

PLANNING COMMISSION

MINUTES

APRIL 9, 2026

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, April 9, 2026, 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, Kimberlie Birr Griggs, and Brooke McLean.

Eglin Representative James Hoff was not in attendance.

Okaloosa County School Board representative Dustin Keith was in attendance.

Growth Management Staff in attendance were Kristen Shell, AICP, Director, Randy Woodruff, AICP, Deputy Director, Marissa Martinez, Senior Planner, Stuart Campbell, Planner III, Emily Rider, Administrative Specialist, and Shana Long, Administrative Specialist.

Public Works staff in attendance was Michael Anderson.

County Attorneys Kerry Parsons and Laiken Cowley were in attendance.

Speaker recognition forms were submitted by person(s) wishing to speak as follows:

Brian Hornberg, Ken Metcalf, Lane Watkins, Bill Adams, Michele Walker, Mike Chesser, Karen Kurth, Michelle Harpster, Tiffany Mathews, Erin Lohman, Tyler Paskell, Scott Noble, Leah Rollins, James McKinley, Daniel Rollins, Nichole Overly, Matt Ables, John Mead, Mike Mead, Tracy Mathews, and Armando Arce.

A. CALL TO ORDER

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

B. ROLL CALL

Emily Rider conducted roll call.

C. APPROVAL OF MINUTES FOR DECEMBER 18, 2025

Motion to approve minutes made by Kimberlie Birr Griggs and second by Brooke McLean. — 3 ayes. Motion Passes Unanimously.

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

There were none.

E. ANNOUNCEMENTS

There were none.

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

MINUTES ARE NOT VERBATIM

There were none.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by Brooke McLean and second by Kimberlie Birr Griggs. — 3 ayes. Motion Passes Unanimously.

H. OATH TAKING

Emily Rider administered the Oath for all speakers.

I. DISCLOSURES

Emily Rider read disclosures to the Board. All replied no.

J. OLD BUSINESS

There was none.

K. NEW BUSINESS

a. Applications for Development Review

There were none.

b. Public Hearings

Agenda Item # 1: Consideration of a Conceptual Master Plan for the River Park Subdivision, a proposed phased development consisting of three phases, 392-lot single-family detached residential subdivision as submitted by Matt Ables, P.E., with IJA, agent on behalf of the applicant, River Landing, LLC. The property is currently zoned **Residential-1 (R-1) and Airport Compatibility (AC-.5)** and the Future Land Use Map (FLUM) designation is **Low Density Residential (LDR) and Airport Compatibility (AC)**. The subject property is located east of Main Drive, north of Airport Road at the terminus of Pinecrest Road and contains a total of 263 acres more or less.

Stuart Campbell presented Agenda Item #1.

Patrick Davis, applicant party, provides clarity on change to Conceptual Master Plan.

Michelle Harpster, Lane Watkins, James McKinley, Leah Rollins, Matt Ables, Nichole Overly, and Dana Rollins, petitioner party, voiced concerns.

Chairman John Collins closes public comment and opens discussion for board.

Kimberlie Birr Griggs called for a motion.

Recommend approval of the Conceptual Master Plan for the River Park Subdivision made by Kimberlie Birr Griggs and second by Brooke McLean. — 3 ayes. Motion Passes Unanimously.

Agenda Item # 2: Consideration of a Conceptual Master Plan for the Millwood Ranch Subdivision, a proposed phased development consisting of two phase, 104-lot single-family detached residential subdivision as submitted by Tyler S. Paskell, PE with Arkonic Engineering, PLLC, agent on behalf of the applicant, Colton Leyendecker, CJL Construction, LLC. The property is currently zoned **Residential-1 (R-1)** and the Future Land Use Map (FLUM) designation is **Low Density Residential (LDR)**. The property is located on the south side of Garrett Mill Road, west of Old Brown Road

MINUTES ARE NOT VERBATIM

and east of Pickens Circle, near Baker, FL. The property identification number is 16-3N-24-0000-0002-0010 and contains 39.45 acres more or less.

Stuart Campbell presented Agenda Item #2.

Tyler Paskell, PE with Arkonic Engineering, advised he's available to answer any questions on behalf of Applicant party.

Brian Hornberg and Scott Noble, petitioner party, voiced concerns.

Chairman John Collins asks Growth Management staff if physical notice is mailed to surrounding residents.

Michelle Harpster (provides documents to be put on record), Tiffany Mathews, and Karen Kurth, petitioner party, voiced concerns.

Chairman John Collins asks applicant if they would like to address concerns. Additionally asks County staff about plan to improve roads.

Applicant party states no.

Michael Anderson, Public Works Engineer, advises no current plans for road improvements.

Brooke McLean questions Michael Anderson.

Michael Anderson answers.

Chairman John Collins opens discussion for board.

Kimberlie Birr Griggs called for a motion.

Recommend approval of the Conceptual Master Plan for the Millwood Ranch Subdivision made by Kimberlie Birr Griggs and second by Brooke McLean. --- 3 ayes. Motion Passes Unanimously.

5 MINUTE RECES

Agenda Item # 3: Consideration of a petition by Benjamin Plenge, Brian Hornberg, Clayton Harpster, Dominick Vicari, James Hecker, Marianne Vicari, Michelle Harpster, Michelle Walker, OUR Soil, Inc., Sheldon Harpster, Tiffany Matthews, Tracy Matthews, Victoria Humker, Wesley Florez, and William Adams challenging the issuance of a Development Order for Buttonbush Meadows Subdivision, a proposed 22-lot single family detached residential subdivision as submitted by Cole Granger, PE with Seaside Engineering & Surveying, LLC, agent on behalf of the applicant, Christopher R. Ryles. The property is currently zoned Agricultural (AA), and the Future Land Use Map (FLUM) designation is Agricultural (AG). The property is located on the east side of Galliver Cutoff Road, south of Keyser Mill Road, north of Country Living Road, Baker, FL. Property contains 26.79 acres more or less.

Stuart Campbell presented Agenda Item #3.

Chairman John Collins speaks to the public about how the Item will proceed.

Applicant attorney, John Mead, objects on specifics of argument being discussed by petitioner, i.e. Comprehensive Plan versus Land Development Code (LDC).

Brian Hornberg, petitioner party, refutes claims made by the Applicant party.

Kerry Parsons, Okaloosa County Attorney, provides clarity on the Land Development Code (LDC).

MINUTES ARE NOT VERBATIM

Petitioners Brian Hornberg, Michelle Harpster (provides documents to be put on the record), Tiffany Mathews, Michelle Walker, Bill Adams, and Tracy Mathews voiced concerns.

Chairman John Collins verifies no additional petitioners, calls for applicant(s).

Ken Metcalf, AICP on behalf of Applicant party, provides documents to be put on the record and puts up a PowerPoint presentation, answers questions, and Attorney for petitioner party, Mike Chesser, cross examines.

5 MINUTE RECESS

Cole Grainger, SEAS Engineer for Applicant party, speaks on Exhibit #5.

