

PLANNING COMMISSION

AGENDA

JULY 10, 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 Nicholas Marshall, District 3
Vice-Chairman Commissioner John Collins, District 5
Eglin Air Force Base Representative, Cheryl Sawyers
Commissioner Jack Beery, 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 APRIL 10, 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: 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.

L. OTHER BUSINESS

Selection of 2025 Chairman and Vice-Chairman.

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

PLANNING COMMISSION

MINUTES

APRIL 10, 2025

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, April 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 Kim Birr Griggs.

Eglin Representative Cheryl Sawyers was in attendance.

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

Growth Management Staff in attendance were Elliot Kampert, Director, Randy Woodruff, Deputy Director, Stuart Campbell, Planner III, Leslie Adams, Planner I, and Martina Barrow, Planner I.

County Attorney Kerry Parsons was in attendance via Zoom.

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

Agenda Item 1: Billy Howell – 4545 Ortega Blvd, Jacksonville, 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 MARCH 13, 2025

Motion to approve minutes made by Kim Birr Griggs 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 Kim Birr Griggs 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 (563847-BCC-2025) – Rezoning (563849-BCC-2025) Consideration of a request to change the use of land submitted by Gregory Matovina of Matovina & Company, on behalf of Royce C. Taylor, relating to parcel 13-3N-23-0000-0001-0010, property located on the south side of Highway 90, southwest of the intersection of Hwy 90 and Four Lakes Road, Crestview, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Agriculture (AG)** to **Mixed Use (MU)** or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the property from **Agriculture (AA)**, to **Mixed Use (MU)** or a more restrictive zoning district. The subject property contains 7.80 acres, more or less.

Randy Woodruff presented Agenda Item 1 to the board.

Vice Chairman Collins called Billy Howell to speak.

Mr. Howell explained he was there on behalf of the applicant 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 Agriculture (AG) to Mixed Use (MU), or a more restrictive FLUM designation, made by Kim Birr Griggs 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 Agriculture (AG), to Mixed Use (MU), or a more restrictive zoning district, made by Kim Birr Griggs and second by Todd Tarchalski. --- 3 ayes. Motion Passes.

Agenda Item # 2: Consideration of a request to establish a formal set of Planning Commission Bylaws to clarify member roles and responsibilities, provide guidance on how meetings will be conducted, and set expectations for decision-making.

Randy Woodruff presented Agenda Item 2 to the board.

Vice Chairman Collins stated he had a citizen bring up concerns regarding Article 3, subsection A, number 5, the removal of a board member by voting of the board. The citizen was concerned that this was a violation of the land development code.

County Attorney Kerry Parsons explained the removal process was standard and does not violate any ordinances or land development code.

Vice Chairman Collins called for a motion.

Motion to recommend approval of Agenda Item 2 as written to request to establish a formal set of Planning Commission Bylaws, made by Kim Birr Griggs and second by Todd Tarchalski. -- 3 ayes. Motion Passes.

L. OTHER BUSINESS

The **May 8, 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 5:14 p.m.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 4/11/2025

AGENDA ITEM 1

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Randy Woodruff, AICP, Deputy Director

FROM: Stuart Campbell, Planner III

SUBJECT: CPA-0525-0000 and REZ-0525-0002, Request for Small Scale Plan Amendment and Rezoning; as presented by Mark Siner of Choctaw Engineering, Inc. (Agent), on behalf of owner Racetrack LLC.

DATE: July 10, 2025

BCC DISTRICT: (2) Commissioner Vice Chairman Carolyn Ketchel

PLANNING COMMISSION DISTRICT: (2) Jack Beery

PUBLIC HEARING: 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 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. The subject property contains 0.77 acres, more or less.

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 is legally described as 02-2S-24-0000-0014-0000, 02-2S-24-0000-0029-0000, and 02-2S-24-0000-0030-0000.
- The subject property is bordered by a warehouse, outdoor storage and vacant commercial to the west, office building and vacant property to the north, Truxton Avenue, warehouse, office building and single-family to the east and a private preschool and learning center to the south.
- The applicant has submitted said Small Scale Plan Amendment and Rezoning Application to allow for a future office and warehouse buildings on the subject property.

- The existing Mixed Use (MU) FLUM designation and Mixed Use (MU) zoning district allows for General Commercial (C-3) permitted uses, including office/warehouse buildings, subject to the property having direct access to an arterial or county-maintained collector road. Truxton Avenue is currently listed as a local road; therefore, General Commercial (C-3) uses are not currently permitted (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 | Commercial (C) | General Commercial (C-3) |
| SOUTH | Mixed Use (MU) | Mixed Use (MU) |
| EAST | Mixed Use (MU) | Mixed Use (MU) |
| WEST | Commercial (C) | General Commercial (C-3) |

The subject property is 0.77 acres and is currently located in the **Mixed Use (MU)** Future Land Use (FLU) Category and in the **Mixed Use (MU)** zoning district. 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 property 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 warehouse, outdoor storage and vacant commercial to the west, office building and vacant property to the north, Truxton Avenue, warehouse, office building and single-family to the east and a private preschool and learning center to the south. 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.*

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 CPA-0525-0000 and REZ-0525-0002.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on June 25, 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 FLUM Amendment and Rezoning Application; herein referenced as CPA-0525-0000 and REZ-0525-0002.

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 August 19, 2025.

