

PLANNING COMMISSION

AGENDA

APRIL 9, 2026

5:01 P.M.

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

Commissioner Kimberlie Birr Griggs, 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 Rep, Bill Smith

- A. CALL TO ORDER
- B. ROLLCALL
- C. APPROVAL OF MINUTES FOR DECEMBER 18, 2025
- D. OPEN TO PUBLIC (FOR ANY ITEMS NOT QUASI JUDICIAL ON THIS AGENDA)
- E. ANNOUNCEMENTS
- F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA
- G. ACCEPTANCE OF THE AGENDA
- H. OATH TAKING
- I. DISCLOSURES
- J. OLD BUSINESS
None
- K. NEW BUSINESS
 - a. Applications for Development Review
None
 - b. Public Hearings

Agenda Item # 1: 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 LJA, 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.

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 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.

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.

L. OTHER BUSINESS

Selection of 2026 Vice-Chairman.

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

PLANNING COMMISSION

MINUTES

DECEMBER 18, 2025

5:01 P.M.

A special meeting of the Okaloosa County Planning Commission was held Thursday, December 18, 2025, 5:01 p.m., Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.

Board members in attendance were John Collins, Todd Tarchalski, and Kimberlie Birr Griggs.

Eglin Representative was not in attendance.

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

Growth Management Staff in attendance were Randy Woodruff, Deputy Director, Stuart Campbell, Planner III; and Theresa Ehrhardt and Emily Rider, Administrative Specialists.

County Attorney Kerry Parsons was in attendance.

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

A. CALL TO ORDER

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

B. ROLL CALL

Theresa Ehrhardt conducted roll call.

C. APPROVAL OF MINUTES FOR NOVEMBER 13, 2025

Motion to approve minutes made by Todd Tarchalski and second by Kimberlie Birr Griggs. ---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

There were none.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by Todd Tarchalski and second by Kimberlie Birr Griggs.. ---3 ayes. Motion Passes Unanimously.

H. OATH TAKING

Kerry Parsons administered the Oath for all speakers.

I. DISCLOSURES

Theresa Ehrhardt read disclosures to the Board. All replied no.

J. OLD BUSINESS

None.

K. NEW BUSINESS

a. Applications for Development Review

None.

b. Public Hearings

Agenda Item # 1: Consideration of a Development Agreement by and between the Board of County Commissioners and DR Horton, Inc. a Delaware Corporation for the purpose of establishing development rights for certain real property located within the unincorporated area of Okaloosa County; providing assurances in accordance with existing laws and policies subject to the conditions of the agreement; and, insuring that the agreement is in compliance with applicable provisions of Section 163.3220-163.3243, Florida Statutes, the Okaloosa County Comprehensive Plan and Land Development Code. The property is currently zoned Residential 1 (R-1) and the Future Land Use Map (FLUM) designation is Low Density Residential (LDR). A general location of the property is just north of Old Spanish Trail (Hwy 10), west of Brookwood Ln and east of Clint Mason contains 612 acres more or less. The property can be identified by parcel ID numbers 17-3N-22-0000-0005-0160, 8-3N-22-0000-0005-0010, and 18-3N-22-0000-0001-0000.

Chairman John Collins removed himself from agenda item #1 due to conflict of interest. Please see Form 8B after the minutes.

Stuart Campbell presented agenda Item #1.

Chairman Collins called for a motion.

Motion to recommend approval of Agenda Item 1 as written to request consideration of a Development Agreement by and between the Board of County Commissioners and DR Horton, Inc., made by Kimberlie Birr Griggs and second by Todd Tarchalski. ---2 ayes. Motion Passes Unanimously.

Agenda Item # 2: Consideration of an application for a Small Scale Plan Amendment and Rezoning as submitted by Kermit H. George with Deep South Engineering Services, LLC (Agent), on behalf of the owner Billy Brown. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the three subject

MINUTES ARE NOT VERBATIM

properties from **Mixed Use (MU)** to **Commercial (C)** or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the three properties from **Mixed Use (MU)** to **General Commercial (C-3)** or a more restrictive zoning district. The subject property is 3.05 acres and located northwest of the intersection of Hilton Rd North and Highway 4, Baker, Florida.

Stuart Campbell presented agenda Item #2.

Kermit George with Deep South Engineering Services discussed the agenda item.

Chairman Collins called for a motion.

Motion to recommend approval of Agenda Item 2 as written to request consideration of an amendment to the FLUM by and between the Board of County Commissioners and Billy Brown, made by Kimberlie Birr Griggs and second by Todd Tarchalski. ---3 ayes. Motion Passes Unanimously.

Motion to recommend rezoning of Agenda Item 2 from Mixed Use to General Commercial (C-3) between the Board of County Commissioners and Billy Brown, made by Kimberlie Birr Griggs and second by Todd Tarchalski. ---3 ayes. Motion Passes Unanimously.

Agenda Item #3: Consideration of an application for a Small Scale Plam Amendment and Rezoning as submitted by John Lourida-Garcia (Owner). The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Mixed Use (MU)** to **Commercial (C)** or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the property from **Mixed Use (MU)** to **General Commercial (C-3)** or a more restrictive zoning district. The subject property is 0.51 acres and located 200-feet northeast of the intersection of Green Acres Road and Green Acres Blvd., Fort Walton Beach, Florida.

Stuart Campbell presented agenda Item #3.

John Lourida-Garcia let the board know he's available to answer any questions.

Discussion ensued.

Robert Kirkstrike, a resident in the neighborhood, voiced his concerns about the change in the zoning of the property. He presented pictures of the area around the property in the agenda item.

Discussion ensued.

Chairman Collins called for a motion.

Motion to recommend approval of Agenda Item 3 as written to request consideration of an amendment to the FLUM by and between the Board of County Commissioners and John Lourida-Garcia, made by Kimberlie Birr Griggs and second by John Collins. ---3 ayes. Motion Passes Unanimously.

Motion to recommend rezoning of Agenda Item 3 from Mixed Use to General Commercial (C-3) and between the Board of County Commissioners and John Lourida-Garcia, made by Kimberlie Birr Griggs and second by John Collins. ---3 ayes. Motion Passes Unanimously.

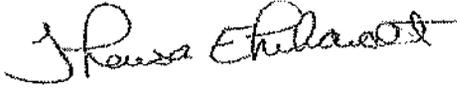
L. OTHER BUSINESS

The January 8, 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 5:41 p.m.

Prepared by:



Theresa Ehrhardt, Recording Secretary

Date 12/19/2025

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Kristen Shell, AICP, MEng, Director

FROM: Randy Woodruff, AICP, MPA, Deputy Director

SUBJECT: 564700-PLT-2025 Conceptual Master Plan for River Park Subdivision

DATE: April 9, 2026

BCC DISTRICT: (1) Commissioner Mixon

PLANNING COMMISSION DISTRICT: (1) Commissioner Kimberlie Birr Griggs

PUBLIC HEARING: Consideration of the River Park Conceptual Master Plan, a proposed phased development consisting of three phases, 392-lot single-family detached residential subdivision as submitted by Matt Ables, P.E., with LJA, agent on behalf of the applicant, River Park Landing, LLC. The subject property has both a **Low Density Residential (LDR)** and **Airport Compatibility (AC)** Future Land Use Map (FLUM) designation and is zoned **Residential-1 (R-1)** and **Airport Compatibility (AC-.5)**. 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.

STAFF FINDINGS:

- The River Park Conceptual Master Plan, a proposed phased development consisting of three phases, 392-lot single-family detached residential subdivision (see **Exhibit 1 – Conceptual Master Plan**).
- The subject property totals 263 acres more or less and comprises two vacant, undeveloped properties with 64.99 acres of on-site wetlands, forested land cover containing spars wetlands throughout. The subject property is legally described as 35-4N-23-0000-0003-0210 and 35-4N-23-000-0001-0000 and located generally northeast of the intersection of Airport Road and Main Drive.
- The subject property is situated in flood zones A, AE, and X, per the National Flood Insurance Rate Map of Okaloosa County.
- The subject property is a proposed phased development consisting of three phases, 392-lot single-family detached residential subdivision.

- The proposed River Park Conceptual Master Plan will be accessed from an internal roadway network with connections to Airport Road, via Pinecrest Road, an existing County maintained road, and Main Drive, via Haylee Lane, an existing 60-foot access easement. An emergency access ingress and egress connecting to Buckhorn Drive is proposed for Phase 2. Pursuant to the May 29, 2025 email from the River Park project engineer, Matt Ables, P.E., LJA Engineering, Buckhorn Drive is intended to be emergency access only (see **Exhibit 5 – Emergency Access Email**).
- The proposed River Park Conceptual Master Plan design includes an interior street network with three (3) wetland crossings. The applicant has provided an environmental assessment to study and quantify the impact of this development on the existing wetlands. As such, development of any wetlands within this site will require federal and state issued wetland permits. No permits have been issued to date (see **Exhibit 2 – River Park Environmental Assessment**).
- A Flood Study has been submitted to the Okaloosa County Engineer; which is currently under review. The purpose of the study is to establish the unnumbered A zone and undocumented flood basin for Bend’s Creek. The County Engineer has to review the study and give community approval in writing to attach to the flood study to be sent to FEMA, by the applicant, for review. The applicant has proposed to revise the current study and only address the unnumbered A zones on the subject property; this revision has not been submitted at this time. Per the county’s current Flood Ordinance found in Chapter 3 of the Land Development Code, once FEMA has reviewed and approved either study, it becomes active and will be added to our GIS layer.
- The subject property has both a **Low Density Residential (LDR)** and **Airport Compatibility (AC)** Future Land Use Map (FLUM) designation and is zoned **Residential-1 (R-1)** and **Airport Compatibility (AC-.5)**; both of which allow single-family detached residential dwellings as a permitted use.
- A portion of the subject property located in the AC-.5 FLUM designation and zoning district (roughly Phase 1) is also located within the Bob Sikes Airport Influence Zone (AIZ) Overlay District. The purpose of the AIZ is to promote and further the intent of Chapter 333, Florida Statutes by preventing the encroachment of incompatible development and land uses in the vicinity of Bob Sikes Airport. The Okaloosa County Airports Department commissioned RS&H to respond and document their position on the proposed development (see **Exhibit 3 – April 15, 2025 RS&H Memorandum**).
- An Avigation and Hazard Easement between Riverpark Landing, LLC and Okaloosa County was approved and recorded, on September 8, 2025, to ensure that the development does not create any risks for aircraft while also making property owners aware of and legally accept impacts of living or building near Bob Sikes Airport. (see **Exhibit 4 – Avigation and Hazard Easement**).

TABLE 1 – FLUM & ZONING DESIGNATIONS		
	FLUM DESIGNATION	ZONING DESIGNATION
SUBJECT PROPERTY	Low Density Residential (LDR), Airport Compatibility (AC-.5)	Residential-1 (R-1), Airport Compatibility (AC-.5)
NORTH	Low Density Residential (LDR)	Residential-1 (R-1)
SOUTH	Low Density Residential (LDR), Airport Compatibility (AC-1)	Residential-1 (R-1), Airport Compatibility (AC-1)
EAST	Low Density Residential (LDR)	Residential-1 (R-1)
WEST	Airport Compatibility (AC-.5), Airport Compatibility (AC-1), Low Density Residential (LDR)	Airport Compatibility (AC-.5), Airport Compatibility (AC-1), Residential-1 (R-1)

Conceptual Master Plan

Pursuant to Land Development Code, Section 6.01.0311 Conceptual Master Plan, a subdivision master plan shall be on file for phased developments to ensure adequate traffic circulation, access, stormwater management and public facilities. The Conceptual Master Plan should depict phase lines, internal roadways, external access, preliminary lot layout and proposed amenities.

The review of a Conceptual Master Plan, as a phased development, is the same review as for any other development order; except that it requires two public hearings (Planning Commission and Board of County Commissioners), following receipt of all technical reviewers' approval of the master plan.

Per Section 1A.03.10(3) Phased Development, the requirements of this section shall apply to any Phased Development (PD) as described herein.

Phased Development Requirements: The following criteria and standards shall apply to phased developments.

- a. The applicant must provide an overall "Phased Development Plan" which shows how each phase of the project will be developed relative to every other phase. At a minimum, this Plan must depict the following.
 - i. The boundary delineation of each phase and sequential numbers for each phase showing the order in which the overall project will be developed.
 - ii. A site data table describing the number and approximate size of lots in each phase and the cumulative total of overall lots in all the phases.
 - iii. The planned road and street layout.
 - iv. A DO may be issued for an overall Phased Development Plan on its own or for a plan which includes one or more phases.
- b. Each phase of a PD may receive a separate DO, or one or more phases may be

submitted simultaneously and approved under the same DO. A separate final plat may be approved for each phase if platting is involved.

c. Each phase must be functional with regard to roads and streets, drainage/stormwater, water and sewer lines, fire flow, and other required infrastructure.

d. Determinations of concurrency shall be made only for the phase, or phases, which is/are the subject of development order review. No concurrency level of service shall be encumbered or obligated for any future phase which is not the subject of development order review.

e. A copy of the overall "Phased Development Plan" must be submitted with each application for development order review for each phase of the project. The phase under review must be substantially consistent with said overall plan. "Substantially consistent" means that the type of use has not changed, the number and size of lots has not changed, and the road and street layout has not changed.

4. Duration: All development activity and improvements authorized by an approved overall Phased Development Plan and all phases therein shall be completed no later than five (5) years from the date the DO is issued for said overall plan.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on March 26, 2026 (see **Attachment K – Legal Ad**).

PUBLIC COMMENT/OPPOSITION: Staff has received correspondence regarding this request (see **Attachment G - Public Comment/Opposition**).

STAFF POSITION: Staff supports the River Park Conceptual Master Plan as submitted by Matt Ables, P.E., with LJA, agent on behalf of the applicant, River Landing, LLC.

RECOMMENDATION: It is recommended that the Board consider the facts presented herein, as well as any facts that may be presented at the public hearing and then make a recommendation to the Board of County Commissioners to approve the proposed River Park Conceptual Master Plan.

ATTACHMENTS:

- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – FLUM & Zoning Map
- E – GIS Analysis Results
- F – Warranty Deed
- G – Public Comment/Opposition
- H – Legal Ad

EXHIBITS:

EXHIBIT 1 – Conceptual Master Plan for the River Park Subdivision

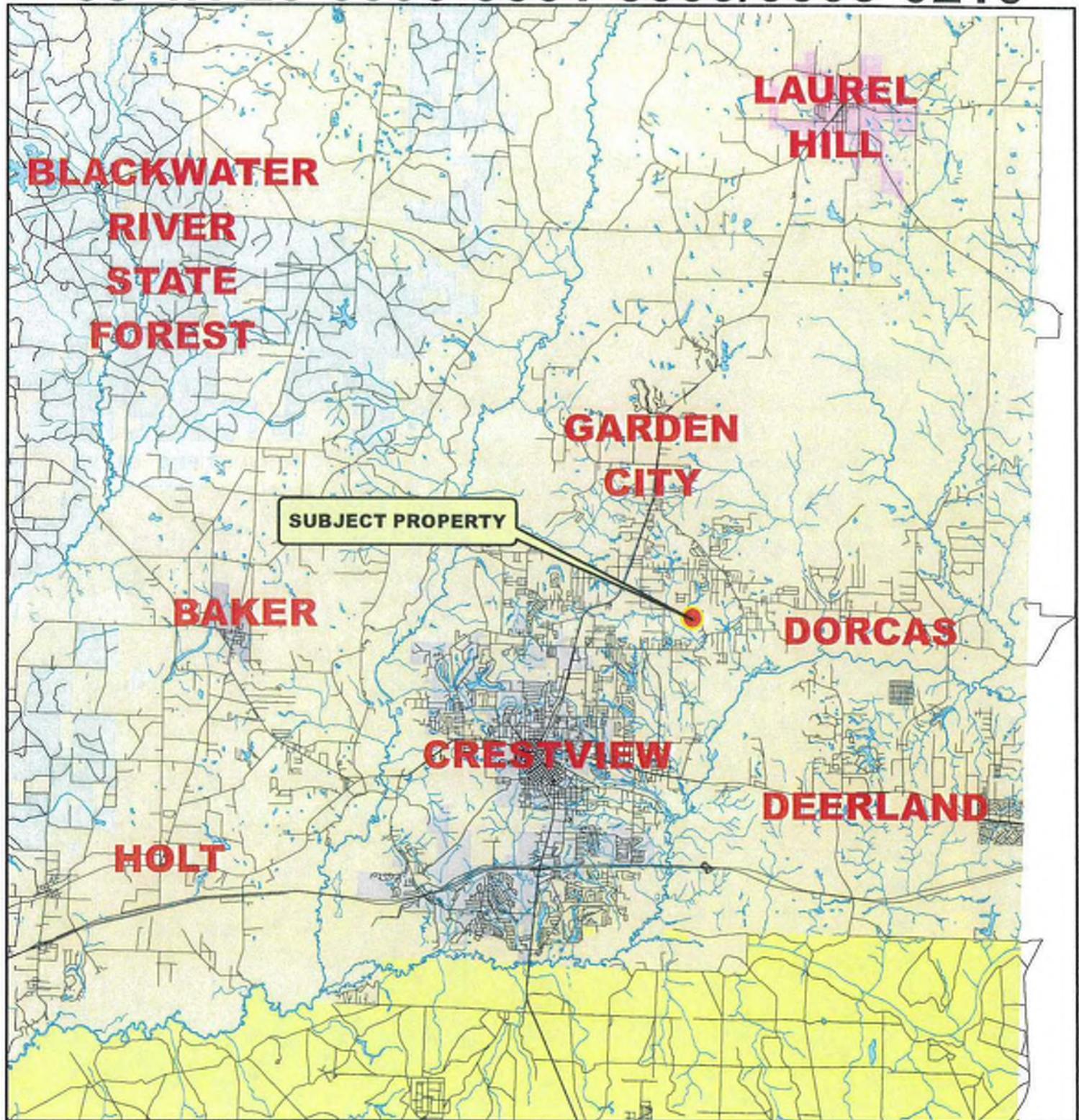
EXHIBIT 2 – Environmental Assessment

EXHIBIT 3 – RS&H Airport Department Memo

EXHIBIT 4 – Avigation and Hazard Easement

EXHIBIT 5 - Emergency Access Email

35-4N-23-0000-0001-0000/0003-0210



Legend

— Roads

Location Map

0 0.045 0.09 0.18 0.27 Miles

MAP PROJECTION:
Lambert Conformal Conic Projection
StatePlane: Florida North (2183)
NAID: 108390; NAD83 1983.

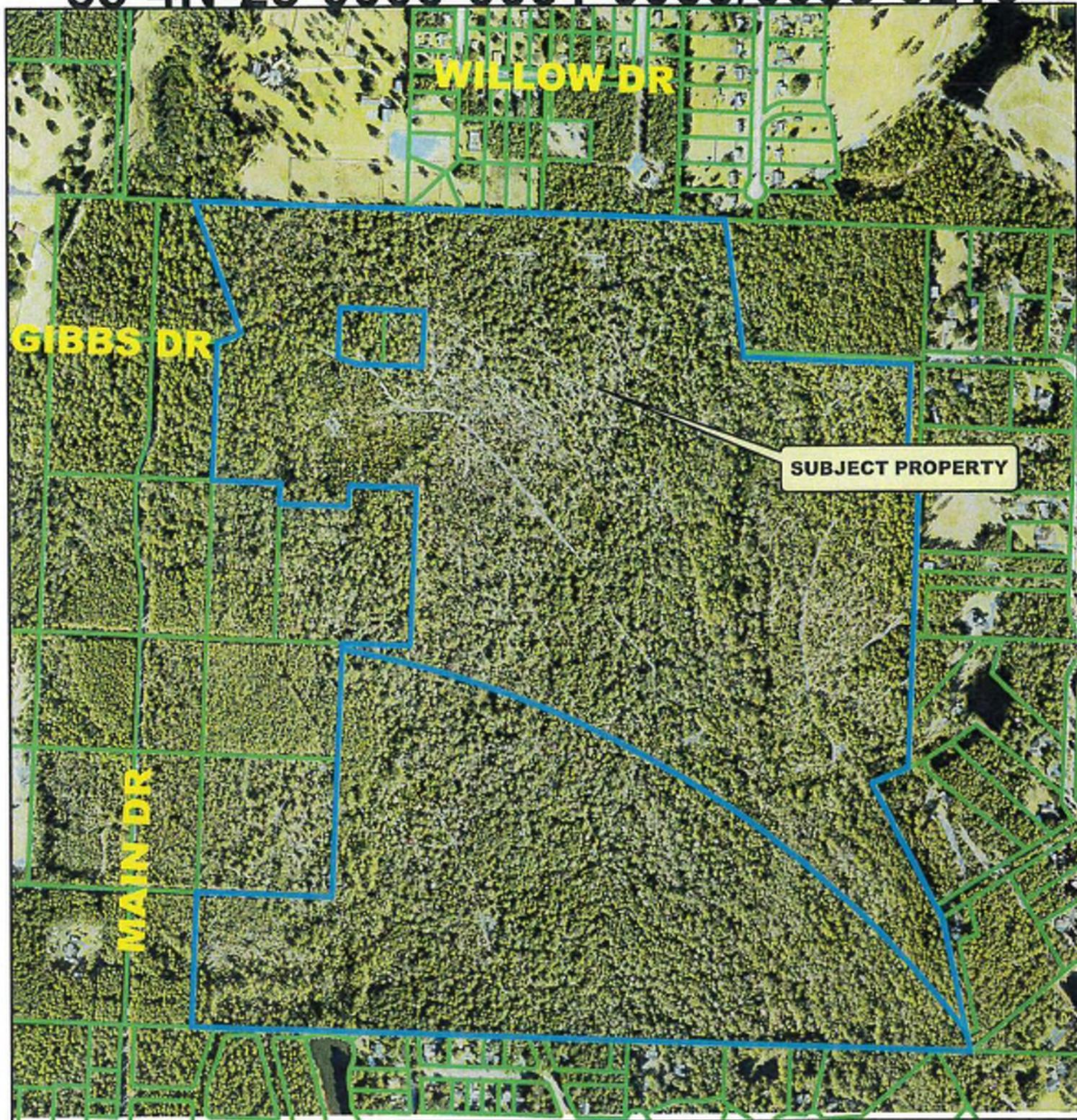
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Map Produced By:
Okaloosa County GIS
3/23/2018

35-4N-23-0000-0001-0000/0003-0210



Legend

Parcel Lines

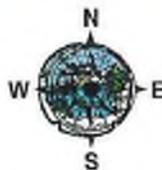
Aerial Photo



MAP PROJECTION:
Lambert Conformal Conic Projection
StatePlane, Florida North (9903)
NAD 1983/99, Spheroid 1984.