Chairman John Collins opens it up for the public (any except for petitioner party).

Crestview residents Lane Watkins and Armando Arce, and Baker resident, Erin Loman, voiced their concerns.

Chairman John Collins ends public comment and calls for applicant rebuttal.

Michael Mead, Applicant party, provides rebuttal.

Brian Hornberg and Attorney Mike Chesser, Petitioner Party, provide rebuttals.

Chairman John Collins opens discussion for the Board.

Kimberlie Birr Griggs asked for clarification and called for a motion.

Recommend upholding approval of the Development Order for Buttonbush Meadows subdivision made by Kimberlie Birr Griggs and second by John Collins. 2 ayes. --- 1 nay. Motion Passes 2 to 1.

L. OTHER BUSINESS

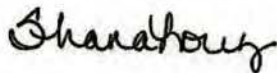
Selection of 2026 Vice-Chairman was skipped.

The **May 14, 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

Chairman Collins adjourned the meeting at approximately 9:00 p.m.

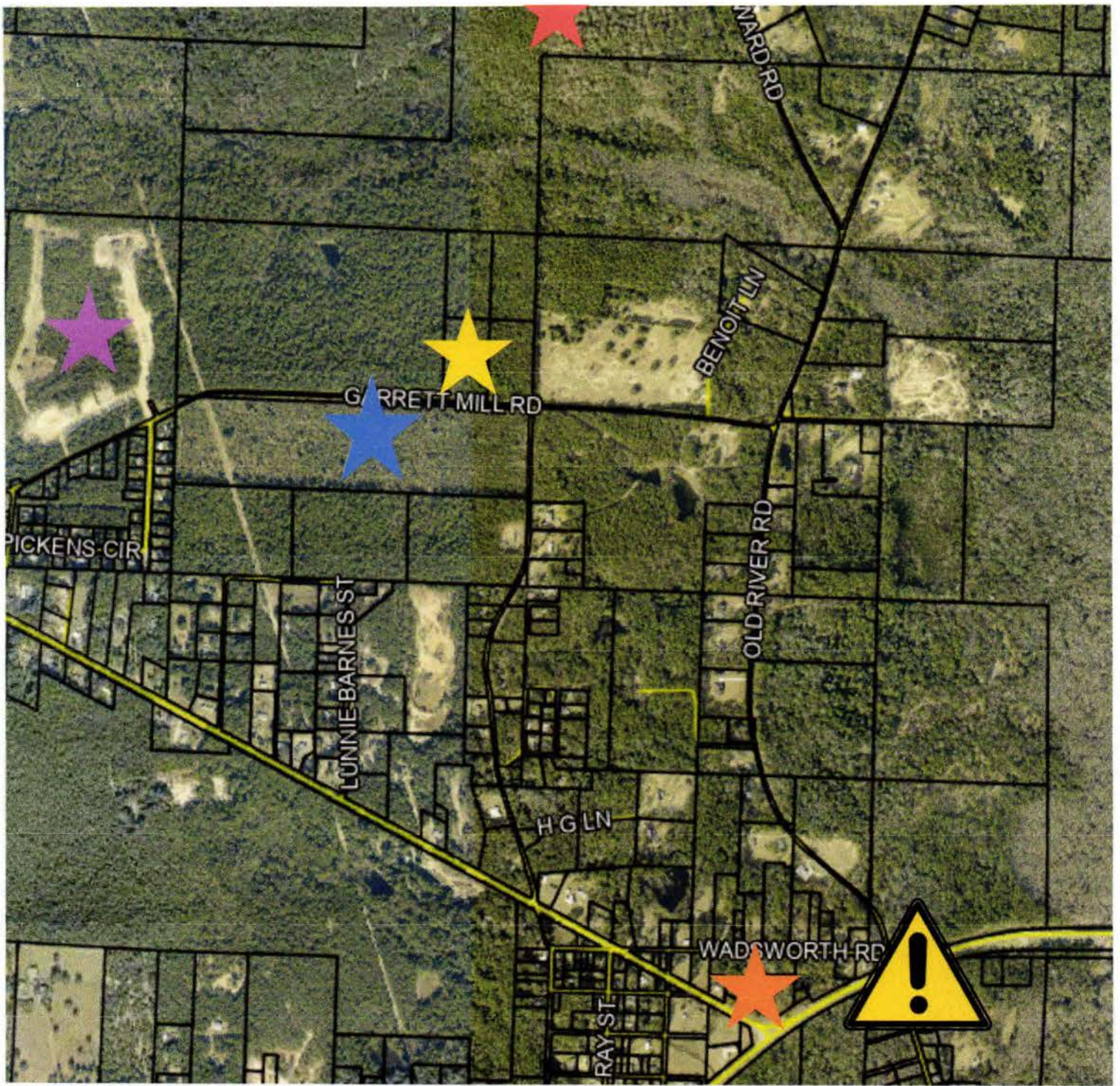
Prepared by:



Shana Long, Recording Secretary

Date 04/14/2026

Following document(s) submitted by Michelle Harpster is to be put on the record for Agenda Item #2 for the Planning Commission Board Meeting held April 09, 2026.



 Buckhaven 132 homes

 Creekside Preserve 54 homes

 MPineMil 27 homes

 Concerning FDOT STUDY

 Buckhaven 132 homes

 New Large Gas Station





Fwd: Milligan water flush Valves

Michael Fularz <michaelfularz@yahoo.com>
To: Michael Fularz <ac20bakerfd@gmail.com>

Wed, May 7, 2025 at 7:12 PM

Begin forwarded message:

From: Michael Fularz <michaelfularz@yahoo.com>
Date: May 8, 2024 at 4:18:42 PM CDT
To: Mark McKenzie <bakerfirechief20@gmail.com>
Subject: Fwd: Milligan water flush Valves

Begin forwarded message:

From: wayne ellis <milligoon@hotmail.com>
Date: May 8, 2024 at 3:43:17 PM CDT
To: Michael Fularz <michaelfularz@yahoo.com>, lisa fredericksen <lfred52@gmail.com>
Subject: Re: Milligan water flush Valves

