

PLANNING COMMISSION

AGENDA

JULY 9, 2026

5:01 P.M.

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

Vacant, District 1

Vacant, District 3

Chairman Commissioner John Collins, District 5
Eglin Air Force Base Representative, James Hoff

Commissioner Brooke McLean, District 2

Commissioner Todd Tarchalski, District 4

Okaloosa County School Board, Dustin Keith

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES FROM APRIL 9, 2026 MEETING

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 of a request to change the use of land submitted by Mark Siner of Choctaw Engineering, on behalf of John and Susan Lee, relating to two parcels, 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020, located on the north side of US Highway 98, bordered by Evergreen Dr., Spruce Street, and Woodland Avenue, and located approximately two-thirds of

a mile from the western Okaloosa County jurisdictional boundary. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Suburban Residential (SR)** 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 **Suburban Residential (SR)**, to **Mixed Use (MU)** or a more restrictive zoning district. The subject property contains 2.55 acres, more or less.

L. OTHER BUSINESS

Selection of 2026 Vice-Chairman.

The August 13, 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

AGENDA ITEM 1

PLANNING COMMISSION

AGENDA REQUEST

TO: **HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION**

THROUGH: Kristen Shell, AICP, MEng. Director

FROM: Stuart Campbell, Planner III

SUBJECT: CPA-0626-0004 and REZ-0626-0005, request for Small Scale Plan Amendment and Rezoning; as presented by Mark C. Siner, P.E. of Choctaw Engineering, agent, on behalf of John and Susan Lee, property owners.

DATE: July 9, 2026

BCC DISTRICT: (4) Commissioner Robert A. “Trey” Goodwin III

PLANNING COMMISSION DISTRICT: (4) Commissioner Todd Tarchalski

PUBLIC HEARING: Consideration of a request to change the use of land submitted by Mark Siner of Choctaw Engineering, on behalf of John and Susan Lee, relating to two parcels, 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020, located on the north side of US Highway 98, bordered by Evergreen Dr., Spruce Street, and Woodland Avenue, and located approximately two-thirds of a mile from the western Okaloosa County jurisdictional boundary. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Suburban Residential (SR)** 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 **Suburban Residential (SR)**, to **Mixed Use (MU)** or a more restrictive zoning district. The subject property contains 2.55 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 2.55 acres in size and comprised of two wooded and vacant parcels that are legally described as 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020.
- The subject property is located on the north side of US Highway 98, bordered by Evergreen Dr., Spruce Street, and Woodland Avenue, and located approximately two-thirds of a mile from the west Okaloosa County jurisdictional boundary.

TABLE 1 – FLUM & ZONING DESIGNATIONS		
	FLUM DESIGNATION	ZONING DESIGNATION
SUBJECT PROPERTY	Suburban Residential (SR)	Suburban Residential (SR)
NORTH	Spruce Street	Spruce Street
SOUTH	US Hwy 98	US Hwy 98
EAST	Woodland Avenue	Woodland Avenue
WEST	Evergreen Drive	Evergreen Drive

The applicant has submitted said Small Scale Plan Amendment to change the land use for the subject property to allow the property to be developed as a commercial development adjacent to US Hwy 98. (**Exhibit 1 – Applicant Letter of Petition**).

The subject property is approximately 2.55 acres and is currently located in the **Suburban Residential (SR)** Future Land Use Category and **Suburban Residential (SR)** zoning district. The **Suburban Residential (SR)** future land use designation provides areas for a functional mix of single and multi-family residential land uses as well as low intensity neighborhood serving commercial and business uses. The **Suburban Residential (SR)** zoning district provides areas for medium density residential housing, and to provide for certain non-residential uses that contribute to the comfort and convenience of the district.

The applicant is requesting to change the Comprehensive Plan Future Land Use Map (FLUM) from **Suburban Residential (SR)** to **Mixed Use (MU)** or a more restrictive FLUM designation. 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.

If the FLUM amendment is approved, the applicant has submitted a companion request to rezone the property from **Suburban Residential (SR)** to **Mixed Use (MU)** or a more restrictive zoning district. 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 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 **Suburban Residential (SR)** to **Mixed Use (MU)**. If the FLUM amendment is approved, the applicant is requesting to rezone the property from **Suburban Residential (SR)** to **Mixed Use (MU)**. The 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 **Suburban Residential (SR)** to **Mixed Use (MU)**. If the FLUM amendment is approved, the applicant is requesting to rezone the property from **Suburban Residential (SR)** to **Mixed Use (MU)**.

The applicant has not submitted a proposed site development plan to date. Any future development plans shall be required to undergo the County's Development Order review process. The subject property is located on the north side of US Highway 98, bordered by Evergreen Dr. (west), Spruce Street (north), and Woodland Avenue (east), and located approximately two-thirds of a mile from the western Okaloosa County jurisdictional boundary. The properties east of Woodland Avenue are in **Mixed Use (MU)** zoning district and **Mixed Use (MU)** future land use category. These properties east of Woodland Avenue are in a **Mixed Use (MU)** zoning district and **Mixed Use (MU)** future land use category, that is approximately 0.33 miles long along US Hwy 98. Staff hereby determine 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 and Mobility Fee Analysis were not submitted as part of this application. However, a traffic analysis and mobility fee analysis will be required as part of the Development Order Application review and approval.