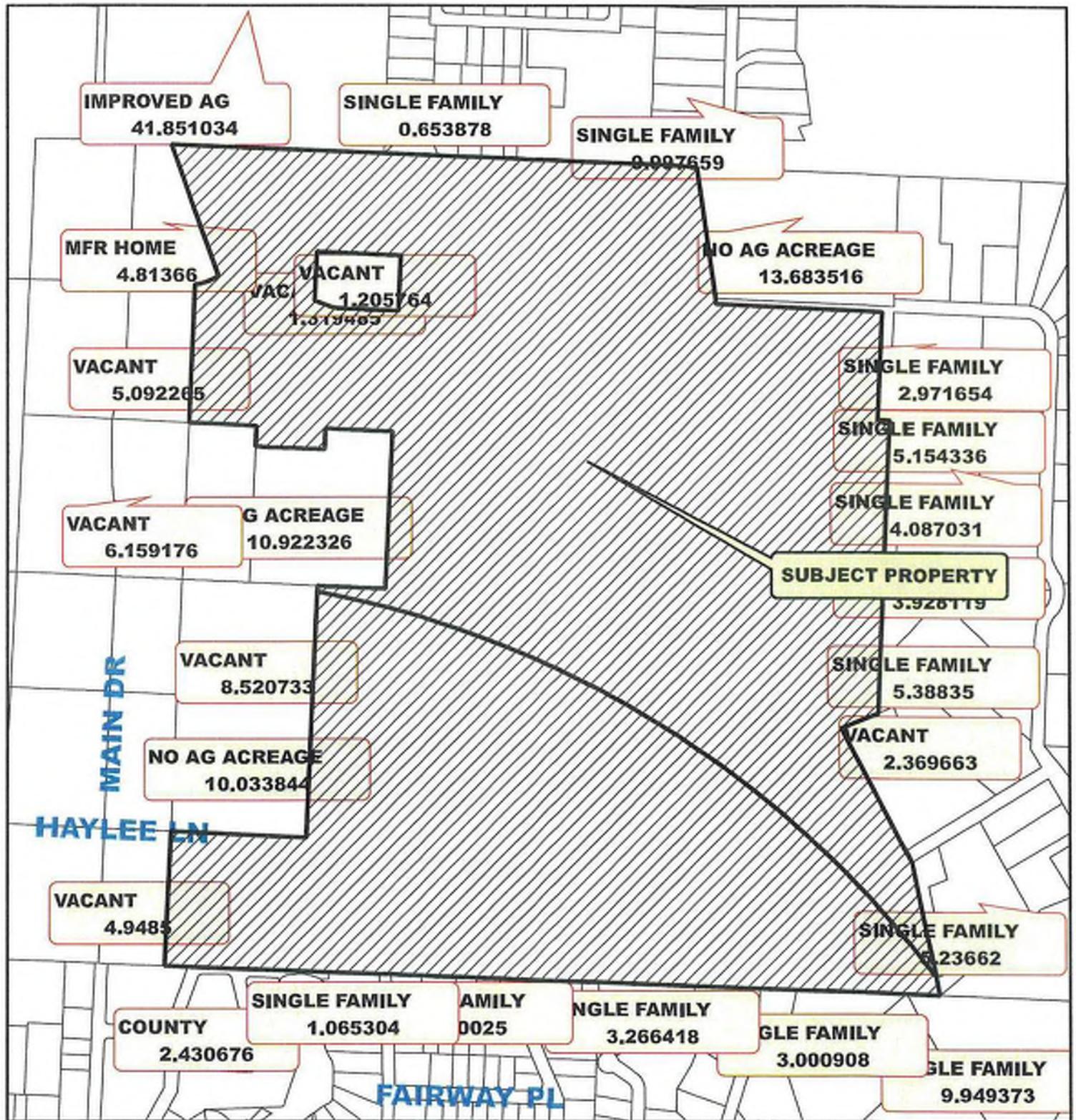
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Map Produced By:
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35-4N-23-0000-0001-0000/0003-0210



Existing Land Use Map



MAP PROJECTION:
 Lambert Conformal Conic Projection
 StatePlane, Florida North (5983)
 NAD 1983/03, 1040 1398

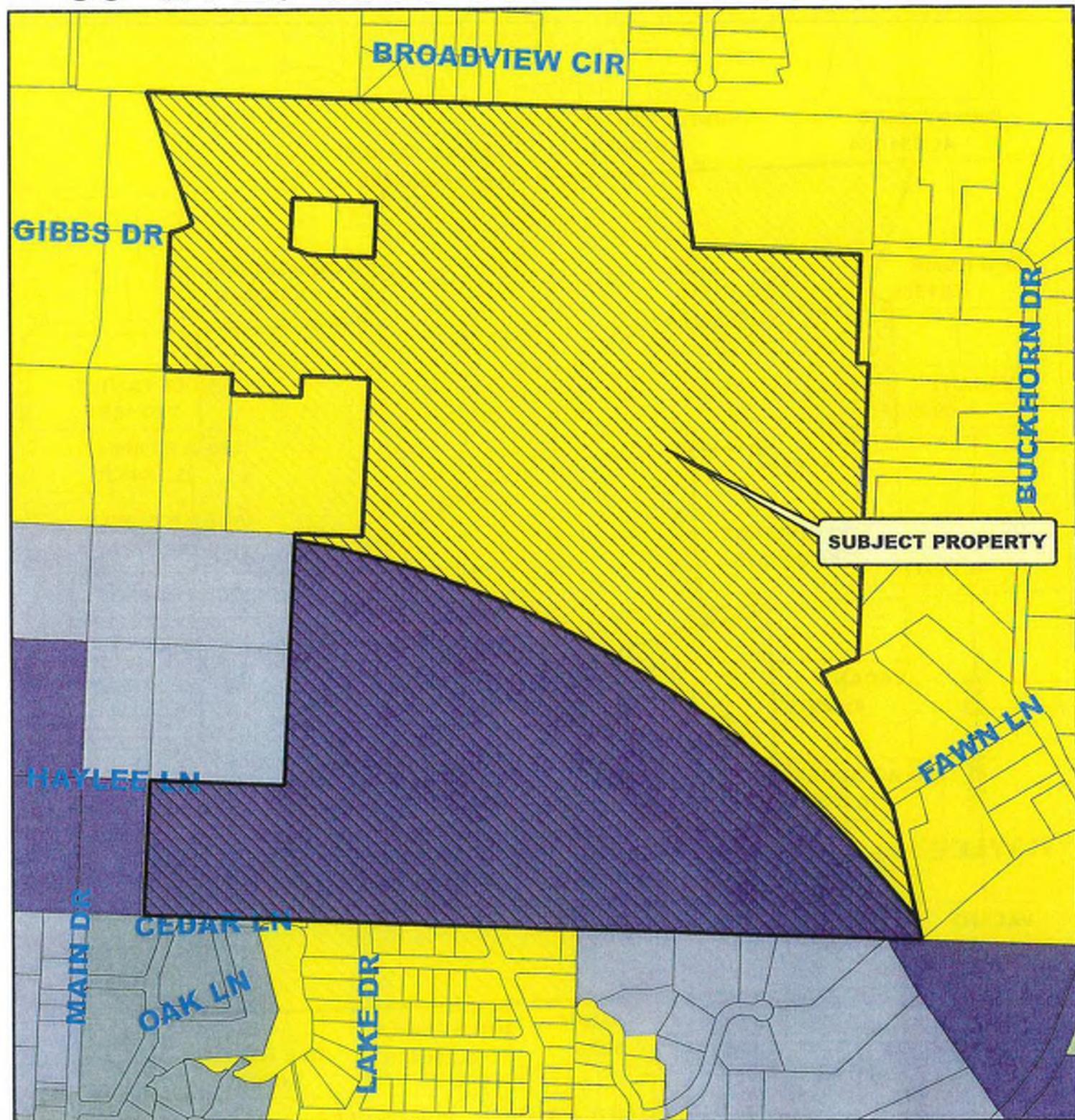
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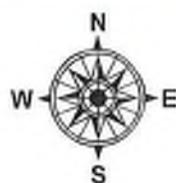


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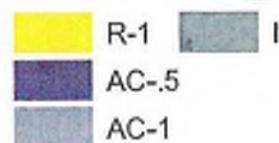
35-4N-23-0000-0001-0000/0003-0210



FLUM Legend



ZONE Legend



FLUM & Zoning Map

GIS ANALYSIS RESULTS

ATTACHMENT
E

Date: 2/11/2025

Project: 35-4N-23-0000-0001-0000/0003-0210

Permit: 546700-PLT-2025 - MASTER PLAN-RIVER PARK SUBDIVISION

Property Address: LOCATED NORTH OF BOB SIKES AIRPORT CRESTVIEW FL 32539

Zoning: R-1 & AC-.5

FLU: LDR & AC-.5

Fire District: NORTH OKALOOSA **Commissioner District:** 1 **Census Tract:** 020301

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.

13 – Lakeland sand – 5 to 12% slope, excessively drained soils usually leads to drainage ways and around depressions, permeability is rapid, the available water capacity is very slow, runoff is slow.

14 - Lakeland sand - 12% to 30% slope, excessively drained soils usually leads to drainage ways and around depressions, permeability is rapid, the available water capacity is very slow, runoff is slow

16 - Lucy loamy sand - 0 to 5% slopes well drained permeability rapid in upper part, moderate in lower, run off is slow, dries quickly

24 – Troup Sand, 5 to 8% slope, well drained uplands soil

34 - Albany lomay sand - Slopes range from 0 to 6 percent, very deep, somewhat poorly drained

37 –Bonifay Sand – 5 to 8% slope, well drained, permeability is rapid in the surface and subsurface layer, landfills or septic tanks should have limitations

39 – Dothan Loamy Sand – 2 to 5% slope, well drained permeability rapid in upper part, slow in lower part, run off is slow.

43 – Kinston Johnston and Bibb soils – frequently flooded, poorly drained

49 – Bonifay-Dothan-Angie Complex – 5 to 12% slopes, well and moderately well drained, moderately suited for urban development

52 - Escambia fine sandy loam, 0 to 3% slopes, moderately well drained, limitation on septic tanks

Wind Zone: GREATER THAN 140 IN THE WIND BORNE DEBRIS

Flood Zone: A, AE 100 Year Flood Plain & X 500 Year Flood Plain
170J

Map Number: 12091CO

Storm Surge Area: NO

Urban Development Area: YES

Water Efficient Area: NO

Wells: None

Wetlands: Uplands

Water and Sewer: AWS

Within 3 mile of an Airport: YES

Environmental Data: None

Historical Data: 2 historic agrological sites

SiteID	OK02511	SiteID	OK02512
SiteName	Temp B	SiteName	Temp D
SiteType1	Campsite (prehistoric)	SiteType1	Land-terrestrial
SiteType2	Land-terrestrial	SiteType2	Other
SiteType3	Artifact scatter-low density (< 2 per sq meter)	SiteType3	Lithic scatter/quarry (prehistoric: no ceramics)
SiteType4		SiteType4	
SiteType5		SiteType5	
SiteType6		SiteType6	
Culture1	Prehistoric	Culture1	Nineteenth century American, 1821-1899
Culture2		Culture2	Twentieth century American, 1900-present
Culture3		Culture3	Prehistoric
Culture4		Culture4	
Culture5		Culture5	
Culture6		Culture6	
Culture7		Culture7	
Culture8		Culture8	
SurvEval	Ineligible for NRHP	SurvEval	Ineligible for NRHP
SurveyNum	13382	SurveyNum	13382
D_NRlisted	<null>	D_NRlisted	<null>
ShpoEval	Ineligible for NRHP	ShpoEval	Ineligible for NRHP
PlotType	NORM	PlotType	NORM
HumanRemns		HumanRemns	

ATTACHMENT F

Prepared by:

Alison Etheredge Hand, Esq.
543 Harbor Blvd., Suite 103, Destin, FL 32541

Corrective Deed

This Indenture, made this 14th day of December, 2007, A.D.
Between

FORE DEER RANCH, a Dissolved Joint Venture, consisting of Lawrence E. Edwards, Howard A. Parker, S.R.D. Enterprises, Inc., and Koolee of West Florida, Inc., whose post office address is: 3 TeePea Court, Destin, FL 32541, Grantor and

PATTY GAIL MILLER SEAL whose post office address is: 3612 River Road, Vernon, FL 32462, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Okaloosa, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 35-4N-23-0000-0001-0060

In Witness Whereof, the said Grantor has caused this Instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

FORE DEER RANCH, a Dissolved Joint Venture

By: S.R.D. Enterprises, Inc., a Dissolved Florida Corporation, its General Partner

By: [Signature]
RHETT CADENHEAD
Its President

Signed and Sealed in Our Presence:

[Signature]
Witness Print Name: Alison Hand

[Signature]
Witness Print Name: Tara C. Monjure

(Corporate Seal)

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me this 14th day of December, 2007, by RHETT CADENHEAD, the President of S.R.D. Enterprises, Inc., a dissolved Florida Corporation, the General Partner of FORE DEER RANCH, a Dissolved Joint Venture. He is personally known to me or has produced FL Drivers License as identification.



[Signature] (Seal)
Notary Public
Notary Printed Name: _____

My Commission Expires: _____

A scrivener's error in

This Deed has been recorded to correct the legal description of those documents recorded in Official Records Book 1360, Page 531; Book 1360, Page 534; and Book 2715, Page 4180.

Exhibit "A"

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE S-87° 57' 53"-E A DISTANCE OF 164.28 FEET TO THE CENTERLINE OF MAIN DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUE S-87° 57' 53"-E A DISTANCE OF 330.03 FEET; THENCE N-02° 41' 01"-E A DISTANCE OF 653.35 FEET TO THE CENTERLINE OF HAYLEE LANE; THENCE N-87° 18' 59"-W ALONG CENTERLINE OF HAYLEE LANE A DISTANCE OF 330.00 FEET TO THE CENTERLINE OF MAIN DRIVE; THENCE S-02° 41' 01"-W ALONG CENTERLINE OF MAIN DRIVE A DISTANCE OF 657.08 FEET TO THE P.O.B.

GRANTORS HEREIN RESERVE A PERMANENT EASEMENT FOR INGRESS AND EGRESS (ROAD, UTILITIES, ETC.) FOR ALL OWNERS AND THE PUBLIC, OVER AND ACROSS THE NORTH 30 FEET AND THE WEST 30 FEET OF THE PROPERTY DESCRIBED ABOVE.

** OFFICIAL RECORDS **
BK 1322 PG 1170

AGREEMENT FOR DEED

Recording Fee	\$ 11.00
Intangible Tax	\$ 11.00
Doc. Stamps	\$ 29.15
Total	\$ _____

ARTICLES OF AGREEMENT

Made this 28th day of October, 1985 BETWEEN
 FORE DEER RANCH, A JOINT VENTURE CONSISTING OF, LAWRENCE E. EDWARDS,
 HOWARD A. PARKER, S.R.D. ENTERPRISES, INC., AND KOOLEE OF WEST
 FLORIDA, INC. party of the first part, and

KONDOR INVESTMENTS

530 N. LaLonde Avenue, Lombard, Illinois 60148 party of the second part,

WITNESSETH, That if the said party of the second part shall first make the payments and perform the covenants hereinafter mentioned on their part to be made and performed, the said party of the first part hereby covenant(s) and agree(s) to convey and assure to the said party of the second part, their heirs, executors, administrators or assigns, in fee simple, clear of all incumbrances whatever, by a good and sufficient deed, parcel of land, situated in the County of OKALOOSA, State of Florida and described as follows, to-wit:

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89° 17' 28" East 164.28 feet; thence North 657.08 feet; thence East 330.00 feet to the Point of Beginning, thence continue East 660.00 feet; thence North 660.00 feet; thence West 660.00 feet; thence South 660.00 feet to the Point of Beginning. Contains 10.00 acres, more or less.
 GRANTORS HEREIN RESERVE A PERMANENT EASEMENT FOR INGRESS AND EGRESS (ROADS, UTIL, ETC) FOR ALL OWNERS AND THE PUBLIC, OVER AND ACROSS THE FOLLOWING:
 Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89° 17' 28" East 164.28 feet; thence North 657.08 feet; thence East 330.00 feet to the Point of Beginning; thence continue East 660.00 feet; thence North 30.00 feet; thence West 660.00 feet; thence South 30.00 feet to the Point of Beginning. Contains 0.45 acres, more or less.

Subject to Mortgage to Federal Land Bank as recorded in O. R. Book 670 Page 272, and Mortgage to Roger Rigenbach and Theodore Laughlin, as recorded in O. R. Book 1280 Page 1536, records of Okaloosa County, Florida.

and the said party of the second part hereby covenant(s) and agree(s) to pay to the said party of the first part the sum of TWENTY TWO THOUSAND, ONE HUNDRED AND NO/100-----Dollars, in the manner following:

120 equal and consecutive monthly installments of \$317.14.
 The first payment to become due and payable on November 28, 1985, and a like payment to become due on the 28th day of each succeeding month until full principal and interest have been paid.

Payments to be made to: Fore Deer Ranch
 P. O. Box 727
 Crestview, Florida 32536

with interest at the rate of TWELVE per centum per annum, payable on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year 1984, and to keep the buildings upon said premises insured in some company satisfactory to the party of the first part, and payable for the parties, respectively as their interests may appear, in a sum not less than n/a

Dollars, during the term of this agreement. And in case of failure of the said party of the second part to make any of the payments or any part thereof, or to perform any of the covenants on their part hereby made and entered into, this contract shall, at the option of the party of the first part, be forfeited and terminated, and the party of the second part shall forfeit all payments made by them on this contract, and such payments shall be retained by the said party of the first part in full satisfaction and liquidation of all damages by sustained and the said party of the first part shall have the right to re enter and take possession of the premises aforesaid without being liable to any action therefor

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of each payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

PREPARED BY: CHRIS CADENHEAD, ATTORNEY
 POST OFFICE BOX 727
 CRESTVIEW, FLORIDA 32536

** OFFICIAL RECORDS **
BK 1322 PG 1171

IN WITNESS WHEREOF, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of:

S. R. D. ENTERPRISES, INC.

By: Rhett Cadenhead
Rhett Cadenhead, President

[Signature]
Witness

Lawrence E. Edwards L.S.
Lawrence E. Edwards First Party

[Signature]
Witness

Howard A. Parker L.S.
Howard A. Parker First Party

KOOLEE OF WEST FLORIDA, INC.

By: Bobby G. Gibbs
Bobby G. Gibbs, President

STATE OF FLORIDA
COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared LAWRENCE E. EDWARDS AND HOWARD A. PARKER, as their non-homestead property, RHETT CADENHEAD, PRES. OF S.R.D. ENTERPRISES, INC., AND BOBBY G. GIBBS, PRES. OF KOOLEE OF WEST FLORIDA, INC. to me know to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same.



WITNESS my hand and official seal in the County and State last aforesaid this 10th day of Dec., A.D. 1985
FLORIDA DOCUMENTARY STAMP TAX REQUIRED BY LAW IN THE AMOUNT OF \$ 29.15 HAS BEEN PAID. NEWMAN C. BRACKIN, CLERK OKALOOSA COUNTY
BY Neuman C. Brackin DC

[Signature]
Notary Public
Notary Public, State of Florida
My Commission Expires Sept. 25, 1987
My Commission Expires: _____

RECEIVED \$ 44.00 IN PAYMENT OF CLASS "C" INTANGIBLE PERSONAL PROPERTY TAX.
CL. FLORIDA NEWMAN C. BRACKIN
OKALOOSA COUNTY CLERK CIRCUIT COURT

IN WITNESS WHEREOF, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of:

[Signature]
Witness

[Signature] L.S.
GERALD KONRARDY, Second Party
G. Ptr. KONDOR INVESTMENTS

[Signature]
Witness



Second Party L.S.

STATE OF MISSOURI ILLINOIS
COUNTY OF DUPAGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared GERALD KONRARDY, GENERAL PARTNER OF KONDOR INVESTMENTS to me know to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same.