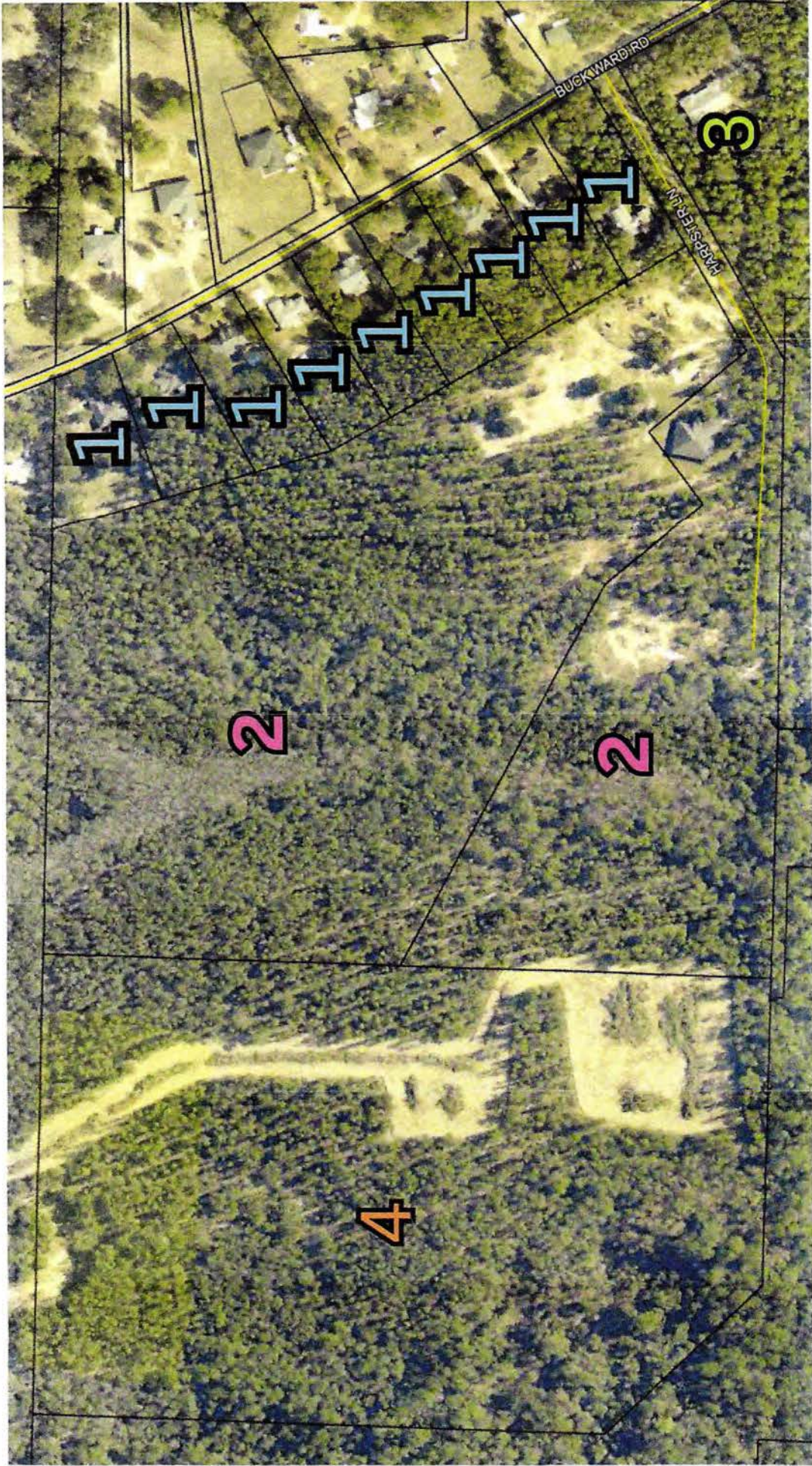
Any red hydrant may be used for fire suppression however, depending on location (size of water main) they in most cases will not support 2 trucks, must use another hydrant.
Milligan Water System is NOT in the fire business, we only provide safe drinking water to the members of the system.

Wayne Ellis
Milligan Water System

From: Michael Fularz <michaelfularz@yahoo.com>
Sent: Wednesday, May 8, 2024 2:39 PM
To: milliganwatersystems@mchsi.com <milliganwatersystems@mchsi.com>
Cc: Wayne Ellis <milligoon@hotmail.com>; Mark McKenzie <bakerfirechief20@gmail.com>
Subject: Fw: Milligan water flush Valves

To whom it may concern,

Following document(s) submitted by Michelle Harpster is to be put on the record for Agenda Item #3 for the Planning Commission Board Meeting held April 09, 2026.



Section V Fire Hydrants

(A) Prior to the construction of buildings or portions thereof, all site plans shall be reviewed. At this time the authority having jurisdiction shall review the fire flow required and designate spacing of hydrants according to the following schedule:

(1) All site/plot plans submitted to the fire authority having jurisdiction for approval shall indicate the location of installed fire hydrant and/or the proposed location of new fire hydrants, to include the size and layout of water main supplying the hydrant.

(2) At least one fire hydrant shall be installed at a spacing not to exceed 300 ft. (92meters) of any new or existing commercial building (with an active building or development order permit) location, acceptable to the authority having jurisdiction. No portion of the exterior walls of a new or existing commercial building (with an active building or development order permit) shall be more than 200 ft. (61.6m) from a hydrant, where vehicular access is provided. Additional hydrants shall be provided to meet the remaining fire flow; if necessary.

(3) Where buildings are proposed, the authority having jurisdiction shall require additional hydrants and closer spacing where building size, use, construction, and lack of built-in fire protection mandate.

(4) In areas of one- and two-family dwellings in a planned building group, hydrants shall be located a maximum of 660 ft. (200m) vehicle travel distance apart. In areas of one- and two-family dwellings on cul-de-sac's the fire hydrant shall be placed no more than 500 feet driving distance from the last drive-way at the end of the cul-de-sac.

(b) All fire hydrants shall be supplied by water mains complying with paragraph (1) or (2) below:

(1) Fire hydrants shall be supplied by not less than a six inch diameter main installed on a looped system, or by not less than an eight inch diameter main if the system is not looped or the fire hydrant is installed on a dead-end main exceeding 300 feet in length. Dead-end mains shall not exceed 600 feet for main sizes under ten inches.

(2) Fire hydrants shall be supplied by water mains that are sized according to hydraulic calculations approved by the authority having jurisdiction, providing the mains installed are not less than six inches in diameter.

(c) In Rural Areas: development of water system infrastructure (Non-planned planned building groups) shall comply with the following requirements:

(1) Fire hydrants in rural areas shall be spaced within 1000 feet vehicular travel distance apart (may move fire hydrants distance to match intersecting roads). Water mains supplying these fire hydrants shall not be less than six (6) inches in diameter and shall have sufficient flow rate and pressure of five hundred (500) gallons per minute (gpm) at twenty (20) pounds per square inch (psi) to meet the minimum standards required for residential properties.

(2) Before new construction (non-Planned Building Groups) may be permitted in rural areas where water mains exist, the utility provider shall require the developer to provide fire hydrants be installed in compliance with item (c) (1), above. In areas where water mains do not exist as an option, the developer may use an alternative fire prevention method. Alternate Fire Prevention Methods include, but are not limited to, 35,000 gallon storage tanks, dry fire hydrants supplied by ponds, lakes or water ways, sprinkler systems, and water wells with fire pumps on a back-up generator, or other methods approved by the fire authority having jurisdiction prior to installation.

(3) Planned Building Groups in rural areas shall comply with provisions (a)-(1-4) & (b)-(1) & (2) above.

