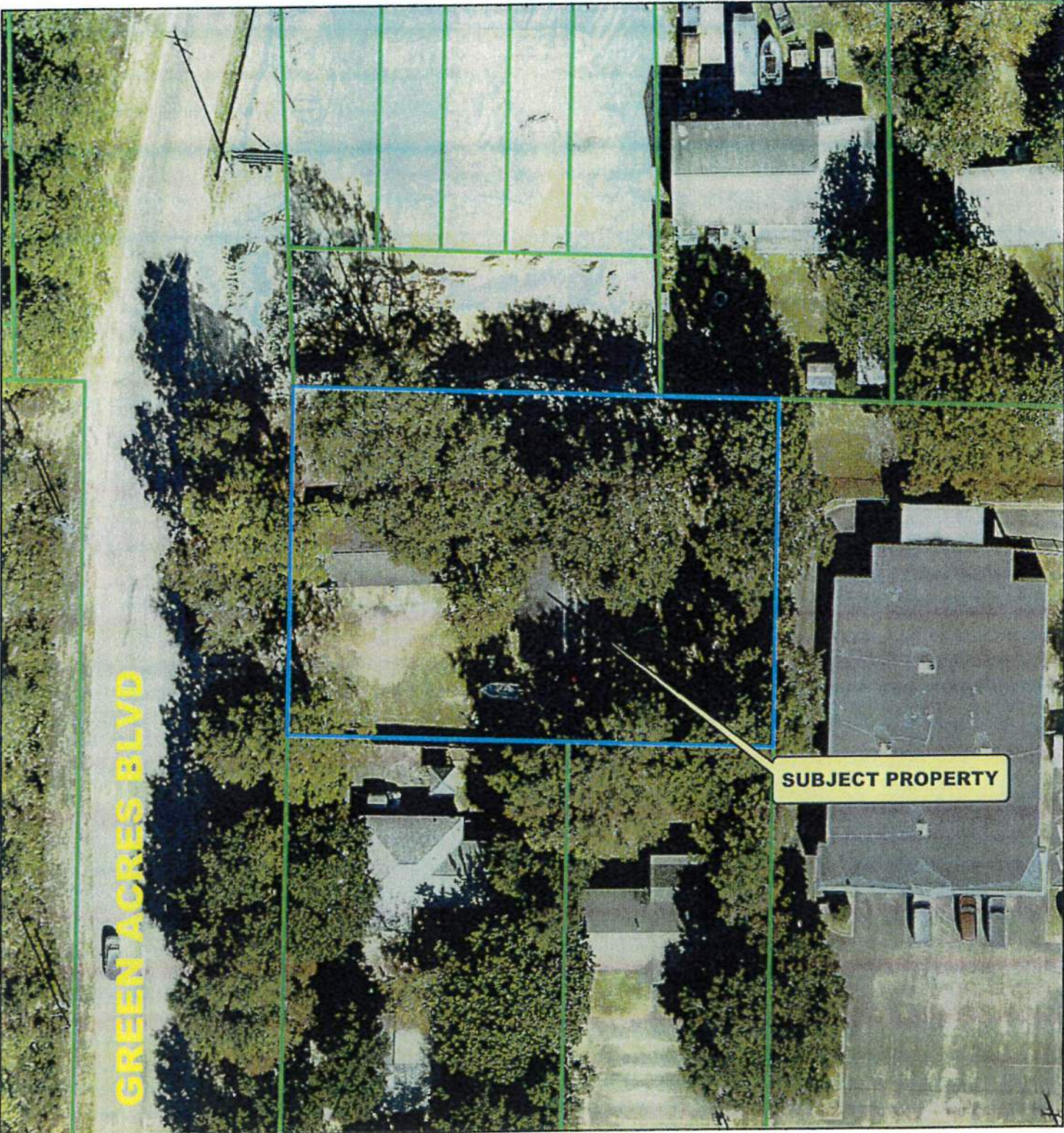
Legend

— Roads

Location Map



33-1S-24-0000-0019-0020



Legend

 Parcel Lines

Aerial Photo

0 0.0045 0.009 0.018 0.027 Miles

MAP PROJECTION:
Lambert Conformal Conic Projection
Stereographic Florida North (2003)
NAD 1983(90), NAVD 1988.

