

PLANNING COMMISSION

AGENDA

SEPTEMBER 10, 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 Rep. Rosanna Edwards

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 FOR JULY 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: A public hearing to receive public testimony regarding an ordinance amending Section 6.01.00 of the Land Development Code, creating Section 6.01.0314 to establish procedures and requirements for issuance of pre-recording building permits.

Agenda Item # 2: A public hearing to receive public testimony regarding an ordinance amendment repealing Land Development Code, Chapter 12, Fees, Fines and Penalties.

L. OTHER BUSINESS

- Election – Vice Chairman

M. ADJOURNMENT

PLANNING COMMISSION

MINUTES

JULY 9, 2026

5:05 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, July 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, Brooke McLean, and Todd Tarchalski

Eglin Representative Rosanna Edwards was in attendance.

Okaloosa County School Board representative Dustin Keith was not in attendance.

Growth Management Staff in attendance were Kristen Shell, AICP, Director, Stuart Campbell, Planner III, and Shana Long, Administrative Specialist.

Public Works staff in attendance were not in attendance.

County Attorneys Kerry Parsons and Laiken Cowley were in attendance.

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

Mark Siner, Penny Wood, and Don Parker.

A. CALL TO ORDER

Chairman John Collins called the meeting to order at 5:05 PM.

B. ROLL CALL

Shana Long conducted roll call.

C. APPROVAL OF MINUTES FOR APRIL 9, 2026

Motion to approve minutes made by Brooke McLean and second by Todd Tarchalski --- 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

Stuart Campbell proposes a change to the agenda, in that it lists the previous Eglin Air Force Base representative, James Hoff, instead of the newly appointed representative, Rosanna Edwards.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by Todd Tarchalski and second by Brooke McLean --- 3 ayes. Motion Passes Unanimously.

H. OATH TAKING

Shana Long administered the Oath for all speakers.

I. DISCLOSURES

Shana Long read disclosures to the Board. All replied “no”.

J. OLD BUSINESS

There were none.

K. NEW BUSINESS

a. Applications for Development Review

There were 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.

Stuart Campbell presented Agenda Item #1.

Mark Siner, applicant party, provides clarity on change to Comprehensive Plan Future Land Use Map (FLUM) designation for parcels 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020.

Penny Wood and Don Parker, petitioner party, voiced their concerns.

Mark Siner, applicant party, provides rebuttal and provides reassurance regarding petitioner party concerns.

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

Todd Tarchalski voiced concerns over plan.

Stuart Campbell states that the next Board of County Commissioners meeting will be August 18, 2026.

Attorney Kerry Parsons provides legal standpoint regarding codes and what their usage is.

Stuart Campbell and Kristin Shell provide clarification on codes and what their usage is.

MINUTES ARE NOT VERBATIM

Brooke McLean called for a motion.

Recommend approval of the request to change the Comprehensive Plan Future Land Use Map (FLUM) designation use of land from Suburban Residential (SR) to Mixed Use (MU) for parcels 18-2S-25-272A-0024-0010 and 18-2S-25-272A-0024-0020 made by Brooke McLean and second by John Collins --- 3 ayes. Motion Passes Unanimously.

Recommend approval of the companion request to rezone the property from Suburban Residential (SR) to Mixed Use (MU) or a more restrictive zoning district made by Brooke McLean and second by John Collins --- 3 ayes. Motion Passes Unanimously.

L. OTHER BUSINESS

Selection of 2026 Vice-Chairman is postponed until the next meeting.

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

Chairman Collins adjourned the meeting at approximately 5:40 p.m.

Prepared by:

Shana Long, Recording Secretary

AGENDA ITEM 1

PLANNING COMMISSION

AGENDA REQUEST

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

THROUGH: Kristen Shell, AICP, MEng
Director, Growth Management

FROM: Daniel Stuart Campbell, Planner

SUBJECT: Ordinance Amending the Land Development Code, Chapter 6,
Development Design Standards, Creating Section 6.01.0314 Pre-
Recording Building Permits

DATE: September 10, 2026

BCC DISTRICT: All

PC DISTRICT: All

PUBLIC HEARING: A public hearing to receive public testimony regarding an ordinance amending Section 6.01.00 of the Land Development Code creating Section 6.01.0314 to establish procedures and requirements for issuance of pre-recording building permits.