ATTACHMENTS:

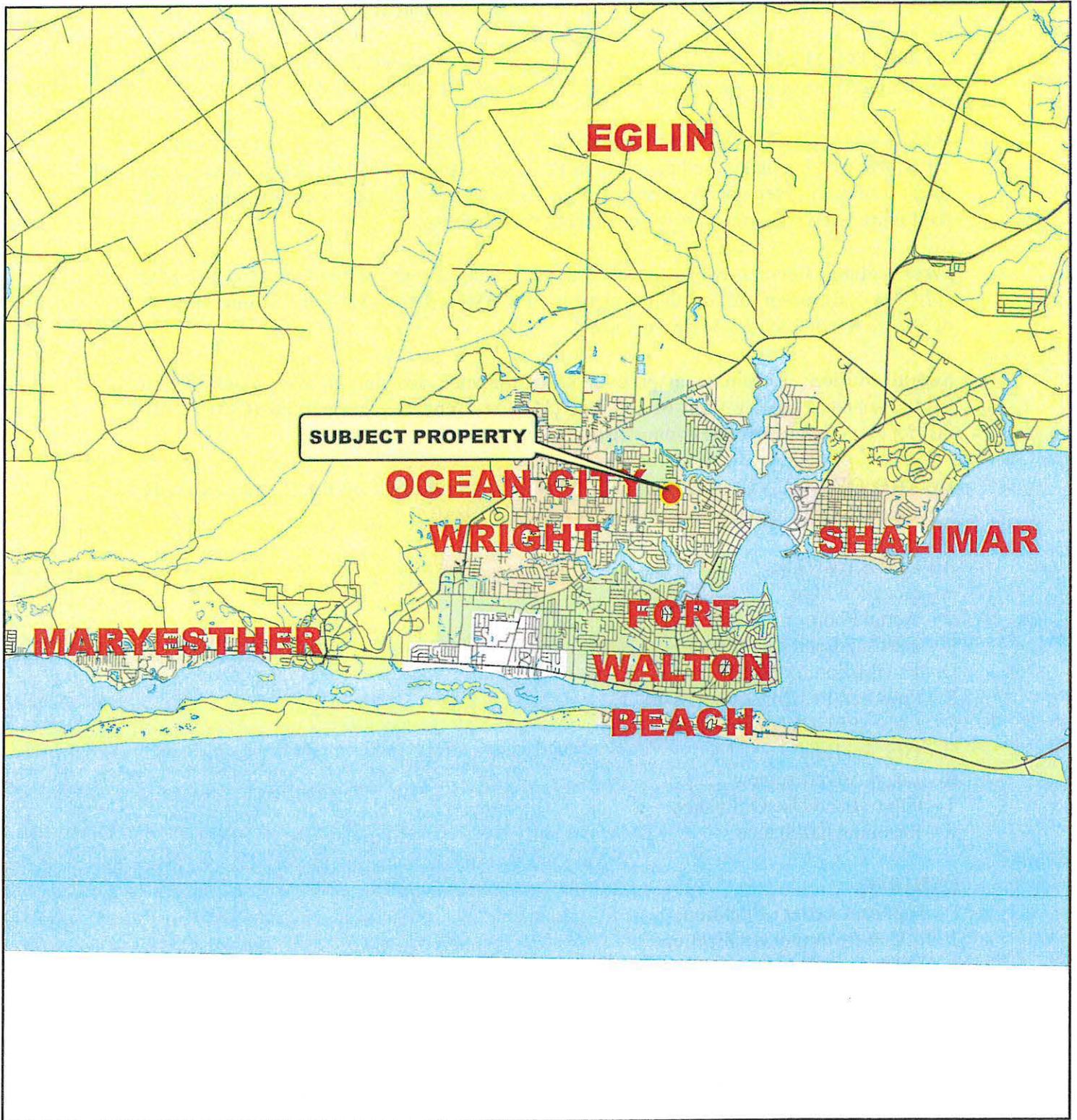
- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – FLUM/Zoning Map
- E – Proposed FLUM/Zoning Map
- F – 1 Mile FLUM/Zoning Map
- G – GIS Analysis
- H – Legal Advertisement
- I – Future Land Use Ordinance
- J – Rezoning Ordinance

EXHIBIT:

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

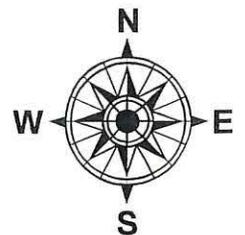
ATTACHMENT - A

02-2S-24-0000-0014/0029/0030-0000



Legend

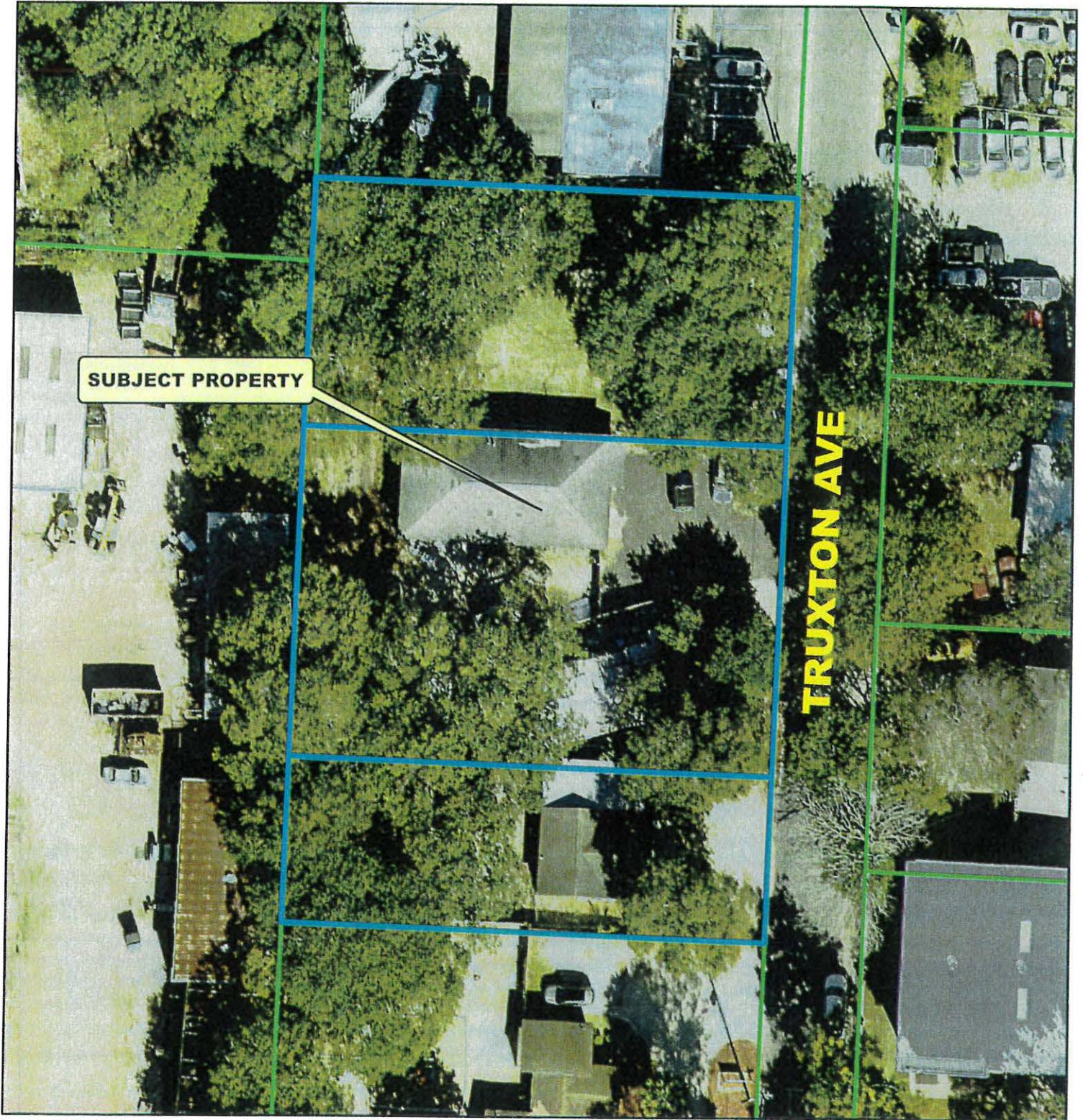
— Roads



Location Map

ATTACHMENT - B

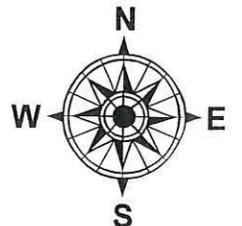
02-2S-24-0000-0014/0029/0030-0000



Legend

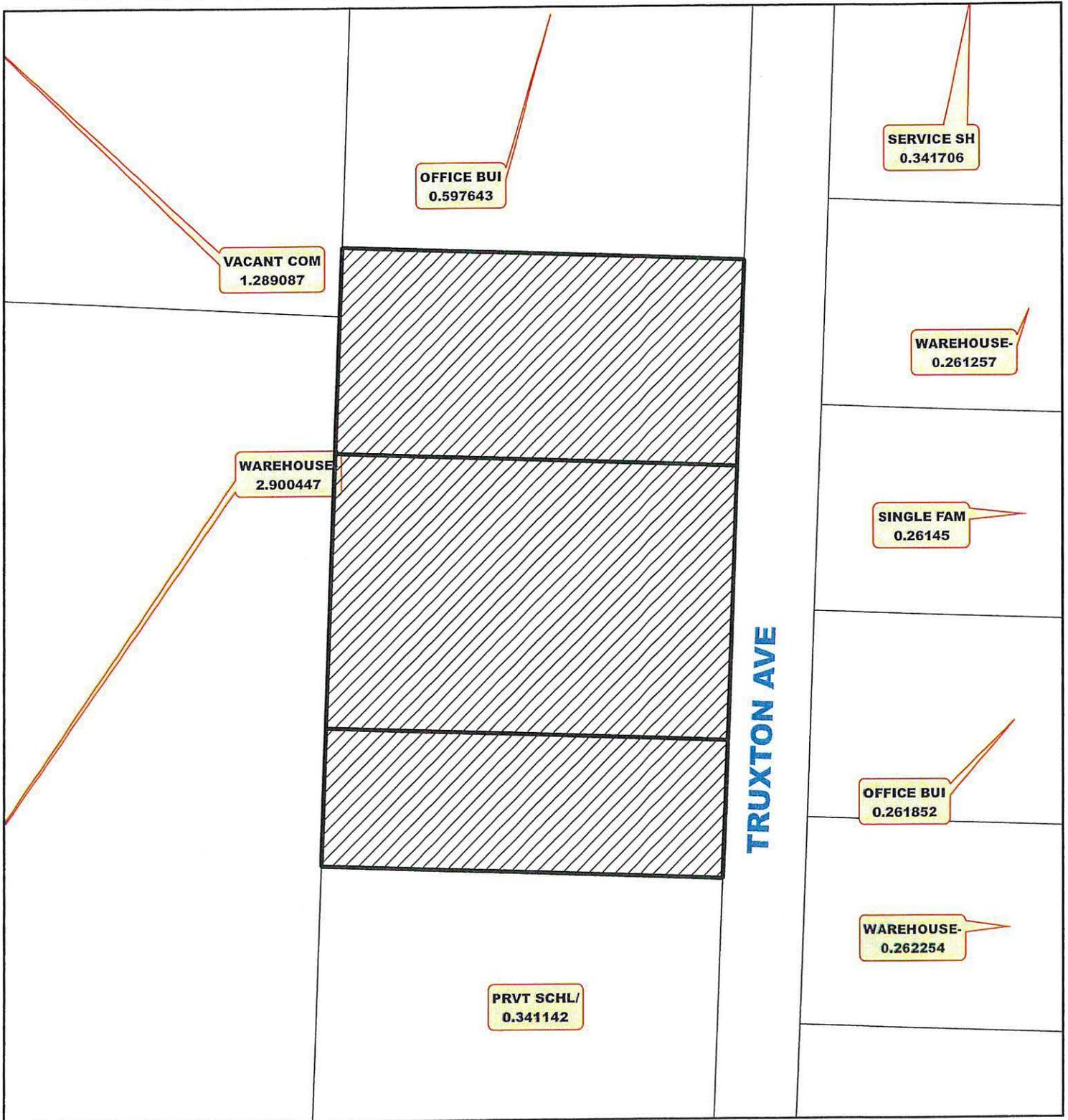
 Parcel Lines

Aerial Photo

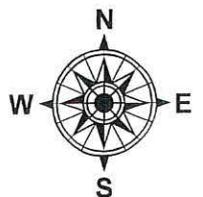


ATTACHMENT - C

02-2S-24-0000-0014/0029/0030-0000

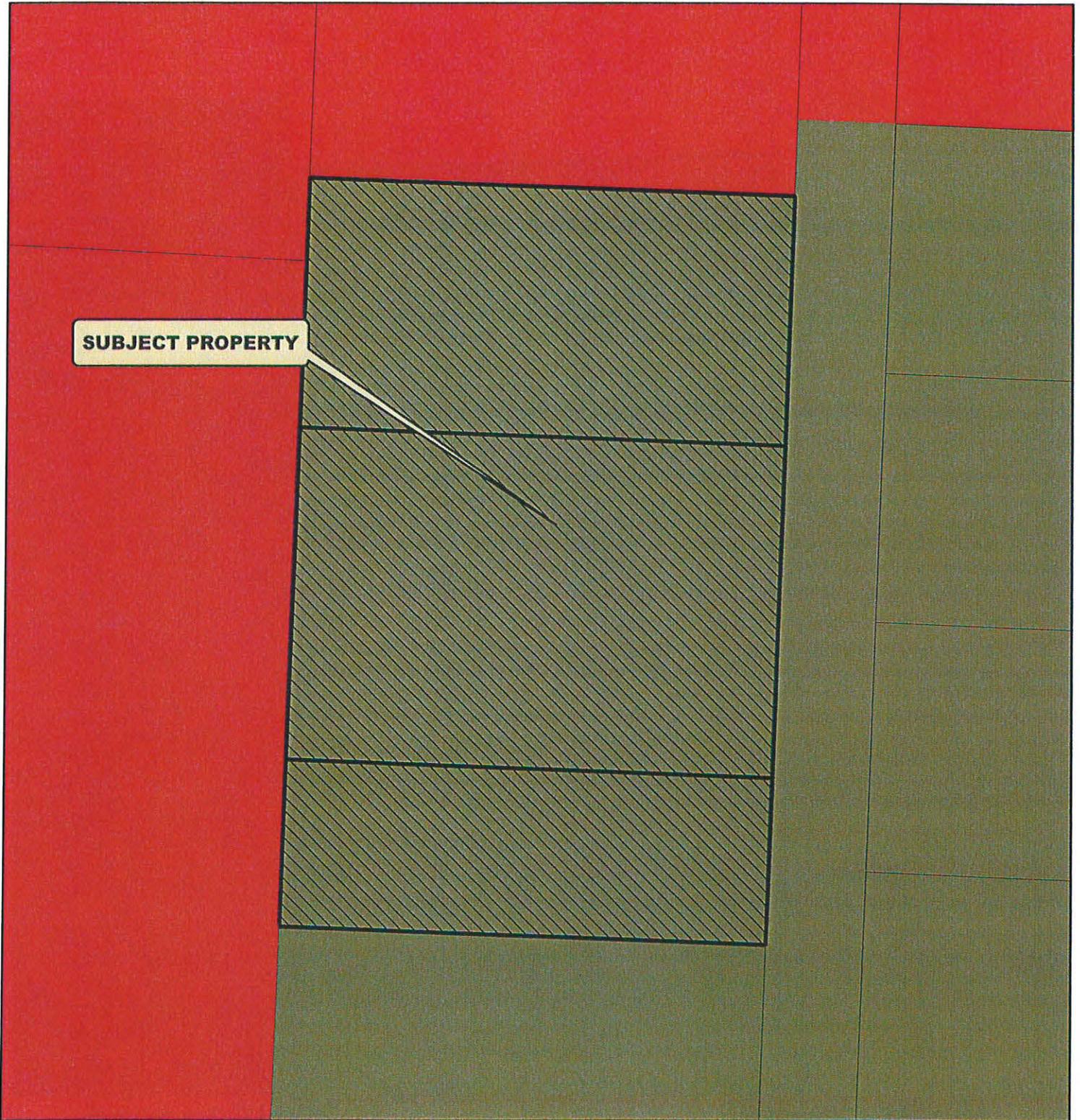


Existing Land Use Map



ATTACHMENT - D

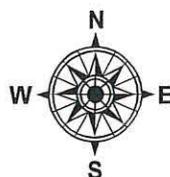