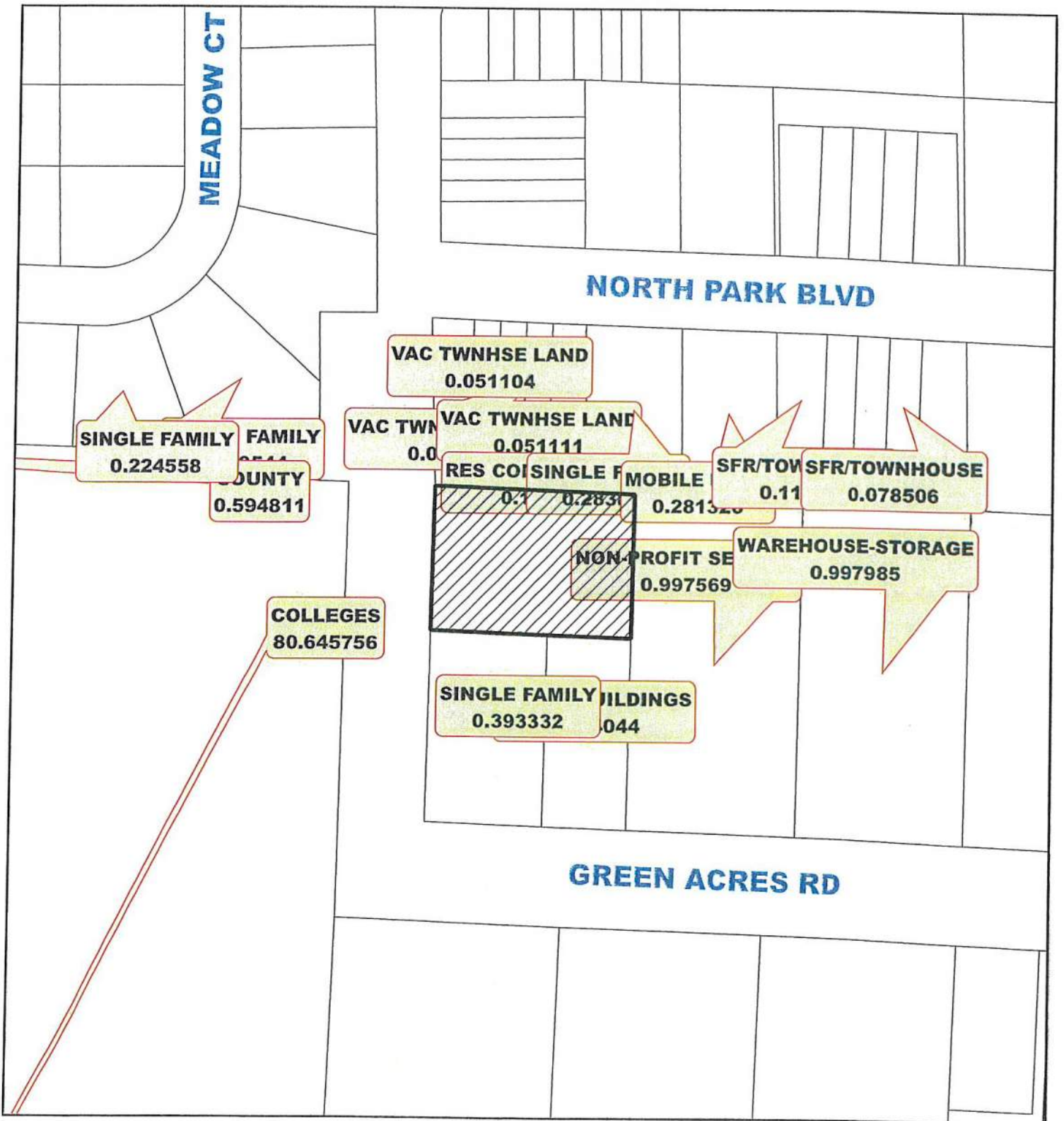
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11/19/2025

33-1S-24-0000-0019-0020



Existing Land Use Map

0 0.01 0.02 0.04 0.06 Miles

MAP PROJECTION:
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Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1983.

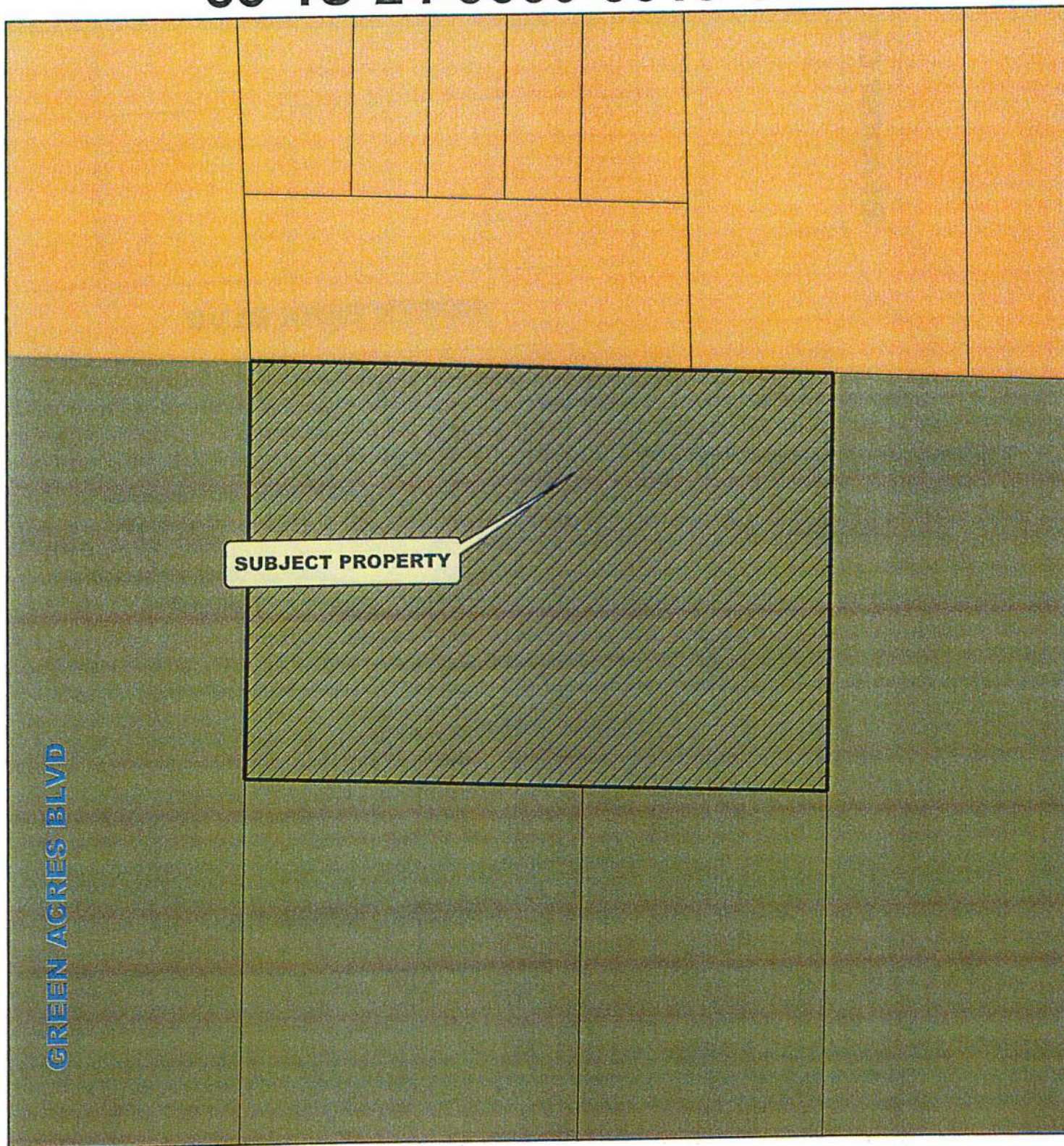
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33-1S-24-0000-0019-0020