BACKGROUND AND ANALYSIS: Okaloosa County has adopted and periodically amended the Okaloosa County Land Development Code (Ordinance 91 01, as amended) pursuant to Chapter 163, Florida Statutes, to implement the Comprehensive Plan and regulate the development of land. The County must amend Chapter 6 of the Land Development Code to authorize and regulate the issuance of building permits prior to final subdivision plat recording under specified conditions. The County believes that early issuance of a limited number of building permits can facilitate orderly development provided adequate safeguards are in place; and adequate performance security, utility coordination, and emergency access are ensured.

During the 2026 Legislative Session, the Florida Legislature enacted Section 177.073, Florida Statutes, requiring counties and municipalities to establish procedures authorizing the issuance of residential building permits prior to final plat approval when the statutory conditions are satisfied. Okaloosa County finds it necessary and appropriate to amend the Land Development Code, and create Section 6.01.0314 Pre-Recording Building Permits, to implement the requirements of Section 177.073, Florida

Statutes, and to establish the following procedures consistent with state law while ensuring continued compliance with applicable infrastructure, public safety, and development standards.

Section 6.01.0314 - Pre-Recording Building Permits

A. Eligibility and Application

Upon issuance of a development order for a residential subdivision, including phased developments, the applicant (as defined in §177.073(1), F.S.) may apply for building permits for up to fifty percent (50%) of the dwelling units authorized by the development order prior to final plat recording.

An Application for Pre-Recording Building Permits shall be submitted to the Growth Management Department and include:

1. **Permit Count.** The number of building permits requested not to exceed 50% of approved units. For phased developments, the request shall identify the number of units by phase.
2. **Utility Notification.** A notarized statement confirming that the approved development order and plans, consistent with §177.073(6)(b), F.S., have been provided to all applicable electric, gas, water, and wastewater utilities.
3. **Performance Security.** A performance bond in the amount of 130% of the cost of required improvements not yet completed, as defined in §177.031(9), F.S. For master-planned communities under §163.3202(5)(b)(2), F.S., bonding may be submitted by phase. The bond amount shall be approved in writing by the Public Works Department prior to submittal.
4. **Emergency Access Certification.** A signed and sealed statement from a Florida-licensed professional engineer certifying that stabilized access is in place sufficient to support emergency vehicles in accordance with the Florida Fire Prevention Code for all lots included in the request.

B Agricultural Density Limitation – Existing Road Requirement

Notwithstanding any provision of this section, issuance of pre-recording building permits shall not authorize or be used to establish eligibility for reduced minimum lot size or increased residential density in the Agricultural (AA) or Residential Rural (RR) zoning districts based on frontage along an existing county-maintained road.

For purposes of this section, eligibility for any such density exception shall be determined based on the existence of lawful frontage on an existing county-maintained road at the time of development order approval, independent of any internal roads, access improvements, or subdivision infrastructure proposed or constructed by the applicant.

Pre-recording building permits shall not be issued for lots that rely on proposed, unconstructed, or privately constructed roads to qualify for the existing road density provision.

B. Approval and Record

Upon confirming compliance with this section, the Growth Management Department shall approve the request and document in the project file the number of permits authorized prior to plat recording, including any phase limitations.

C. Tracking

The Growth Management Department shall track issuance of permits under this section to ensure the number issued does not exceed the approved amount.

D. Infrastructure Obligations

Issuance of permits under this section does not relieve the applicant of the obligation to complete all required infrastructure and improvements prior to issuance of a certificate of occupancy.

PUBLIC COMMENT/OPPOSITION: Staff has not received any objections or comments relating to the proposed ordinance.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on August 27, 2026. (see **Attachments B**).

RECOMMENDATION: It is recommended that the Planning Commission consider the facts presented herein, as well as any facts that may be presented during the public hearing, and then make a favorable recommendation regarding the proposed ordinance to the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is tentatively scheduled for October 20, 2026.