EXCEPTION: Where conditions are such that items (a) (1-4) and (b) (1-2) above are impractical to achieve, the authority having jurisdiction shall consider reasonable substitutions meeting the intent of this section, provided adequate fire protection is maintained. A single-family dwelling may be constructed by the property owner in those areas not served by a water system as outlined in Section IV – (c) - (2). Water systems supplying areas that do not meet the requirements of this code shall, as they upgrade their water lines, provide adequate sizing and fire hydrants to meet spacing requirements outlined above. In rural areas where new water lines are run or upgraded, and there are no commercial or residential structures within 1000 feet of an existing fire hydrant, placement of fire hydrants shall not be required until a structure is proposed. It shall be the responsibility of the builder/developer of the structure to provide for the installation of said hydrant

(d) **Water mains** supplying fire hydrants shall have sufficient flow rate and pressure of five hundred (500) g.p.m. at twenty (20) psi residual to meet the minimum standards required for residential properties. Commercial properties will be in accordance with the American Water Works Association Manual M-31, M17, and the Florida Fire Prevention Code, as adopted by the State Fire Marshall, with all updated amendments

(e) All required fire hydrant and water main pressure tests shall be performed by the responsible contractor and witnessed by the fire authority representative having jurisdiction. The Contractor shall notify the Utility Provider 24 hours prior to testing of fire hydrant flow and water main pressure tests. The contractor shall provide written copies of these tests to the fire prevention representative witnessing these tests and shall provide copies to the water service utility.

SR-73599 /RE: Flow Tests for Buckhaven

From Odessa Cooper-Pool <ocooperpool@myokaloosa.com>

Date Mon 2/23/2026 12:58 PM

To Michelle Harpster <harpster4@hotmail.com>

Good afternoon,

Please see the response below and this will close your Public Records Request SR-73599.

RESPONSE:

Odessa,

Our inspectors perform this test in the field for each single family dwelling permit pulled but there is no result documentation. The determination is made by the installer.

Thank you,

Odessa Cooper-Pool

Public Records & Contracts Specialist

Human Resources/ Risk Management

Okaloosa County BCC

302 N. Wilson Street, Crestview, FL 32536

Office: 1-850-689-4111



Please note: Due to Florida's very broad public records laws, most written communications to or from County employees regarding County business are public records, available to the public and media upon request. Therefore, this written e-mail communication, including your e-mail address, may be subject to public disclosure.

From: Michelle Harpster <harpster4@hotmail.com>

Sent: Friday, February 20, 2026 3:27 PM

To: Odessa Cooper-Pool <ocooperpool@myokaloosa.com>

Subject: Flow Tests for Buckhaven

Good afternoon,

I can't seem to find any flow tests in the records sent. Can you please send me the Flow Tests done for Buckhaven both from Baker Fire and North Okaloosa Departments?

Thank you,

Michelle Harpster



County Administrator's Office

State of Florida

Mark McKenzie, Fire Chief
Baker Fire District
1375 19th Street
Baker, FL 32531
Letter Emailed to: bakerfirechief20@gmail.com

March 21, 2025

Dear Chief McKenzie and Members of the Baker Fire District Board of Commissioners,

Thank you for your letters dated March 17, 2025, and October 15, 2024. The Okaloosa County Board of County Commissioners discussed these letters at their meeting on March 18, 2025, and requested I provide a written response outlining the key discussion points.

Let me begin by saying Okaloosa County shares your commitment to public safety and recognizes the desire of many citizens to relocate to or within our county. Our Comprehensive Plan and Land Development Code are designed to promote orderly and logical land use and development. These plans adhere to standard planning policies, ensuring equitable application for all, while complying with Chapter 163, Part II of the Florida Statutes. To that end, our team is tasked with addressing concerns from citizens and the Baker Fire District and we are pleased to hear that communication regarding Fire Inspector plan reviews has improved.

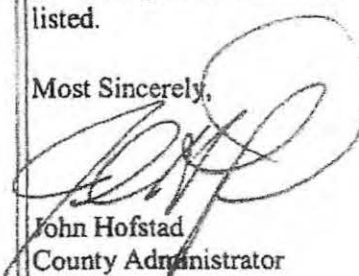
We acknowledge the increasing residential development in the area and for traffic have implemented a mobility plan to collect fees and fund roadway improvements. The County considers the traffic impact of development across the entire county and not just in specific locations. Like the Fire District, we manage limited resources and prioritize improvements through the budgeting process.

We also understand and appreciate the difficulty responding to emergencies in traffic congestion. As part of your approximate 1.25 daily calls (majority medical) our EMS responders answer these same calls, often from much greater distances. Additionally, countywide, our first responders (Sheriff and EMS) respond daily to larger volumes of calls in much worse traffic conditions on Hwy 85, Hwy 90, and Hwy 98. To their credit, they manage to keep us safe.

With regard to water for firefighting purposes we follow the Florida Fire Prevention Code.

On the following pages, we had addressed the specific concerns you have raised. We trust this information will be helpful, and we look forward to working with you to provide the safest possible community for our citizens. If you have follow-up questions, please don't hesitate to contact the team as listed.

Most Sincerely,


John Hofstad
County Administrator

Okaloosa County Administration Building
1250 N Eglin Parkway, Suite 102
Shalimar, Florida 32579

Florida Department of Transportation (FDOT) Involvement

For traffic congestion on major roads and intersections, which fall under FDOT jurisdiction, the agency develops annual funding plans based on public input through the Okaloosa-Walton Transportation Planning Organization (TPO). We encourage the Fire District to participate in this process. The TPO calendar can be found here:

https://www.ecrc.org/programs/transportation_planning/okaloosa-walton_tpo/agendas_and_reports.php

Specific Roadway and Intersection Analysis

- **Buck Ward Road:**
 - This County-maintained road has available capacity. A typical 2-lane roadway capacity, as per the Highway Capacity Manual, is approximately 18,000 vehicles per day.
 - For reference, the Average Annual Daily Traffic (AADT) on Highway 4 is around 11,000 vehicles per day, and the AADT on Old River Road is around 2,000 vehicles per day.
 - While Buck Ward Road has capacity, delays occur at specific intersections.
- **Buck Ward Road & Baker School Entrance:**
 - Congestion is primarily due to parent pickup and drop-off, making additional lanes on Buck Ward Road ineffective in reducing delays.
 - A sidewalk is planned along Buck Ward Road concurrent with new development and the Mobility Plan, offering a walking option to reduce congestion.
 - We will continue to monitor traffic flow and collaborate with the School District to address issues.
- **Old River Road & US 90:**
 - This intersection is maintained by FDOT.
 - The State is aware of the concerns and is conducting a study to determine if improvements are necessary.
- **Georgia St. & Highway 4:**
 - This intersection is maintained by FDOT.
 - The County has a contract for traffic signal maintenance.
 - We are not aware of complaints, but please report any issues for signal timing adjustments.
- **Highway 4 & Galliver Cutoff:**
 - This intersection is maintained by FDOT.
 - The State has determined that a traffic signal will be installed.
 - Design is scheduled to begin this spring, and FDOT is seeking funding for construction.