02-2S-24-0000-0014/0029/0030-0000



SUBJECT PROPERTY

FLUM Legend

- MU
- C



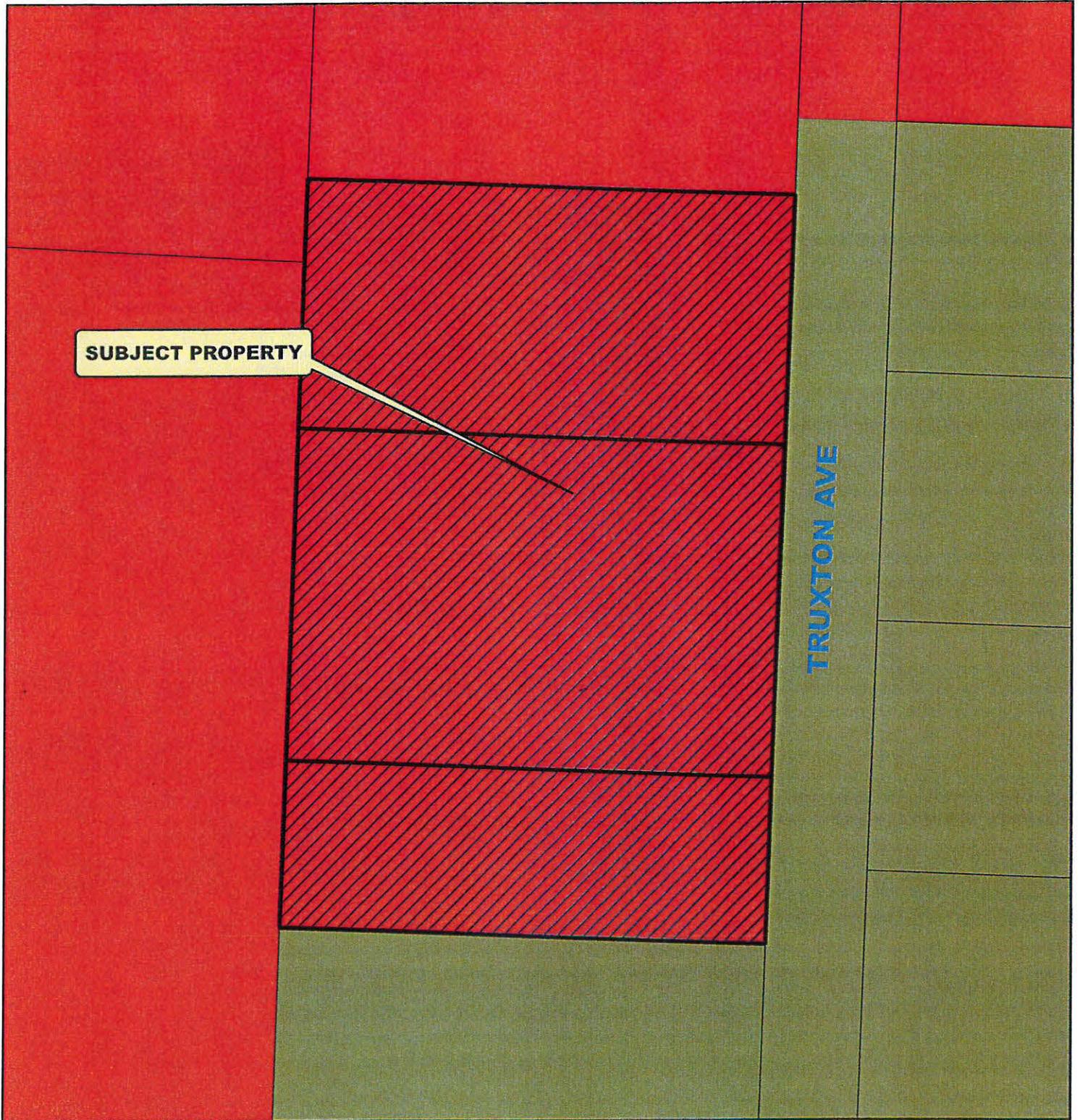
ZONE Legend

- MU
- C-3

FLUM & Zoning Map

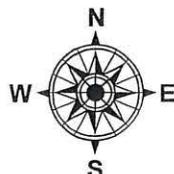
ATTACHMENT - E

02-2S-24-0000-0014/0029/0030-0000



FLUM Legend

- MU
- C



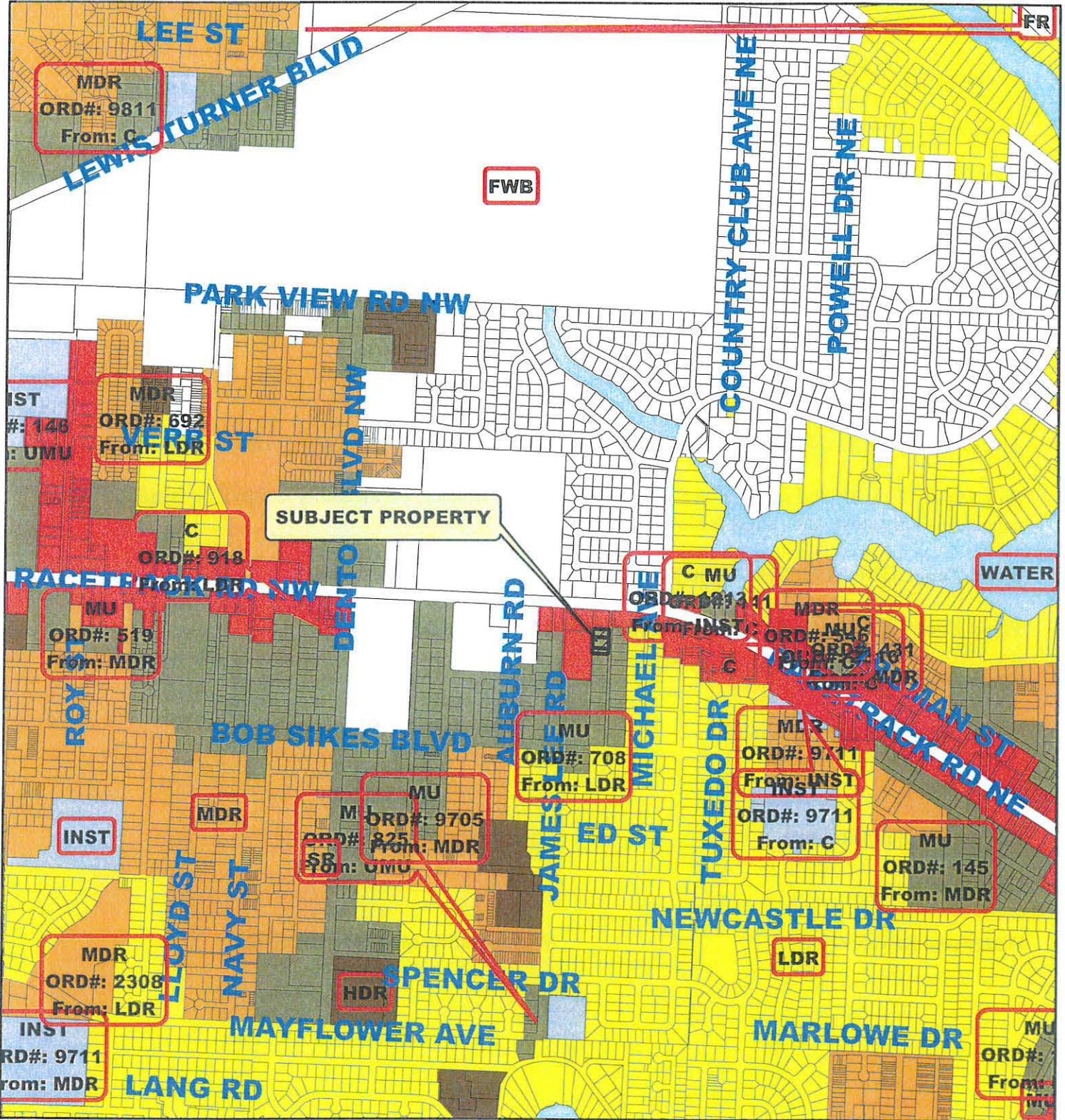
ZONE Legend

- MU
- C-3

Proposed FLUM & Zoning Map

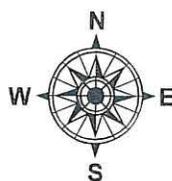
ATTACHMENT - F

02-2S-24-0000-0014/0029/0030-0000



FLUM Legend

| | |
|---|--|
|  MU |  INST |
|  C |  MDR |
|  LDR | |



ZONE Legend

| | |
|---|--|
|  MU |  INST |
|  C-3 |  R-2 |
|  R-1 | |