Infrastructure Facilities and Services Analysis

To present the Planning Commission and Board of County Commissioners with a comprehensive analysis of the impact this proposed land use changes may have on facilities and services in place at the time of this application. This information was provided for review and comment to the County's Public Works Department and Water and Sewer Department. Based on the review, the small scale plan amendment and rezoning will have no significant impact on County facilities and services.

PUBLIC COMMENT/OPPOSITION: No public comment or opposition has been received as of this writing for CPA-0626-0004 and REZ-0626-0005.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on June 24, 2026; 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 have no objections to the proposed FLUM Amendment; herein referenced as CPA-0626-0004 and REZ-0626-0005.

RECOMMENDATION: It is recommended that the 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, legally described as 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020 from **Suburban Residential (SR)**, to **Mixed Use (MU)**, or a more restrictive FLUM designation.

Second Motion: Recommend approval of an ordinance changing the zoning designation for the subject property, legally described as 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020, from **Suburban Residential (SR)** district to **Mixed Use (MU)** zoning districts or a more restrictive zoning district.

BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is tentatively scheduled for August 18, 2026.

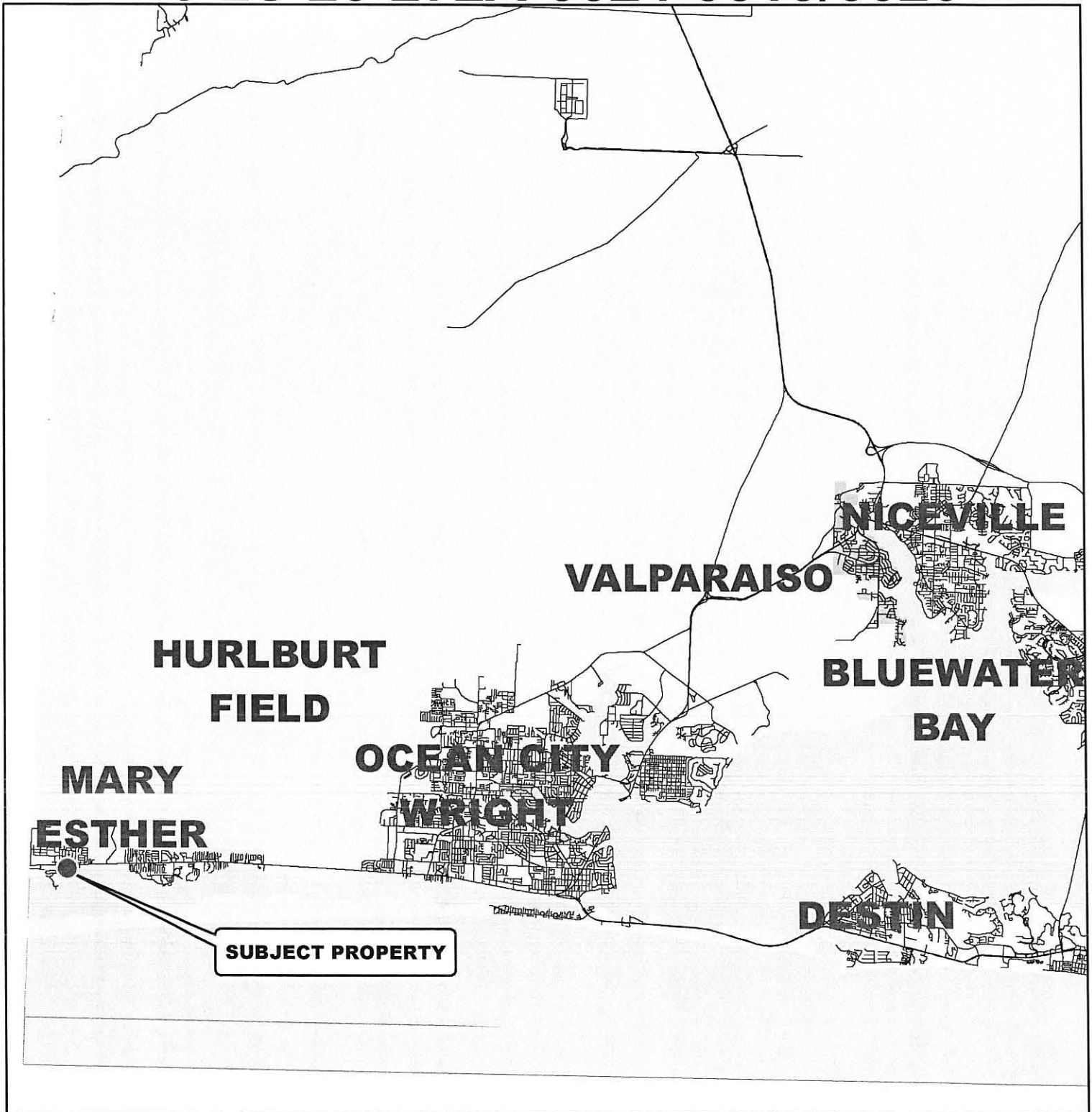
ATTACHMENTS:

- A – Location Map
- B – Aerial Photo Map
- 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-- Application

18-2S-25-272A-0024-0010/0020



Legend

— Roads

Location Map

0 0.045 0.09 0.18 0.27 Miles

MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1986.