Water Supply

Concerning fire water supply, our Chief Fire Inspector is licensed to review plans and will continue to coordinate with the Fire Chiefs of the various independent districts north of the Eglin Reservation. Also, as part of the review process, the County must receive a letter of availability from the water supplier within whose jurisdiction the proposed development will occur that they can provide the necessary supply. If a water supplier cannot provide such a letter, then the development must meet the water supply necessary by an alternative method permissible under the Florida Fire Prevention Code. If they cannot do either, the development cannot be approved. For all the developments mentioned in your letter, the water supplier, which is not the County, has provided a letter indicating they can meet both their daily water supply and emergency firefighting water supply needs.

If you have follow-up questions, please don't hesitate to contact:

- Mr. Elliot Kampert of my staff concerning Growth Management-Planning issues. Elliot can be reached at 850-651-7180.
- Scott Bitterman of my staff concerning Public Works-Traffic issues. Scott Bitterman can be reached at 850-689-5772.

RE: SR-74525 /RE: Water Department Letters

From Odessa Cooper-Pool <ocooperpool@myokaloosa.com>

Date Mon 3/23/2026 8:24 AM

To Michelle Harpster <harpster4@hotmail.com>

Good morning,

Please see the response below. **You will need to contact those agencies.** This will close your Public Records Request SR-74525.

RESPONSE:

These are private water providers, Milligan and Baker Water.

Thank you,

Odessa Cooper-Pool

Public Records & Contracts Specialist

Human Resources/ Risk Management

Okaloosa County BCC

302 N. Wilson Street, Crestview, FL 32536

Office: 1-850-689-4111



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From: Odessa Cooper-Pool

Sent: Monday, March 23, 2026 8:08 AM

To: Michelle Harpster <harpster4@hotmail.com>

Subject: SR-74525 /RE: Water Department Letters

Good morning,

We have received your public records request. Your Public Records Request number is SR-74525. We will process your request in accordance with Florida Public Records Laws. If the nature or volume of the public records request requires extensive use of information technology resources, clerical or supervisory assistance to gather the documents and/or review the documents for redaction purposes, there may be a service charge or deposit required in accordance with Chapter 119, Florida Statutes and Okaloosa County Public Records Request Policy. If this is the case, you will be notified as soon as possible of the estimated costs. Payment may be due in advance by check or money order made payable to Okaloosa County Board of County Commissioners.

MILLIGAN WATER SYSTEM, INC.

5340 Highway 4
Baker, Florida 32531


Ph: (850) 537-9131

Fx: (850) 537-7467

December 8, 2025

To whom it may concern,

Milligan Water System has abundant water to supply the proposed Grand Oaks Subdivision Development. If you have any questions, please feel free to call our office at 850-537-9131.



Lisa Fredericksen
General Manager
MILLIGANWATERSYSTEM.COM
850-537-9131



Fwd: Milligan water flush Valves

Michael Fularz <michaelfularz@yahoo.com>
To: Michael Fularz <ac20bakerfd@gmail.com>

Wed, May 7, 2025 at 7:12 PM

Begin forwarded message:

From: Michael Fularz <michaelfularz@yahoo.com>
Date: May 8, 2024 at 4:18:42 PM CDT
To: Mark McKenzie <bakerfirechief20@gmail.com>
Subject: Fwd: Milligan water flush Valves

Begin forwarded message:

From: wayne ellis <milligoon@hotmail.com>
Date: May 8, 2024 at 3:43:17 PM CDT
To: Michael Fularz <michaelfularz@yahoo.com>, lisa fredericksen <lfred52@gmail.com>
Subject: Re: Milligan water flush Valves

Any red hydrant may be used for fire suppression however, depending on location (size of water main) they in most cases will not support 2 trucks, must use another hydrant.

Milligan Water System is NOT in the fire business, we only provide safe drinking water to the members of the system.

Wayne Ellis
Milligan Water System

From: Michael Fularz <michaelfularz@yahoo.com>
Sent: Wednesday, May 8, 2024 2:39 PM
To: milliganwatersystems@mchsi.com <milliganwatersystems@mchsi.com>
Cc: Wayne Ellis <milligoon@hotmail.com>; Mark McKenzie <bakerfirechief20@gmail.com>
Subject: Fw: Milligan water flush Valves

To whom it may concern,

I am looking for some clarification on what we thought was a fire hydrant on Buckward Rd. The hydrant we used was the one across from 5451 Buckward Rd. I was the on-scene commander that night when Mrs. Lisa's home caught fire and I made the decision to use that hydrant. While using that hydrant, we had just enough water to use a master, but not another line. Fast forward to now and I was told that we had used a "flush valve" that night for a water source. This is where the clarification comes in, in Milligan's eyes is that a "hydrant" that can be used for fire suppression or is it a "Flush Valve" that is used to remove sediment from your lines? From my understanding flush valves are 2.5" pipes hooked to the water main at a dead end and are used to remove sediment from the lines. I have used hydrants to flush water mains and we are required to do so yearly per NFPA. If it is deemed a flush valve and should not be used for fire suppression, can you please advise which ones can be used for fire suppression and which can't?

Thank you for your help.
Michael Fularz
AC Baker Fire District
716-861-7010 whom it may concern,

----- Forwarded Message -----

From: Michael Fularz <michaelfularz@yahoo.com>
To: Lisa Fredericksen <lfred52@gmail.com>
Cc: Mark McKenzie <bakerfirechief20@gmail.com>
Sent: Friday, May 3, 2024 at 08:47:56 AM CDT
Subject: Milligan water flush Valves

Mrs. Lisa,

I am looking for some clarification on what we thought was a fire hydrant on Buckward Rd. The hydrant we used was the one across from 5451 Buckward Rd. I was the on-scene commander that night when Mrs. Lisa's home caught fire and I made the decision to use that hydrant. While using that hydrant, we had just enough water to use a master, but not another line. Fast forward to now and I was told that we had used a "flush valve" that night for a water source. This is where the clarification comes in, in Milligan's eyes is that a "hydrant" that can be used for fire suppression or is it a "Flush Valve" that is used to remove sediment from your lines? From my understanding flush valves are 2.5" pipes hooked to the water main at a dead end and are used to remove sediment from the lines. I have used hydrants to flush water mains and we are required to do so yearly per NFPA. If it is deemed a flush valve and should not be used for fire suppression, can you please advise which ones can be used for fire suppression and which can't?

Thank you for your help.
Michael Fularz
AC Baker Fire District
716-861-7010

RE: Request for Hydrant Flow Test Records – Charlie Day Road Subdivisions

From Kristen Shell <kshell@myokaloosa.com>

Date Mon 3/16/2026 5:03 PM

To Michelle Harpster <harpster4@hotmail.com>

Cc Purl Adams <padams@myokaloosa.com>; Wayne Butler <wbutler@myokaloosa.com>; Joshua Mayville <jmayville@myokaloosa.com>

Ms. Harpster,

There have been flow tests on both developments.

