

**BOARD OF ADJUSTMENT  
SUMMARY MINUTES**

**June 11, 2025**

**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, Dennis Chavez District 4  
Commissioner Pat Byrne, District 5

County Staff Present:

Growth Management Department:

Elliot Kampert, AICP – Director; Randy Woodruff, AICP – Deputy Director; Sherry Cadenhead – Planning Coordinator; and Stuart Campbell – Planner III

Public Works:

Michael Anderson, Engineer

Attorney:

Kerry Parsons, Esq.

**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 1, Robert Ambrose; District 3, Scott Kearney; and District 4, Dennis Chavez were present.

**C. APPROVAL OF MINUTES – November 13, 2024**

**Motion to approve minutes made by Robert Ambrose and second by Dennis Chavez; 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 made by Dennis Chavez and second by Robert Ambrose; 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:** VAR-0525-0000 Kenneth B. Metcalf, AICP of Sterns Weaver Miller Weissler Alhadeff & Sitterson, P.A. as representative for CJL Construction LLC for variances from Sections 6.03.04 and 6.03.14 of the Okaloosa County Land Development Code (LDC), Ordinance 91-1 as amended; to relax the Green Book standards as follows: 1. Not require the developer to dedicate right-of-way or construct improvements to Garrett Mill Road to the east or west of the 666 feet of property frontage; 2. Reduce the clear zone to 0 feet on the south side of Garrett Mill Road along the 666 feet of property frontage; 3. Reduce the clear zone to 7-10 feet in width on the north side of Garrett Mill Road along the 666 feet of property frontage, subject to final design approval; 4. Reduce the required right-of-way on Garrett Mill Road along the 666 feet of property frontage from 50 feet to between 43.3+/- feet and 49.5+/- feet as specified on Attachment 2 of the variance application; 5. Reduce the required lane width from 11 feet to 10 feet along the 666 feet of property frontage; 6. Modify the ditch design standards on the north side of Garrett Mill Road along the 666 feet of property frontage, subject to final design approval; from 1:5 front and back slopes (resulting in a 10' wide ditch section 1' deep) to 1:4 front and back slopes with a 1' wide bottom; 7. Modify the ditch standards on the south side of Garrett Mill Road along the 666 feet of property frontage to 0 feet; 8. Reduce the shoulder width from 6-8 feet to 4 feet on north side of Garrett Mill Road along the 666 feet of property frontage and to 0' feet on the south side; and 9. Reduce the lateral offset from 4 feet from curb to 0 feet on the south side of Garrett Mill Road along the 666 feet of property frontage. The property is located on Garrett Mill Road, Baker, Florida. The site contains 9.97 acres more or less.

Mr. Woodruff presented the staff report and findings; noting that public notice was given by an ad in the Northwest Florida Daily News, certified letter mail out, and signs being posted on the property. Staff noted that they received three (3) emails of oppositions to the variance. In conclusion, staff recommended denial of all requested variances.

Mr. Ken Metcalf, AICP came forward as representative for the property owner Mr. Colton Leyendecker. Also present were Mr. Leyendecker, owner; Mr. Cole Granger, P.E., with SEAS Engineering, engineer for the proposed project; and Mr. Michael Mead, Esq.

Mr. Metcalf presented a PowerPoint presentation and included it in the record as Exhibit 1.

Mr. Metcalf also presented a report from NOVA Engineering and Environmental and included it in the record as Exhibit 2.

Discussion ensued regarding hot mix asphalt.

Mr. Cole Granger, P.E. came forward about the hot mix asphalt and thickness of the existing asphalt on Garrett Mill Road.

Discussion ensued.

Mr. Kearney asked staff, Mr. Michael Anderson if the road was hot mix asphalt. Mr. Anderson stated that the road was a stabilized dirt road per the County's "50 in 5 Program".

Discussion ensued.

Mr. Cole Granger came forward presenting the findings in the NOVA report, Exhibit 2.

Discussion ensued.

Mr. Kearney asked Mr. Anderson to explain why this is not a hot mix asphalt road.

Mr. Anderson further explained the County's "50 in 5 Program" as defined within Exhibit 3.

Discussion ensued about Hot Mix Asphalt road.

Mr. Kearney asked to pause the presentation.

Discussion ensued

Mr. Metcalf and Mr. Granger continued with their presentation of the remaining requested variances.

Mr. Kearney asked if the board had any questions of Mr. Metcalf.

Mr. Kearney called for any other proponents, being none; he called for any opponents.

Mr. Ed Benoit came forward in opposition. As the owner to the east of the proposed variances, he stated the county has taken more and more under maintenance out of his property. Garrett Mill Road is very narrow. He does not understand how having all the drainage features to the north when all the water currently flows to the south.

Mr. Kearney called Mrs. Michelle Harpster.

Mrs. Harpster also stated that the road is very narrow. Garrett Mill is used by other than those living on the road several times a day. This variance is setting precedence for other developments.

Discussion ensued.

Mr. Kearney closed the meeting for public comment.

Mr. Ambrose asked staff if they had any further comments to add.

Discussion ensued.

Mr. Kearney asked for comments from the Board.

Discussion ensued

Mr. Kearney opened for rebuttal.

Discussion ensued

Mr. Kearney stated this variance request is within his district, and his recommendation to staff is to change the Land Development Code by adding a definition of Hot Mix Asphalt.

Discussion ensued

Mr. Kearney called for a motion.

**Motion by Mr. Robert Ambrose to deny all 9 requested variances. Seconded by Mr. Dennis Chavez. Motion passes; all ayes.**

**K. OTHER BUSINESS**

**1. Election of Chairman and Vice-Chairman.**

**Motion by Mr. Robert Ambrose to delay the elections until all board members are present. Seconded by Mr. Dennis Chavez. Motion passes; all ayes.**

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

**L. ADJOURNMENT**

**Motion by Mr. Dennis Chavez to adjourn, Seconded by Mr. Robert Ambrose. Motion passes; all ayes.**