ATTACHMENTS:

A – Pre-Recording Building Permit Ordinance

B - Legal Advertisement

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED; CREATING SECTION 6.01.0314 OF CHAPTER 6 TO ESTABLISH PROCEDURES AND REQUIREMENTS FOR ISSUANCE OF PRE-RECORDING BUILDING PERMITS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County has adopted and periodically amended the Okaloosa County Land Development Code (Ordinance 91-01, as amended) pursuant to Chapter 163, Florida Statutes, to implement the Comprehensive Plan and regulate the development of land;

WHEREAS, the Florida Legislature enacted Section 177.073, Florida Statutes, requiring counties and municipalities to establish procedures authorizing the issuance of residential building permits prior to final plat approval when the statutory conditions are satisfied; and

WHEREAS the Board of County Commissioners finds it necessary and appropriate to amend the Land Development Code to implement the requirements of Section 177.073, Florida Statutes, and to establish procedures consistent with state law while ensuring continued compliance with applicable infrastructure, public safety, and development standards; and

WHEREAS the Board of County Commissioners desires to amend Chapter 6 of the Land Development Code to authorize and regulate the issuance of building permits prior to final subdivision plat recording under specified conditions;

WHEREAS the Board finds that early issuance of a limited number of building permits can facilitate orderly development provided adequate safeguards are in place; and adequate performance security, utility coordination, and emergency access are ensured; and

WHEREAS the Board further finds that agricultural density exceptions based on existing county-maintained road frontage must not be expanded, altered, or enabled through the issuance of prerecording building permits;

WHEREAS the Board has reviewed the proposed amendments and finds them consistent with the Okaloosa County Comprehensive Plan and in the best interest of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA AS FOLLOWS:

Section 1. Creation of Section 6.01.0314, Okaloosa County Land Development Code.

Section 2. Chapter 6 of the Okaloosa County Land Development Code is hereby amended to create Section **6.01.0314 – Pre-Recording Building Permits**, as shown in **Exhibit A** attached hereto and made a part of.

Section 3. This Ordinance hereby repeals 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 amendment to the Land Development Code (Okaloosa County Ordinance 91-01, as amended) as provided herein shall take effect as provided by law.

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

EXHIBIT A

Section 6.01.0314 – Pre-Recording Building Permits

A. Eligibility and Application

Upon issuance of a development order for a residential subdivision, including phased developments, the applicant (as defined in §177.073(1), F.S.) may apply for building permits for up to fifty percent (50%) of the dwelling units authorized by the development order prior to final plat recording.

An Application for Pre-Recording Building Permits shall be submitted to the Growth Management Department and include:

1. **Permit Count.** The number of building permits requested not to exceed 50% of approved units. For phased developments, the request shall identify the number of units by phase.
2. **Utility Notification.** A notarized statement confirming that the approved development order and plans, consistent with §177.073(6)(b), F.S., have been provided to all applicable electric, gas, water, and wastewater utilities.
3. **Performance Security.** A performance bond in the amount of 130% of the cost of required improvements not yet completed, as defined in §177.031(9), F.S. For master-planned communities under §163.3202(5)(b)(2), F.S., bonding may be submitted by phase. The bond amount shall be approved in writing by the Public Works Department prior to submittal.
4. **Emergency Access Certification.** A signed and sealed statement from a Florida-licensed professional engineer certifying that stabilized access is in place sufficient to support emergency vehicles in accordance with the Florida Fire Prevention Code for all lots included in the request.

B. Agricultural Density Limitation – Existing Road Requirement.

Notwithstanding any provision of this section, issuance of pre-recording building permits shall not authorize or be used to establish eligibility for reduced minimum lot size or increased residential density in the Agricultural (AA) or Residential Rural (RR) zoning districts based on frontage along an existing county-maintained road.

For purposes of this section, eligibility for any such density exception shall be determined based on the existence of lawful frontage on an existing county-maintained road at the time of development order approval, independent of any internal roads, access improvements, or subdivision infrastructure proposed or constructed by the applicant.

Pre-recording building permits shall not be issued for lots that rely on proposed, unconstructed, or privately constructed roads to qualify for the existing road density provision.

B. Approval and Record

Upon confirming compliance with this section, the Growth Management Department shall approve the request and document in the project file the number of permits authorized prior to plat recording, including any phase limitations.

C. Tracking

The Growth Management Department shall track issuance of permits under this section to ensure the number issued does not exceed the approved amount.