From what I understand Charlie Day had a problem with the current Florida Fire Prevention Code (FFPC) – 8th Edition (2023) but not with the County's ordinance which we are in process of updating to the current. So it did technically meet the County's current ordinance but that is not the current State standard. Our building official continues to work with that design engineer who is responsible for designing the system to meet the fire flow requirements.

There was no issue with Southern Day Chateau. The final tests for that development were done by the local fire department and our building official and deputy building official were present. Unfortunately, the record keeping is not great, and this process is currently undergoing improvement in that regard as well as the updating of our ordinance.

So, I think Wayne and Purl can currently certify that the tests were done and can provide that in writing. They can do that in response here.

We just hired a new Fire Inspector and are in process of getting this entire process and ordinance modernized as well making it transparent using our new online system EPL.

Thanks

Kristen Shell, AICP, MEng

Director, Growth Management Department

Okaloosa County

Ph: (850) 689-5511(Direct); (850) 651-7180 (Main); (850) 826-1864 (Mobile)

1250 N. Eglin Pkwy. Suite 301, Shalimar, FL 32579

<https://myokaloosa.com/gm/home>



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From: Michelle Harpster <harpster4@hotmail.com>

Sent: Monday, March 16, 2026 4:26 PM

To: Kristen Shell <kshell@myokaloosa.com>

Subject: Request for Hydrant Flow Test Records – Charlie Day Road Subdivisions

Dear Ms. Shell,

I am currently attempting to obtain hydrant flow test records for two subdivisions —Charlie Day Estates and Southern Day Chateau.

Unfortunately, I have been having difficulty obtaining this information. I have attempted to reach Mr. Wayne Butler but have not been able to connect with him, and the records have not been provided through other channels.

Thank you for your time and assistance.

Sincerely,
Michelle Harpster

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

< New conversation



Wayne Butler and 1 other

for gators landing. I see the board is about to approve building on it.

10:00 AM

Tuesday, January 20

Morning Sir. Just wanted any updates you might have on the status of water flows at Charlie Day Estates as well as final approval for Gators Landing. Appreciate



7:00 AM



< New conversation



Wayne Butler and 1 other

the status of water flows at Charlie Day Estates as well as final approval for Gators Landing. Appreciate it

7:09 AM

Wayne it's our understanding that the BOCC approved construction at Gators Landing. I believe per the county ordinance, water flows need to be certified



< New conversation



Wayne Butler and 1 other



Tuesday and was just trying to get any updates

11:48 AM

Wednesday, February 18

Good afternoon. Do you have any updates to flows at either Charlie Day Estates or Gotors Landing . As of today...there has been no confirmation either has passed flows.

1:11 PM



< **New conversation**

Purl Adams OC Growth Management +

Appreciate it. Per the county ordinance..we believe flows need to be confirmed prior to any house being started.

9:14 AM

I agree

9:15 AM

Thank you sir

9:15 AM

Gators Landing is before the BOCC



36

< New conversation

Purl Adams OC Growth Management +

9:14 AM

I agree

9:15 AM

Thank you sir

9:15 AM

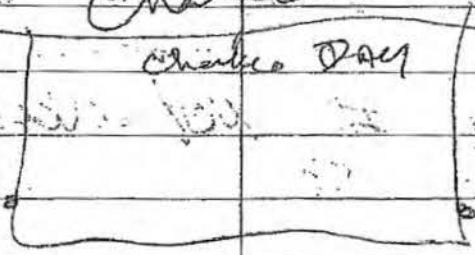
Gators Landing is before the BOCC today for construction approval...if that's the case...can that be delayed until flows are confirmed

9:20 AM



Chateaux

Charles D'Arcy



Station 50

Flow 10

Pedest 15

Mid Hydrant #4s

IN: Flow 650

Station 535

CatCO

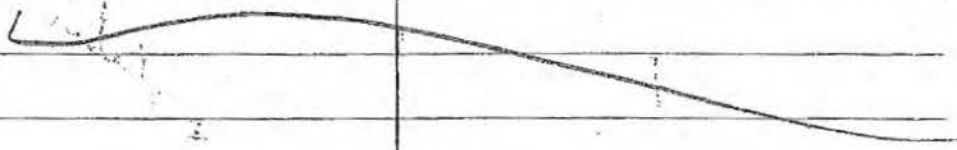
10

Station 50

Flow 10

Pedest 18

Flow 412 609





Florida Rural Water Association

Member: Milligan Water System Inc

Contact: Lisa Fredericksen

City: Milligan, FL

By: Justin Mckinnie Water Circuit Rider

Date: 12.17/2025

Population:

Connections: 700

PWS: 1460472

FIRE HYDRANT FLOW TESTING WORKSHEET

per the "Installation, Field Testing, and Maintenance of Fire Hydrants", AWWA Manual M17, Third Edition

Fire-flow tests are conducted to determine pressure and flow-producing capabilities at any location within the distribution system. The primary function of fire-flow tests is to determine how much water is available for fighting fires, but the tests also serve as a means of determining the general condition of the distribution system. Heavily tuberculated water mains or those with heavy wall deposits can reduce flow-carrying capacities of pipe; this reduced capacity can be detected by means of a flow test. Flow tests can also help detect closed valves in the system. The results of flow tests are used extensively by insurance underwriters as a factor in setting rates for insurance premiums; they are also used by designers of fire-sprinkler systems.

Equation 6-2: Calculate the total flow available at a predetermined residual pressure.

$$Q_R = Q_F * \left(\frac{h_R^{0.54}}{h_F^{0.54}} \right)$$

Where:

Q_R = Fire Flow available at the desirable residual pressure, 20 psi (gpm)

Q_F = measured flow from fire hydrant during flow test (gpm)

h_R = difference between static pressure measured at the residual hydrant & 20 psi (psi)

$$h_R = h_{Static} - 20 \text{ psi}$$

h_F = difference between static pressure & residual pressure at the residual hydrant (psi)

$$h_F = h_{Static} - h_{Residual}$$

A	B	C	D	E	F	G	H
FH #	Fire Hydrant Locations, Addresses, or GPS Coords	Static Pressure h_{Static}	Pressure During Test $h_{Residual}$	Fire Hydrant Flow Q_F	h_R	h_F	Calculated Fire Flow @ 20 psi Q_R
1	Old Brown/ Garret	92 psi	75 psi	1,090 gpm	72 psi	17 psi	2,377 gpm
2	Phase 2 Buckhaven	91 psi	66 psi	1,110 gpm	71 psi	25 psi	1,950 gpm
3	Gum Creek	50 psi	41 psi	1,110 gpm	30 psi	9 psi	2,127 gpm
4	6045 Buckward Rd	52 psi	42 psi	820 gpm	32 psi	10 psi	1,537 gpm
5	Charlie Day Estates	55 psi	19 psi	935 gpm	35 psi	36 psi	921 gpm
6					-20 psi	0 psi	#NUM!
7					-20 psi	0 psi	#NUM!
8					-20 psi	0 psi	#NUM!
9					-20 psi	0 psi	#NUM!
10					-20 psi	0 psi	#NUM!
11					-20 psi	0 psi	#NUM!