FLUM Legend



ZONE Legend



FLUM & Zoning Map

0 0.00375 0.0075 0.015 0.0225 Miles

MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0993)
NAD 1983(90), NAD 1988.

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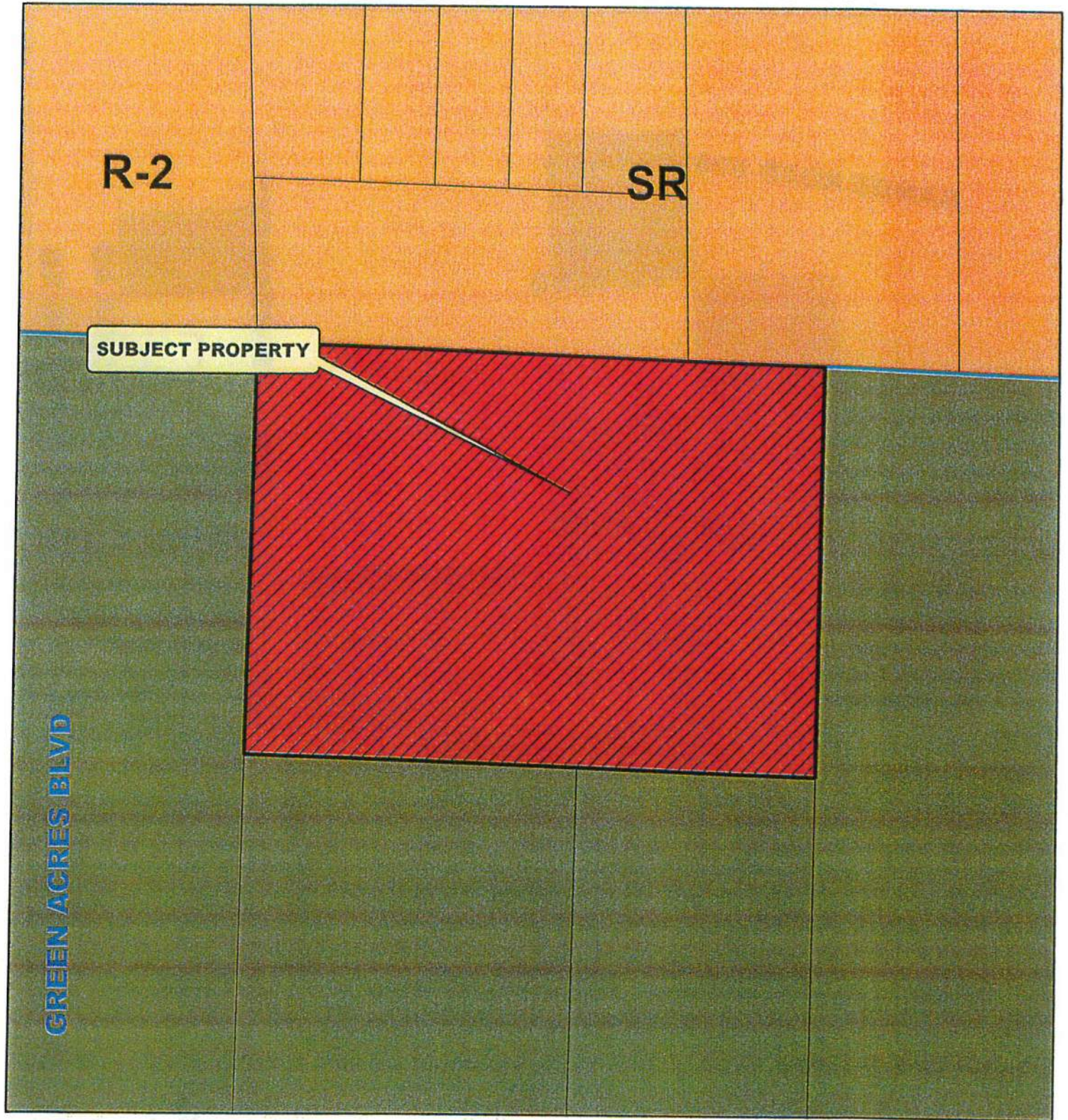
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ATTACHMENT - E

33-1S-24-0000-0019-0020



FLUM Legend

C-3 MU

ZONE Legend

C MU

MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0503)
NAD 1983(90), NAVD 1988.