WITNESS my hand and official seal in the County and State last aforesaid this 14th day of Nov., A.D. 19 85

[Signature]
Notary Public

FILE# 841545
OKALOOSA COUNTY, FLORIDA

RCPI DEC 30 1985 @ 11:58 AM
NEWMAN C BRACKIN, CLERK

My Commission Expires: Nov 23 1989

AGREEMENT FOR DEED

** OFFICIAL RECORDS **
BK 1322 PG 1172

Recording Fee \$ 18.00
Intangible Tax \$ 18.45
Doc. Stamps \$ 10.20
Total \$

ARTICLES OF AGREEMENT

Made this 28th day of October, 19 85 BETWEEN
FORE DEER RANCH, A JOINT VENTURE CONSISTING OF, LAWRENCE E. EDWARDS,
HOWARD A. PARKER, S.R.D. ENTERPRISES, INC., AND KOOLEE OF WEST
FLORIDA, INC.

party of the first part, and

ROGER M. KONRARDY AND WIFE RUTH A. KONRARDY
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND
NOT AS TENANTS IN COMMON
327 Parkway Place, Fort Walton Beach, Florida 32548 party of the second part,

WITNESSETH, That if the said party of the second part shall first make the payments and perform the covenants hereinafter mentioned on their part to be made and performed, the said party of the first part hereby covenant(s) and agrees to convey and assure to the said party of the second part, their heirs, executors, administrators or assigns, in fee simple, clear of all incumbrances whatever, by a good and sufficient deed, parcel of land, situated in the County of

OKALOOSA, State of Florida and described as follows, to wit:
Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89° 17' 28" East 164.28 feet; thence North 657.08 feet to the Point of Beginning; thence continue North 660.00 feet; thence East 330.00 feet; thence South 660.00 feet; thence West 330.00 feet to the Point of Beginning. Contains 5.00 acres, more or less.
GRANTORS HEREIN RESERVE A PERMANENT EASEMENT FOR INGRESS AND EGRESS (ROADS, UTIL. ETC) FOR ALL OWNERS AND THE PUBLIC, OVER AND ACROSS THE FOLLOWING: Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89° 17' 28" East 164.28 feet; thence North 657.08 feet to the Point of Beginning; thence continue North 660.00 feet; thence East 30.00 feet; thence South 630.00 feet; thence East 300.00 feet; thence South 30.00 feet; thence West 330.00 feet to the Point of Beginning. Contains 0.64 acres, more or less.

Subject to Mortgage to Federal Land Bank as recorded in O. R. Book 670 Page 272, and Mortgage to Roger Riggerbach and Theodore Laughlin, as recorded in O. R. Book 1280 Page 1536, records of Okaloosa County, Florida, and the said party of the second part hereby covenant(s) and agrees to pay to the said party of the first part the sum of

SIX THOUSAND SEVEN HUNDRED TWENTY FIVE AND NO/100---Dollars, in the manner following:

120 equal and consecutive monthly installments of \$96.50.
The first payment becoming due and payable on November 28, 1985, and a like payment becoming due on the 28th day of each succeeding month until full principal and interest have been paid.

Payments to be made to: Fore Deer Ranch
P. O. Box 727
Crestview, Fl 32536

with interest at the rate of TWELVE per centum per annum, payable on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year 19 84, and to keep the buildings upon said premises insured in some company satisfactory to the party of the first part, and payable for the parties, respectively as their interests may appear, in a sum not less than n/a

Dollars,

during the term of this agreement. And in case of failure of the said party of the second part to make any of the payments or any part thereof, or to perform any of the covenants on their part hereby made and entered into, this contract shall, at the option of the party of the first part, be forfeited and terminated, and the party of the second part shall forfeit all payments made by them on this contract; and such payments shall be retained by the said party of the first part in full satisfaction and liquidation of all damages by sustained, and the said party of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of each payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

PREPARED BY: CHRIS CADENHEAD, ATTORNEY
POST OFFICE BOX 727
CRESTVIEW, FLORIDA 32536

** OFFICIAL RECORDS **
BK 1322 PG 1173

IN WITNESS WHEREOF, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of:

By: [Signature]
RHETT Cadenhead, President

[Signature]
Witness

[Signature] L.S.
Lawrence E. Edwards First Party

[Signature]
Witness

[Signature] L.S.
Howard A. Parker First Party

KOOLEE OF WEST FLORIDA, INC.

By: [Signature]
Bobby G. Gibbs, President

STATE OF FLORIDA
COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared LAWRENCE E. EDWARDS AND HOWARD A. PARKER, as their non-homestead property, RHETT CADENHEAD, PRES. OF S.R.D. ENTERPRISES, INC. AND BOBBY G. GIBBS, PRES. OF KOOLEE OF WEST FLORIDA, INC. to me know to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same.



WITNESS my hand and official seal in the County and State last aforesaid this 31st day of Oct., A.D. 1985

FLORIDA DOCUMENTARY STAMP TAX REQUIRED BY LAW IN THE AMOUNT OF \$ 10.24 HAS BEEN PAID. NEWMAN C. BRACKIN, CLERK OKALOOSA COUNTY
BY [Signature] OG

[Signature]
Notary Public

Notary Public, State of Florida
My Commission Expires Sept. 25, 1987
Based on the 4th date - January, 1987

My Commission Expires: _____

RECEIVED \$ 13.45 IN PAYMENT OF CLASS "C" INTANGIBLE PERSONAL PROPERTY TAX. OKALOOSA COUNTY
NEWMAN C. BRACKIN
CLERK CIRCUIT COURT

IN WITNESS WHEREOF, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of:

[Signature]
Witness

[Signature] L.S.
Roger M. Konrardy Second Party

[Signature]
Witness

[Signature] L.S.
Ruth A. Konrardy Second Party



STATE OF FLORIDA
COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

ROGER M. KONRARDY AND WIFE RUTH A. KONRARDY to me know to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of Oct., A.D. 1985



FILED 841546
OKALOOSA COUNTY, FLORIDA

REC'D: DEC 30 1985 @ 11:59 AM
NEWMAN C BRACKIN, CLERK

[Signature]
Notary Public

My Commission Expires: _____
Notary Public, State of Florida
My Commission Expires Sept. 25, 1987
Based on the 4th date - January, 1987

** OFFICIAL RECORDS **
BK 1327 PG 316

WARRANTY DEED

Fox Catrell, Florida Microfilm Corp.

This Warranty Deed Made the _____ day of _____ A. D. 19 _____ by
FORE DEER RANCH, A JOINT VENTURE CONSISTING OF LAWRENCE E. EDWARDS,
HOWARD A. PARKER, S.R.D. ENTERPRISES, INC., AND KOOLEE OF WEST
FLORIDA, INC. as grantor, to

OKALOOSA ASPHALT ENTERPRISES, INC.

whose postoffice address is
hereinafter called the grantee: P. O. Box 122, Shalimar, Florida 32579

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-
leases, conveys and confirms unto the grantee, all that certain land situate in OKALOOSA
County, Florida, viz:

*****SEE ATTACHED LEGAL DESCRIPTION MARKED EXHIBIT "A"*****

FLORIDA DOCUMENTARY STAMP TAX REQUIRED
BY LAW IN THE AMOUNT OF \$ 227.50 HAS
BEEN PAID. NEWMAN C. BRACKIN, CLERK
OKALOOSA COUNTY.
BY: Pauline Wilkerson DC

15.00
827.50

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1984

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

Pauline Wilkerson
Diam M. Rawner

Lawrence E. Edwards
Lawrence E. Edwards
Howard A. Parker
Howard A. Parker

STATE OF FLORIDA
COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared

LAWRENCE E. EDWARDS AND HOWARD A.
PARKER, as their separate and
distinct property

and that they are the person or persons so described in and who executed the
above instrument and they acknowledged before me that they

executed the same in my hand and official seal in the County and
aforesaid this _____ day of _____
A. D. 19 _____

NOTARY PUBLIC
STATE OF FLORIDA
Diam M. Rawner

Pauline Wilkerson
Notary Public, State of Florida
My Commission Expires April 25, 1987

SPACE BELOW FOR RECORDS USE

** OFFICIAL RECORDS **
BK 1327 PG 317

Delia W. Blocker
Notary Public

S.R.D. ENTERPRISES, INC.

By: Rhett Cadenhead
Rhett Cadenhead, President

STATE OF FLORIDA
COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments, personally appeared RHETT CADENHEAD, PRESIDENT OF S.R.D. ENTERPRISES, INC., to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this the 6th day of January, 1986.

Delia W. Blocker
Notary Public
My Commission Expires



Delia W. Blocker
Notary Public

KOOLEE OF WEST FLORIDA, INC.

By: Bobby G. Gibbs
Bobby G. Gibbs, President

STATE OF FLORIDA
COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments, personally appeared BOBBY G. GIBBS, PRESIDENT OF KOOLEE OF WEST FLORIDA, INC., to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this the 6th day of January

Delia W. Blocker
Notary Public
My Commission Expires



** OFFICIAL RECORDS **
BK 1327 PG 318

EXHIBIT "A"

PARCEL NO. 1:

Lot 2, FORE DEER RANCH, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, also being the Point of Beginning, thence North 89° 17' 28" East 164.28 feet; thence North 1317.08 feet; thence West 495.20 feet; thence North 560.00 feet; thence West 504.80 feet to the beginning of a curve to the left having a radius of 572.96 feet, thence along said curve through a central angle of 15° 00' 00" a distance of 150.00 feet to end of curve, thence South 75° 00' 00" West 7.15 feet; thence South 1852.74 feet; thence South 89° 41' 27" East 991.36 feet to the Point of Beginning. Contains 43.38 acres, more or less.

GRANTORS HEREIN RESERVE A PERMANENT EASEMENT FOR INGRESS AND EGRESS (ROADS, UTIL, ETC) FOR ALL OWNERS AND THE PUBLIC, OVER AND ACROSS THE FOLLOWING TWO PARCELS:

ROAD #1: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89° 17' 28" East 164.28 feet to the Point of Beginning; thence North 1317.08 feet, thence West 30.00 feet; thence South 630.00 feet; thence West 1125.20 feet; thence South 60.00 feet; thence East 1125.20 feet, thence South 627.45 feet; thence North 89° 17' 28" East 30.00 feet to the Point of Beginning. Contains 2.46 acres, more or less.

ROAD #2: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89° 17' 28" East 164.28 feet; thence North 1877.08 feet; thence West 495.20 feet to the Point of Beginning, thence continue West 504.80 feet to the beginning of a curve to the left having a radius of 572.96 feet, thence along said curve through a central angle of 15° 00' 00" a distance of 150.00 feet to end of curve, thence South 75° 00' 00" West 7.51 feet; thence South 31.06 feet; thence North 75° 00' 00" East 15.19 feet to the beginning of a curve to the right having a radius of 542.96 feet; thence along said curve through a central angle of 15° 00' 00" a distance of 142.15 feet to end of curve, thence East 504.80 feet; thence North 30.00 feet to the Point of Beginning. Contains 0.456 acres, more or less.

PARCEL NO. 2:

Commence at the Northeast corner of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89° 51' 27" West 1312.55 feet to the Point of Beginning, thence South 00° 19' 47" West 633.00 feet to the centerline of road, thence North 89° 51' 27" West 882.21 feet along said centerline, thence North 10° 14' 35" West 641.92 feet, thence South 89° 56' 55" East 1000.00 feet to the Point of Beginning. Contains 13.66 acres, more or less.

GRANTORS HEREIN RESERVE A PERMANENT EASEMENT FOR INGRESS AND EGRESS (ROADS, UTIL, ETC) FOR ALL OWNERS AND THE PUBLIC, OVER AND ACROSS THE FOLLOWING PARCEL:

Commence at the Northeast corner of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89° 51' 27" West 1312.55 feet; thence South 00° 19' 47" West 603.00 feet to the Point of Beginning, thence continue South 00° 19' 47" West 30.00 feet; thence North 89° 51' 27" West 882.21 feet; thence North 10° 14' 35" West 30.50 feet; thence South 89° 51' 27" East 887.81 feet to the Point of Beginning. Contains 0.610 acres, more or less.



FILE# 846373
OKALOOSA COUNTY, FLORIDA

RCD: FEB 3 1986 @ 11:23 AM
NEWMAN C BRACKIN, CLERK

This Warranty Deed Made and executed the 20th day of January A.D. 1989 by

L. J. TAYLOR, Trustee

hereinafter called the grantor, to CHARLES M. LITTLE, A Married Man,

whose post office address is hereinafter call the grantee: 19 Sassafras Lane Monmouth Jct., New Jersey 08852

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okaloosa County, Florida, viz:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR, NOR IS IT CONTIGUOUS THERETO.

FLORIDA DOCUMENTARY STAMP TAX REQUIRED BY LAW IN THE AMOUNT OF \$ 60.50 HAS BEEN PAID. NEWMAN C. BRACKIN, CLERK OKALOOSA COUNTY. BY: Erly Smith DC

Subject to easements, restrictions and reservations as recorded in the Public Records of Okaloosa County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 1988.

In Witness Whereof, the said grantor(s) has(have) signed and sealed these presents the day and year first above written.

WITNESS:

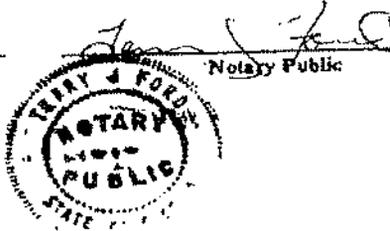
James S. Taylor
witness
Melissa S. Pope
witness

L. J. Taylor
L. J. Taylor, Trustee

STATE OF FLORIDA
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me this 20th day of January, 1989 by L. J. Taylor, Trustee

My Commission Expires: 3-28-89



(SEAL)
This instrument prepared by and return to:

THIS INSTRUMENT PREPARED BY:
ADVANCE TITLE, INC.
P. O. BOX 728
FT. WALTON BCH.: FL 32549

7028
9-20
-5

WARRANTY 1999
FORM CORPORATION

OFFICIAL RECORDS **
BK 1554 PG 1417

D & S MFG. CO. FWA, FLA. REG 14

This Warranty Deed Made and executed the 18th day of April A. D. 1990 by

Ocalaosa Asphalt Enterprises, Inc.

a corporation existing under the laws of Florida, and having its principal place of business at 100 Sunset Lane, Shalimar, FL hereinafter called the grantor, to W. M. Fleming, T. E. Walton, J. C. Darnell and a Partnership (James Nabors, Connie Gilbert, Shari Lynn Darnell, all being married couples). The Three (3) Principles and the Partnership each have a 25% interest, whose postoffice address is

hereinafter called the grantees:

(Whichever word herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in County, Florida, etc:

*****SEE ATTACHED LEGAL DESCRIPTION MARKED EXHIBIT "A"*****

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Had the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances

FLORIDA DOCUMENTARY STAMP TAX RECEIVED
BY LAW IN THE AMOUNT OF \$.55 HAS
BEEN PAID. NEWMAN S. BRACKIN, CLERK
OKALOOSA COUNTY,
BY: Christ Smith

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers therunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: Christ Smith
Secretary

W. M. Fleming
President

Signed, sealed and delivered in the presence of:

Paula R. Day
W. M. Fleming

By: Christ Smith
Secretary

STATE OF FLORIDA
COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared A. L. Nabors

and known to me to be the President and Secretary of the foregoing deed and that they severally acknowledged executing the same in the presence of me, a duly qualified and authorized officer and authority duly vested in them by said corporation and that the said officer herein is the duly authorized officer of said corporation and that the said officer herein is duly authorized to take acknowledgments of the said deed and that the said officer herein is duly authorized to take acknowledgments of the said deed and that the said officer herein is duly authorized to take acknowledgments of the said deed.

WITNESSED my hand and official seal in the County and State first above written this 18th day of April 1990.



EXHIBIT "A"

** OFFICIAL RECORDS **
BK 1554 PG 1418

PARCEL NO. 1:

Lot 2, FORE DEER RANCH, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, also being the Point of Beginning, thence North 89 17' 28" East 164.28 feet; thence North 1317.08 feet; thence West 495.20 feet; thence North 560.00 feet; thence West 504.80 feet to the beginning of a curve to the left having a radius of 572.96 feet, thence along said curve through a central angle of 15 00' 00" a distance of 150.00 feet to end of curve, thence South 75 00' 00" West 7.15 feet; thence South 1852.74 feet; thence South 89 41' 27" East 991.36 feet to the Point of Beginning. Contains 43.38 acres, more or less.

GRANTORS HEREIN RESERVE A PERMANENT EASEMENT FOR INGRESS AND EGRESS (ROADS, UTIL, ETC) FOR ALL OWNERS AND THE PUBLIC, OVER AND ACROSS THE FOLLOWING TWO PARCELS:

ROAD #1: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89 17' 28" East 164.28 feet to the Point of Beginning; thence North 1317.08 feet, thence West 30.00 feet; thence South 630.00 feet; thence West 1125.20 feet; thence South 60.00 feet; thence East 1125.20 feet, thence South 627.45 feet; thence North 89 17' 28" East 30.00 feet to the Point of Beginning. Contains 2.46 acres, more or less.

ROAD #2: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89 17' 28" East 164.28 feet; thence North 1877.08 feet; thence West 495.20 feet to the Point of Beginning, thence continue West 504.80 feet to the beginning of a curve to the left having a radius of 572.96 feet, thence along said curve through a central angle of 15 00' 00" a distance of 150.00 feet to end of curve, thence South 75 00' 00" West 7.51 feet; thence South 31.06 feet; thence North 75 00' 00" East 15.19 feet to the beginning of a curve to the right having a radius of 542.96 feet; thence along said curve through a central angle of 15 00' 00" a distance of 142.15 feet to end of curve, thence East 504.80 feet; thence North 30.00 feet to the Point of Beginning. Contains 0.456 acres, more or less.

PARCEL NO. 2:

Commence at the Northeast corner of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89 51' 27" West 1312.55 feet to the Point of Beginning, thence South 00 19' 47" West 833.00 feet to the centerline of road, thence North 89 51' 27" West 882.21 feet along said centerline, thence North 10 14' 35" West 641.92 feet, thence South 89 55' 55" East 1000.00 feet to the Point of Beginning. Contains 13.66 acres, more or less.

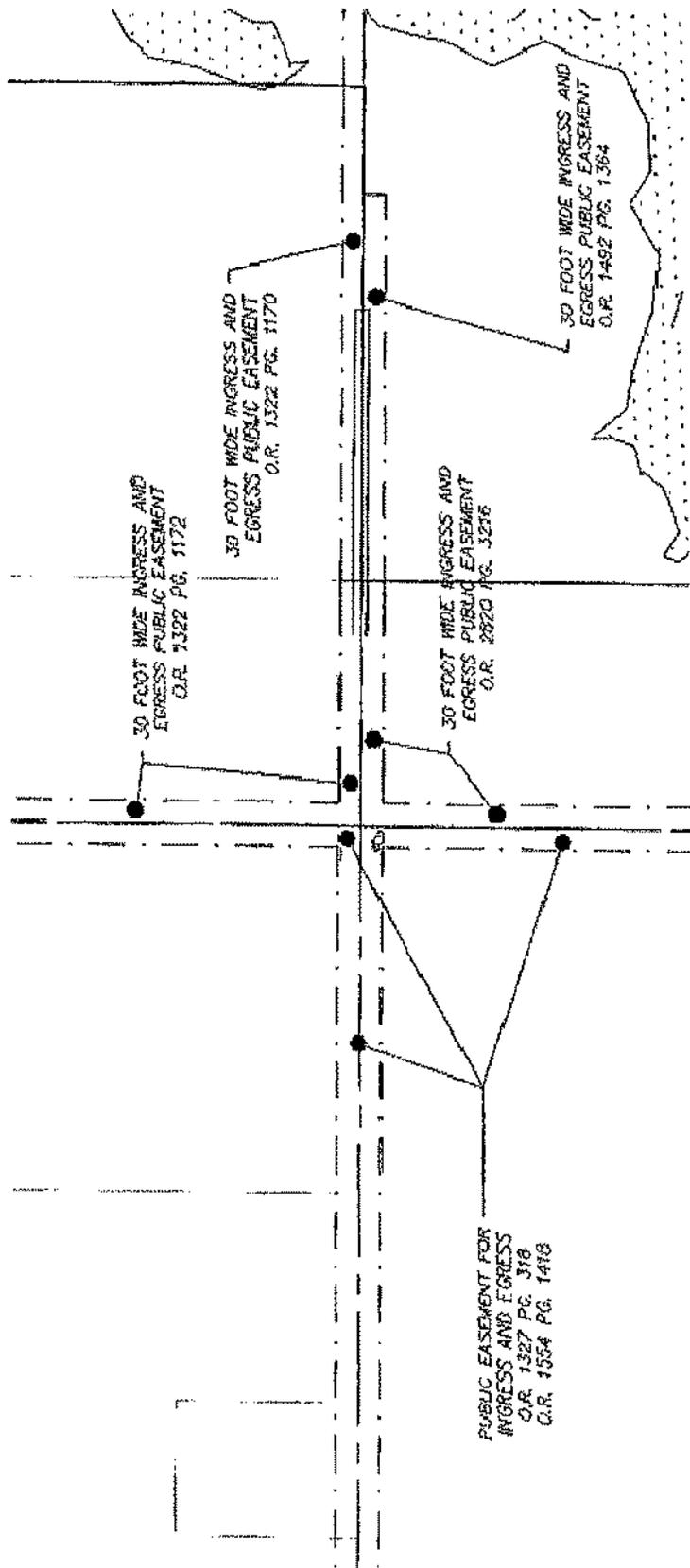
GRANTORS HEREIN RESERVE A PERMANENT EASEMENT FOR INGRESS AND EGRESS (ROADS, UTIL, ETC) FOR ALL OWNERS AND THE PUBLIC, OVER AND ACROSS THE FOLLOWING PARCEL:

Commence at the Northeast corner of Section 35, Township 4 North, Range 23 West, Okaloosa County, Florida, thence North 89 51' 27" West 1312.55 feet; thence South 00 19' 47" West 803.00 feet to the Point of Beginning, thence continue South 00 19' 47" West 30.00 feet; thence North 89 51' 27" West 882.21 feet; thence North 10 14' 35" West 30.00 feet; thence South 89 51' 27" East 887.81 feet to the Point of Beginning. Contains 0.610 acres, more or less.