D. Infrastructure Obligations

Issuance of permits under this section does not relieve the applicant of the obligation to complete all required infrastructure and improvements prior to issuance of a certificate of occupancy.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1

AFFIDAVIT OF PUBLICATION

Daniel "Stuart" Campbell
 Okaloosa County Growth Management Department
 812 E James Lee BLVD
 Crestview FL 32539-3118

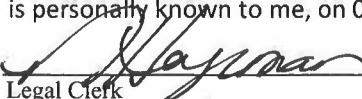
STATE OF WISCONSIN, COUNTY OF BROWN

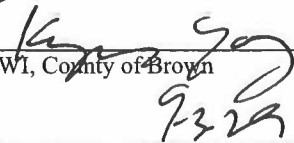
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a , was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

FTW NW Florida Daily News 08/27/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/27/2026


 Legal Clerk


 Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$519.44

Tax Amount: \$0.00

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1

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KONGMENG YANG
 Notary Public
 State of Wisconsin

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on Thursday, September 10, 2026, the Okaloosa County Planning Commission will consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED; CREATING SECTION 6.01.0314 OF CHAPTER 6 TO ESTABLISH PROCEDURES AND REQUIREMENTS FOR ISSUANCE OF PRE-RECORDING BUILDING PERMITS; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

And

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, AMENDING ORDINANCE 91-01, AS AMENDED, ESTABLISHING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE; REPEALING CHAPTER 12, FEES, FINES AND PENALTIES; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

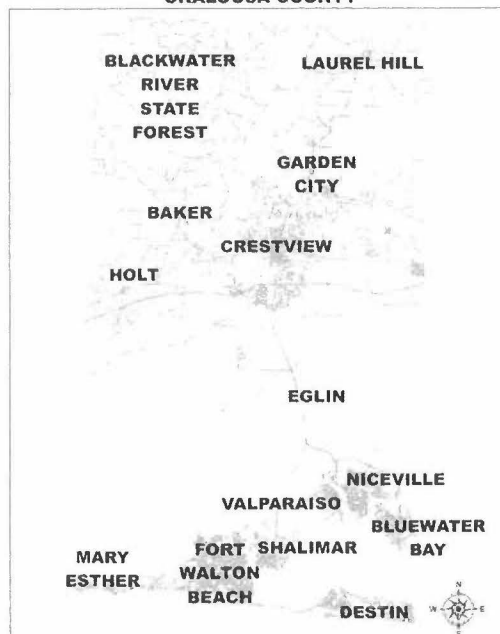
The meeting will be held at 5:01 PM or soon thereafter in the Okaloosa County Administrative Complex, located at 1250 North Eglin Pkwy., Shalimar, FL

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.

OKALOOSA COUNTY



AGENDA ITEM 2

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE
PLANNING COMMISSION

THROUGH: Kristen Shell, AICP, MEng
Director, Growth Management

FROM: Daniel Stuart Campbell, Planner

SUBJECT: Ordinance amendment repealing Land Development Code,
Chapter 12, Fees, Fines and Penalties.

DATE: September 10, 2026

BCC DISTRICT: All

PC DISTRICT: All

PUBLIC HEARING: A public hearing to receive public testimony regarding an ordinance amendment repealing Land Development Code, Chapter 12, Fees, Fines and Penalties.

BACKGROUND AND ANALYSIS: Florida legislature recently passed HB 399 which requires the amount of any application fee charged by a county or municipality for a development permit or development order be reasonably related to the direct and reasonable indirect costs associated with the review, processing, and final disposition of the application. These provisions parallel existing requirements for building permit fees. These rates must be published by the local government as part of its fee schedule. The bill prohibits a county or municipality from charging an application fee for a development permit or order that is based on a percentage of construction costs, site costs, or project valuation.

Okaloosa County has adopted and periodically amended the Okaloosa County Land Development Code (Ordinance 91 01, as amended) pursuant to Chapter 163, Florida Statutes, to implement the Comprehensive Plan and regulate the development of land. Land Development Code, Chapter 12 currently establishes a schedule of Fees, Fines and Penalties for matters pertaining to the Land Development Code. The County desires to repeal Chapter 12, in its entirety, and establish fees through a separate Board-adopted Growth Management Consolidated Fee Schedule. The Board finds that maintaining fee

schedules outside the Land Development Code will allow for more efficient administrative updates while preserving Board approval of all fees.

PUBLIC COMMENT/OPPOSITION: Staff has not received any objections or comments relating to the proposed ordinance.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on August 27, 2026. (see **Attachments B**).