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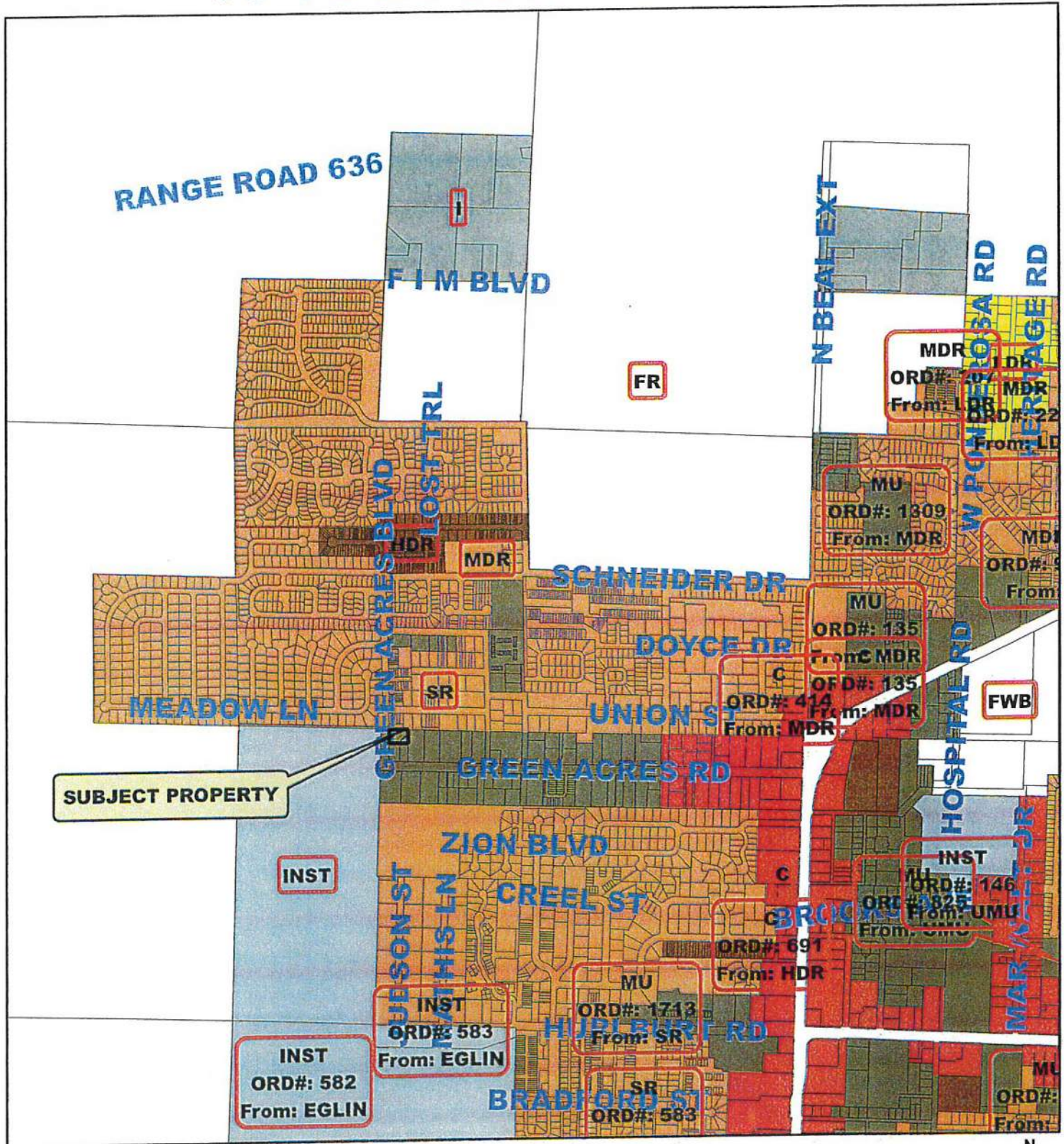
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Map Produced By:
Okaloosa County GIS
11/19/2025

Proposed FLUM & Zoning Map

33-1S-24-0000-0019-0020



FLUM Legend

MU	I
C	INST
LDR	HDR

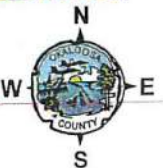
ZONE Legend

MU	I-1
C-3	INST
R-1	R-3

MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(80), NAVD 1988.

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Map Produced By:
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11/19/2025

1 Mile FLUM & Zoning Map

GIS ANALYSIS RESULTS

ATTACHMENT
9

Date: 11/19/2025

Project: PIN 33-1S-24-0000-0019-0020

Permit: REZ-1125-0003 & CPA-1125-0001 - Lourido Auto and Marine

Property Address: LOCATED AT 440 GREEN ACRES RD FORT WALTON BEACH FL 32547

Zoning: MU

Proposed Zoning: C-3

FLU: MU

Proposed FLU: C

Fire District: OCEAN CITY-WRIGHT **Commissioner District:** 4 **Census Tract:** 21801

Soil Type: 4 – Chipley Foxworth – nearly level and gently sloping, somewhat poorly drained and moderately well drained soils that are sandy throughout

22 – Rutlege Sand – poorly drained, nearly level soil

Wind Zone: GREATER THAN 140 IN THE WIND BORNE DEBRIS AREA

Flood Zone: X 500 YEAR **Map Number:** 12091CO 435J

Storm Surge Area: NO

Urban Development Area: YES

Water Efficient Area: YES

Wells: None

Environmental Data: NO

Historical Data: None

Wetlands: Uplands

Water and Sewer: OCWS

Within 3 mile of an Airport: NO

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on Thursday, December 18, 2025, the Okaloosa County Planning Commission will consider:

AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 33-1S-24-0000-0019-0020 FROM MIXED USE (MU) TO COMMERCIAL (C); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

And

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING DESIGNATION OF PARCEL 33-1S-24-0000-0019-0020 FROM MIXED USE (MU) TO GENERAL COMMERCIAL (C-3); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The meeting will be held at 5.01 PM or soon thereafter in the Okaloosa County Administrative Complex, located at 1250 North Eglin Pkwy., Shalimar, FL.