FILE# 1084582
OKALOOSA COUNTY, FLORIDA

REC: MAY 7 1990 @ 1:01 PM
NEWMAN C BRACKIN, CLERK



30 FOOT WIDE INGRESS AND
EGRESS PUBLIC EASEMENT
O.R. 1322 PG. 1172

30 FOOT WIDE INGRESS AND
EGRESS PUBLIC EASEMENT
O.R. 1322 PG. 1170

30 FOOT WIDE INGRESS AND
EGRESS PUBLIC EASEMENT
O.R. 2820 PG. 3216

30 FOOT WIDE INGRESS AND
EGRESS PUBLIC EASEMENT
O.R. 1492 PG. 1364

PUBLIC EASEMENT FOR
INGRESS AND EGRESS
O.R. 1327 PG. 318
O.R. 1554 PG. 1418

Tim Durbin

From: Yeseina Baez <yessie28@aol.com>
Sent: Wednesday, May 28, 2025 12:48 PM
To: Tim Durbin
Subject: MASTER PLAN 329 - subdivision

May 28, 2025

Hello Tim,

I am writing because I have an extreme concern about traffic in Crestview. I am not alone with this concern. We moved to Crestview in May of 2019; I have seen how much traffic has increased on 85, 90 and 285. My concern is with all the housing developments being approved and built in Crestview this issue will only become worse.

Today I am writing to speak out against the MASTER PLAN 329 – lot subdivision now threatening our community here in Crestview. And to also point out that this does not only affect Crestview residents but also Laurel Hill, Mossy Head and DeFuniak Springs as all residents share the same roads. The people of our communities need to get to work not only timely but safely.

Crestview has so many new subdivisions, housing and apartment complexes all complicating the already existing issue of our strained and often unsafe roadways. The roads need to be developed first before more projects can be approved.

My family and the Mossy Head Community recently fought against a project at the Blackstone Golf Course in Mossy Head because they wanted to add 2400 more homes which would dump more traffic onto 90, then to 285 and to I-10. We already have a safety and traffic issue on these roads with what is in existence now. Over the last 3 years I have seen increased amount of traffic on 90 all coming from Crestview. Also, on 90 there is currently a development by Ventures 68 under construction which I have heard is over 1200 homes by Clint Mason. There is no way people can get to work timely. My family personally already have to add an hour of travel time to our daily commute and sometimes even more. I cannot even imagine adding more time. This will all disrupt quality of life. When will people have time to rest and enjoy their homes and families, if all their time is spent on the road trying to get to work and then back home from work? Not only that but, this is a safety concern in my opinion. When people are not rested it is a risk on the roads.

It is my understanding that the “roads” issue seems to be a problem for the state and/or possibly the Federal government and not the counties however, surely cities and counties can influence change and request our roads be addressed first before we can approve more housing developments.

The infrastructure and the roads on 90 cannot support all these developments and industrial projects. 285 certainly cannot either. We are talking about 2 lanes only. One lane up and one lane down. There is just no way. 85 is already a nightmare and that one is a 2-lane road each way. 90 and 285 are dangerous roads to travel and increased traffic will not help the situation. Not to mention that all these roads are also evacuation roads for natural disasters and God forbid anything else.

Development is necessary, yes, and I understand that, but the infrastructure must go hand and hand. It does not appear that Okaloosa and Walton counties have a good handle on the situation. Projects keep getting approved, but our roads and other resources stay the same. We are going to end up in gridlock. People must get to work to support themselves and make a living. Tourism is a factor as well; the tourists also use the same roads. We need a solution on roads and infrastructure before we get more developments with tons of homes approved. More homes equal more cars, two cars per home easily. My home alone has four vehicles. We do not have any other way to get to and from places, if not by vehicles. There is not much public transportation options on the Panhandle.

Traffic and travel time takes away from our lives, we lose sleep and loose time with our families, miss being home and can't even enjoy the fruits of our labor because we will be in traffic for hours. My family and I are opposed to this new development and do not want to see it approved. Thank you for your time. I wanted to voice some of my concerns regarding quality of life, and safety. The lack of roads and infrastructure and the increase of new residences all contribute to more traffic and higher risks on the roads, all leading to an undesirable place to live.

Regards,

Yeseina Baez
1898 Laird Rd
Crestview, FL 32539
(856)266-7897

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Tim Durbin

From: alan landers <alan.land71@gmail.com>
Sent: Thursday, June 5, 2025 9:16 AM
To: Tim Durbin
Subject: 392 Lot Subdivision

I wanted to take the time to voice my displeasure upon hearing of the proposed subdivision off Airport and Buckhorn. The North Crestview area already has too much traffic and little diverse businesses to support our community. The Antioch/PJ Adams by-pass is nothing but a joke without the population there to support it. Build there! If you build the by-pass, they will come!

The planning in the City of Crestview is silly enough, dont make it worse. Please do me a favor.....drive HWY 85 S from Airport.... or Auburn to PJ Adams at 0630 or 700 or 730. It will take you 25-30 minutes now (at best), not even when school is in session. Try it. See if adding 300 cars to the mix will help on our undersized 4 lane highway. The By-pass is out of the way for those of us on Airport, Auburn, or points further North. Who was the genius with this plan? I think somebody is licking the windows on the short bus.....or just profiting at taxpayer expense-or both.

I'd love to volunteer to sit on a board, or give my opinion on this matter. My hat is in the ring.

Alan Landers
850-333-0187

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Tim Durbin

From: alan landers <alan.land71@gmail.com>
Sent: Thursday, June 5, 2025 9:27 AM
To: Tim Durbin
Subject: Re: 392 Lot Subdivision

Thanks greatly for the fast response! AL

On Thu, Jun 5, 2025 at 9:23 AM Tim Durbin <tdurbin@myokaloosa.com> wrote:

Mr. Landers,

The Okaloosa County Planning Department has received your email and will place your comments in the file. Please be advised the two main entrances to the proposed project is located off of Airport Drive at Main Street and Pine Crest. Buckhorn Drive, per the Engineer of record, is only to be used for emergency access only.

Thank-you,

Tim

From: alan landers <alan.land71@gmail.com>
Sent: Thursday, June 5, 2025 9:16 AM
To: Tim Durbin <tdurbin@myokaloosa.com>
Subject: 392 Lot Subdivision

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Alan Landers

850-333-0187

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Tim Durbin

To: alan landers
Subject: RE: 392 Lot Subdivision

Mr. Landers,

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Subject: 392 Lot Subdivision

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Alan Landers
850-333-0187

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Tim Durbin

From: H Stamaris <elstamz03@gmail.com>
Sent: Wednesday, May 28, 2025 12:25 PM
To: Tim Durbin
Subject: Formal Opposition to Proposed 329-Lot Subdivision

Dear Mr. Durbin,

I am writing to formally express my opposition to the proposed 329-lot single-family subdivision development currently under review by the Okaloosa County Department of Growth Management.

As a resident of this community, I am deeply concerned about the irreversible impact this project would have on our neighborhood's character, safety, and livability. A development of this scale is not appropriate for our area and threatens to overextend the infrastructure we currently rely on.

One of the most alarming issues is the proposed use of Buckhorn Drive as a secondary entrance to the subdivision. This road was not designed to handle high traffic volumes and increased congestion would pose a serious safety risk to current residents, including children and pedestrians. Emergency response times, road safety, and quality of life will all be negatively affected.

In addition, the density of this development raises concerns about:

- Traffic congestion and road safety
- Environmental impact and loss of green space
- Strain on local infrastructure and public services
- Overcrowding of schools and public amenities

Growth should be managed thoughtfully, with meaningful community input and a focus on sustainable development—not at the expense of those who already call this place home.

I respectfully urge you and the planning commission to reject this development proposal. Please ensure that this message is included in the official record of public opposition.

Thank you for your time and consideration.

-Heleena Stamaris

407-902-8474

stamarisheleena@gmail.com

Tim Durbin

From: Patty Seip <pattyseip@gmail.com>
Sent: Wednesday, May 28, 2025 11:08 AM
To: Tim Durbin
Subject: Planned 329 lot Single Family Subdivision on Airport Road

Dear Mr Durban,

This email is in response to a Public Notice sign located on Main Drive and Airport Road. We would like to lodge a formal letter of opposition to this proposed subdivision.

The infrastructure of Crestview cannot support the existing population now, let alone any future subdivisions. Ask anyone local resident and they can testify that Crestview is a bedroom community, and most of its residents must commute.

Also, the planned subdivision proposes to use Buckhorn Drive as a secondary entrance. The dangerous curve on Airport Road before Buckhorn will become more traveled, and the recent "repairs" the county just completed did not address the degree of the embankment of the road, therefore it still leans in the wrong direction, and the accidents will continue.

Many residents who live in our area purposely moved here to enjoy country life and less dense population. Our property was zoned agricultural when we purchased it, and we recently found out it has been rezoned to rural residential. The residents were never notified of this change. A friend of ours moved here from Fort Walton Beach to enjoy country life with a few farm animals, only to wind up with a subdivision of 33 homes straight across the street.

We are asking you to revoke this developers' proposition and any future proposals in North Crestview as well. The North Crestview residents wish to keep our area rural and agriculturally based.

This is a letter of formal opposition to the 329 Lot planned subdivision on Airport Road across from Bob Sikes Airport. Your attention to this matter is greatly appreciated.

Sincerely,
Mr and Mrs Gregory Seip

Sent from my iPad

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Tim Durbin

From: Willis <eastridge45@gmail.com>
Sent: Tuesday, May 27, 2025 6:57 PM
To: Tim Durbin

STOP with all this development!! We don't need anymore housing in Crestview!!!! We don't need the development off Airport Road !!!

Thank you.
Willis Eastridge.
Okaloosa County Tax Payer / Resident

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Tim Durbin

From: Lisa D <lisabuk83@gmail.com>
Sent: Tuesday, May 27, 2025 8:42 PM
To: Tim Durbin
Cc: JB
Subject: Master Plan 329 Lot Subdivision

Hello,

This is in regards to a new subdivision being built in North Crestview, FL. The concern for this permit extends to the community pertaining to congestion on the roads that are already taxing this town. I think building should stop until the roads can accommodate extra cars via road expansion efforts. We live in North Crestview, and own a home, which makes this topic very important. The military in the area already make traffic horrendous in both North and South Crestview. Also, the school system here, especially Crestview High School, cannot keep up with the influx of students this would cause. I am sure the elementary and middle schools would experience the same. Thank you for reading this email and I hope this could change your mind for now on this project.

Lisa Dorriety

Crestview FL, resident

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NOTICE OF PUBLIC HEARING

The Okaloosa County Planning Commission will hold a public hearing to consider the following item:

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 LJA 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 property is located east of Main Drive, north of Airport Road at the terminus of Pinecrest Road. The property identification numbers are 35-4N-23-0000-0003-0210 and 35-4N-23-000-0001-0000. The subject property contains a total of 263.83 acres more or less.

A public hearing has been scheduled as follows:

Planning Commission: 5:01 PM, or as soon thereafter, on April 9, 2026, in the Commission Meeting Room, 1250 North Eglin Pkwy., Shalimar, FL.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD REGARDING THIS ACTION.

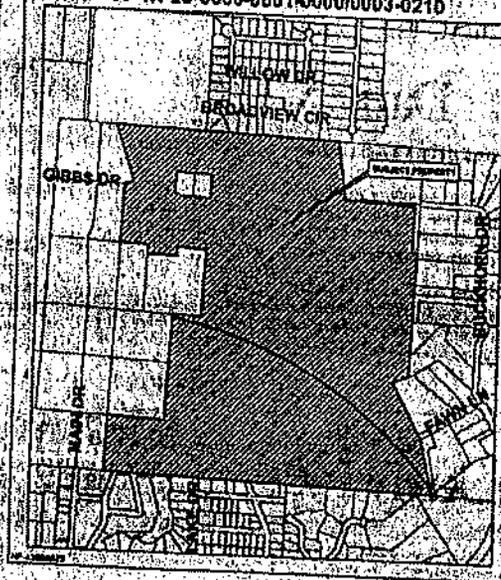
The application may be inspected by the public at the Department of Growth Management offices located at 1250 N. Eglin Parkway, Suite 301, Shalimar, FL 32579 (850) 651-7180 or in the Growth Management offices located at 402 Brookmeade Dr., Crestview, (850) 689-5080.

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 offices described above and must be made at least 48 hours in advance of the hearings in order to provide the requested service.

Attachment

35-4N-23-0000-0001-0000/0003-0210



OKALOOSA COUNTY
ENVIRONMENTAL ASSESSMENT

for

River Park Residential

for

Parcel Number:
35-4N-23-0000-0001-0000

Okaloosa County, Florida

Prepared for

Green Energy
Mr. Patrick Davis
1305 Highway 90 West
Holt, Florida 32564
(850) 537-4043
patrickd@gecontracting.net

Prepared by

The logo for Biome Consulting Group features the word "biome" in a large, blue, lowercase sans-serif font. A small green leaf icon is positioned above the letter 'i'. Below "biome", the words "Consulting Group" are written in a smaller, green, lowercase sans-serif font.

3298 Summit Blvd. Ste. 44 Pensacola, Florida 32503
850.435.9367 www.biome.co

September 2022

Project: 2542.012

INTRODUCTION

Biome Consulting Group has completed an "Okaloosa County Environmental Assessment Report" of the approximately 265-acres property designated as a portion of parcel number: 35-4N-23-0000-0001-0000 by the Okaloosa County Property Appraiser. For the purpose of this report, the subject parcel will be referred to as the "Site."

The report is designed to address specific information relating to the protection of Okaloosa County's natural resources and to satisfy the objectives outlined in the County's Comprehensive plan, Chapter 2.10 relating to Conservation. The relevant portions of the comprehensive Plan are available on the county's website: <https://myokaloosa.com/gm/planning/plan>.

PROPERTY LOCATION AND DESCRIPTION

The site is located approximately 1,400 feet north of Airport Road and approximately 360 feet east of Main Drive, in Crestview, Florida. The geographical center is found near Latitude 30°48'12.135" North and Longitude 86°31'3.69" West (**Exhibit 1**).

The Site is currently undeveloped and is bordered by a mixture of residential development and rural lands positioned to the north east and south. Lands immediately west of the site remain undeveloped. Reviews of historic aerial imagery show that the entirety of the site was clear cut at least one time in the past. The successional nature of the remaining vegetative composition and arrangement reflect a lack of silvicultural intent for the site. A 2019 aerial photograph reflects the current condition of the site and the adjacent properties (**Exhibit 2**).

MATERIAL AND METHODS

Biome Consulting Group has identified the following parameters in relation to the Site and the immediate vicinity. The information and attachments are the results of data queries and/or available databases that are incorporated into our internal Geographic Information System (GIS). The results of the field work, site inspections, and GIS queries have been compiled and are attached to this report. Specific parameters were assessed during the conduct of this assessment and are addressed within as follows:

1. FEMA Flood Zone(s) and Floodplains
2. Wellhead Protection Area Proximity/Distance (Ch 2.8; Policy 1.2)
3. Wetlands, both jurisdictional and non-jurisdictional (per definition contained in Rule 9J-5.003(149) F.A.C.) location/acreage and associated required buffering
4. Soils Information
5. Topography Elevations/Slope
6. HAZMAT locations
7. Cultural Resources – Historical/Archeological Site(s)
8. Water bodies (lakes, creeks, ponds, bayous, etc.)
9. Vegetative Communities (location/acreage)
10. Threatened/ Endangered Species (and mitigation plan if required)
11. Existing Land Use (description/location/acreage)

RESULTS

1. Flood Zones and Floodplains

Floodplain management regulations are contained in section 3.05.00 of the Okaloosa County LDC. Projections of FEMA flood hazard zones were evaluated. The site is positioned within Zone A (an area of high flood risk), Zone AE (an area of high flood risk), and Zone X (an area of moderate to low flood risk). Location and acreage of FEMA flood hazard zones (and floodplains, if present) are depicted in **Exhibit 3**. Please note that this information is being provided to address the County's LDC requirements and should never be used for planning purposes or in lieu of an elevation survey.

2. Wellhead Protection Zones

In order to protect public water supplies, no land use activities or construction is permitted within a 500-foot radius of potable wells with a permitted capacity of 100,000 gallons per day (GPD) or more. The nearest public water supply is located near the intersection of John Givens Rd. and Adora Teal Way, approximately one mile southwest of the site (**Exhibit 4**).

3. Wetlands

A jurisdictional wetlands and waters assessment was conducted on the above referenced property. Our assessment included an analysis of vegetative cover and composition, wetland hydrology indicators, and hydric soil indicators in accordance with state and federal procedural guidelines. The following is meant to be used as a brief summary of site results and the regulatory agencies' potential involvement with this property:

- 1. Vegetation:** The wetland portion of the site was dominated by slash pine, loblolly pine, black gum, sweetbay magnolia, swamp bay, tall gallberry, black titi, bog buttons, fetterbush, cinnamon fern, royal fern, Atlantic white cedar, Florida anise, mountain laurel, swamp azalea, and netted chain fern. The upland portion of the site was dominated by longleaf pine, slash pine, live oak, sand live oak, yaupon, darlington oak, water oak, muscadine vine, sand pine, Elliott's blueberry, bracken fern, earleaf greenbrier, and southern magnolia;
- 2. Soils:** The soil survey indicates that the property is underlain by the Kinston, Lakeland, Dothan, Albany, Troup, Lucy, and Bonifay soil series which was confirmed by on-site soil pit excavation. Hydric soil indicators observed within the wetland portion of the site included the S5 Sandy Redox, S7 Dark Surface, and A7 5cm mucky mineral indicators. Above the wetland line, hydric soil indicators were distinctly absent;
- 3. Hydrology:** Field indicators of wetland hydrology observed included geomorphic position, elevated lichen lines, secondary flow channels, sediment deposition, and morphological plant adaptations.

The Site was delineated according to state rule chapter 62-340, Delineation of the Landward Extent of Wetlands and Surface Waters. This rule's intent is to provide a unified statewide methodology for the delineation of the extent of wetlands and surface waters to satisfy the mandate of Section 373.421, F.S. This delineation methodology is intended to approximate the combined landward extent of wetlands as determined by the state Water Management District and the Florida Department of Environmental Protection (FDEP). For projects that do not have wetland impacts within 300' of MHWL/OHWL, the state 62-340 delineation prevails and the FDEP is the permitting authority for impacts to 404 wetlands under 62-331. More information can be found at: <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/state-404-program>.

WETLAND RESULTS

Based on our thorough assessment, we have concluded that approximately 199.97-acres of the target property are upland with **64.95-acres of wetlands** and other waters within the jurisdiction of the CWA and the State of Florida. (**Exhibit 5**). As such, development of any wetlands within this site will require Federal and State issued wetland permits.

4. Soils

Review of the USDA, Natural Resources Conservation Service (NRCS) "Soil Survey of Walton County" and the NRCS "Web Soil Survey" GIS site were used to research and identify the soils underlying the Site. A map illustrating the different soil types occurring within the Site boundaries is attached (**Exhibit 6**). Soils data was corroborated in the field by excavating several pits. Review of the NRCS Web Soil Survey for Okaloosa County and GIS data indicates the Site is underlain by seven soil series, which are outlined below:

ST-49 Bonifay (non-hydric)

According to the Okaloosa County Soil Survey, the Bonifay series consists of very deep, well drained, moderately permeable soils that formed in sandy and loamy marine sediment on broad, nearly level or sloping ridges and side slopes. Slopes typically ranged from 0 to 12 percent. Soils in the Bonifay series are Loamy siliceous, subactive, thermic Grossarenic Plinthic Paleudults.

ST-3 Albany (non-hydric)

According to the Okaloosa County Soil Survey, the Albany series consists of very deep, somewhat poorly drained, moderately permeable soils that form from marine and fluviomarine deposits or eolian deposits on marine terraces and upland flats. Slopes typically range from 0 to 8 percent. Soils in the Albany series are Loamy, siliceous, subactive, thermic Aquic Arenic Plaeudults.

ST-43 Kinston (hydric)

According to the Okaloosa County Soil Survey, the Kinston series consists of deep, poorly drained, moderately permeable soils. These soils formed from highly variable sandy, loamy and clayey fluvial sediment on nearly level flood plains of creeks, streams, and rivers in the Coastal

Plain. They are saturated in winter and early spring, and have slopes ranging from 0 to 2 percent. Soils of the Kinston series are fine-loamy, siliceous, semiactive, acid, thermic Typic Fluvaquentic Endoaquepts.

ST-23 Troup (non-hydric)

According to the Okaloosa County Soil Survey, the Troup series consists of very deep, somewhat excessively drained soils that formed in sandy and loamy marine sediment on ridges and hills with slopes ranging from 0 to 15 percent. Soils of the Troup series are loamy, kaolinitic, thermic Grossarenic Kandiudults.

ST-12 Lakeland (non-hydric)

According to the Okaloosa County Soil Survey, the Lakeland series consists of very deep, excessively drained, rapidly permeable soils that formed in thick sandy marine sediment on nearly level to steep uplands. Slopes typically range from 0 to 12 percent but can reach 85 percent in dissected areas. Soils of the Lakeland series are thermic, coated Typic Quartzipsamments.

ST-39 Dothan (non-hydric)

According to the Okaloosa County Soil Survey, the Dothan series consists of very deep, well drained soils that formed in thick beds of unconsolidated, medium to fine-textured marine sediments. Slopes typically range from 0 to 15 percent. Soils in the Dothan series are Fine-loamy, kaolinitic, thermic Plinthic Kandiudults.

ST-16 Lucy (non-hydric)

According to the Okaloosa County Soil Survey, the Lucy series consists of very deep, well drained, moderately permeable soils. These soils formed in sandy and loamy marine sediment and are commonly found on ridgetops and side slopes. Slopes can reach up to 45 percent. Soils of the Lucy series are loamy, kaolinitic, thermic, Arenic Kandiudults.