RECOMMENDATION: It is recommended that the Planning Commission consider the facts presented herein, as well as any facts that may be presented during the public hearing, and then make a favorable recommendation regarding the proposed ordinance to the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is tentatively scheduled for October 20, 2026.

ATTACHMENTS:

A – Ordinance – Chapter 12 Repeal

B - Legal Advertisement

ATTACHMENT A

ORDINANCE NO. 26-XXX

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, AMENDING ORDINANCE 91-01, AS AMENDED, ESTABLISHING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE; REPEALING CHAPTER 12, FEES, FINES AND PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS Okaloosa County is a political subdivision of the State of Florida possessing home rule authority pursuant to Article VIII, Section 1(f) of the Florida Constitution and Chapter 125, Florida Statutes;

WHEREAS, Chapter 163, Florida Statutes, requires local governments to adopt and maintain land development regulations implementing the Comprehensive Plan;

WHEREAS, Ordinance 91-01 established the Okaloosa County Land Development Code, as subsequently amended;

WHEREAS Land Development Code, Chapter 12 currently establishes a schedule of fees, Fines and Penalties for matters pertaining to the Land Development Code;

WHEREAS The Board finds that maintaining fee schedules outside the Land Development Code will allow for more efficient administrative updates while preserving Board approval of all fees;

WHEREAS The Board desires to repeal Chapter 12, in its entirety, and establish fees through a separate Board-adopted Growth Management Consolidated Fee Schedule.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA AS FOLLOWS:

Section 1. This Ordinance shall be referred to as the "Okaloosa County Land Development Code, Chapter 12 Repeal Ordinance".

Section 2. Chapter 12, of the Okaloosa County Land Development Code, is hereby repealed, in its entirety, as shown in Exhibits A, attached hereto and made a part of.

Section 3. References in the Land Development Code to Chapter 12 fees, Fines and Penalties shall be construed as references to the applicable Growth Management Consolidated Fee Schedule.

Section 4. Growth Management fees, fines and penalties, previously in the Land Development Code, Chapter 12, shall be established, amended, and maintained in a separate Growth Management Consolidated Fee Schedule adopted by the Board of County Commissioners.

Section 5. This Ordinance hereby repeals any ordinances, or portions thereof, in conflict herewith.

Section 6. 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.

PASSED AND DULY ADOPTED in this ____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OF 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

EXHIBIT A

~~LDC CHAPTER 12~~

FEES AND FINES

~~12.00.00 PURPOSE.~~

The governing body shall establish a schedule of fees, charges and expenses and a collection procedure for matters pertaining to this ordinance. This schedule of fees shall be posted in the office of the Administrative Official and may be altered or amended only by the governing body. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal. The Okaloosa County Schedule of Fees Fines and Civil Penalties for Non-Criminal Infractions may contain the following items and/or other items as may be deemed appropriate by the governing body:

~~12.01.00 SCHEDULE OF FEES.~~

~~*Cost recovery for outside consultants will be billed directly to the applicant~~

1. Development Permits	\$30.00
2. Building Permits	Reference Ord. 99-26
3. Certificates of Zoning Compliance (Grandfathering)	\$100.00
4. Appeals to the Board of Adjustment	\$800.00
5. Variances	\$800.00
6. Variances (Okaloosa Island)	\$800.00
7. After the Fact Variances	\$400.00
(Setback encroachments prior to 1993)	
8. After the Fact Variances (Okaloosa Island)	\$500.00
(Setback encroachments prior to 1993)	
9. Special Exceptions	\$800.00
10. PUD Request	\$800.00 base fee plus \$15.00 per lot/unit
11. PUD Revised Plans Submittal	\$150.00 each submittal
12. Rezoning Requests/Comprehensive Plan Amendments	
(0 to 9.99 acres)	
\$1,200.00 base fee + \$10.00 per acre or fraction thereof	
(10 acres or more)	
\$1700.00 base fee + \$20.00 per acre or fraction thereof	
13. Comprehensive Plan Amendments	
(0 to 9.99 acres)	
\$1,200.00 base fee + \$20.00 per acre or fraction thereof	
(10 acres or more)	
\$2,500.00 base fee + \$10.00 per acre or fraction thereof	