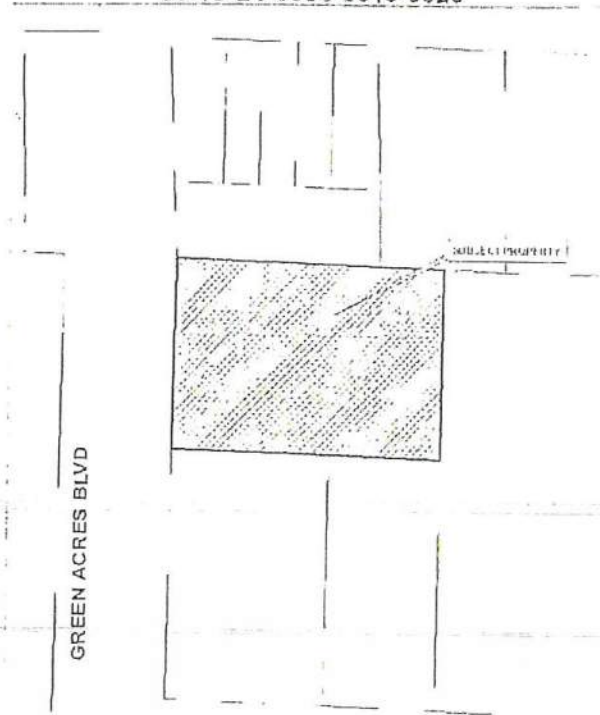
The ordinance information may be inspected at the offices of the Growth Management Department located at 402 Brookmeade Dr, Crestview, Florida 32539 or at the Okaloosa County Administration Building located at 1250 N. Eglin Parkway, Shalimar, Florida 32579. Those offices can be contacted by telephone at 850-689-5080.

If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

Okaloosa County adheres to the Americans with Disabilities Act and will make reasonable modifications for access to these hearings upon request. Requests may be made to the Growth Management Department at 402 Brookmeade Dr, Crestview, Florida 32539 or at 850-689-5080. For Hearing Impaired, Dial 1-800-955-8771 (TDD), and 1-800-955-8770 (Voice). Requests must be received at least 48 hours in advance of the hearing in order for Okaloosa County to provide the requested service.

Attachment A

33-1S-24-0000-0019-0020



LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sherry Cadenhead
Okaloosa County Growth Management Department
812 E James Lee BLVD
Crestview FL 32539-3118

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a , was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

FTW NW Florida Daily News 12/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/03/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$433.20	
Tax Amount:	\$0.00	
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THIS IS NOT AN INVOICE!

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KAITLYN FELTY
Notary Public
State of Wisconsin

AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 33-1S-24-0000-0019-0020 FROM MIXED USE (MU) TO COMMERCIAL (C); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County is a political subdivision of the State of Florida to which Chapter 125 of the Florida Statutes grants broad authority and provides for the adoption of ordinances to provide for self-governance; and

WHEREAS, Chapter 163 of the Florida Statutes requires that all local governments adopt and maintain comprehensive plans to manage growth within their jurisdictions, consisting of several elements as well as a map depicting the future uses of land throughout the jurisdiction; and

WHEREAS, Chapter 163 provides processes through which a local government's comprehensive plan and future land use map may be amended from time to time; and

WHEREAS, Okaloosa County adopted, and has from time to time amended, Ordinance 90-01 that establishes the Okaloosa County Comprehensive Plan including its various elements and Future Land Use Map; and

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA:

Section 1. This ordinance shall be referred to as the CPA-1125-0001 Future Land Use changing the Future Land Use Map designation of a parcel of real property owned by John Lourida-Garcia, property Id number 33-1S-24-0000-0019-0020, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Future Land Use Map is hereby amended to change the designation of a portion parcel of real property as shown in Attachment A attached hereto from Mixed Use (MU) to Commercial (C).

Section 3. This ordinance does hereby repeal any ordinances, or portions thereof, in conflict herewith.

Section 4. Should any word, phrase, sentence, section, subsection, or other provision of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

Section 5. The effective date of the Future Land Use Map amendment authorized by this Ordinance shall be as provided in section 163.3187, Florida Statutes.

PASSED AND DULY ADOPTED in this ____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Trey Goodwin,
Chairman

ATTEST:

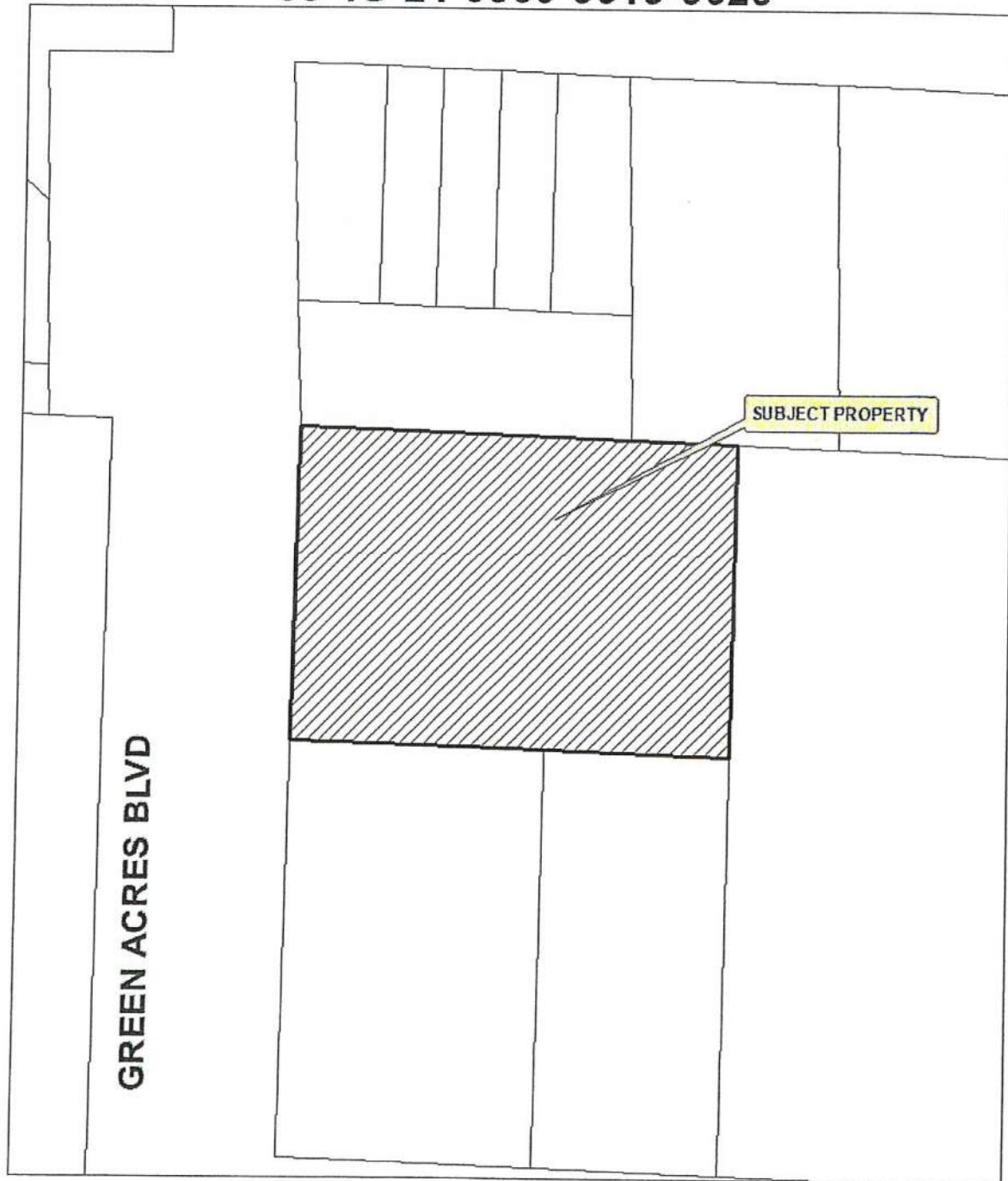
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

ATTACHMENT A

33-1S-24-0000-0019-0020



ATTACHMENT J

ORDINANCE 26 - ____

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 90-01 AS AMENDED; CHANGING THE ZONING OF PARCEL 33-1S-24-0000-0019-0020 FROM MIXED USE (MU) TO GENERAL COMMERCIAL (C-3); SAID PARCELS LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County is a political subdivision of the State of Florida to which Chapter 125 of the Florida Statutes grants broad authority and provides for the adoption of ordinances to provide for self-governance; and

WHEREAS, Chapter 163 of the Florida Statutes requires that all local governments adopt and maintain comprehensive plans to manage growth within their jurisdictions, consisting of several elements as well as a map depicting the future uses of land throughout the jurisdiction and requiring the adoption of land development regulations to regulate growth and development; and

WHEREAS, Okaloosa County adopted, and has from time to time amended, Ordinance 91-01 that establishes the Okaloosa County Land Development Code as required by Chapter 163 of the Florida Statutes to implement the Comprehensive Plan; and

WHEREAS, Chapter 2 of the Okaloosa County Land Development Code establishes the various zoning districts and includes maps depicting locations of the various zoning districts throughout the County; and

WHEREAS, Chapter 125 of the Florida Statutes establishes the authority and procedure by which a County may amend the zoning applied to properties; and

WHEREAS, the Board of County Commissioners Finds that it is necessary and in the public interest to amend the Okaloosa County Land Development Code to change the zoning of parcel 33-1S-24-0000-0019-0020, as provided herein.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA:

Section 1. This ordinance shall be referred to as the REZ-1125-0003 Rezoning changing the Zoning designation of real property owned by John Lourida-Garcia, Property Id Number 33-1S-24-0000-0019-0020, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Zoning Map is hereby amended to change the designation of the parcel of real property as shown in Attachment A attached hereto from Mixed Use (MU) to General Commercial (C-3).

Section 3. This ordinance does hereby repeal any ordinances, or portions thereof, in conflict herewith.

Section 4. Should any word, phrase, sentence, section, subsection, or other provision of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

Section 5. The effective date of the Future Land Use Map amendment authorized by this Ordinance shall be as provided in section 163.3187, Florida Statutes.

PASSED AND DULY ADOPTED in this ____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Trey Goodwin,
Chairman

ATTEST:

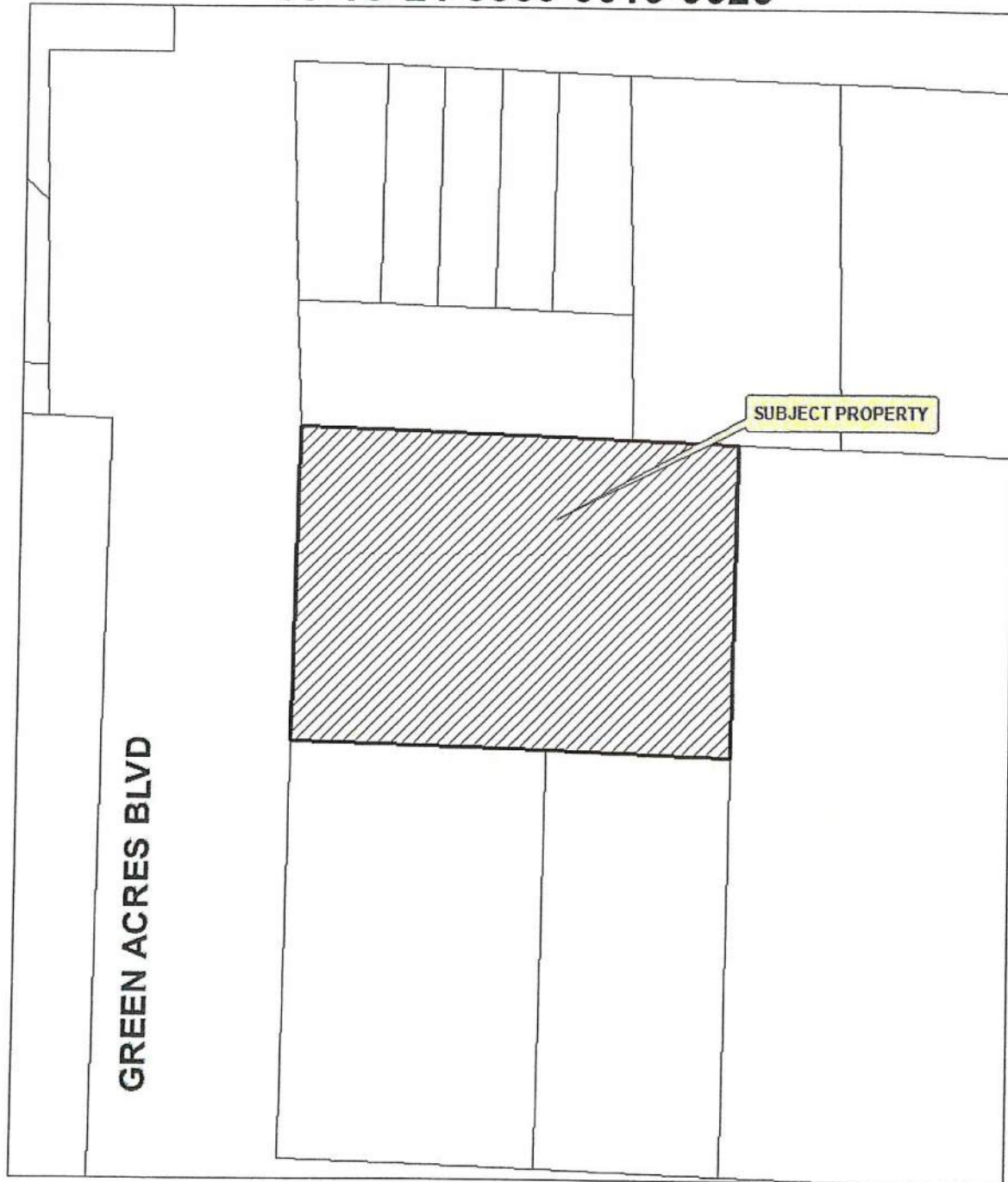
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

ATTACHMENT A

33-1S-24-0000-0019-0020



#1

LUXE MOTORS OF GREEN ACRES

440 Green Acres Road
Fort Walton Beach, FL 32547
(850) 586-6277

Date: 10/31/2025

To:

Okaloosa County Growth Management Department
Attn: Zoning & Planning Division

Subject: Petition for Amendment – 440 Green Acres Road

Dear Zoning Board,

I, **John Lourido**, owner of the property located at **440 Green Acres Road, Fort Walton Beach, FL 32547**, respectfully submit this **petition for zoning amendment** to allow the property to operate as an **auto and marine dealership** under the business name **LUXE Motors of Green Acres**.

The purpose of this amendment is to bring the property's zoning classification into alignment with its existing and intended use for **automotive and marine sales, upholstery, and detailing operations**. The site has been continuously improved and maintained for light commercial use and is surrounded by other properties with similar or compatible business activity along Green Acres Road.

This requested amendment will:

- Support local economic growth through the creation of skilled jobs and small business opportunities.
- Increase property value and enhance the visual appearance of the area through professional upkeep and business presentation.
- Promote responsible, code-compliant use of the property while maintaining harmony with the surrounding community.

Through this amendment, I seek to formally recognize and continue operating the site under the **LUXE** brand, which represents craftsmanship, accountability, and service to the community in both the automotive and marine industries.

Thank you for your time and consideration of this request. I am available for any questions or to provide additional information as needed.

Respectfully,

John Lourido

Owner, LUXE Motors of Green Acres

Signature

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to read 'John Lourido'.

CPA - 1125.0001

**OKALOOSA COUNTY DEPARTMENT OF
GROWTH MANAGEMENT APPLICATION FOR
FUTURE LAND USE MAP TYPE - 2
AMENDMENT
(50 ACRES OR LESS)**

December, 2024

A. Applicant Information

1. Name: John Laurido
2. Address: 440 Green Acres Rd.
Fort Walton Beach, FL. 32547
3. Telephone: 850-586-6277 FAX: —
4. Applicant is: Property owner ☒ Owners authorized agent* ☐
* Verification of authorized agent must be attached
5. Owner's name, address and telephone, if different than applicant:
Same as above

B. Property Information

6. Location: 440 Green Acres Rd., FWB, FL., 32547
7. Property ID Number 33-15-24-0000-0019-0020
8. Current use of property: Residential & Commercial, Mixed use
9. Proposed use of property: C-3 commercial zoning, Auto & Marine Dealer
10. Size of property: 0.51 Acres (sq. ft. or acres)
11. Names/Number of adjacent roads: North N Park Blvd
East Green Acres Blvd South Green Acres Rd. West Greendale Ave.

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: Mixed Use
13. Existing zoning district: Mixed Use

D. Requested Action

14. Reason for the requested amendment: To Continue Development
of used Auto & Marine Dealership, service, & detail shop,
and to continue to provide for family and the economy.

15. Requested amendment:
FROM Randall Woodruff / Marissa Martinez (FLUM designation)
TO Randall Woodruff / Marissa Martinez (FLUM designation)

E. Certification

I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of site inspections and the posting of any required notices.