5. Topography

The 1970 U.S. Geologic Survey (USGS) 7.5-minute topographic map for the Crestview, Florida quadrangle was reviewed to provide information about the topography of the site (**Exhibit 7**). According to the USGS Topographic map, elevation ranges from 110 to 218 feet. The map depicts the highest point (+/-218 feet) in elevation to be near the northeastern portion of the site.

6. Hazardous Materials

A site reconnaissance was conducted to evaluate the presence of features suggestive of discharges of hazardous substances onto the ground at the subject property. Examples of such features include structures associated with the storage and dispensing of petroleum products (fill ports, pump islands, tank pads, vent pipes, plumbing, etc.); evidence of illicit disposal (tanks, pits, lagoons, mounds, etc.); or structures associated with past uses of the property that may have been involved in use, storage, or disposal of hazardous substances. Our reconnaissance failed to identify any feature or finding to suggest the presence of hazardous substances on the property.

Biome did not perform a Phase I Environmental Site Assessment pursuant to American Society of Testing and Materials (ASTM E 1527-05) protocol on this property. Biome used "best professional field judgment" while ascertaining the potential for contamination on the Site. Obvious signs of contamination, or other indicators which would suggest subsequent study or examination, were not noted. Based on the information readily available to us, **it is our professional opinion that the Site is free of surficial hazardous materials.**

7. Cultural Resources

A Florida Master Site File inquiry was initiated with the Florida Department of State, Division of Historical Resources for notice of official recorded sites which are located within the general vicinity of the Site. This information was received and interpreted by Biome Consulting Group. The Florida Master Site File response indicates that two cultural resource assessment surveys (CRAS) were previously conducted in association with the site: MS# 13382 Cultural Resources Survey of Deer Creek Planned Urban Development Okaloosa County, FL and MS# 3167 Historic Building Survey of Okaloosa County. **The findings from these surveys identified two sites (Site ID OK02511 and OK02512) within the subject property which were determined to be ineligible for listing in the National Historic Register. Based on the results of the previous cultural resource assessment surveys, it is our professional opinion that development of this site will not impact known cultural resources.**

8. Waterbody

Review of aerial imagery and other maps and a visual inspection of the property show that the site is free of any waterbody. Therefore, no portion of the Site is considered to be in an Aquatic Preserve (AP), Outstanding Florida Waterway (OFW), or any other protected waterbody.

9. Vegetative Communities

The location, size, and characterization of all vegetative communities were established through analysis of available recorded information, aerial interpretation, and adequate pedestrian transects. Species dominance and composition were noted and factored into categorizing each community classification type. The different community types were then referenced according to the FNAI Natural Communities classification system (**Exhibit 8**).

The Site can be broken down into four distinct community types: sandhill, successional hardwood forest, seepage stream, and disturbed lands. The sandhill component occupies a combined 103.92 acres and can be characterized by a somewhat open canopy of longleaf pine, slash pine, with a developing midstory of darlington oak, water oak, and turkey oak. Patches of yaupon, sparkleberry, Pensacola hawthorn, blueberry, persimmon, wax myrtle, saw palmetto, gopher apple, wiregrass, broomsedge, bracken fern, and prickly pear cactus also occur within the sandhill. Approximately 95.09 acres of successional hardwood forest occur where past logging activities prevented regeneration of herbaceous groundcover across the landscape. This area is easily identified by a dense canopy of darlington oak with occasional longleaf pine and slash pine subtended by southern magnolia, sparkleberry, blueberry and yaupon. Dense leaf litter with very little groundcover occurs at the surface within the successional hardwood forest. The seepage

stream classification (+/- 64.95 acres) represents the combined wetland areas across the site. Common species within the areas identified as seepage stream include slash pine, black gum, sweetbay, black titi, red titi, loblolly bay, red bay, gallberry, fetterbush, Florida anise swamp azalea, mountain laurel, cinnamon fern, royal fern, netted chain fern, and Virginia fern. The remainder of the site can be classified as disturbed lands due to the extreme alterations caused by roadway construction, stream crossing attempts, and obvious mechanical earthwork. These areas reflect portions of the landscape that have been completely altered from the natural state.

10. Imperiled Species

A Florida Natural Areas Inventory (FNAI) Elements of Occurrence search was used to determine the proximity of any documented occurrences of species or their habitat to the Site. FNAI's Biodiversity Matrix Query Results for Matrix Units 3111, 3112, 3159, 3160 are appended to this document as **Attachment A**. Each matrix unit covers 640 acres (one square mile) of land; therefore, a "found" element in the report simply means that the element may occur somewhere within the specified matrix unit. Within the overall area the following elements were listed in the biodiversity matrix:

- Zero (0) documented elements found;
- Zero (0) documented-historic elements found;
- Five (5) likely elements found: Mesic Flatwoods, Upland Hardwood Forest, Upland Pine, Florida Black Bear (*Ursus americanus floridanus*), and Florida Map Turtle (*Graptemys ernsti*);
- In addition, twenty-seven (27) potential elements were found, see **Attachment A**.

The Site was surveyed for protected species through the use of limited pedestrian transect surveys. Transect widths were established in the field based on the natural community type and/or vegetation density. The Site visit did not reveal any evidence of listed State or Federal plant or animal species. However, the site contains habitat suitable for the gopher tortoise, a state-designated threatened tortoise species known to occupy portions of Okaloosa County. Gopher Tortoises are protected by state law, [Chapter 68A - 27.003, FL Administrative Code](#) and implemented by the Florida Fish and Wildlife Conservation Commission (FWC). **Prior to any land development activities, it is recommended that a 15% Gopher Tortoise Survey be conducted, in accordance with FWC permitting guidelines, within 90 days of any construction activities. Survey results are only valid for +/-90 days and should be updated as conditions change. Aside from the Gopher Tortoise burrows, no other habitat types or populations of imperiled animal species were identified during the Site review.**

11. Land Use

The target property is currently in successional regrowth following clearcut logging operations. As such, the best land use description for the site is agriculture.

CONCLUSION

The River Park Residential site has been thoroughly evaluated for environmentally sensitive areas and cultural resources. As the results of our assessment, we present the following conclusions:

1. FEMA Flood Zone/Floodplain: The site contains zones X, A, and AE;
2. Wellhead Protection Zone: The site is not located within the cone of protection for any potable water well;
3. Wetlands: A wetland jurisdictional determination resulted in the finding that the site is comprised of approximately 64.95-acres of jurisdictional wetlands and other surface waters;
4. Soils Information: The site is underlain by the Albany (non-hydric), Bonifay (non-hydric), Dothan (non-hydric), Kinston (hydric), Lakeland (non-hydric), Lucy (non-hydric), and Troup (non-hydric) soil series;
5. Topography: The site highest elevation is +/-218 feet and lowest elevation is +/- 110 feet;
6. HAZMAT locations: No apparent use, storage, or disposal of hazardous substances on or adjacent to the target property were identified in database review or site inspection;
7. Cultural Resources or Historical/Archeological Site(s): No sites eligible for listing on the National Register of Historic Places are located on the site;
8. Water bodies: none;
9. Vegetative Communities: Vegetative analysis reveals that the site is comprised of: sandhill, successional hardwood forest, seepage stream, and disturbed lands;
10. Listed Species: No populations of species subject to the protections of the US Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission were observed within the site boundaries. Portions of the site provides suitable habitat for the gopher tortoise;
11. Existing Land Uses: Agriculture.

This concludes the Okaloosa County Environmental Assessment Report for Environmentally Sensitive Lands and known cultural resources of the subject property of the approximately 265-acre "River Park Residential" site. If you should have any questions regarding this information, please contact us at 850-435-9367 or www.biome.co.

Signature of Environmental Professional

I declare that I have conducted and / or reviewed this assessment and support the data and conclusions contained therein.



Scott Singletary
Ecological Consultant
Biome Consulting Group

September 20, 2022

Date

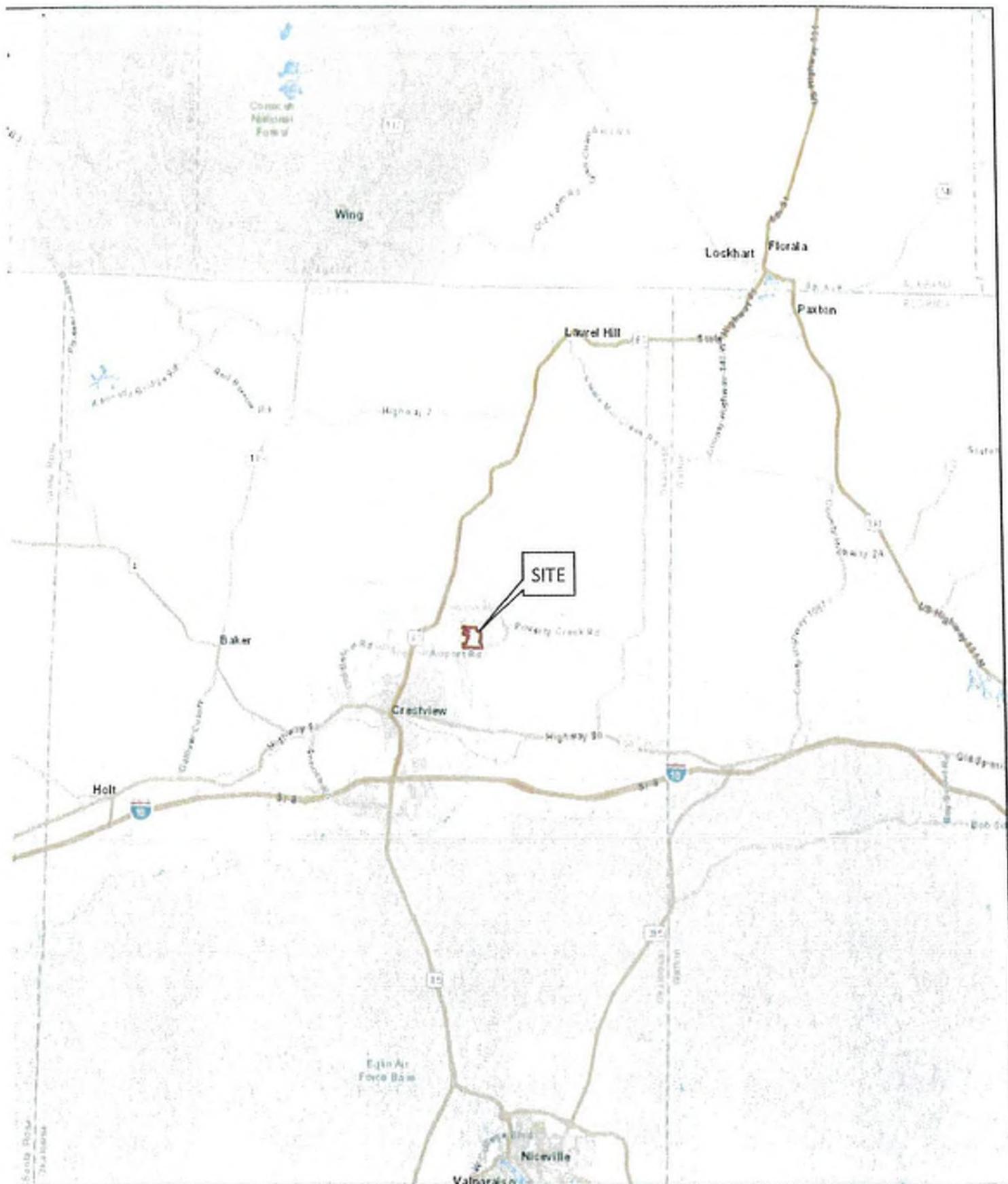


EXHIBIT 1
SITE LOCATION MAP
OKALOOSA COUNTY
RIVERPARK RESIDENTIAL
MULTIPLE PARCELS
GREEN ENERGY

LEGEND

 INSPECTION BOUNDARY

2542.012
 JJS

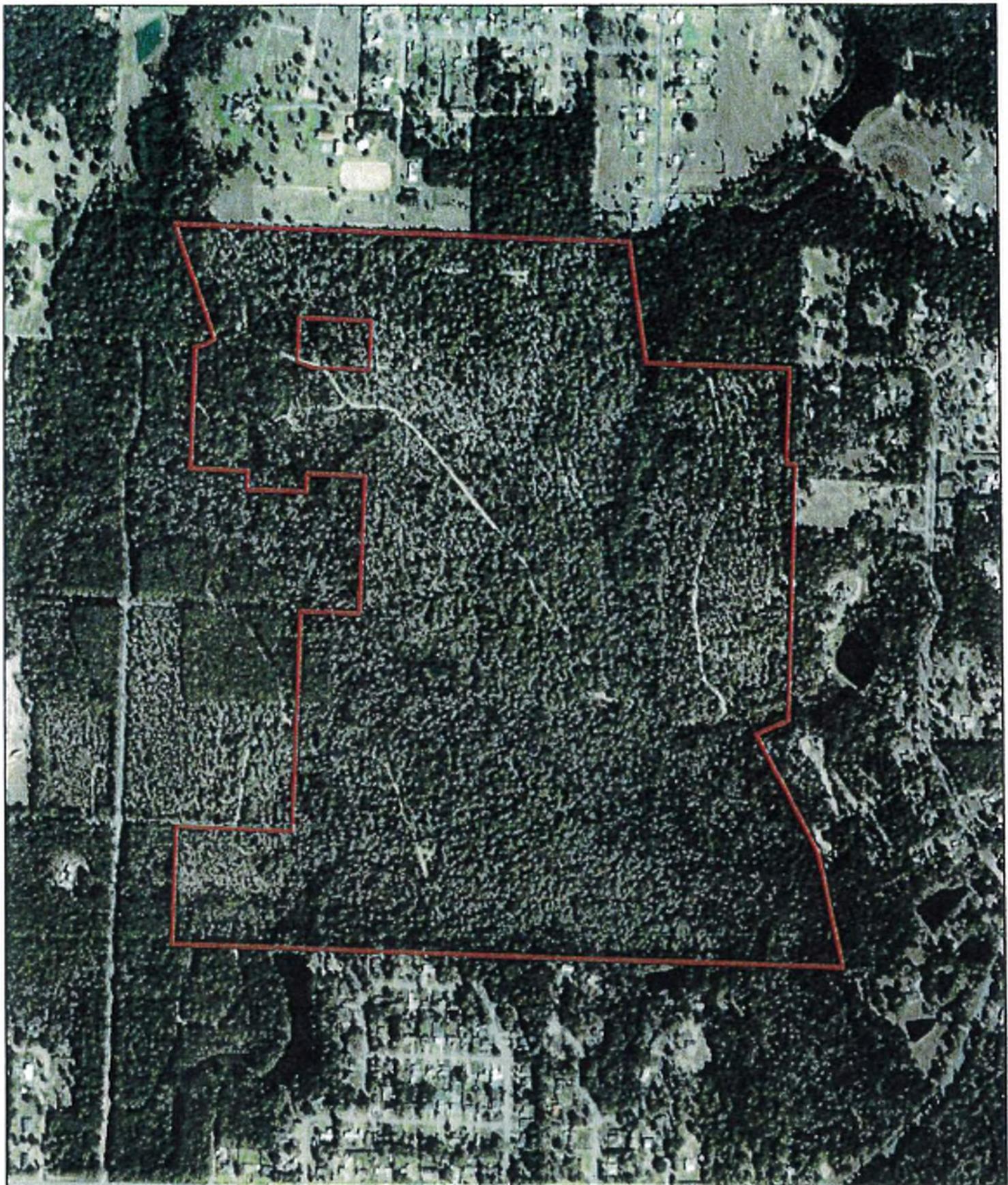
8/24/2022



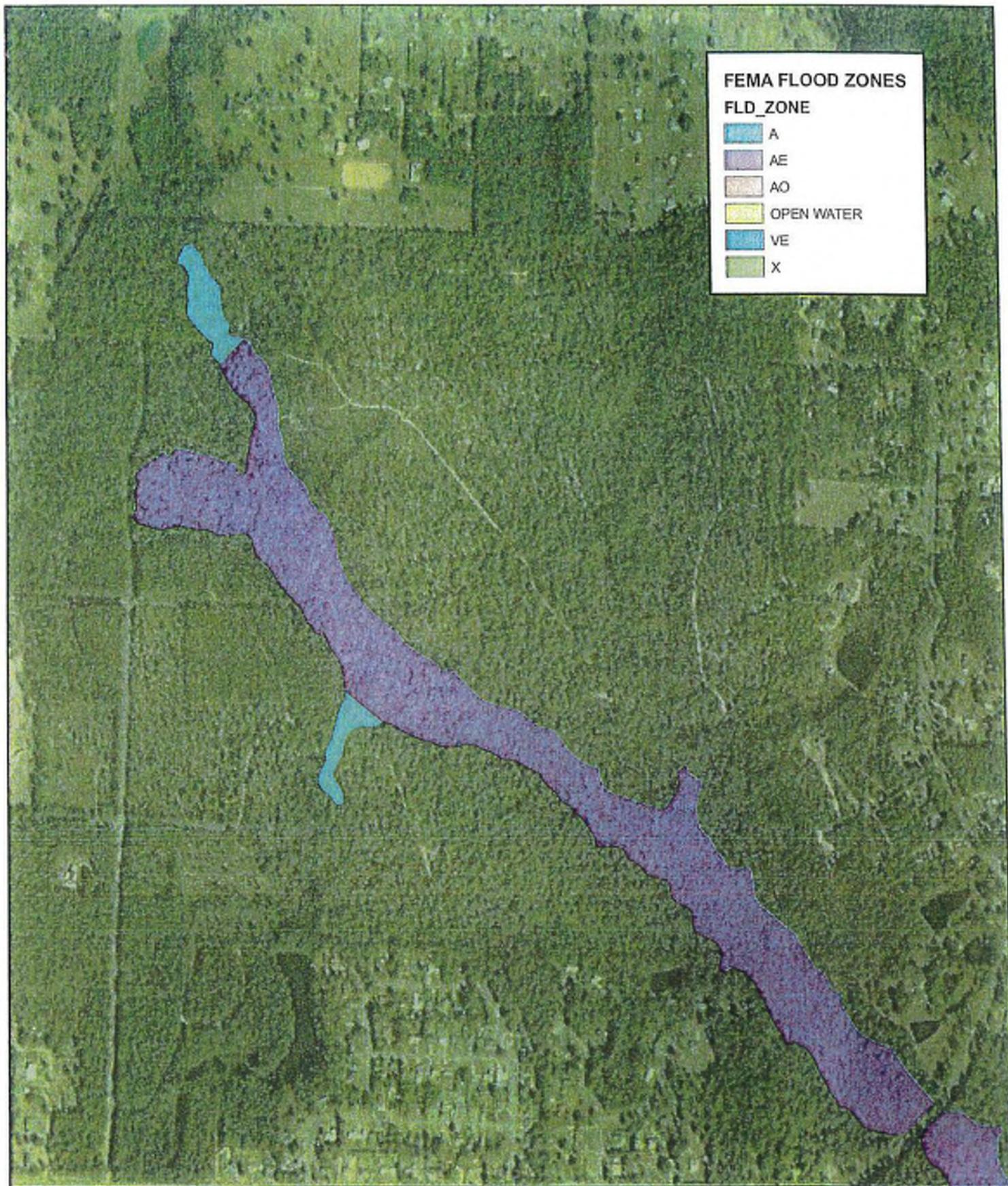
0 2.25 4.5
 Miles

biome
 Consulting Group
 1291 Sunset Blvd. Ste. 111, Pensacola, Florida 32501
 850.435.2017 www.biome.com

THIS IS NOT A SURVEY



<p>EXHIBIT 2 CURRENT AERIAL PHOTOGRAPH OKALOOSA COUNTY RIVERPARK RESIDENTIAL MULTIPLE PARCELS GREEN ENERGY</p>	<p>LEGEND  INSPECTION BOUNDARY</p>	<p>2542.012 JJS 8/24/2022</p>		 <p>THIS IS NOT A SURVEY</p>
		<p>0 350 700  Feet</p>		