1 Mile FLUM & Zoning Map

GIS ANALYSIS RESULTS

Date: 5/19/2025

Project: PIN 02-2S-24-0000-0014/0029/0030-0000

Permit: REZ 0525-0012 & CPA 0525-0000 - RACETRACK LLC

Property Address: LOCATED AT 106A, 106B, 108 TRUXTON AVE FORT WALTON BEACH FL 32547

Zoning: MU

Proposed Zoning: C-3

FLU: MU

Proposed FLU: C

Fire District: OCEAN CITY-WRIGHT **Commissioner District:** 2 **Census Tract:** 22100

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

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

Flood Zone: X 500 YEAR **Map Number:** 12091CO 453J

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

The Okaloosa County Growth Management Department notice that, on Thursday, July 10, 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 02-25-0000-0014-0000, 02-25-24-0000-0029-0000, AND 02-25-24-0000-0030-0000 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 OF PARCELS 02-25-0000-0014-0000, 02-25-24-0000-0029-0000, AND 02-25-24-0000-0030-0000 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.

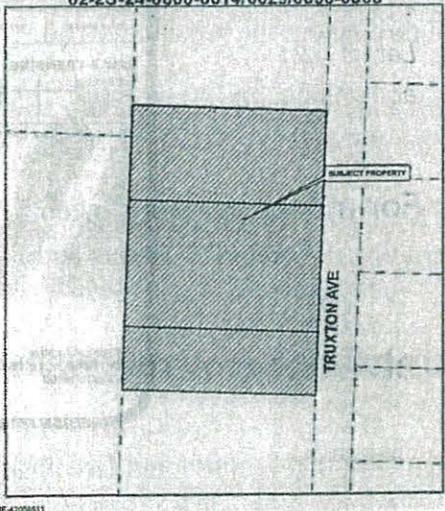
The meeting will be held at 5:01 PM or soon thereafter in the Okaloosa County Administrative complex, located at 1250 North Eglin Pkwy., Shalimar, FL.