38		
40	14. Residential Subdivision Request.....	\$350.00 + \$15.00 per lot
41	Residential Subdivision Revised Plan Submittal	\$150.00 each submittal
42	15. Commercial Subdivision.....	\$350.00 base fee + \$15.00 per lot
43	Commercial Subdivision Revised Plan Submittal.....	\$150.00 each submittal
44	16. Industrial Subdivision.....	\$350.00 base fee + \$15.00 per lot
45	Industrial Subdivision Revised Plan Submittal	\$150.00 each submittal
46	17. Minor Division of Lands.....	\$350.00 base fee + \$15.00 per lot
47	Revised Plan Submittal	\$150.00 each submittal
48	18. Mobile Home Park.....	\$350.00 base fee + \$15.00 per lot
49	Revised Plan Submittal	\$150.00 each submittal
50		
51	18. Lot Split Requests	\$50.00
52	20. Alcohol Signature	\$75.00
53	21. Home Occupations.....	\$50.00
54	22. Apartments & Condominium Projects.....	\$350.00 base fee + \$10.00 per dwelling unit
55	Apartments & Condominium Projects Revised Plan Submittal	\$150.00 per each submittal
56	23. Townhomes.....	\$350.00 base fee + \$15.00 per lot
57	Townhome Revised Plan Submittal.....	\$150.00 each submittal
58		
59	24. Application for Marine Construction.....	\$100.00
60	25. Landscaping Review and Compliance for Certificate	
61	of Occupancy (Inspection).....	\$100.00 + \$50.00 for
62	each reinspection or temporary Certificate of Occupancy	
63	26. Copy of Maps	Future Land Use \$15.00
64		Zoning \$20.00
65		Custom (8.5" X 11") \$10.00
66		Custom (24" X 36") \$20.00
67		
68	27. Copies of Documents.....	15 per page
69	28. Street Addresses.....	\$15.00 per lot/unit
70	29. Administrative Fee for Stormwater Management.....	*A
71	(*A) Permit Fees for Stormwater Management and Conservation	
72		
73	30. Copy of Ordinance 90-1 (Comp. Plan without Binder).....	\$30.00
74	(Comp. Plan with Binder.....	\$40.00
75	31. Copy of Ordinance 91-1 (LDC without Binder).....	\$30.00
76	(LDC with Binder.....	\$40.00
77		
78	32. Maps of Santa Rosa Island.....	\$3.00

79		
80	33. Projects of Area Wide Impact (larger than 100,000 square feet)	\$2,000.00 for
81	the 1 st 100,000 square feet + \$20.00 per 1,000 square feet or fraction thereof	
82	34. Development of Regional Impact (DRI), Notice of Proposed Change, Substantial Deviation	
83		\$2,000.00 base fee + \$20.00 per acre or fraction thereof
84	35. Regional Activity Center (RAC)	\$2,500.00 base fee + \$20.00 per acre or fraction thereof
85	Revised Plan/Document Submittal	\$500.00 each submittal
86	36. Master Plans	\$2,000.00 base fee + \$20.00 per acre or fraction thereof
87	Revised Plan/Document Submittal	\$500.00 each submittal
88		
89	37. Grandfather Transfer Fee	\$50.00
90	38. Tall Structure Review	\$750.00
91	Tall Structure Revised Plan Submittal	\$150.00 each submittal
92		
93	39. Temporary Use Permit (For Special Events)	\$50.00
94	40. Temporary Use Permit (Other than Special Events)	\$200.00
95	41. Commercial Site Plan Review	
96	Minor Project (0 - 9,999 square feet)	\$500.00
97	Minor Project Revised Plan Submittal	\$150.00 each submittal
98	Major Project (10,000 square feet and above)	\$500.00 for
99	the first (1 st) 10,000 square feet + \$40.00 per 1,000 square feet or fraction thereof	
100	Major Project Revised Plan Submittal	\$150.00 each submittal
101	42. Minor Change of Use (0 - 9,999 square feet)	\$250.00
102	Revised Plan Submittal	\$125.00
103	43. Major Change of Use (10,000 square feet or more)	\$500.00 for
104	the first (1 st) 10,000 square feet + \$20.00 per 1,000 square feet or fraction thereof	
105	Revised Plan Submittal	\$150.00
106		
107	44. Master Sign Plan	
108	On-Site	\$100.00
109	Off-Site	\$100.00
110		
111	45. Land Development Code Interpretation/Determination of Vested Rights	\$40.00
112	46. Comprehensive Plan Consistency Letter	\$50.00
113	47. Storage Fee - Researching for Requested Files	\$25.00 per request

