

**BOARD OF ADJUSTMENT  
MINUTES  
November 13, 2024  
1:30 P.M.**

Okaloosa County Administrative Complex; 1250 Eglin Parkway N.,  
1st Floor BCC Chambers, Shalimar, Florida.

Commissioner Robert Ambrose, District 1  
Commissioner Patricia Duggan, District 2  
Commissioner Scott Kearney, District 3 – Vice-Chairman  
Commissioner VACANT, District 4  
Commissioner Pat Byrne, District 5

Growth Management Staff present: Elliot Kampert, AICP – Director; Randy Woodruff, AICP – Deputy Director; Sherry Cadenhead – Planning Coordinator; and Stuart Campbell – Planner III

Attorney Kerry Parsons present by Zoom

**A. CALL TO ORDER**

Vice-Chairman Kearney called the meeting to order at 1:30 P. M.

**B. ROLL CALL**

Mrs. Cadenhead conducted roll call. District 4 being vacant and District 1, Robert Ambrose was out of town.

**C. APPROVAL OF MINUTES FOR 10-9-2024 MEETING.**

**Motion to approve minutes made by Pat Byrne and second by Patricia Duggan; 3 ayes, Motion Passes.**

**D. ANNOUNCEMENTS - None**

**E. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA – None**

**F. ACCEPTANCE OF AGENDA- Motion to accept the agenda by Patricia Duggan seconded by Pat Byrne, 3 ayes, Motion Passes.**

**G. OATH TAKING – Mrs. Cadenhead gave the Oath to those presenting testimony.**

**H. DISCLOSURES – None**

**I. OLD BUSINESS - None**

**J. NEW BUSINESS**

**REQUESTED VARIANCE: 559057-BOA-2024** Marisol M. Fernandez – a variance request from Section 6.05.021 Perimeter Requirements of the Okaloosa County Land Development Code, Ordinance 91-1 as amended. The request is from the required ten (10) foot wide perimeter landscape area along the west boundary line adjacent to Lake Avenue, from 10’ to 0’ for the proposed Family Shopping Center, due to a 25’ wide right-of-way donation as required by the Okaloosa County Public Works Department. The property is currently zoned **Mixed Use (MU)** with a Future Land Use Map (FLUM) designation of **Mixed Use (MU)**. The property is located at the northeast corner of US Hwy 98 West and Lake Avenue, Mary Esther, Florida and contains 0.86 acres more or less.

Mr. Randy Woodruff presented the staff report and findings. He further stated that the Okaloosa County Water and Sewer Department and Public Works Department agreed with Growth Management Staff and recommends approval to the committee.

Ms. Marisol Fernandez, owner, was present to answer questions from the Board members.

Discussion ensued.

Mr. Pat Byrne asked if without the requested donation of Right-Of-Way, the variance would not be needed.

Staff agreed.

**Motion to approve by Pat Byrne seconded by Patricia Duggan, 3 ayes, Motion Passes.**

**K. OTHER BUSINESS**

1. The next regular meeting of the Board of Adjustment is to be determined.

**L. ADJOURNMENT**

Vice-Chairman Kearney called for a motion to adjourn the meeting at 1:08 P.M. **Motion by Patricia Duggan; seconded by Pat Byrne. 3 ayes. Motion Passes.**