Re: Florida Rural Water Association (Baker Water & Milligan Water Systems)

From Michelle Harpster <harpster4@hotmail.com>

Date Thu 7/25/2024 3:22 PM

To Dyana Stewart <Dyana@frwa.net>

Thank you so much for taking the time to talk with me and send this out! Have a great day!

Michelle Harpster
Sent from my iPhone

On Jul 24, 2024, at 3:40 PM, Dyana Stewart <Dyana@frwa.net> wrote:

<image001.gif>

Ms. Michelle Harpster

It was a pleasure speaking with you. Florida Rural Water Association (FRWA) assists Utilities, with all phases of Operation for Drinking Water and Wastewater Systems.

Including but not limited to, leak detection, water audits, rate analysis, funding assistance, asset management, source water protection, training for Operators and Engineers, and GIS Mapping. For more information about FRWA please refer to our website at www.frwa.net.

I spoke with Lisa Fredericksen with Milligan Water System who are members of FRWA and have been for several years as is Baker Water System. I think I may have confused what exactly you are looking to receive. Ms. Fredericksen stated you were possibly looking for Pressure Reports or a Water Quality Report. **FRWA does not assist with Pressure Reports as it relates to Fire Flow.** This is information you would need to get from the local Fire Department. We will assist systems with completing their Annual Water Quality Reports, but these reports will need to be obtained from the Utility (who are required to mail to each customer and/or post on their webpage). These reports will identify required testing completed by the water systems each year and what the test results showed.

Baker Water System did have an Asset Management Plan completed by us, but this will also have to be requested from Wander Patterson or a staff member at Baker Water.

FRWA turns over all work we complete to the utilities who can provide to the public upon request. I am sorry I cannot be of more help. If you

have a water or sewer system that would like to become a member of FRWA and receive the services we provide please have them contact our office at 850-668-2746 or our membership application is at [Member Benefits | FRWA - Florida Rural Water Association](#). I am happy to discuss FRWA and how we can assist systems, but any work completed would have to be requested from the Utility staff.

I hope you have a great week,

Respectfully,

<image002.jpg>

<Dyana Jo Stewart.vcf>

Annual Fire Hydrant Test Report



Southeast Management Services
 "Fire Equipment Testing & Repairs"
 240 East Lane
 Prisco City, Alabama 36043
 Email: ems@sems.com
 251 382-0958 (or) 251 714 5065

Job Number: 1085278809
Date: 03/24-26/2026
Customer Name: BAKER FIRE DEPARTMENT
Contact Name: MARK MCKENZIE
Address: 1375 9TH STREET
City, State, Zip: BAKER, FL 32531
Phone: (719) 466-7219
Email: MARK@FIRECHETTING.COM

Technicians: TRISTAN RAINER AND CHANDLER CARTER

FLOW TEST ON	NO.	STATIC HYDRANT ID#	LATITUDE	LONGITUDE	STATIC PSI	RESIDUAL PSI	FLOW HYDRANT ID#	LATITUDE	LONGITUDE	PITOT PSI	OPEN FLOW RATE	AVAILABLE FIRE FLOW	NOTES
	1	26673440	30.8542333	-86.65074722	55	10	29660040	30.858126	-86.64736	8	475	414	BAKER
	2	26673440	30.8542333	-86.65074722	55	10	26673441	30.85053011	-86.6368333	5	375	328	BAKER
	3	26673526	30.8544627	-86.66335171	70	50	26673483	30.85429118	-86.65596935	10	531	870	BAKER
	4	26673439	30.8545592	-86.66869287	60	30	26673438	30.85463889	-86.66646944	20	750	877	BAKER
	5	24558785	30.854725	-86.67479167	60	40	26673447	30.85201667	-86.67180833	15	650	945	BAKER
	6	26673445	30.8521556	-86.66751111	60	40	26673443	30.85210556	-86.665325	15	650	945	BAKER
	7	26673440	30.8542333	-86.65074722	55	10	26673442	30.84817778	-86.64129444	5	375	328	BAKER
	8	26673495	30.8446583	-86.67510833	60	35	26673534	30.8399	-86.6752	20	750	967	BAKER
	9	26673493	30.8249391	-86.67563047	55	30	26673497	30.81840278	-86.67121667	10	531	636	BAKER
	10	26673491	30.8194687	-86.68391687	55	35	26673490	30.81988111	-86.687075	12	581	786	BAKER
	11	26673490	30.8198611	-86.687075	55	50	26673540	30.80937222	-86.69092778	10	531	1518	BAKER
	12	26673485	30.8128	-86.71066389	65	40	26673486	30.81808667	-86.716675	10	531	729	BAKER
	13	26673533	30.7981	-86.69885833	65	50	26673484	30.80591944	-86.70468333	15	650	1176	BAKER
	14	26673498	30.7985583	-86.67905	55	45	26673544	30.800661	-86.678472	30	919	1808	BAKER
	15	26673538	30.7967417	-86.67834167	55	40	26673531	30.79694225	-86.68009784	20	750	1186	BAKER
	16	26673482	30.797287	-86.683002	60	50	26673480	30.79616944	-86.68562778	20	750	1586	BAKER
	17	26673499	30.7989306	-86.69951944	50	30	26673500	30.79872222	-86.70510833	12	581	724	BAKER
	18	26673511	30.7989333	-86.72600556	50	35	NEW110	30.799108	-86.730328	8	475	690	BAKER
	19	26697426	30.777613	-86.6775	65	40	26673464	30.77518333	-86.67461111	10	531	729	BAKER
	20	26673466	30.7752889	-86.68686944	70	35	26673467	30.77540556	-86.68682778	20	750	910	BAKER
	21	26673468	30.7754389	-86.68460833	70	40	26673542	30.7753	-86.66257222	15	650	856	BAKER
	22	26673522	30.7657223	-86.6646067	60	30	26673523	30.7657001	-86.6621498	20	750	877	MILLIGAN / 20 SECONDS
	23	26673520	30.7646927	-86.6661067	60	40	26673519	30.764304	-86.6641816	30	919	1336	MILLIGAN / 20 SECONDS
	24	26701256	30.7703417	-86.67836843	55	25	NEW113	30.769301	-86.681377	8	475	516	MILLIGAN / 20 SECONDS
	25	26701256	30.7703417	-86.67836843	55	25	NEW114	30.769106	-86.682536	10	531	577	MILLIGAN / 20 SECONDS
	26	26701256	30.7703417	-86.67836843	55	45	NEW115	30.770593	-86.682626	8	475	934	MILLIGAN / 20 SECONDS
	27	26701256	30.7703417	-86.67836843	55	15	NEW116	30.771996	-86.683025	8	475	442	MILLIGAN / 20 SECONDS
	28	26701256	30.7703417	-86.67836843	55	25	NEW117	30.771012	-86.683650	10	531	577	MILLIGAN / 20 SECONDS