- 114
- 115 48. ~~Clearing Permits~~.....\$50.00
- 116 ~~Required only for commercial or residential parcels without development plans,~~
- 117 ~~(tree survey will be required). Exemptions will be for all vested residential lots~~
- 118 ~~or parcels and agricultural and silvicultural parcels~~
- 119 49. ~~FEMA Map Revisions/Amendment~~.....\$40.00
- 120 50. ~~White Sand Compliance (Inspection)~~.....\$25.00 per initial inspection
- 121 ~~\$75.00 per each reinspection~~
- 122
- 123 51. ~~Appeals to the Code Enforcement Board~~.....\$150.00
- 124
- 125 52. ~~Reserved~~
- 126 53. ~~Reserved~~
- 127 54. ~~Reserved~~
- 128 55. ~~Reserved~~
- 129 56. ~~Reserved~~
- 130 57. ~~Reserved~~
- 131 58. ~~Reserved~~
- 132 59. ~~Reserved~~
- 133 60. ~~Mobility Fee Schedule~~
- 134

Schedule of Land Uses	Unit of Measure	Mobility Fee
Residential Uses		
Single-Family Detached	per Dwelling Unit	\$1,009
Single-Family Attached	per Dwelling Unit	\$772
Multifamily	per Dwelling Unit	\$722
Mobile Home or Micro (Tiny) Home	per Dwelling Unit	\$762
Institutional Uses		
Community Serving (Cultural Center, Lodge, Museum, Performance Venue, Place of Assembly or Worship)	per 1,000 Sq. Ft.	\$260
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 Sq. Ft.	\$388

Private Education (Afterschool, Day Care, K-12, Pre-K, Trade School, Tutor)	per 1,000 Sq. Ft.	\$466
Recreational Uses		
Marina (Wet berths, dry slips, fueling, maintenance, repair, and service)	per Berth plus per ten (10) dry slips	\$132
Outdoor Commercial Recreation (Golf, Multi-Purpose, Sports, Tennis)	per Acre	\$1,456
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports)	per 1,000 Sq. Ft.	\$1,271
Industrial Uses		
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1,000 Sq. Ft.	\$145
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Wholesale Nursery, Warehouse)	per 1,000 Sq. Ft.	\$128
Office Uses		
Office (General, Post Secondary Education, Hospital, Professional)	per 1,000 Sq. Ft.	\$441
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 Sq. Ft.	\$1,227
Retail Uses		
Retail (Not Otherwise Specified on Schedule)	per 1,000 Sq. Ft.	\$1,469
Bank	per 1,000 Sq. Ft.	\$2,337
Convenience Store	per 1,000 Sq. Ft.	\$4,964
Drinking Establishment (Bar, Brewery, Distillery or Wine Tap Room, Club)	per 1,000 Sq. Ft.	\$1,552
Fast Food or Quick Service Restaurant	per 1,000 Sq. Ft.	\$5,262
Furniture Store	per 1,000 Sq. Ft.	\$483
Grocery Store	per 1,000 Sq. Ft.	\$2,929
Pharmacy or Dispensary	per 1,000 Sq. Ft.	\$4,017
Sit Down Table Service Restaurant	per 1,000 Sq. Ft.	\$2,297
Superstore	per 1,000 Sq. Ft.	\$1,934
Variety or Dollar Store	per 1,000 Sq. Ft.	\$2,438
Motor Vehicle or Boat Sales	per 1,000 Sq. Ft.	\$1,617
Wholesale Club	per 1,000 Sq. Ft.	\$1,626
Non-Residential Uses Per Unit of Measure (* denotes Additive Mobility Fee)		
Overnight Lodging	per Room	\$713
Recreational Vehicle or Travel Trailer Park	per Space	\$394
Bank Drive Thru or Free Standing ATM*	per Lane or ATM	\$3,331
Motor Vehicle or Boat Cleaning (Detailing, Wash, Wax)*	per Bay, Lane, Stall plus per five (5) Finishing	\$7,477

Motor Vehicle Charging or Fueling (Commercial Facility requiring Payment)*	per Charging or Fueling Position	\$2,169
Motor Vehicle or Boat Service (Accessories, Brakes, Maintenance, Quick Lube, Repair, Tires)*	per Bay or Stall	\$1,294
Fast Food or Quick Service Restaurant Drive Thru*	per Lane	\$7,534
*Additive Mobility Fees are assessed in addition to the Mobility Fee assessed with the square footage of buildings or structures.		