FEMA FLOOD ZONES

FLD_ZONE

- A
- AE
- AO
- OPEN WATER
- VE
- X

EXHIBIT 3
FEMA FLOOD ZONES
OKALOOSA COUNTY
RIVERPARK RESIDENTIAL
MULTIPLE PARCELS
GREEN ENERGY

LEGEND
 INSPECTION BOUNDARY

2542.012
 JJS
 9/20/2022



THIS IS NOT A SURVEY

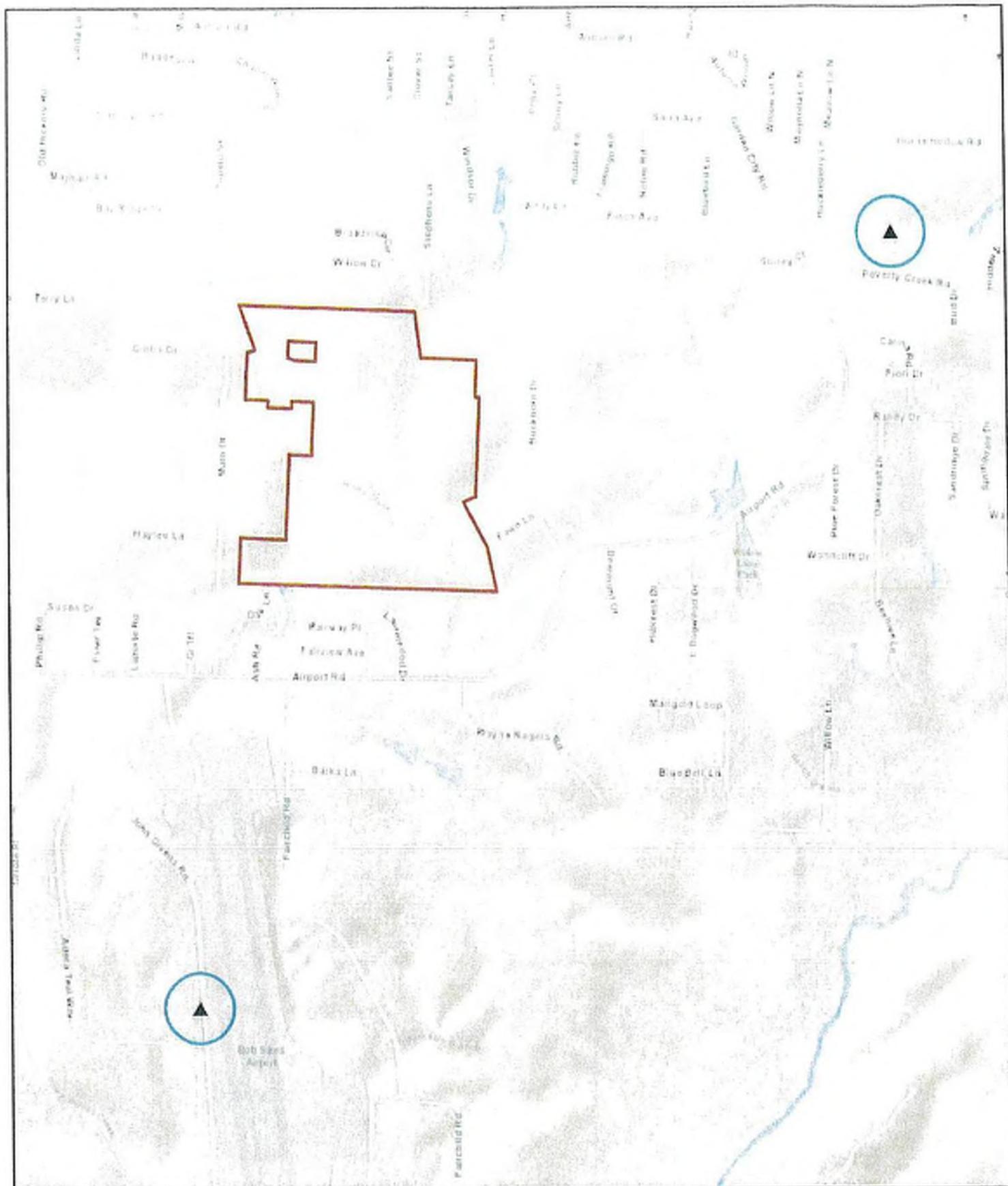


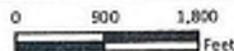
EXHIBIT 4
WELLHEAD PROTECTION ZONES
OKALOOSA COUNTY
RIVERPARK RESIDENTIAL
MULTIPLE PARCELS
GREEN ENERGY

LEGEND

- INSPECTION BOUNDARY
- PUBLIC WATER SUPPLY
- 500 FEET

2542.012
JJS

9/20/2022



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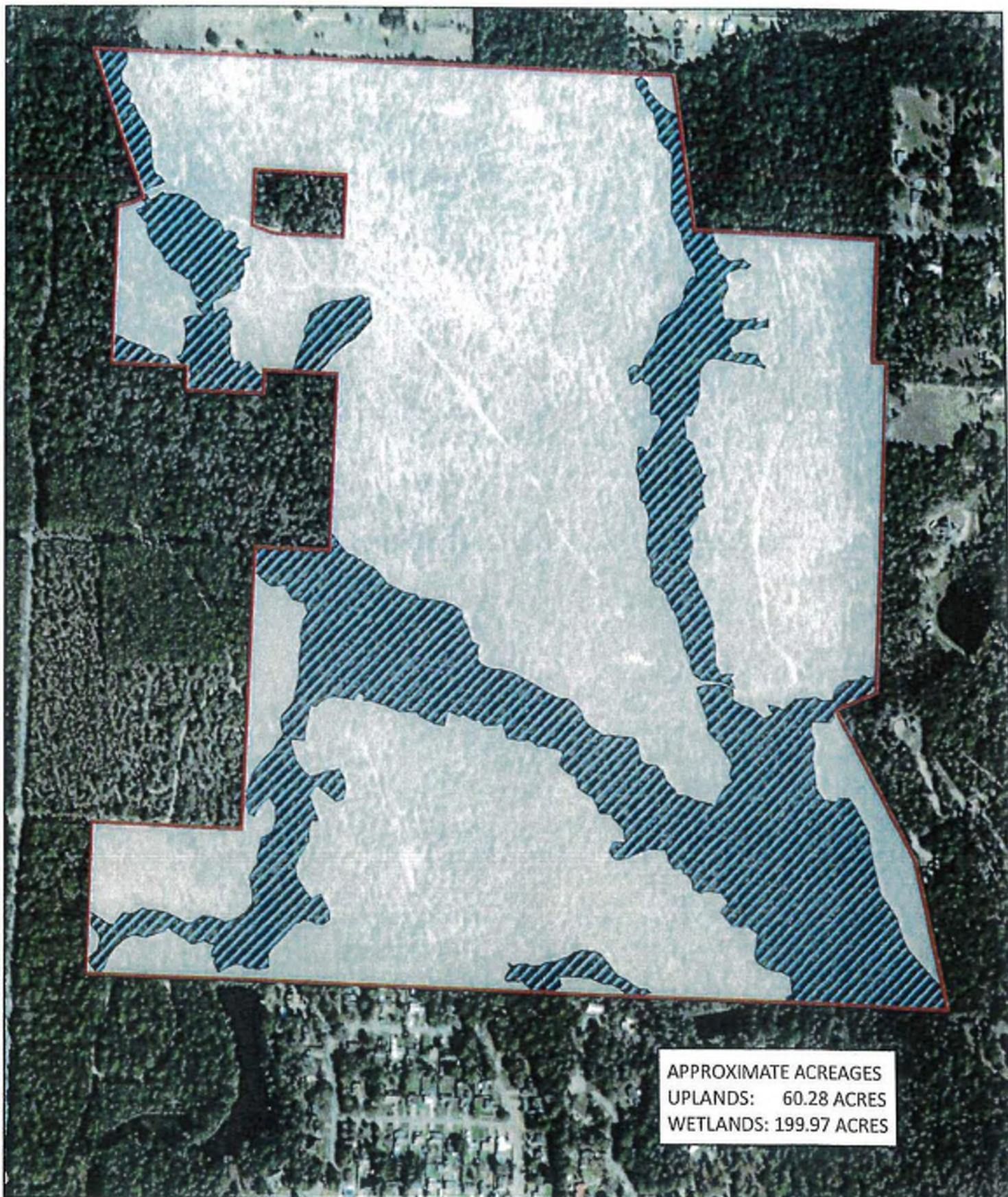


EXHIBIT 5
JURISDICTIONAL WETLANDS MAP
OKALOOSA COUNTY
RIVERPARK RESIDENTIAL
MULTIPLE PARCELS
GREEN ENERGY

LEGEND
 INSPECTION BOUNDARY
 UPLANDS
 WETLAND

2542.012
 STS

9/20/2022



0 275 550
 Feet

biome
 Consulting Group
 1200 W. State St. 3rd Floor Tallahassee, FL 32301
 904.432.2111 www.biome.com

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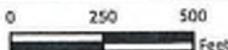


EXHIBIT 6
 NRCS SOILS MAP
 OKALOOSA COUNTY
 RIVERPARK RESIDENTIAL
 MULTIPLE PARCELS
 GREEN ENERGY

LEGEND
 INSPECTION BOUNDARY

2542.012
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8/24/2022



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 Consulting Group
2240 Forest Blvd. Ste. 14 Jacksonville, Florida 32218
 904.435.5167 www.biome.com

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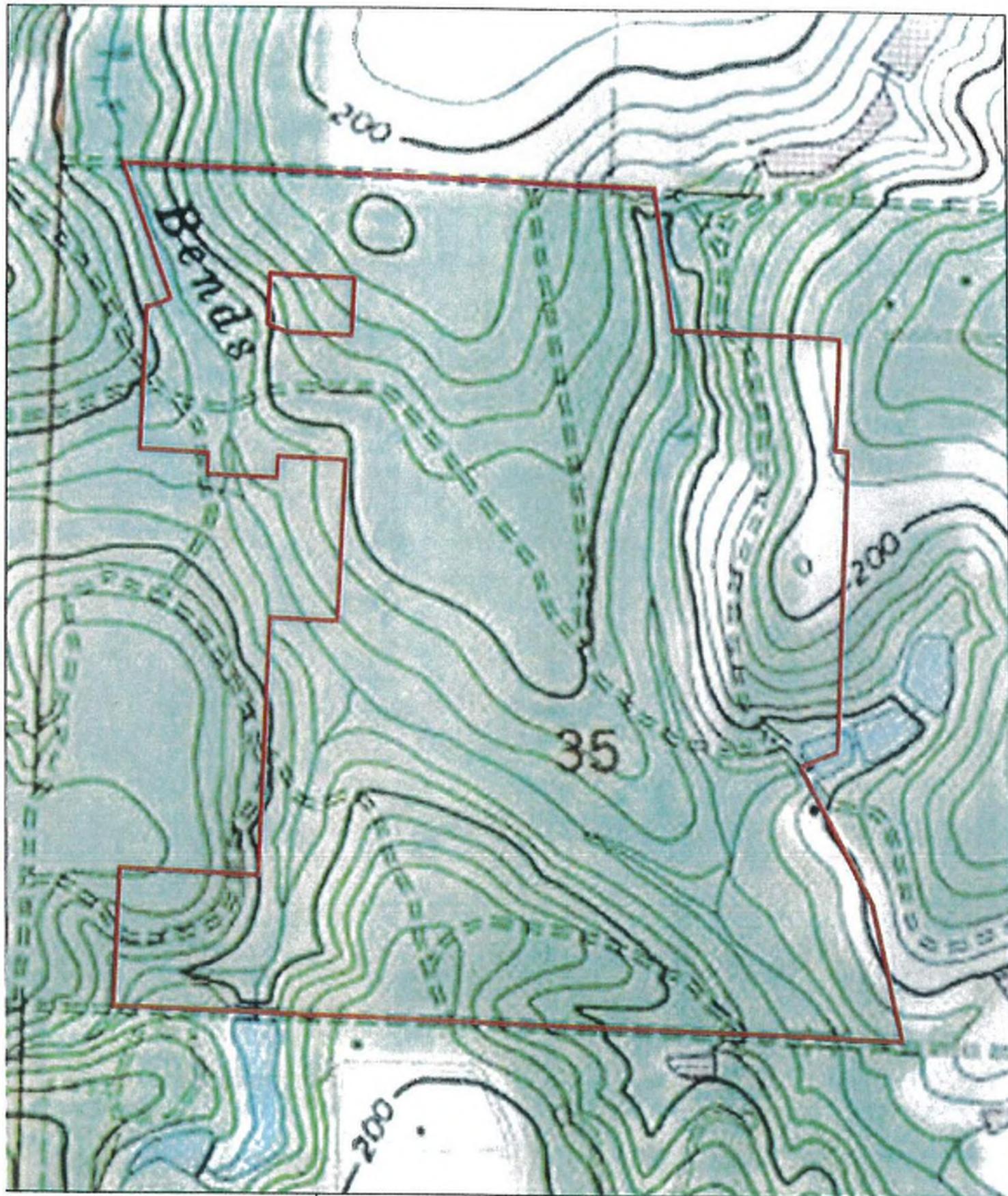


EXHIBIT 7
 USGS TOPOGRAPHIC MAP
 OKALOOSA COUNTY
 RIVERPARK RESIDENTIAL
 MULTIPLE PARCELS
 GREEN ENERGY

LEGEND

 INSPECTION BOUNDARY

2542.012
 JJS

8/24/2022



0 300 600
 Feet

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 Consulting Group
2201 Sunset Blvd. Ste. 111 Miramar, Florida 33181
 954.439.1617 www.biome.com

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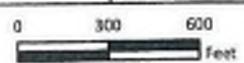


APPROXIMATE ACREAGES	
SANDHILL	103.92 ACRES
SUCCESSIONAL HARDWOOD FOREST	95.09 ACRES
SEEPAGE STREAM	64.95 ACRES
DISTURBED	1.00 ACRES

EXHIBIT 8
FNAI NATURAL COMMUNITIES
OKALOOSA COUNTY
RIVERPARK RESIDENTIAL
MULTIPLE PARCELS
GREEN ENERGY

LEGEND	
	INSPECTION BOUNDARY
	SANDHILL
	SUCCESSIONAL HARDWOOD
	SEEPAGE STREAM
	DISTURBED

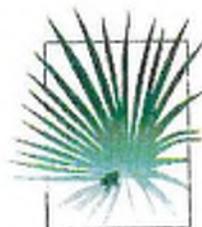
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 9/20/2022



THIS IS NOT A SURVEY

ATTACHMENT A

FLORIDA NATURAL AREAS INVENTORY BIODIVERSITY MATRIX



101E Thomsville Road
 Suite 209-C
 Tallahassee, FL 32303
 850-224-8207
 850-481-9164 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

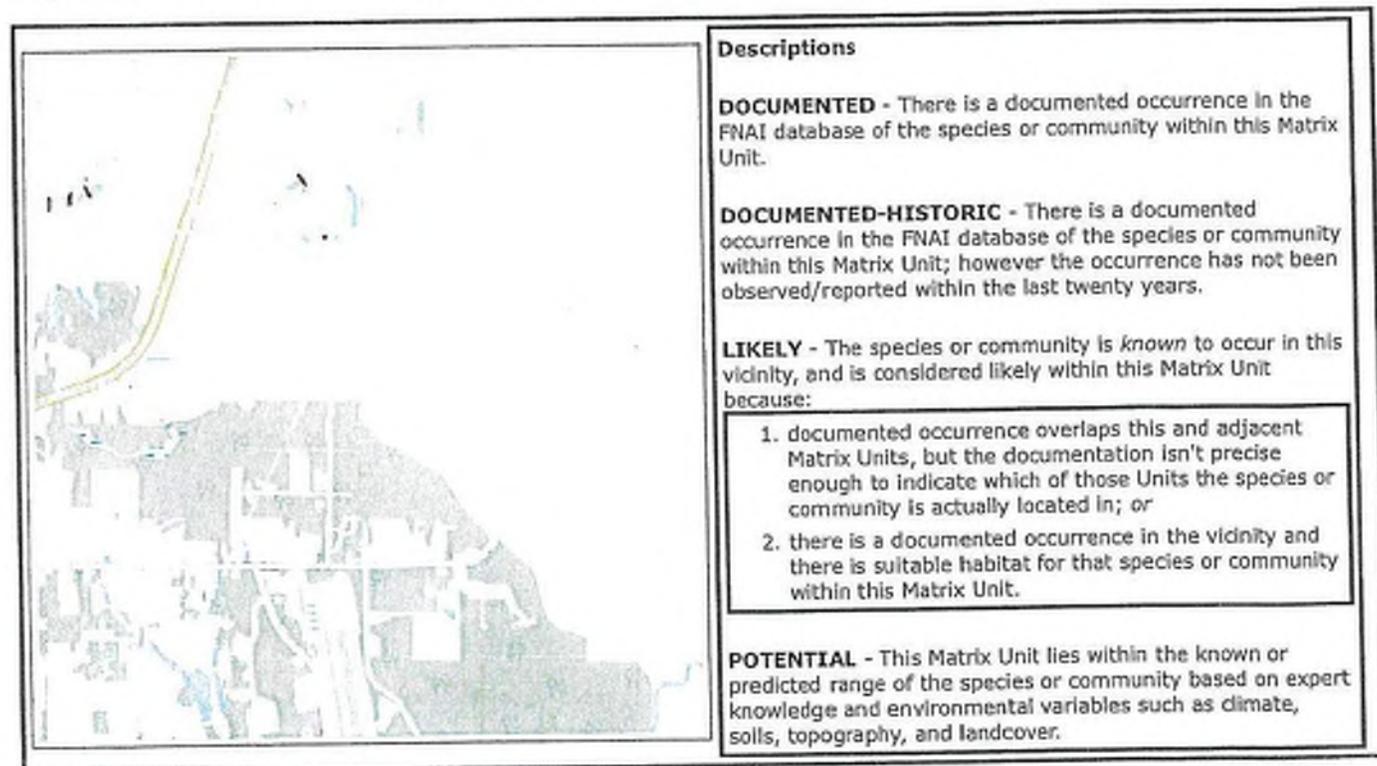
UNOFFICIAL REPORT

Created 8/24/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 3111, 3112, 3159, 3160



Matrix Unit ID: 3111

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland pine</i>	G3	S2	N	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 3112

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland pine</i>	G3	S2	N	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 3159

0 Documented Elements Found

0 Documented-Historic Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Graptemys ernsti</i> Escambia Map Turtle	G2	S2	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland pine</i>	G3	S2	N	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 3160

0 Documented Elements Found

0 Documented-Historic Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N
<i>Upland pine</i>	G3	S2	N	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 3111, 3112, 3159, 3160

27 Potential Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Andropogon arctatus</i> pinewoods bluestem	G3	S3	N	T
<i>Baptisia calycosa</i> var. <i>villosa</i> hairy wild indigo	G3T3	S3	N	T
<i>Dichantherium nudicaule</i> naked-stemmed panic grass	G3Q	S3	N	T
<i>Drymonchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Dryobates borealis</i> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<i>Fothergilla gardenii</i> dwarf witch-alder	G3G4	S1	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Heterodon simus</i>	G2	S2S3	N	N

Southern Hognose Snake				
<u><i>Lechnocaulon digynum</i></u> pineland bogbutton	G3G4	S3	N	T
<u><i>Lilium iridollae</i></u> Panhandle lily	G3	S3	N	E
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<u><i>Macranthera flammeg</i></u> hummingbird flower	G3	S2	N	E
<u><i>Magnolia ashei</i></u> Ashe's magnolia	G3	S2	N	E
<u><i>Notropis melanostomus</i></u> Blackmouth Shiner	G2	S1	N	ST
<i>Nuphar advena ssp. ulvacea</i> West Florida cowli	G5T2	S2	N	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pinguicula primuliflora</i> primrose-flowered butterwort	G3G4	S3	N	E
<u><i>Platanthera integra</i></u> yellow fringed orchid	G3G4	S3	N	E
<u><i>Pteroglossaspis cristata</i></u> giant orchid	G2G3	S2	N	T
<u><i>Pteronotropsis wataki</i></u> Bluenose Shiner	G3G4	S3S4	N	ST
<i>Quercus arkansana</i> Arkansas oak	G3	S3	N	T
<u><i>Rhexia parviflora</i></u> small-flowered meadowbeauty	G2G3	S2	N	E
<u><i>Rhexia salicifolia</i></u> Panhandle meadowbeauty	G3	S3	N	T
<u><i>Rhododendron austrinum</i></u> Florida flame azalea	G3	S3	N	E
<u><i>Rhynchospora criniosa</i></u> hairy-peduncled beaksedge	G3	S3	N	E
<i>Tephrosia mohrii</i> pineland hoary-pea	G3	S3	N	T
<u><i>Xyris scabrifolia</i></u> Harper's yellow-eyed grass	G3	S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



10748 Deerwood Park Boulevard S
Jacksonville, Florida 32256

Q 904-256-2100
F 904-256-2501
rsandh.com

MEMORANDUM:

Date: April 15, 2025

Prepared For: Okaloosa County Department of Growth Management – North Office

Prepared By: RS&H on behalf of Okaloosa County Airports Department

Subject: 564700-PLT-2025 Master Plan River Park Subdivision

This memorandum has been prepared in response to the River Park Subdivision Master Plan Development proposal for Parcel # 35-4N-23-0000-0003-0210 and Parcel # 35-4N-23-0000-0001-0000. The goal of this memo is to formally respond and document Okaloosa County Airport Department's position on this proposed development. This memo will also outline potential impacts to the operations at Bob Sikes Airport if the Master Plan River Park Subdivision is constructed as proposed. It is important to coordinate development that may impact Bob Sikes Airport (CEW or Airport) to foster the use of CEW in a manner that contributes to the development of the community's economic base and promotes the safe and compatible operation of aircraft and surrounding land uses.

Bob Sikes Airport is part of the Federal Aviation Administration's (FAA) National Plan of Integrated Airport Systems (NPIAS). The 2025- 2029 NPIAS classifies CEW as a Regional General Aviation (GA) airport. This means that CEW does not have scheduled service and yet supports regional economies by connecting communities to regional and national markets. Regional airports experience significant levels of activity, accommodating various jets and multiengine propeller aircraft. These airports are typically situated in metropolitan areas classified as either Metropolitan Statistical Areas, or Micropolitan Statistical Areas.

The Airport features a single runway (Runway 17-35) measuring 8,006 feet in length and 150 feet in width, capable of accommodating the world's largest aircraft. Bob Sikes Airport serves a mix of civilian and military aircraft, including flight training and career education for U.S. military personnel. It is also home to multiple aerospace and defense companies (including aerospace research and development), as well as aircraft maintenance providers. More than 800 employees work at CEW across various business tenants, with the majority serving as contractors for the Department of Defense (DoD) providing for major modifications and upgrades to a large scale of military airframes, both rotor and jet. The Airport's long runway plays a crucial role in supporting these operations, enabling it to accommodate sophisticated and high-demand aircraft. The Airport is crucial to the local community and economy. According to the Florida Department of Transportation 2022 Statewide Aviation Economic Impact Study, Bob Sikes Airport supports 2,663 jobs and contributes \$911 million in economic impact (output), annually. Due to the location of CEW, it is important for future development and land use to be compatible with the Airport's unique environment. It is also important for development around the Airport to consider the potential impacts of incompatible development to airport operations and the impact to residents who choose to live adjacent to a busy GA airport that operates 24/7 and 365 days per year.