PUBLIC RECORD:
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Map Produced By:
Okaloosa County GIS
6/8/2026

18-2S-25-272A-0024-0010/0020



Legend

 Parcel Lines

Aerial Photo

0 0.0125 0.025 0.05 0.075 Miles

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

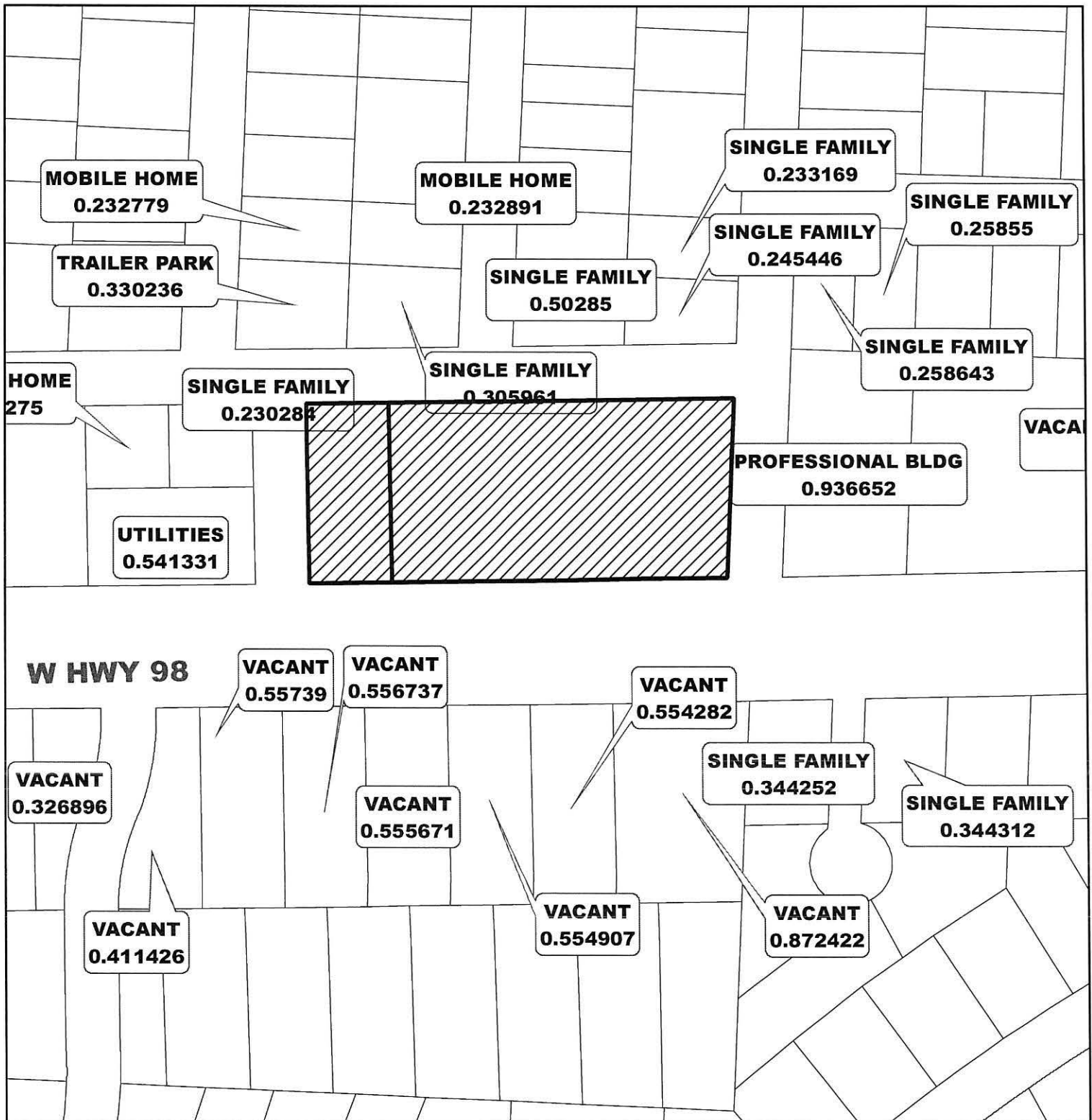
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18-2S-25-272A-0024-0010/0020



Existing Land Use Map

0 0.015 0.03 0.06 0.09 Miles

MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (8903)
NAD 1983(80), NAVD 1988.