John Laurido
Applicant printed or typed name

[Signature]
Applicant signature

10/30/2025
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

REZ-1125-0003

**OKALOOSA COUNTY
DEPARTMENT OF GROWTH MANAGEMENT
APPLICATION FOR REZONING**

A. Applicant Information

1. Name: John Laurido
2. Address: 440 Green Acres Rd.
Fort Walton Beach Florida, 32547
3. Telephone: 850-586-6277 FAX: _____
4. Applicant is: Property owner ☒ Owners authorized agent* _____
* Verification of authorized agent must be attached
5. Owner's name, address and telephone, if different than applicant:
John Laurido, same as above

B. Property Information

6. Location: 440 green Acres Rd.
7. Property ID Number 33-15-24-0000-0019-0020
8. Current use of property: Residential & Commercial, Mixed Use
9. Proposed use of property: C-3 Commercial zoning, Auto & Marine Deck
10. Size of property: 0.51 Acres (sq. ft. or acres)
11. Names/Number of adjacent roads: North N Park BLVD
East Green Acres Blvd South Green Acres Rd. West Greendale Ave.

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: Mixed use
13. Existing zoning district: ~~Atta~~ Mixed use

D. Requested Action

14. Reason for the requested rezoning: To continue Development
of used auto & Marine Dealership, and service & detail shop.
and continue to provide for family and economy.

15. Requested rezoning:
FROM Randall Woodruff/Marissa (zoning district)
TO Randall Woodruff/Marissa (zoning district)
Martinez

E. Certification

I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of site inspections and the posting of any required notices.

John Loureiro

Applicant printed or typed name

[Signature]
Applicant signature

10/30/25

Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

REZONING

Authority: Section 1.11.02, Okaloosa County Land Development Code.

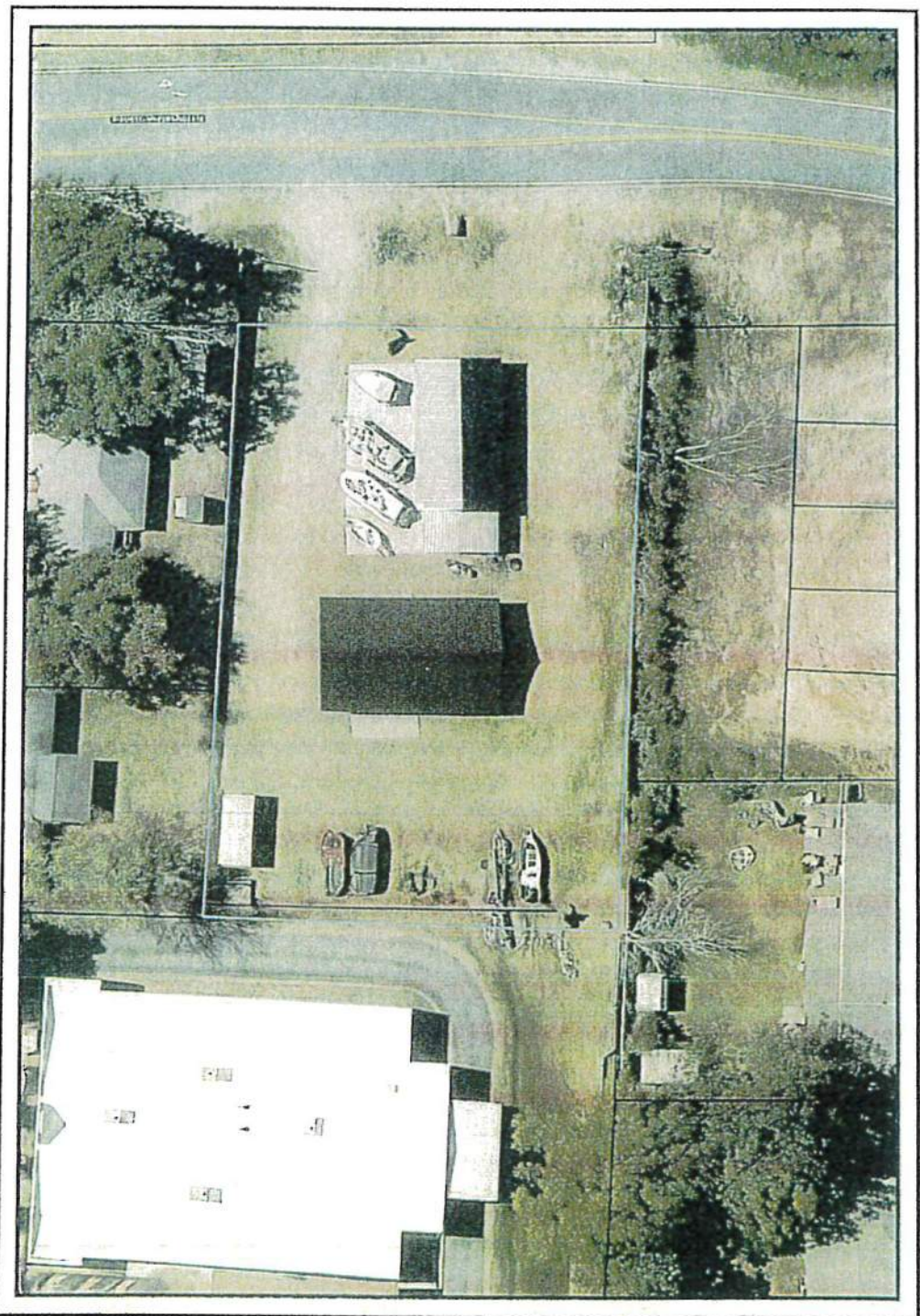
Purpose: To provide a process and procedure for citizens to change the zoning districts shown on the Official Zoning Map.

Application fee: 0 to 50 acres - \$1,200.00 base fee + \$10.00 per acre. More than 50 acres - \$1,700.00 base fee plus \$20.00 per acre.

#3.



EXHIBIT A | PROPERTY LOCATION AND DIMENSIONS



440 Green Acres Rd

WILSON RD