The proposed development (depicted in Exhibit A) is located north of Runway 17-35 at CEW, east of Haylee Lane, connecting Pleasant Road from Airport Road. The proposed 263.83-acre development plans

objects within the Part 77 areas. The obstructions can be found in Exhibit C (and Sheet 6 of the CEW ALP Update).

Noise

Bob Sikes Airport functions as an airport, supporting a diverse range of GA activities. Additionally, a significant portion of its operations are military related and tied to defense operations. These operations frequently occur at all hours of the evening and throughout the night. Although the construction of single-family homes is not prohibited within the AIZ, appropriate noise attenuation may be required as determined necessary by the Building Official due to its close proposed proximity to Bob Sikes Airport (as defined in Okaloosa County Land Development Code 3.03.00).

The applicant is proposing the development of one and two-story single-family homes just north of the Runway 17 End. A preliminary plan of the proposed development revealed approximately 60 homes being within the Airport's departure surface. Living under the approach/departure surface for an Instrument Landing System (ILS) approach of a runway can have several potential impacts including:

- Noise Pollution
 - Noise is the most noticeable environmental impact of an airport, especially to residential development that encroaches within the airport's surfaces and in close proximity to a runway. Land uses adjacent to an airport are generally considered to be not compatible with residential development. The effects of noise on communities adjacent to airports present a serious challenge and usually generates a quality-of-life concern.
 - Aircraft on approach or departure generate significant noise, especially during low-altitude flights when flaps and landing gear are deployed or during takeoff at high thrust settings.
 - Frequent aircraft operations can disrupt daily activities, cause sleep disturbances, and contribute to stress-related health issues.
- Air Quality and Environmental Concerns
 - Increased exposure to jet fuel combustion byproducts, such as nitrogen oxides (NOx), carbon monoxide (CO), and particulate matter, can degrade air quality.
- Property Value and Real Estate Concerns
 - Homes under an approach/departure path often experience lower property values due to noise and perceived safety risks.
 - Some buyers may be deterred due to flight path regulations affecting building height restrictions or potential future expansions.
- Safety Considerations
 - Although rare, aircraft accidents during approach or departure can pose a hazard to residents.
 - Residents may experience increased stress or anxiety related to aircraft proximity.
- Vibration and Structural Impact
 - Low-flying aircraft can cause vibrations, affecting structural integrity over time, particularly in older buildings.
 - Noise-induced vibrations may cause windows to rattle or disrupt sensitive equipment.
- Light and Visual Pollution
 - Aircraft landing lights, strobe lights, and approach lighting systems can contribute to night-time light pollution.
 - Frequent overflights can be visually intrusive, especially in high-density traffic areas.

- Communication and Signal Interference
 - o High-power aircraft transmissions and avionics systems could cause potential interference with radio, television, or other wireless communication signals.

While the potential for injury to the uninvolved public located in near-airport areas appears unlikely, historically it has been a key component in determining compatible land uses and therefore should be given due consideration. Living near areas where low-flying aircraft frequently operate—such as near airports, military bases, or flight training zones—comes with several potential risks. The relative potential risk to the public inherent with aircraft operations, particularly locations of statistically higher risk such as extended runway centerlines and/or airport traffic patterns where the proposed development is depicted (see Exhibit A), may be elevated for the residents of the proposed development due to the close proximity to Runway 17-35. Critical phases of flight establish takeoff/initial climb and descent/approach as the flight phases of interest when assessing near-airport risk exposure for the proposed development. The critical phases of flight are the most demanding and high-risk segments where pilots must be fully attentive.

Recommendations

The FAA strongly discourages residential development adjacent to airports due to concerns about noise exposure, safety risks, and potential land use incompatibilities. The FAA publishes Advisory Circulars (ACs) like AC 150/5190-4B, *Airport Land Use Compatibility Planning*, which identifies residential development as a major incompatible land use around airports due to noise impacts and safety concerns.

The proposed project does not appear to provide a transition of uses compatible with the existing Airport use as recommended by Florida Statutes Chapter 333 and Okaloosa County 2020 Comprehensive Plan Policy 1.8.6. As recommended by the Okaloosa County 2020 Comprehensive Plan Policy 1.8.6, the County seeks to protect airport facilities from the encroachment of incompatible land uses. In order to reduce the potential impact on Bob Sikes Airport's daily operations and minimize incompatible land use, it is strongly recommended the proposed development be subject to the following restrictions and consider a different density strategy:

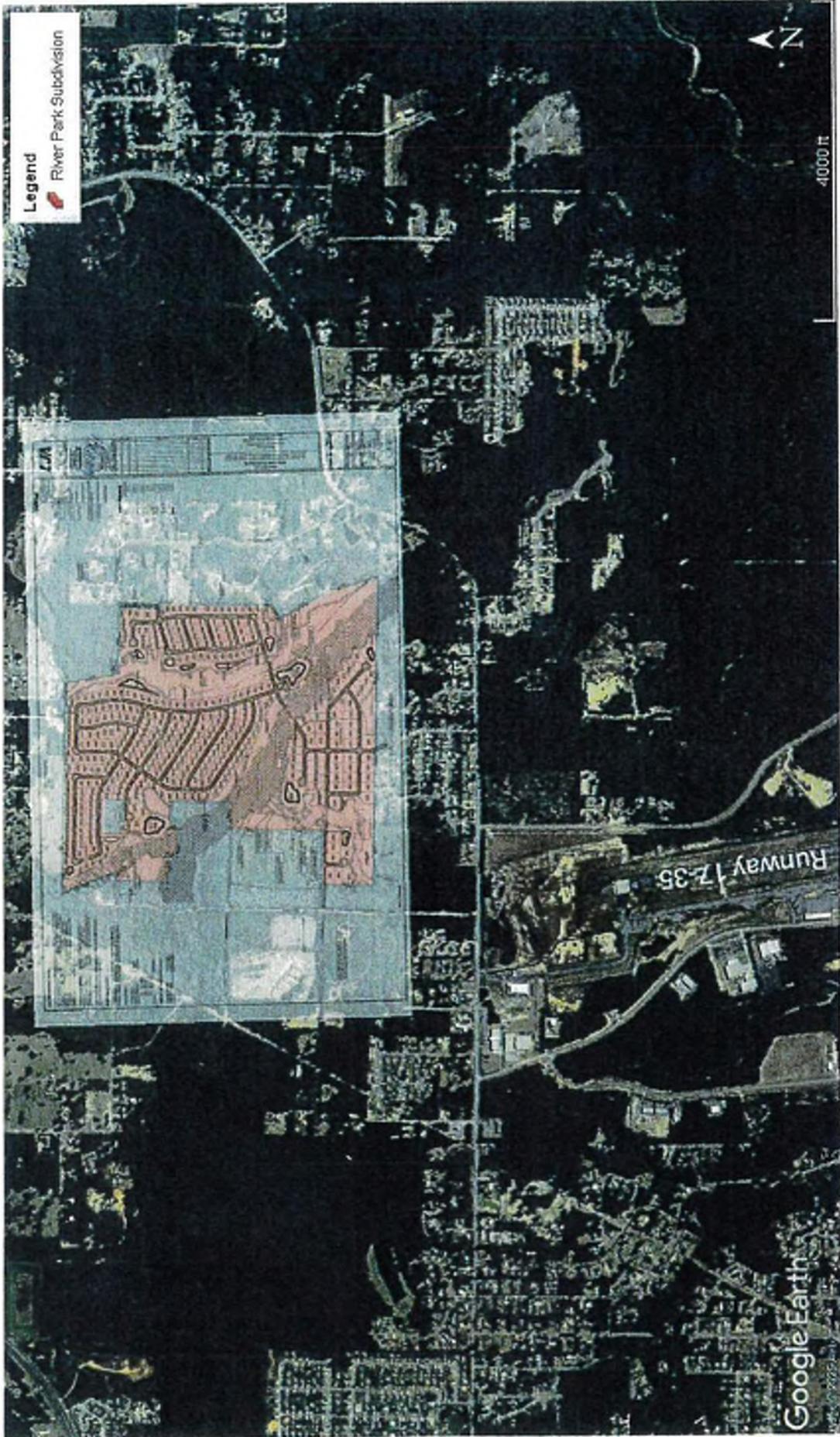
- Lower the density of residential development proposed within Phase 1 but specifically to that within Parcel # 35-4N-23-0000-0001-0000 that is within the AIZ, reforming the area as a buffer zone. By limiting the number of new housing dwellings per half acre (exposing less residents), the community can help mitigate potential conflicts that arise between residential living and airport operations. In addition, minimizing capacity can help reduce the overall population density within the high noise, higher risk area within the Bob Sikes Airport AIZ.
- Convert a portion of Parcel # 35-4N-23-0000-0001-0000 which is within the AIZ zone into a park or buffer area.
- Building Official to require appropriate noise attenuation requirements for homes to be constructed to reduce the day-night average sound level (DNL) noise metric to an acceptable level of less than 65 dBA (weighted decibels).
- Conserve property within the CEW Departure and Approach Surface by establishing an Avigation Easement for each parcel that describes the rights and benefits for the unobstructed use and passage of all types of aircraft in and through the airspace at any height or altitude above surface, at any time. Aircraft may use the airspace above the easement property for any and all activities that are inherent in the operation of all types of aircraft, to include fixed wing and rotor wing aircraft. Said operation of aircraft includes landing at, taking off from, overflying at low altitude, or

operating on or near the Airport. In addition, the Avigation Easement would require the landowner to:

- o Keep the airspace above the heights described and depicted on Exhibit C clear and free from any and all fences, crops, trees, poles, buildings and other obstructions of any kind or nature which now extend, or which may at any time in the future extend, above those heights.
- o Remove any ground level or all-natural growths which extend on the easement property above the heights described and depicted on the attached drawing to the extent such action is reasonably necessary in furtherance of the purpose of this easement. (i.e., growth of natural objects that would constitute an obstruction to air navigation). Any removal or trimming of trees or other natural growth on the easement property shall be conducted by the owner.
- o Not construct upon the easement property any structure that extends above the heights described and depicted on Exhibit C.
- o Not promote any activity on the easement property that is incompatible with the purpose of this easement (prohibits any activity on the land that would interfere with, or be a hazard to, the flight of aircraft over the land or to and from the airport, or that interferes with air navigation and communication facilities serving the airport).
- o Not cause any device that will create electrical interference with radio communication between the installation upon the airport and aircraft, or impair visibility in the vicinity of the airport, or otherwise endanger the landing, taking-off or maneuvering of aircraft to be located in the easement property.
- o Not use the easement property for any use that would be incompatible with the operation of the airport including the following: landfills, open dumps, waste disposal sites, storm water retention ponds, creation of new wetlands, planting of crops that would attract or sustain hazardous bird movements, or any use that would be incompatible with the operation of the airport.
- o All purchasers of residential property shall be informed of the adjacent airport operations and the high potential for noise and safety impacts.

In addition, any proposed development within the subject property that meets any of the following conditions shall require review and approval by the Airport and the Okaloosa County Board of County Commissioners – Growth Management Department. Any person proposing the erection, alteration, or modification of any structure that would exceed federal obstruction standards, and which lies within the Florida Department of Transportation jurisdictional area of responsibility is required to obtain an airspace obstruction permit from the department, per Okaloosa County Code 3.02.01. Additionally, it is recommended that the developer file with the Federal Aviation Administration an Obstruction Evaluation/ Airport Airspace Analysis, 45 days prior to construction. The FAA requires additional information for development when proposed development is in proximity to an airport.

Bob Sikes Airport plays a vital role in the community's economic growth. To ensure the Airport coexists with surrounding land uses, it is crucial to address future and long-term challenges related to the development of land. By decreasing the proposed number of lots within Parcel # 35-4N-23-0000-0001-0000, population density is redistributed while still promoting economic growth and benefit for both parties involved. Together, these measures help maintain safety, reduce noise-related concerns, and ensure Bob Sikes Airport's long-term operational efficiency. The objective is to promote and protect the



Legend

River Park Subdivision

4000 ft

Runway 17-35

Google Earth

4.0.10092.100



10718 Deerwood Park Boulevard S
Jacksonville Florida 32256

☎ 904-256-2500
☎ 904-256-2501
rsandh.com

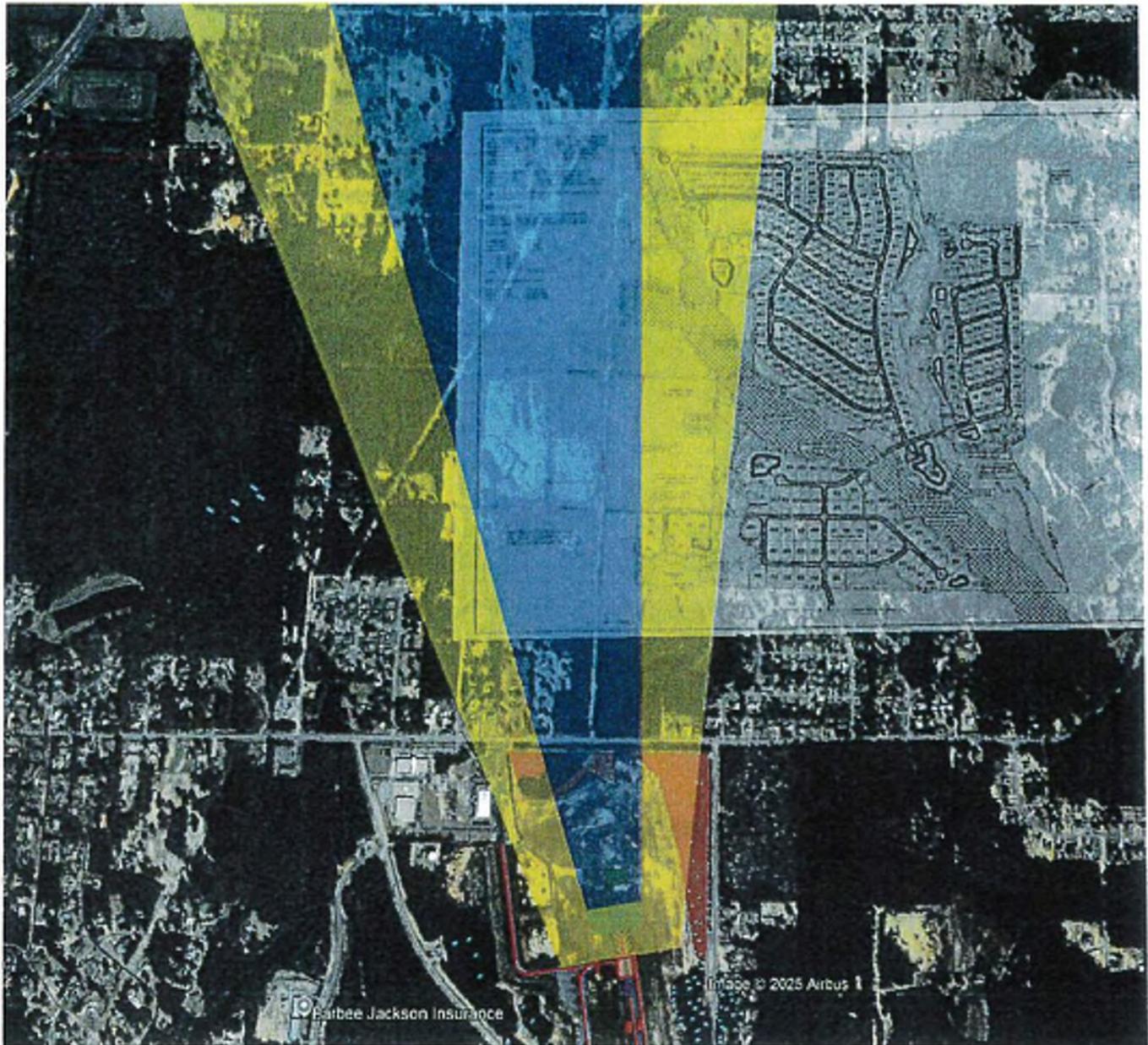
EXHIBIT B



10748 Deenwood Park Boulevard S
Jacksonville, Florida 32256

☎ 904-296-2500
☎ 904-296-1501
rsandh.com

EXHIBIT C



From: Tim Durbin <tdurbin@myokaloosa.com>
Sent: Monday, March 31, 2025 2:31 PM
To: Robert Chad Rogers <rrogers@myokaloosa.com>
Subject: River Park Master Plan

Chad,

The 45 day window for comments is approaching (4/4/25); please email me with your comments or approval for the project listed above.

Thanks....Tim

Tim Durbin

From: Robert Chad Rogers
Sent: Monday, April 14, 2025 4:44 PM
To: Tim Durbin
Subject: RE: River Park Master Plan

Tim,

We have reviewed and provided comments on the draft letter. I expect that it will be finalized and submitted to Growth Management this week in line with our below schedule.

VR,

Chad

From: Tim Durbin <tdurbin@myokaloosa.com>
Sent: Monday, March 31, 2025 3:01 PM
To: Robert Chad Rogers <rrogers@myokaloosa.com>
Subject: RE: River Park Master Plan

Thanks for the update.....

Tim

From: Robert Chad Rogers <rrogers@myokaloosa.com>
Sent: Monday, March 31, 2025 2:45 PM
To: Tim Durbin <tdurbin@myokaloosa.com>
Subject: RE: River Park Master Plan

Tim,

We are working with one of our Aviation Planning Consultants on a formal response. The Task Order is attached and I will have the final memo by 4/18. Due to the location of some of the lots for the proposed development it is important that we take this extra step to perform due diligence so that any DO issued contains stipulations to protect the county and future home owners, whether as part of the DO or community covenants and restrictions. See the below overlay of the development compared to the approach-departure surfaces at CEW.

VR,

Chad

File #: 3771941 09/08/2025 08:54 AM
Fees: \$95.00

Prepared by and Return to:
Patrick Davis
42 Business Centre Drive
Miramar Beach, Florida 32550
850.902.7457

DC TWilcox
Brad E Embry Clerk of Circuit Court Okaloosa County, FL

Parcel Id. No. 35-4N-23-0000-0001-0009 (Okaloosa County)

AVIGATION AND HAZARD EASEMENT

WHEREAS, Riverpark Landings, LLC, hereinafter called Grantor, whose principal address is 42 Business Centre Drive, Miramar Beach, FL 32550, is the owner in fee of that certain parcel of land known by Okaloosa County Parcel Id. No. 35-4N-23-0000-0001-0000, legal description which is attached and incorporated herein as Exhibit "A" which is situated in Okaloosa County in the vicinity of the Bob Sikes Airport and is more particularly described on Exhibit "A," attached hereto and made a part of this Avigation and Hazard Easement by reference, hereinafter called "Grantor's Property," and,

WHEREAS, Okaloosa County, a political subdivision of the state of Florida, with a principal address of 1250 N. Eglin Parkway, Suite 100, Shalimar, Florida, hereinafter called "Grantee," owns and operates the Bob Sikes Airport, hereinafter called "the Airport," and is the sponsor of the Airport under the terms of the federal Airport and Airway Improvement Act,

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, personal representatives, successors and assigns, does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, for the use and benefit of the public, an easement and right-of-way appurtenant to the Airport, including any additions thereto hereafter made by the Grantee or its successors and assigns, for the unobstructed use and passage of all types of aircraft ("aircraft" being defined for purposes of this instrument as any device now known or hereafter developed, invented, designed or used for navigation of or flight in air) by whomsoever owned or operated, in and through the air space above the surface of Grantor's Property and to an infinite height above said Grantor's Property, together with the right to cause, in all air space above the surface of Grantor's Property, such noise and vibrations; smoke and fumes; deposits of dust, fuel particles, and other particulate matter; and any and all other effects which may be incident to or caused by the normal operation of aircraft taking off, landing, or otherwise operating at or on the Airport, twenty four (24) hours a day, three hundred and sixty five (365) days per year.

Grantor hereby waives, remises and releases any right or cause of action or claim for damages which he may now have or which he may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, deposits of particulate matter, lights and radio emissions from aircraft and/or the Airport, and all other effects which may be caused or may have been caused by the operation of aircraft landing at, taking off from, or operating at or on the Airport. Nothing stated in the foregoing waiver, grant, and release shall divest the Grantor, his heirs, personal representatives, successors and assigns from any right or cause of action against persons or entities other than Grantee for damages to any person or property resulting from the unlawful or negligent operation of any aircraft at any altitude over and across Grantor's Property.

The easement and right of way hereby granted includes the continuing right in the Grantee to prevent the erection or growth upon Grantor's Property of any building, structure, tree or other object extending into the air space above the surface of Grantor's Property at a height

that penetrates 35 feet above ground level. or the Airport ("Protected Airspace") and to remove from Protected Airspace or, at the sole option of the Grantee, as an alternative, to mark and light as an obstruction to air navigation, any such building, structure, tree or other object now upon, or which the future may be upon, Grantor's Property, together with the rights of reasonable ingress to, egress from, and passage over Grantor's Property, upon reasonable notice to Grantor, for the purposes of prevention, removal, marking and lighting of any object that penetrates Protected Airspace.