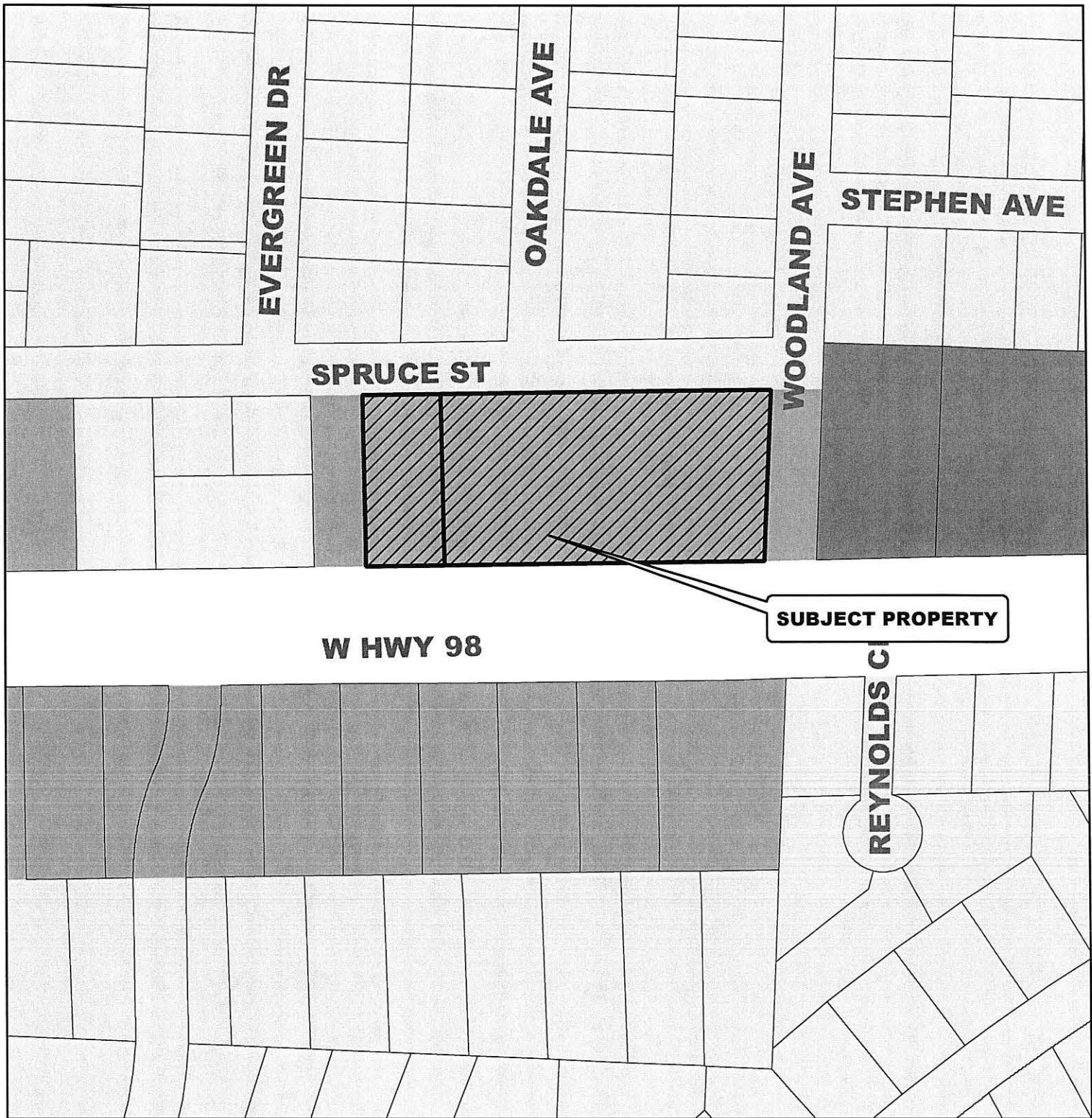
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6/24/2026