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.

02-25-24-0000-0014/0029/0030-0000



NY-4200811

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 02-2S-24-0000-0014-0000, 02-2S-24-0000-0029-0000, AND 02-2S-24-0000-0030-0000 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-0525-0000 Future Land Use changing the Future Land Use Map designation of three parcels of real property owned by Racetract, LLC, property Id numbers 02-2S-24-0000-0014-0000, 02-2S-24-0000-0029-0000, 02-2S-24-0000-0030-0000, 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 _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Paul Mixon,
Chairman

ATTEST:

Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

ATTACHMENT A

02-2S-24-0000-0014/0029/0030-0000



ORDINANCE 25 - ____

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 90-01 AS AMENDED; CHANGING THE ZONING OF THREE PARCELS 02-2S-24-0000-0014-0000, 02-2S-24-0000-0029-0000, AND 02-2S-24-0000-0030-0000 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, 02-2S-24-0000-0014-0000, 02-2S-24-0000-0029-0000, and 02-2S-24-0000-0030-0000, 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-0525-0002 Rezoning changing the Zoning designation of a portion of three parcels of real property owned by Racetrack, LLC, Property Id Numbers 02-2S-24-0000-0014-0000, 02-2S-24-0000-0029-0000, and 02-2S-24-0000-0030-0000, 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 (GC).

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 _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Paul Mixon,
Chairman

ATTEST:

Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

ATTACHMENT A

02-2S-24-0000-0014/0029/0030-0000





CHOCTAW ENGINEERING, INC.
ENGINEERING · SURVEYING

Ms. Sherry Reed
Okaloosa County Growth Management
1250 N. Eglin Parkway, Suite 301
Shalimar, FL. 32579

30 April 2025

Re: Rezoning and FLU Amendment
104, 106, 108 Truxton Avenue

CEI 2025-112

Dear Ms. Reed:

We are submitting a rezoning and FLU amendment request on behalf of Racetrack LLC for parcels 02-2S-24-0000-0014-0000, 02-2S-24-0000-0029-0000, & 02-2S-24-0000-0030-0000 in Fort Walton Beach. Racetrack LLC is requesting to rezone the 0.77 acres from Mixed-Use (MU) to Commercial (C-3) and change the future land use from Mixed-Use (MU) to Commercial (C). Currently, there is a mixture of commercial and single-family buildings on the parcels. The proposed rezoning and FLU amendment will allow the property to be redevelopment as an office/warehouse building.

If you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,

Choctaw Engineering, Inc.

Mark C. Siner, P.E.
President

RECEIVED

CPA-0525-0000

EXHIBIT 2

MAY 16 2025

BY: CA OKALOOSA COUNTY DEPARTMENT OF
**GROWTH MANAGEMENT APPLICATION FOR
 FUTURE LAND USE MAP TYPE - 2
 AMENDMENT
 (LESS THAN 10 ACRES)**

A. Applicant Information

1. Name: Mark Siner

2. Address: 112 Truxton Avenue
Fort Walton Beach, FL. 32547

3. Telephone: (850) 862-6611 FAX: (850) 863-8059

4. Applicant is: Property owner _____ Owners authorized agent* X
** Verification of authorized agent must be attached*

5. Owner's name, address and telephone, if different than applicant:
Racetrack LLC
119 Hollywood Blvd NW #206 Ft Walton Beach, FL 32548

B. Property Information

6. Location: 104, 106, 108 Truxton Ave, Fort Walton Beach, FL 32547

7. Property ID Number: 02-2S-24-0000-0014-0000, 02-2S-24-0000-0029-0000, & 02-2S-24-0000-0030-0000

8. Current use of property: Office/Warehouse & Single-Family

9. Proposed use of property: Office/Warehouse

10. Size of property(sq. ft. or acres): 0.77 Acres

11. Names/Number of adjacent roads: North N/A
East Truxton Avenue South N/A 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 develop the property with an office/warehouse similar to other uses on the street.

15. Requested amendment:

FROM MU (FLUM designation)
TO COMM (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.

MARK SIEER
Applicant printed or typed name

[Signature]
Applicant signature

5/15/25
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: 5.14.2025 File No.: CPA.0525.0000

Received by: [Signature]

**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that Racetrack LLC, is presently the owner at 02-2S-24-0000-0014-0000, 02-2S-24-0000-0029-0000, & 02-2S-24-0000-0030-0000 and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint Choctaw Engineering, Inc. whose address is 112 Truxton Avenue, Fort Walton Beach, County of Okaloosa, State of FL, my Attorney full power to act as my agent in the process of obtaining a development order, a rezoning and future land use amendment pertaining to 02-2S-24-0000-0014-0000, 02-2S-24-0000-0029-0000, & 02-2S-24-0000-0030-0000.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal representative, and assigns.

PROVIDED, however, that any and all transactions conducted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by the said attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact."