FLOW TEST ONLY	NO.	HYDRANT ID#	LATITUDE	LONGITUDE	2-WAY OR 3-WAY	VISUAL INSPECTION	CLEAR AWAY	FLUSH OUT	LUBE CAPS	LUBE BONNET	WEEP DRAIN FLUSH	WEEP DRAIN SUCTION	NOTES
	1	NEW113	30.769301	-86.681377	3	Y	N	Y	Y	Y	Y	Y	HYDRANT GPS/NEW HYDRANT/ADD TO LIST
	2	NEW114	30.769106	-86.682536	3	Y	N	Y	Y	Y	Y	Y	HYDRANT GPS/NEW HYDRANT/ADD TO LIST
	3	NEW115	30.770593	-86.682626	3	Y	N	Y	Y	Y	Y	Y	HYDRANT GPS/NEW HYDRANT/ADD TO LIST
	4	NEW116	30.771996	-86.683025	3	Y	Y	Y	Y	Y	Y	Y	HYDRANT GPS/NEW HYDRANT/ADD TO LIST
	5	NEW117	30.771012	-86.683650	3	Y	Y	Y	Y	Y	Y	Y	HYDRANT GPS/NEW HYDRANT/ADD TO LIST
	6	26673543	30.8724617	-86.8484384	2	Y	Y	Y	Y	Y	Y	Y	
	7	29660040	30.858126	-86.64736	3	Y	N	Y	Y	Y	Y	Y	
	8	26673441	30.8505361	-86.6368333	3	Y	Y	Y	Y	Y	Y	Y	
	9	26673442	30.8481778	-86.64129444	3	Y	Y	Y	Y	Y	Y	Y	
	10	26673440	30.8542333	-86.65074722	2	Y	Y	Y	Y	N	Y	Y	STRIPPED BONNET SCREW
	11	26673483	30.8542912	-86.65596935	3	Y	Y	Y	Y	N	Y	Y	STRIPPED BONNET SCREW
	12	26673528	30.8544627	-86.66335171	3	Y	Y	Y	Y	N	Y	Y	STRIPPED BONNET SCREW

RE: Buttonbush Meadows

From Kristen Shell <kshell@myokaloosa.com>

Date Tue 3/31/2026 3:45 PM

To Michelle Harpster <harpster4@hotmail.com>

Cc Kerry Parsons <kparsons@ngn-tally.com>; Randall Woodruff <rwoodruff@myokaloosa.com>; Daniel "Stuart" Campbell <dcampbell@myokaloosa.com>; Marissa Martinez <mmartinez@myokaloosa.com>; Purl Adams <padams@myokaloosa.com>

Ms. Harpster,

I apologize for the delay, please see my responses to your questions below:

1. Were minimum fire flow requirements verified, witnessed, and approved prior to the issuance of building permits for Charlie Day Estates?
No, these were not conducted prior to the issuance of building permits. The County's current ordinance, which I am in the process of revising, does not require this. The current ordinance only requires plan approval by the AHJ prior to building permitting which did occur. In the case of Charlie Day, the County's fire inspectors are the AHJ and yes, he was present at the testing in accordance with the ordinance.
2. If so, where is the required written documentation of those tests, as required under County ordinance?
This has been previously provided to you.
3. Who specifically reviewed and approved the fire flow requirements prior to issuance of building permits?
The County's fire inspector, Wayne Butler, who is the AHJ for the rural volunteer fire departments.
4. Who signed off on the building permits for this subdivision?
The Building Official, Purl Adams, issues all COs.
5. If fire flow requirements were not met prior to construction, what corrective actions are currently being taken to bring the subdivision into compliance?
There has been no definitive determination that the fire flow requirements have not been met. It is my understanding there was an issue with a closed valve and testing is now adequate per the County's ordinance and what the design engineer certified as adequate. Please note that "adequate" is based on the current ordinance and the FFPC requirements that were determined and certified by the design engineer.
6. What consequences, if any, were imposed on the builder, given that responsibility for providing compliant infrastructure rests with the developer?
I agree that the responsibility for providing compliant infrastructure rests with the developer, and the County relies on the design engineer to prepare the necessary fire flow calculations. In this case, we have not determined that consequences are necessary.

As I have indicated previously, I do think there is room for improvement here and there is frankly always room for improvement. The County has recently taken steps to require design engineers to provide all calculations at the DO stage as well as certify the design at that stage, we have hired a fireman who is currently training to become a licensed fire safety inspector, we have created some new certification

forms that are very clear as to what is expected and what testing is to be performed and where and when this testing is performed, and finally we are updating the ordinance. These new requirements specify clearly that testing must be completed prior to any vertical construction not at CO, and they require the signature of the AHJ, the Water Utility, and the Design Engineer. Citizens will start to see more in the way of calculations and certifications at the development order stage from the design engineer and you will see test results prior to vertical construction once these new processes are in place and the new updated ordinance is adopted. It is my goal that we are very transparent and that our fire safety processes and regulations remain current.

Thank you!

Kristen Shell, AICP, MEng

Director, Growth Management Department

Okaloosa County

Ph: (850) 689-5511(Direct); (850) 651-7180 (Main); (850) 826-1864 (Mobile)

1250 N. Eglin Pkwy. Suite 301, Shalimar, FL 32579

<https://myokaloosa.com/gm/home>



Please note: Due to Florida's very broad public records laws, most written communications to or from county employees regarding county business are public records, available to the public and media upon request. Therefore, this written e-mail communication, including your e-mail address, may be subject to public disclosure.

From: Michelle Harpster <harpster4@hotmail.com>

Sent: Friday, March 27, 2026 8:30 AM

To: Kristen Shell <kshell@myokaloosa.com>

Cc: Kerry Parsons <kparsons@ngn-tally.com>; Randall Woodruff <rwoodruff@myokaloosa.com>; Daniel "Stuart" Campbell <dcampbell@myokaloosa.com>; Marissa Martinez <mmartinez@myokaloosa.com>; Purl Adams <padams@myokaloosa.com>

Subject: Re: Buttonbush Meadows

Good morning,

I just wanted to follow up on the following email. Appreciate your assistance.

Respectfully,
Michelle Harpster

Get [Outlook for iOS](#)

From: Kristen Shell <kshell@myokaloosa.com>

Sent: Friday, March 20, 2026 10:21:38 AM

To: Michelle Harpster <harpster4@hotmail.com>

Cc: Kerry Parsons <kparsons@ngn-tally.com>; Randall Woodruff <rwoodruff@myokaloosa.com>; Daniel "Stuart" Campbell <dcampbell@myokaloosa.com>; Marissa Martinez <mmartinez@myokaloosa.com>; Purl Adams <padams@myokaloosa.com>

Subject: Re: Buttonbush Meadows

Good morning,