18-2S-25-272A-0024-0010/0020



FLUM Legend



ZONE Legend



FLUM & Zoning Map

0 0.015 0.03 0.06 0.09 Miles

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

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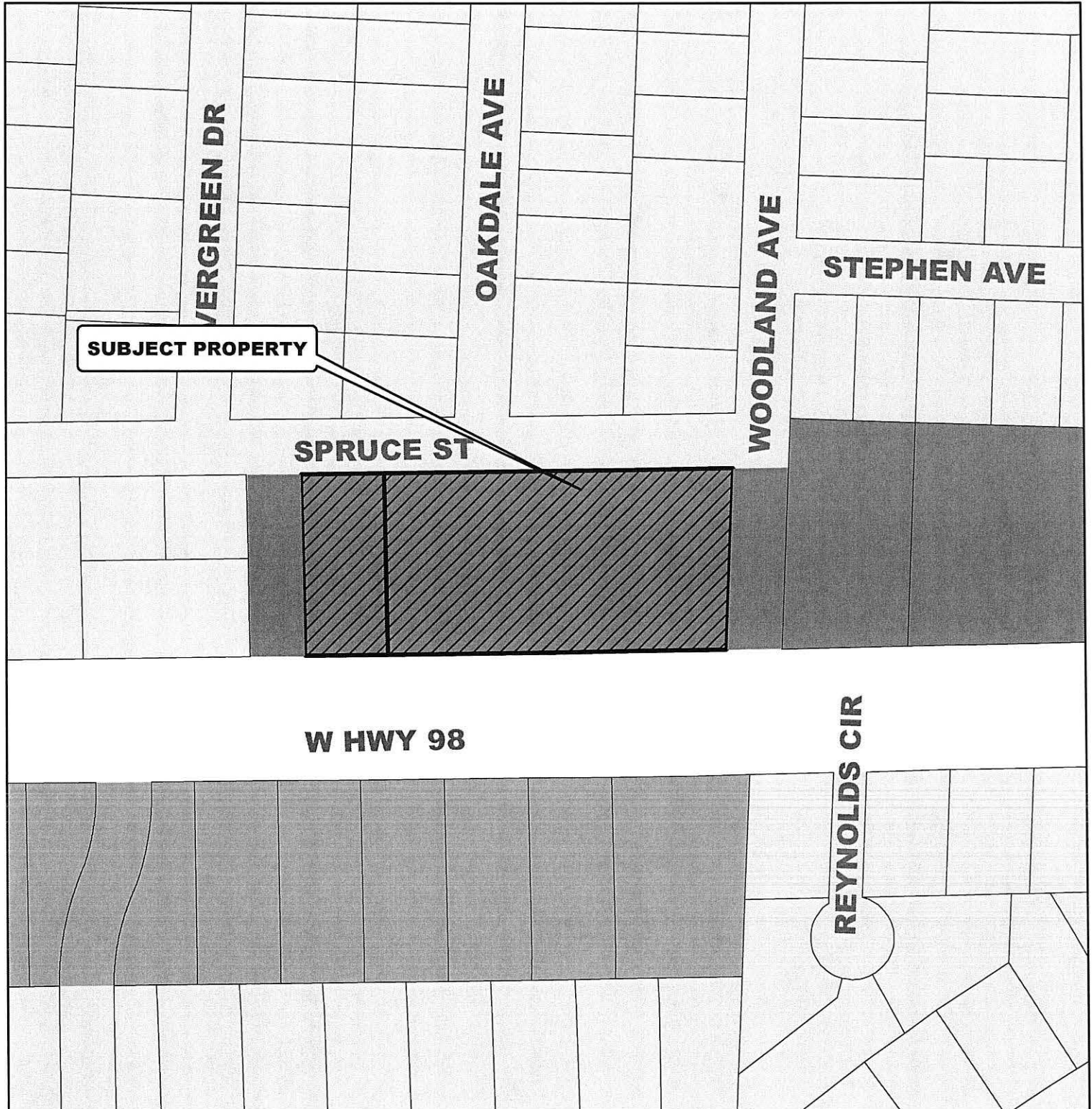
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Map Produced By:
Okaloosa County GIS
6/8/2025

ATTACHMENT - E

18-2S-25-272A-0024-0010/0020



FLUM Legend



ZONE Legend



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(80), NAVD 1985

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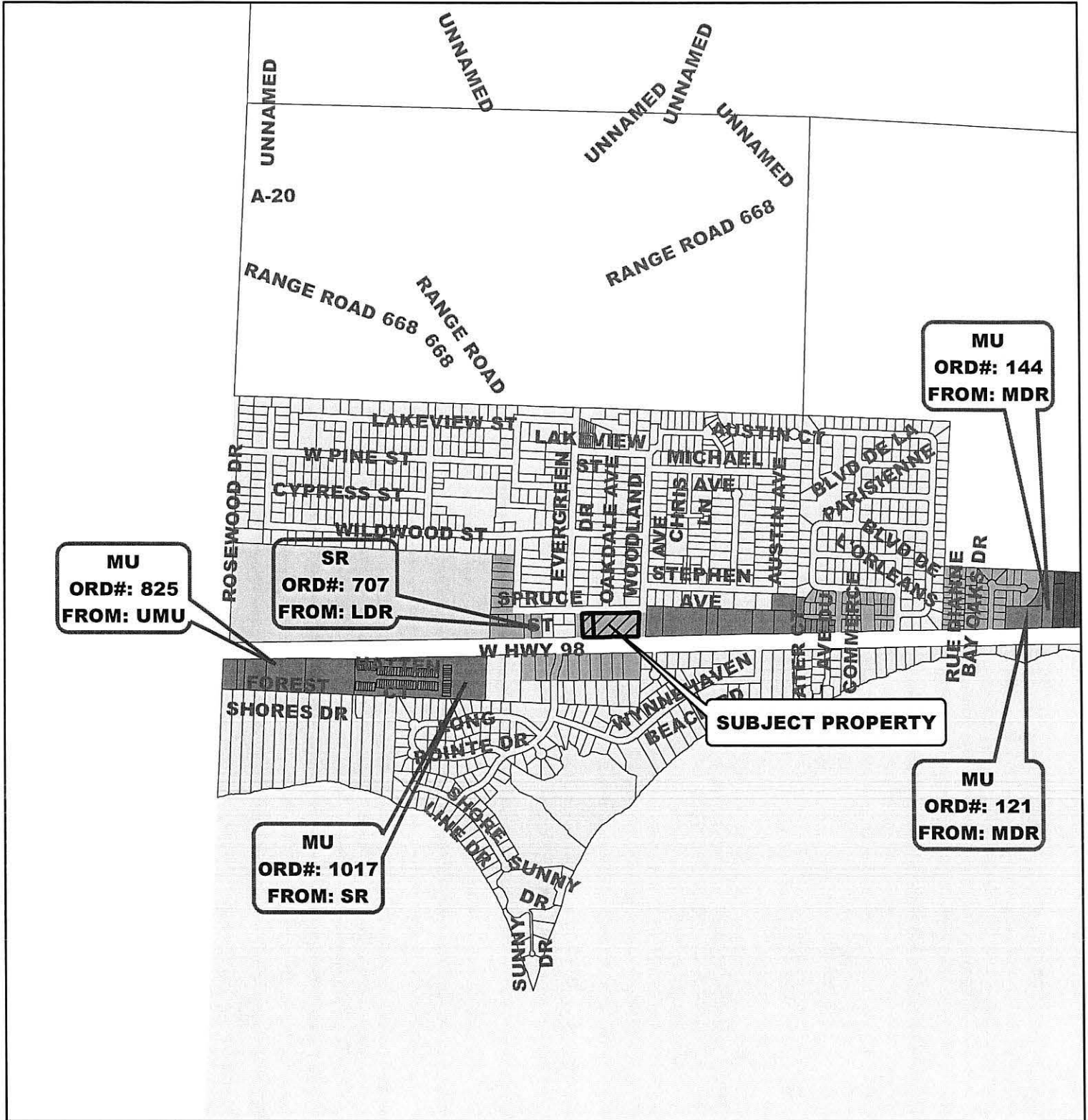
Proposed FLUM & Zoning Map