WITNESSES:

APPLICANT:

Signature: Alyssa Lucas
Printed Name: ALYSSA LUCAS

Signature: James Nabors
Printed Name: JAMES NABORS

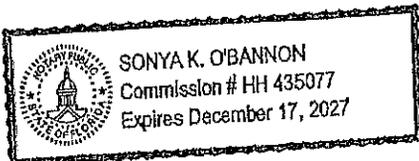
Signature: Sonya O'Bannon
Printed Name: SONYA O'BANNON

STATE OF Florida
COUNTY OF Okaloosa

BEFORE ME, the undersigned Notary Public in and for said County and State, appeared James Nabors, WHO IS PERSONALLY KNOWN TO ME or WHO PRODUCED DIA AS IDENTIFICATION, and who did not take an oath, and who is known to me to be the individual described by said name who executed the foregoing instrument.

Given under my hand and official seal this 12 day of May, 2025

Notary Public: Sonya O'Bannon
Printed Name: SONYA O'BANNON



MAY 16 2025

BY: PA

REZ-0525-0002

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

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13. Existing zoning district: MU

D. Requested Action

14. Reason for the requested amendment: To develop the property with an office/warehouse building.

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.

MARK SINK
Applicant printed or typed name

[Signature]
Applicant signature

5/15/25
Date

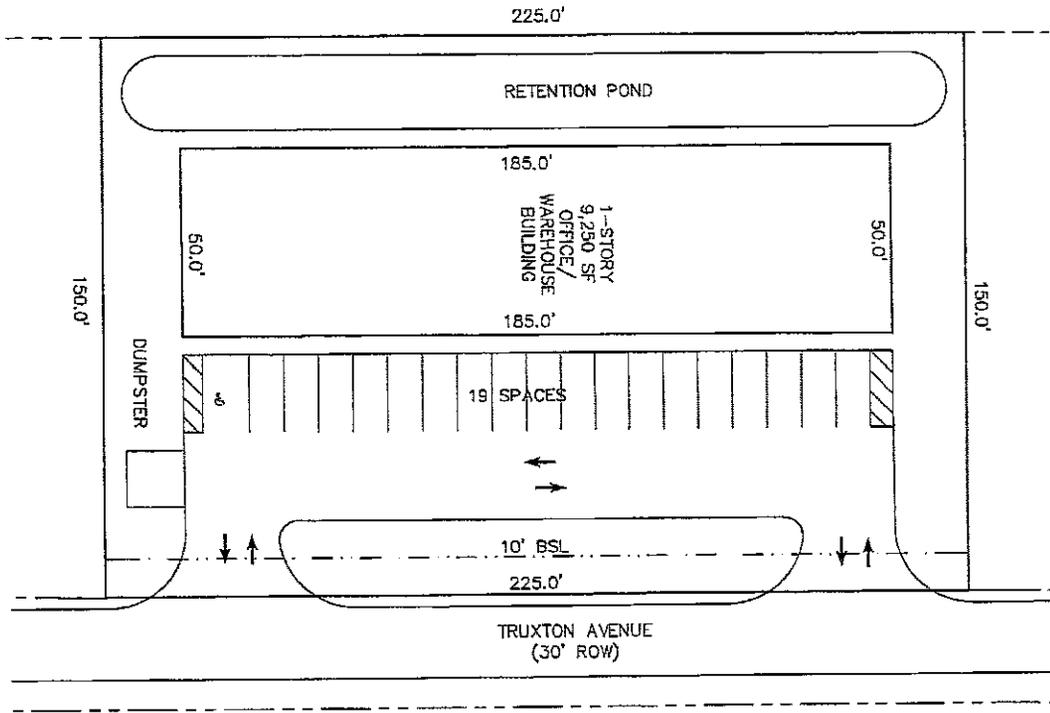
Corporate officer

Corporate Seal

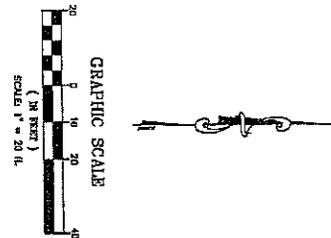
FOR OFFICIAL USE ONLY

Date received: 05.16.2025 File No.: Be2 - 0525-0002

Received by: [Signature]



- LEGEND**
- ASPHALT
 - CONCRETE
 - SEWER LINE
 - POWER POLE
 - UTILITY ANCHOR
 - LIGHT POLE
 - OVERHEAD UTILITY LINE
 - ELECTRICAL BOX
 - TELEVISION BOX
 - TRAFFIC SIGNAL BOX
 - TELEPHONE BOX
 - TRUCK
 - TRAFFIC ARROW
 - CENTRALINE
 - SINGLE POLE SIGN
 - DOUBLE POLE SIGN
 - HOODING WALL



| | |
|----------|------------|
| Iss. No. | 2025-113 |
| Date | 3 MAR 2025 |
| Rev. | N/A |
| Scale | 1"=20' |
| Drawn | CRG |
| Checked | MCS |
| Sheet | 1 of 1 |

**TRUXTON AVENUE
OFFICE/WAREHOUSE**

PRELIMINARY SITE PLAN

Not valid unless bearing Engineer's embossed seal.

MARK C. SNER, P.E.
FL. REG. NO. 48831

Revisions:

CEI CHOCTAW ENGINEERING, INC.

ENGINEERING • ENVIRONMENTAL • SURVEYING

112 TRUXTON AVENUE
FORT WALTON BEACH, FLORIDA 32547

PHONE: 850-862-6611
FAX: 850-858-9059
EMAIL: ce1@choctaweng.com

CERTIFICATE OF AUTHORIZATION No. 1582

THIS SHEET IS THE PROPERTY OF CEI & IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CEI.