12.02.00 SCHEDULE OF FINES AND CIVIL PENALTIES.

1. Failure to purchase proper permits prior to beginning construction
of any structure.....\$200.00
2. Unlicensed persons doing work or advertising or any other violation of Sections
489.101 through 489.134, 489.501 through 489.539 and 489.551 through
489.559, Florida Statutes for work in any trade fields which require a license.....\$2000.00
Code Enforcement Board or Special Magistrate..... not more than \$2500.00 per day
Aiding or abetting an unlicensed activity as defined in (2) above\$500.00
3. Failure to identify commercial vehicle\$150.00
4. Failure to comply with receptacle requirements for construction and demolition sites.....\$100.00
5. Failure to remove construction and demolition debris.....\$250.00
6. Burying waste on public or private property\$100.00
Discarding, placing, dropping, etc. litter on public or private property,
highways, streets, rights of way, or bodies of water.....\$500.00
7. Accumulation of litter or refuse on construction or building site.....\$ 75.00
8. Failure to maintain backflow device\$100.00
9. Removal of backflow device from potable water system.....\$250.00
10. Failure to comply with requirements for connection to public sewer and public water.....\$100.00
11. Discharge of drainage, waters or wastes into public sewer.....\$250.00
12. Failure to maintain on-site sewage disposal system\$100.00
13. Failure to comply with requirements for disposal of seepage.....\$250.00
14. Pollution of waters\$150.00

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15. Depositing, storing or maintaining solid waste on residential or nonresidential property	\$150.00
16. Failure to remove litter and rubbish from property	\$250.00
17. Failure to comply with commercial receptacle requirements	\$ 75.00
18. Failure to maintain commercial property	\$ 75.00
19. Failure to purchase proper sign permit	\$200.00
20. Failure to comply with a stop work order/correction notice	\$250.00
21. Any other violation of Ordinance 91-1, as amended	\$100.00

	AGRICULTURAL AND OPEN- LAND	MULTI-FAMILY RESIDENTIAL	INDUSTRIAL AND COMMERCIAL	SUBDIVISIONS	MISCELLANEOUS
BASE FEE	\$25.00	\$200.00	\$300.00	\$50.00	\$100.00
Plus ____ per acre for each acre or fraction thereof up to 10 acres.	\$2.00/acre	\$40.00/acre	\$60.00/acre	\$5.00/acre	\$10.00/acre
Plus ____ per acre or fraction thereof over 10 acres up to 40 acres	\$1.00/acre	\$20.00/acre	\$30.00/acre	\$3.00/acre	\$5.00/acre
Plus ____ per acre or fraction thereof over 40 acres up to 160 acres.	\$.75/acre	\$12.00/acre	\$20.00/acre	\$2.00/acre	\$2.50/acre
Plus ____ per acre or fraction thereof over 160 acres up to 640 acres	\$.50/acre	\$8.00/acre	\$12.00/acre	\$1.00/acre	\$1.00/acre
Plus ____ per acre or fraction thereof over 640 acres.	\$.25/acre	\$4.00/acre	\$8.00/acre	\$.50/acre	\$.50/acre

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AFFIDAVIT OF PUBLICATION

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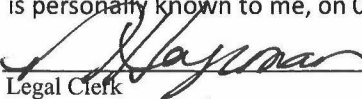
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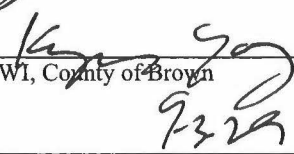
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Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on Thursday, September 10, 2026, the Okaloosa County Planning Commission will consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED; CREATING SECTION 6.01.0314 OF CHAPTER 6 TO ESTABLISH PROCEDURES AND REQUIREMENTS FOR ISSUANCE OF PRE-RECORDING BUILDING PERMITS; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

And

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, AMENDING ORDINANCE 91-01, AS AMENDED, ESTABLISHING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE; REPEALING CHAPTER 12, FEES, FINES AND PENALTIES; 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.

OKALOOSA COUNTY