Map Produced By:
Okaloosa County GIS
6/9/2026

ATTACHMENT - F

18-2S-25-272A-0024-0010/0020



FLUM Legend

LDR	SR	C
MU	INST	

ZONE Legend

R-1	SR	C-3
MU	INST	

MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (8903)
NAD 1983(90), NAVD 1988.

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Map Produced By:
Okaloosa County GIS
6/24/2026

1 Mile FLUM & Zoning Map



GIS ANALYSIS RESULTS

Date: 6/08/2026

Project: 18-2S-25-272A-0024-0010/0020

Permit: REZ-0626-0005 & CPA-0626-0003 - LEE JOHN & SUSAN

Property Address: LOCATED ON HWY 98 FLOROSA FL 32569

Zoning: SR

FLU: SR

Fire District: FLOROSA

Commissioner District: 4

Census Tract: 023100

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

Flood Zone: X 500 Year Flood Plain

Map Number: 12091CO 416J

Storm Surge Area: YES 4 & 5

Urban Development Area: YES

Water Efficient Area: YES

Wells: None

Wetlands: Uplands & Wetlands

Water and Sewer: OCWS

Within 3 mile of an Airport: NO

Environmental Data: None

Historical Data: None

NOTICE OF PUBLIC HEARING

The Okaloosa County Growth Management Department notice that, on Thursday, July 9, 2026, 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 18-2S-25-272A-0024-0010, AND 18-2S-25-272A-0024-0020 FROM SUBURBAN RESIDENTIAL (SR) TO MIXED USE (MU); 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 18-2S-25-272A-0024-0010, AND 18-2S-25-272A-0024-0020 FROM SUBURBAN RESIDENTIAL (SR) TO MIXED USE (MU); 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

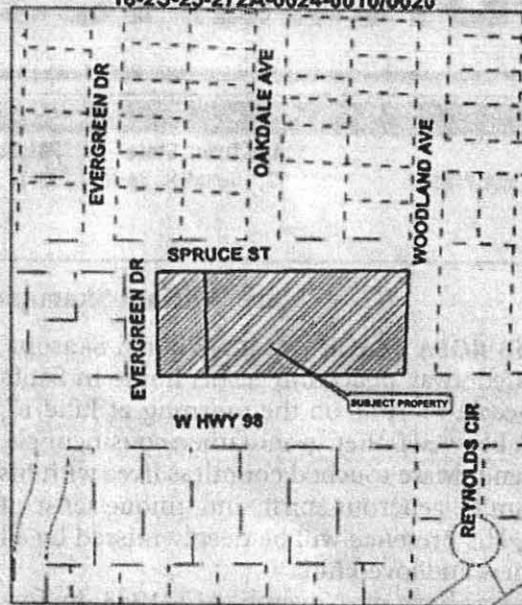
The ordinance information may be inspected at the offices of the Growth Management Department located at 402 Brookmeade Dr, Crestview, Florida 32539 or at the Okaloosa County Administration Building located at 1250 N. Eglin Parkway, Shalimar, Florida 32579 Those offices can be contacted by telephone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

18-2S-25-272A-0024-0010/0020



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 18-2S-25-272A-0024-0010 AND 18-2S-25-272A-0024-0020 FROM SUBURBAN RESIDENTIAL (SR) TO MIXED USE (MU); 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-0626-0004 Future Land Use changing the Future Land Use Map designation of two parcels of real property owned by John and Susan Lee, property Id numbers 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020, 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 Suburban Residential (SR) to Mixed Use (MU).

