

PLANNING COMMISSION

MINUTES

JULY 10, 2025

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, July 10, 2025, 5:01 p.m., Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.

Board members in attendance were John Collins, Todd Tarchalski, and Jack Beery.

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 Elliot Kampert, Strategic Planning & Development Manager, Randy Woodruff, Deputy Director, Stuart Campbell, Planner III, Martina Barrow, Planner I, and Theresa Ehrhardt, Administrative Specialist.

County Attorney Kerry Parsons was in attendance via Zoom.

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

A. CALL TO ORDER

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

B. ROLL CALL

Martina Barrow conducted roll call.

C. APPROVAL OF MINUTES FOR APRIL 10, 2025

Motion to approve minutes made by Jack Beery and second by Todd Tarchalski. --- 3 ayes. Motion Passes.

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

None.

E. ANNOUNCEMENTS

None.

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

None.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by Jack Beery and second by Todd Tarchalski. --- 3 ayes. Motion Passes.

H. OATH TAKING

Martina Barrow administered the Oath for all speakers.

I. DISCLOSURES

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

J. OLD BUSINESS

None

K. NEW BUSINESS

None

a. Applications for Development Review

None

b. Public Hearings

Agenda Item # 1: FLUM (CPA-0525-0000) – Rezoning (REZ-0525-0002). Consideration of a request to change parcels of land submitted by Mark Siner of Choctaw Engineering, Inc. (Agent), on behalf of the owner Racetrack LLC., relating to property located on Truxton Avenue, Fort Walton Beach, Florida. 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 contains 0.77 acres, more or less.

Randy Woodruff presented Agenda Item 1 to the board.

Vice Chairman Collins called Mark Siner to speak.

Mr. Siner explained he was there to answer any questions.

The board had no questions.

Vice Chairman Collins called for a motion.

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

MINUTES ARE NOT VERBATIM

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Mixed Use (MU), to General Commercial (C-3), or a more restrictive zoning district, made by Jack Beery and second by Todd Tarchalski. --- 3 ayes. Motion Passes.

L. OTHER BUSINESS

Vote to determine Chairman and Vice Chairman for 2025.

Vice Chairman Collins tabled the vote to determine Chairman and Vice Chairman for 2025 to the next meeting date.

The **August 14, 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 5:10 p.m.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 7/11/2025