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
OKALOOSA COUNTY, FLORIDA

Robert A. "Trey" Goodwin III
Chairman, Board of County Commissioners

ATTEST:

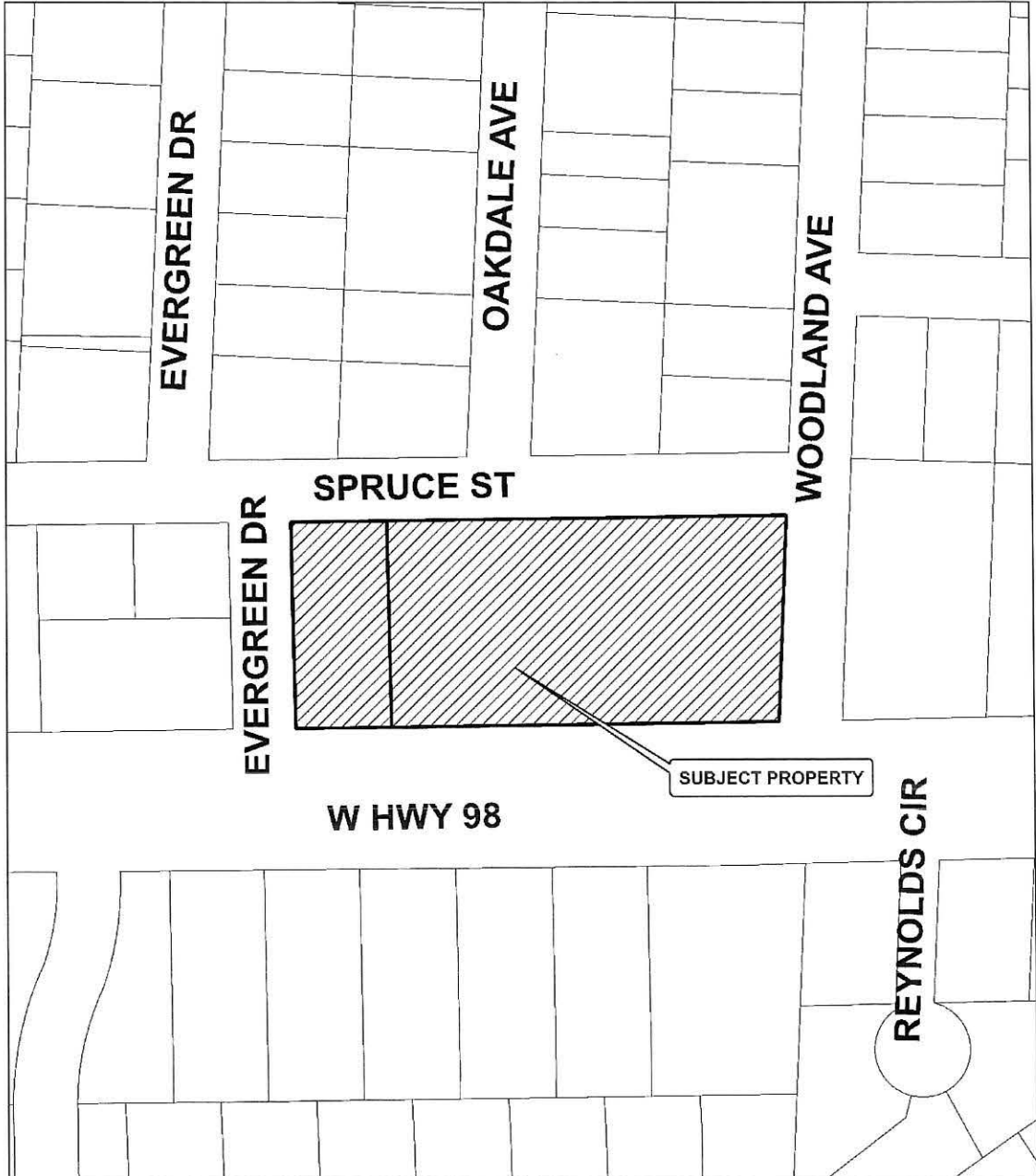
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

Attachment A

18-2S-25-272A-0024-0010/0020



ATTACHMENT J

ORDINANCE 26 - ____

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 90-01 AS AMENDED; CHANGING THE ZONING OF PARCELS 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020 FROM SUBURBAN RESIDENTIAL TO MIXED USE (MU); 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 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 parcels 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020, 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-0626-0005 rezoning changing the zoning designation of two parcels of real property owned by John and Susan Lee, Property Id

Numbers 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020, 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 Suburban Residential (SR) to Mixed Use (MU).

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
OKALOOSA COUNTY, FLORIDA

Robert A. "Trey" Goodwin III
Chairman, Board of County Commissioners

ATTEST:

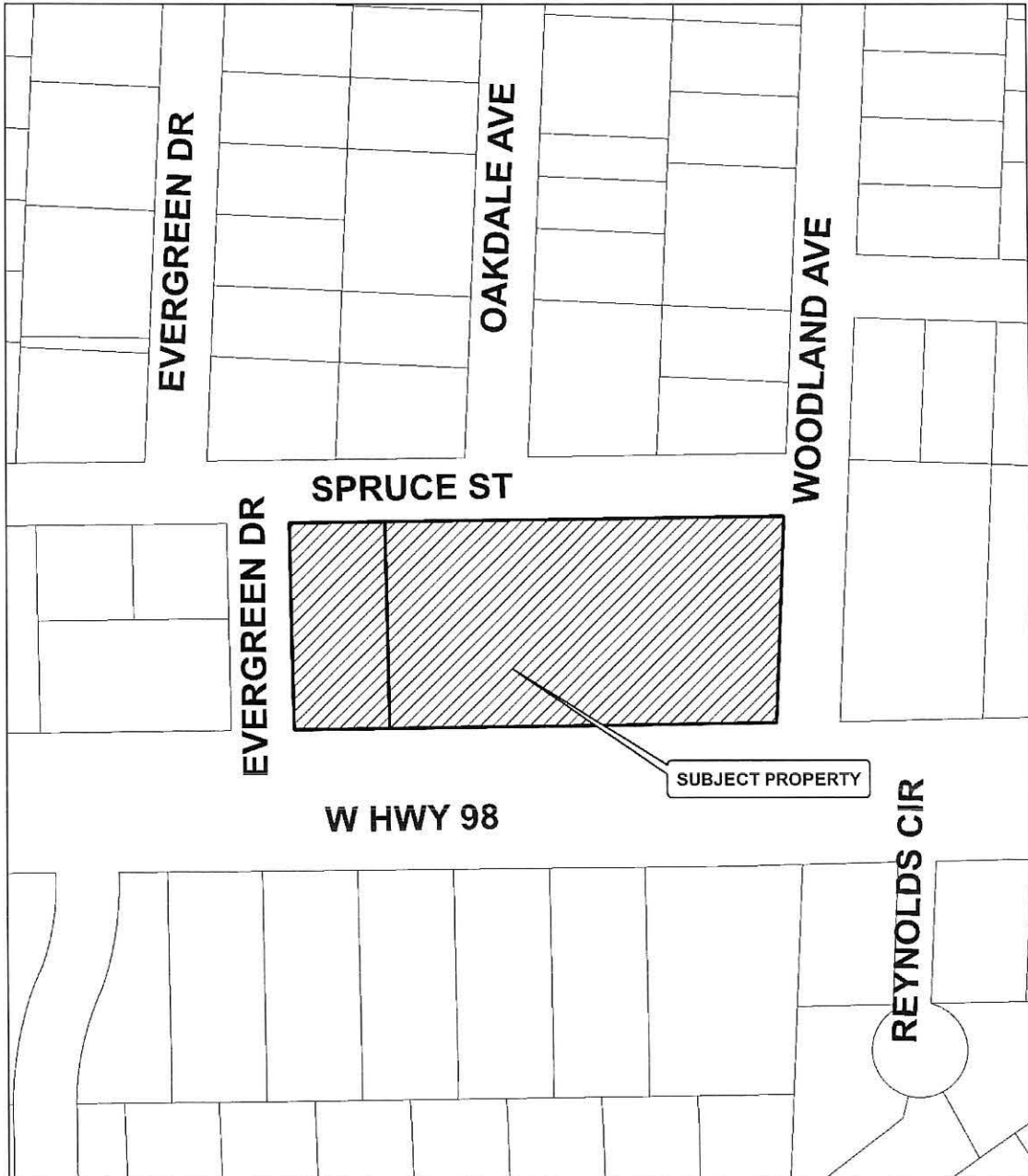
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

Attachment A

18-2S-25-272A-0024-0010/0020





CHOCTAW ENGINEERING, INC.
ENGINEERING · SURVEYING

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

27 May 2026

**Re: Rezoning and FLU Amendment
DSLJR & BGC LLC Trust**

CEI 2026-102

Dear Ms. Reed:

We are submitting a rezoning and FLU amendment request on behalf of DSLJR & BGC LLC, LLC for parcels 18-2S-25-272A-0024-0020 and 18-2S-25-272A-0024-0010 in Mary Esther, Florida. DSLJR & BGC LLC, LLC is requesting to rezone the 2.56 acre parcel from Suburban Residential (SR) to Mixed-Use (MU) and change the future land use from Suburban Residential (SR) to Mixed-Use (MU). Currently, the parcel is wooded and vacant. The proposed rezoning and FLU amendment will allow the property to be redevelopment as a commercial development adjacent to US Highway 98.

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

Sincerely,

Choctaw Engineering, Inc.

A handwritten signature in black ink, appearing to read 'MCS', is written over a horizontal line.

Mark C. Siner, P.E.
President

OKALOOSA COUNTY DEPARTMENT OF GROWTH MANAGEMENT APPLICATION FOR REZONING

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:
DSLJR AND BGC LLC
22124 MARSH RABBIT RUN, PANAMA CITY BEACH, FL 32413

B. Property Information

6. Location: West Highway 98, Mary Esther, FL 32569
7. Property ID Number: 18-2S-25-272A-0024-0020, 18-2S-25-272A-0024-0010
8. Current use of property: Vacant
9. Proposed use of property: Commercial
10. Size of property (sq. ft. or acres): 2.56 Acres
11. Names/Number of adjacent roads: North Spruce Street
East Woodland Ave South US Highway 98 West Evergreen Drive

C. Future Land Use/Zoning Information

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

D. Requested Action

14. Reason for the requested amendment: To develop the property with commercial use.

15. Requested rezoning:

FROM SR (Zoning district)

TO MU (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 C. Siner

Applicant printed or typed name



Applicant signature

4/3/26

Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____