The easement and right-of-way shall afford the Grantee the following rights:

1. The right to prevent the erection or growth into the airspace within the easement of any natural or artificial object, tree, or vegetation that penetrates 35 feet above ground level.
2. The right to remove or alter from Protected Airspace within the easement, or, at the sole option of the Grantee, as an alternative, to mark and light as an obstruction to air navigation, any such object now or in the future upon the Property within the easement that penetrates 35 feet above ground level
3. The right to remove or alter any structure, lighting fixture, or other fixture or equipment that, in the sole option of the Grantee, creates electrical interference with radio communication between any air navigation facility and any aircraft, that attracts wildlife hazardous to air operations, or that makes it difficult for flyers to distinguish between airport lights and lights on the Property, or that impairs visibility in the vicinity of the Airport;
4. The right of reasonable ingress and egress to and from the easement over the Property for the aforesaid purposes upon twenty-four (24) hour electronic e-mail notice addressed to the to the Grantor;
5. On those occasions, if any, when it is necessary for the Grantee to come upon the Property for the purpose of trimming any tree, bush, vegetation, or other natural or artificial object encroaching within the easement herein granted, the right to cut back or trim said vegetation ten (10) feet below the easement herein granted to accommodate future growth of said vegetation by a professional County employee, a licensed and insured tree service, or a Certified Arborist.

TO HAVE AND TO HOLD said easement and right of way, with all rights appertaining thereto, unto the Grantee, its successors and assigns until the Airport shall be abandoned and shall cease to be used for public airport purposes.

FURTHER, for the consideration set forth above, Grantor, for himself, his heirs, administrators, personal representatives, successors, and assigns, hereby agrees and covenants that for and during the life of said easement and right-of-way, he shall not erect, permit the erection or growth of, or permit or suffer to remain upon Grantor's Property any building, structure, tree or other object that penetrates 35 feet above ground level and he shall not use or

permit or suffer the use of Grantor's Property in such a manner as to create electrical interference with radio communication between any air navigation facility and any aircraft, or engage in smoke generating activities, or to create or maintain facilities, structures, or conditions that attract wildlife hazardous to air operations, or as to make it difficult for flyers to distinguish between airport lights and lights on the Property, or as to impair visibility in the vicinity of the Airport, or as to operate unmanned aircraft systems or any other manned or unmanned aerial vehicle or devices without proper authority to do so or in a manner that may interfere with aircraft or the Airport, or as to otherwise endanger the landing, taking off, or maneuvering of aircraft.

FURTHER, Grantor recognizes and hereby agrees and covenants, for himself, his heirs, administrators, personal representatives, successors and assigns, to comply with the Federal Aviation Administration ("FAA") regulation Part 77 (Safe, Efficient Use, and Preservation of the Navigable Airspace) including the submittal of FAA form 7460-1 (Notice of Proposed Construction or Alteration) prior to undertaking any construction or alteration of Grantor's Property. If the FAA form 7460-1 identifies an obstruction that may adversely affect aviation safety, the easement and right of way hereby granted includes the continuing right in the Grantee to prevent such construction or alteration of Grantor's Property.

FURTHER, Grantor hereby agrees and covenants to disclose to any existing and/or future lessees and tenants on Grantor's Property that Grantor's Property is located in the Bob Sikes Airport Influence Overlay Zoning District and is subject to this Avigation and Hazard Easement. Such disclosure shall be provided to lessees and tenants using the Fair Notice Disclosure Form attached to this Avigation and Hazard Easement as Exhibit B.

The aforesaid covenants and agreements shall run with the land and shall be forever binding upon the heirs, administrators, personal representatives, successors and assigns of the Grantor.

[Remainder of page intentionally left blank – signature page follows]

EXHIBIT A

[GRANTOR'S PROPERTY LEGAL DESCRIPTION]

River Park Subdivision
Legal Description

AS SURVEYED:

A PARCEL OF LAND BEING A PORTION OF FORE DEER RANCH, AN UNRECORDED SUBDIVISION LYING IN SECTION 35, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A LIGHT WOOD STAKE MARKING THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED ALONG THE NORTH LINE OF SAID SECTION 35 N87° 46'45"W (REFERENCE BEARING) FOR A DISTANCE OF 2312.23 FEET TO A ½" IRON ROD WITH NO IDENTIFICATION, ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING NORTH LINE OF SAID SECTION, PROCEED S08° 07'12"E FOR A DISTANCE OF 611.51 FEET TO A ½" IRON ROD L.B. # 2355; THENCE CONTINUE S08° 07'12"E FOR A DISTANCE OF 30.49 FEET TO A ½" IRON ROD L.B. #2355; THENCE PROCEED S02° 49'24"W FOR A DISTANCE OF 29.93 FEET TO A ½" IRON ROD L.B. #2355; THENCE PROCEED S87° 47'41"E FOR A DISTANCE OF 822.32 FEET TO A ½" IRON ROD L.B. # 7191; THENCE PROCEED S02° 26'53"W FOR A DISTANCE OF 520.47 FEET TO 5/8" IRON ROD L.S. # 4150; THENCE PROCEED S87° 51'34"E FOR A DISTANCE OF 59.79 FEET TO 5/8" IRON ROD L.B. # 1532; THENCE PROCEED S02° 26'42"W FOR A DISTANCE OF 1416.84 FEET TO A ½" IRON ROD L.B. # 7191; THENCE PROCEED S70° 35'46"W FOR A DISTANCE OF 206.04 FEET TO A ½" IRON ROD L.B. # 7191; THEN PROCEED S27° 47'52"E FOR A DISTANCE OF 8.98 FEET TO A ½" IRON ROD WITH NO IDENTIFICATION; THENCE CONTINUE S27° 47'52"E FOR A DISTANCE OF 734.43 FEET TO A 5/8" IRON ROD L.B. # 1532; THENCE PROCEED S12° 59'57"E FOR A DISTANCE OF 662.14 FEET TO A 5/8" IRON ROD L.B. # 1532; THENCE PROCEED N87° 58'07"W FOR A DISTANCE OF 1685.76 FEET TO A 1" DIAMETER IRON PIPE WITH NO IDENTIFICATION, SAID POINT ALSO BEING A PERMANENT REFERENCE MONUMENT MARKING THE NORTHEAST CORNER OF HILLTOP ACRES, A PLATTED SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 146, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE CONTINUE N87° 58'07"W ALSO BEING THE NORTH LINE OF SAID HILLTOP ACRES SUBDIVISION FOR A DISTANCE OF 1122.39 FEET TO AN 5/8" IRON ROD L.B. # 1532; LYING ON THE NORTH LINE OF SAID HILLTOP ACRES; THENCE CONTINUE ALONG THE NORTH LINE OF SAID HILLTOP ACRES AND THE NORTH LINE OF FIRST ADDITION HILLTOP ACRES, A PLATTED SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 156, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, N87° 58'07"W FOR A DISTANCE OF 989.77 FEET TO A ½" IRON ROD L.B. # 2355, SAID POINT BEING S87° 57' 34"E A DISTANCE OF 494.37 FEET FROM A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE DEPARTING THE NORTH LINE OF SAID FIRST ADDITION HILL TOP ACRES, PROCEED N02° 38'53"E 653.22 FEET TO A NAIL & DISK L.B. # 7191; THENCE PROCEED S87° 19'55"E FOR A DISTANCE OF 660.02 FEET TO ½" IRON ROD WITH NO IDENTIFICATION; THENCE PROCEED N02° 42'15"E FOR A DISTANCE OF 660.01 FEET TO A ½" IRON ROD L.B. # 2355; THENCE PROCEED N02° 41'32"E FOR A DISTANCE OF 559.44 FEET TO A ½" IRON ROD WITH ILLEGIBLE IDENTIFICATION; THENCE PROCEED S87° 27'02"E FOR A DISTANCE OF 329.55 FEET TO A ½" IRON ROD L.B. #2355; THENCE PROCEED N02° 42'17"E FOR A DISTANCE OF 759.83 FEET TO A ½" IRON ROD WITH NO IDENTIFICATION; THENCE PROCEED N87° 22'50"W FOR A DISTANCE OF 330.18 FEET TO A ½" IRON ROD WITH ILLEGIBLE IDENTIFICATION; THENCE PROCEED S02° 22'00"W FOR A DISTANCE OF 99.63 FEET TO A ½" IRON ROD WITH ILLEGIBLE IDENTIFICATION; THENCE PROCEED N87° 20'17"W FOR A DISTANCE OF 330.15 FEET TO A ½" IRON ROD L.B. # 7191; THENCE PROCEED N02° 39'43"E FOR A DISTANCE OF 100.05 FEET TO A ½" IRON

ROD WITH ILLEGIBLE IDENTIFICATION; THENCE PROCEED N87° 16'59"W FOR A DISTANCE OF 330.20 FEET TO A ½" IRON ROD L.B. # 2355; THENCE PROCEED N02° 42'08"E FOR A DISTANCE OF 668.85 FEET TO A ½" IRON ROD L.B. # 7191, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 286.48 FEET; THENCE PROCEED NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 11'08" FOR AN ARC DISTANCE OF 100.93 FEET(CHORD = 100.41 FEET, CHORD BEARING = N68° 13'07"E) TO A ½" IRON ROD L.B. # 7191 MARKING THE CENTERLINE OF A CREEK, SAID POINT BEING NAMED POINT "A", ALSO SAID CENTERLINE OF CREEK BEING THE NATURAL BOUNDARY LINE OF THE SUBJECT PARCEL; THENCE MEANDER NORTHWESTERLY ALONG THE CENTERLINE OF SAID CREEK FOR A DISTANCE OF 1197.00 FEET, MORE OR LESS, TO THE INTERSECTION OF THE CENTERLINE OF SAID CREEK AND NORTH BOUNDARY LINE OF SAID SECTION 35, SAID POINT OF INTERSECTION LYING N21° 12'51"W A DISTANCE OF 690.52 FEET (CLOSURE LINE) FROM THE AFOREMENTIONED POINT "A" MARKING THE CENTERLINE OF CREEK, AND ALSO LYING N87° 38'37"W A DISTANCE OF 22.00 FEET FROM A ½" "WITNESS" IRON ROD L.B. # 7191, SAID POINT BEING NAMED POINT "B", ALSO LYING ON THE NORTH LINE OF SAID SECTION 35; DEPARTING THE CENTERLINE OF SAID CREEK, PROCEED ALONG THE NORTH LINE OF SAID SECTION 35 S87° 38'37"E FOR A DISTANCE OF 1067.64 FEET TO A 3"X3" CONCRETE MONUMENT L.S. # 4150, ALSO BEING A PERMANENT REFERENCE MONUMENT MARKING THE SOUTHWEST CORNER OF HARVEST HILL PHASE V, A PLATTED SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 81, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED ALONG THE NORTH LINE OF SAID SECTION 35 AND THE SOUTH LINE OF SAID HARVEST HILLS PHASE V S87° 41'51"E FOR A DISTANCE OF 1317.20 FEET TO A 5/8" IRON ROD L.S. # 4150, BEING A PERMANENT REFERENCE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID HARVEST HILL PHASE V; THENCE DEPARTING THE SOUTH LINE OF SAID HARVEST HILLS PHASE V, CONTINUE ALONG THE NORTH LINE OF SAID SECTION 35 S87° 16'33"E A DISTANCE OF 227.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL:

COMMENCE AT A LIGHT WOOD STAKE MARKING THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED ALONG THE NORTH LINE OF SAID SECTION 35 N87° 46'45"W (REFERENCE BEARING) FOR A DISTANCE OF 2312.23 FEET TO A ½" IRON ROD WITH NO IDENTIFICATION; THENCE PROCEED ALONG THE NORTH LINE OF SAID SECTION 35 N87° 16'33"W FOR A DISTANCE OF 227.36 FEET TO A 5/8" IRON ROD L.S. # 4150, BEING A PERMANENT REFERENCE MONUMENT MARKING THE SOUTHEAST CORNER OF HARVEST HILLS PHASE V, A PLATTED SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 81, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED ALONG THE NORTH LINE OF SAID SECTION 35 AND THE SOUTH LINE OF SAID HARVEST HILLS PHASE V N87° 41'51"W FOR A DISTANCE OF 1204.82 FEET TO A POINT, SAID POINT BEING S87° 41'51"E A DISTANCE OF 112.37 FEET FROM A 3"X3" CONCRETE MONUMENT L.S. #4150, ALSO BEING A PERMANENT REFERENCE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID HARVEST HILLS PHASE V; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 35 AND THE SOUTH LINE OF SAID HARVEST HILLS PHASE V, PROCEED S02° 41'11"W FOR A DISTANCE OF 489.02 FEET TO A ½" IRON ROD L.B. #2355, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S02° 41'11"W FOR A DISTANCE OF 270.10 FEET TO A ½" IRON ROD L.B. # 2355; THENCE PROCEED N87° 16'49"W FOR A DISTANCE OF 269.13 FEET TO A ½" IRON ROD WITH NO IDENTIFICATION, POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 255.91 FEET; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 22'03" FOR AN ARC DISTANCE OF 90.97 FEET(CHORD = 90.49 FEET, CHORD BEARING = N78° 18'10"W) TO A ½" IRON ROD WITH NO IDENTIFICATION AT THE POINT OF

TANGENCY; THENCE PROCEED N69° 15'27"W FOR A DISTANCE OF 58.33 FEET TO A NAIL & DISC L.B. #7191; THENCE PROCEED N02° 06'06"E FOR A DISTANCE OF 235.75 FEET TO A ½" IRON ROD WITH ILLEGIBLE IDENTIFICATION; THENCE PROCEED S87° 20'45"E FOR A DISTANCE OF 220.15 FEET TO A ½" IRON ROD L.S. # 1179; THENCE PROCEED S87° 50'50"E FOR A DISTANCE OF 196.23 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 109,783.39 SQUARE FEET AND 2.52 ACRES, MORE OR LESS.

THE PARCEL HEREIN DESCRIBED, LESS AND EXCEPT THE ABOVE PARCEL CONTAINS 11,492,614.80 SQUARE FEET, 263.83 ACRES, MORE OR LESS.

Prepared by and Return to:
Patrick Davis
42 Business Centre Drive
Miramar Beach, Florida 32550
850.902.7457
Parcel Id. No. 35-4N-23-0000-0001-0000 (Okaloosa County)

EXHIBIT B

Fair Notice Disclosure Form

[TO BE INSERTED]

**FAIR NOTICE DISCLOSURE FORM
REGARDING AIRPORT OPERATIONS AT BOB SIKES AIRPORT**

This disclosure form is only required for property within the Okaloosa County (the "County") Bob Sikes Airport Influence Overlay Zone. This disclosure form must be attached to the deed for all property within the Airport Influence Overlay Zone. The developer must provide a completed copy of this disclosure form after full execution to the County.

The following disclosure information is being provided by the developer to property owners, as required by Avigation Easement between the developer and the County.

1. As of the date of this Disclosure, the real property (the "Property") located at: _____ (Address) is located within the Bob Sikes _____ Airport Influence Overlay Zone, as shown on the County's GIS and described in Chapters 2 and 3 of the Land Development Code.
2. The Airport Influence Overlay Zone is an area surrounding the Bob Sikes Airport. For this reason, the Property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the Property before you complete your real estate transaction.
3. The Property is subject to an Avigation and Hazard Easement Agreement with Okaloosa County, Florida (the "Agreement"). The Agreement grants the County the right to unobstructed use and passage of all types of aircraft in and through the space above the surface of the Property and to an infinite height above the Property, together with the right to cause, in all air space above the surface of the Property, such noise and vibrations; smoke and fumes; deposits of dust, fuel particles, and other particulate matter; and any and all other effects which may be incident to or caused by the normal operation of aircraft taking off, landing, or otherwise operating at or on the Bob Sikes Airport, twenty four hours a day, three hundred and sixty five days per year.

[ACKNOWLEDGEMENT REQUIRED ON THE FOLLOWING PAGE]

ACKNOWLEDGED BY:

Developer _____ Date _____

Developer _____ Date _____

Property Owner _____ Date _____

Property Owner _____ Date _____

Tim Durbin

From: Matt Ables <hables@lja.com>
Sent: Thursday, May 29, 2025 9:46 AM
To: Tim Durbin
Subject: Re: River Park Master Plan

Tim,

Buckhorn Drive was intended to be emergency access only.

Matt Ables, P.E. | Director
Land Development
D: 850-583-7794 | C: 770.731.3135
901 W. Garden Street
Pensacola, Florida
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com



From: Tim Durbin <tdurbin@myokaloosa.com>
Sent: Thursday, May 29, 2025 9:23 AM
To: Matt Ables <hables@lja.com>
Subject: River Park Master Plan

[EXTERNAL EMAIL]

Matt,

The Planning Department is receiving calls and emails concerning the use of Buckhorn DR. Please clarify if Buckhorn DR is going to be used as an access for this project.

Thanks.....Tim

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

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.

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Kristen Shell, AICP, MEng, Director

FROM: Randy Woodruff, AICP, MPA, Deputy Director

SUBJECT: DO-1125-0022 Conceptual Master Plan for Millwood Ranch Subdivision

DATE: April 9, 2026

BCC DISTRICT: (3) Commissioner Cox

PLANNING COMMISSION DISTRICT: (3) Vacant

PUBLIC HEARING: Consideration of a Millwood Ranch Conceptual Master Plan, 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 subject property has a **Low Density Residential (LDR)** Future Land Use Map (FLUM) designation and zoned **Residential-1 (R-1)**. The subject property is located on the south side of Garrett Mill Road, west of Old Brown Road and east of Pickens Circle, Baker, FL and contains 39 acres more or less.

STAFF FINDINGS:

- The Millwood Ranch Conceptual Master Plan, a proposed phased development consisting of two phases, 104-lot single-family detached residential subdivision (see **Exhibit 1 – Conceptual Master Plan**).
- The subject property totals 39 acres more or less and comprises one vacant, undeveloped property with partial forested land cover. The subject property has no wetlands and is located in Flood Zone X.
- The subject property is legally described as 16-3N-24-0000-0002-0010 and located on the south side of Garrett Mill Road at the southwest intersection of Old Brown Road and Garrett Mill Road.
- The proposed Millwood Ranch Conceptual Master Plan will be accessed from an internal roadway network with two connections to Garrett Mills Road and two street stub outs to vacant, unplatted property to the south.

- The subject property has an existing **Low Density Residential (LDR)** Future Land Use Map (FLUM) designation and zoned **Residential-1 (R-1)**; which allows single-family detached residential dwellings as a permitted use.
- Right-of-way Consent Agreement between Florida Power and Light and CJL Construction, LLC provides for the use of the FPL right-of-way for the purpose of dry retention, road crossing and utility crossing (see **Exhibit 2 – Right-of-Way Consent Agreement**).
- Potable water provider is Milligan Water System, Inc. and sanitary sewer service will be provided by on-site septic systems (see **Exhibit 4 – Milligan Water System Letter**).
- The Okaloosa County Certificate of Capacity for Potable Water and Fire Flow has been completed for the Millwood Ranch subdivision and provided by Tyler S. Paskell, PE, project engineer (see **Exhibit 3 - Fire Flow Certificate**).

TABLE 1 – FLUM & ZONING DESIGNATIONS		
	FLUM DESIGNATION	ZONING DESIGNATION
SUBJECT PROPERTY	Low Density Residential (LDR)	Residential-1 (R-1)
NORTH	Low Density Residential (LDR)	Residential-1 (R-1)
SOUTH	Low Density Residential (LDR)	Residential-1 (R-1)
EAST	Low Density Residential (LDR)	Residential-1 (R-1)
WEST	Low Density Residential (LDR)	Residential-1 (R-1)

Conceptual Master Plan

Pursuant to Land Development Code, Section 6.01.0311 Conceptual Master Plan, a subdivision master plan shall be on file for phased developments to ensure adequate traffic circulation, access, stormwater management and public facilities. The Conceptual Master Plan should depict phase lines, internal roadways, external access, preliminary lot layout and proposed amenities.

The review of a Conceptual Master Plan, as a phased development, is the same review as for any other development order; except that it requires two public hearings (Planning Commission and Board of County Commissioners), following receipt of all technical reviewers' approval of the master plan.

Per Section 1A.03.10(3) Phased Development, the requirements of this section shall apply to any Phased Development (PD) as described herein.

Phased Development Requirements: The following criteria and standards shall apply to phased developments.

a. The applicant must provide an overall "Phased Development Plan" which shows how each phase of the project will be developed relative to every other phase. At a minimum, this Plan must depict the following.

i. The boundary delineation of each phase and sequential numbers for each

phase showing the order in which the overall project will be developed.

ii. A site data table describing the number and approximate size of lots in each phase and the cumulative total of overall lots in all the phases.

iii. The planned road and street layout.

iv. A DO may be issued for an overall Phased Development Plan on its own or for a plan which includes one or more phases.

b. Each phase of a PD may receive a separate DO, or one or more phases may be submitted simultaneously and approved under the same DO. A separate final plat may be approved for each phase if platting is involved.

c. Each phase must be functional with regard to roads and streets, drainage/stormwater, water and sewer lines, fire flow, and other required infrastructure.

d. Determinations of concurrency shall be made only for the phase, or phases, which is/are the subject of development order review. No concurrency level of service shall be encumbered or obligated for any future phase which is not the subject of development order review.

e. A copy of the overall "Phased Development Plan" must be submitted with each application for development order review for each phase of the project. The phase under review must be substantially consistent with said overall plan. "Substantially consistent" means that the type of use has not changed, the number and size of lots has not changed, and the road and street layout has not changed.

4. Duration: All development activity and improvements authorized by an approved overall Phased Development Plan and all phases therein shall be completed no later than five (5) years from the date the DO is issued for said overall plan.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on March 26, 2026 (see **Attachment G -- Legal Ad**).

PUBLIC COMMENT/OPPOSITION: Staff has not received any correspondence regarding this request.

STAFF POSITION: Staff supports the Millwood Ranch Conceptual Master Plan as submitted by Tyler S. Paskell, PE with Arkonic Engineering, PLLC, agent on behalf of the applicant, Colton Leyendecker, CJL Construction, LLC.

RECOMMENDATION: It is recommended that the Board consider the facts presented herein, as well as any facts that may be presented at the public hearing and then make a recommendation to the Board of County Commissioners to approve the proposed Millwood Ranch Conceptual Master Plan.

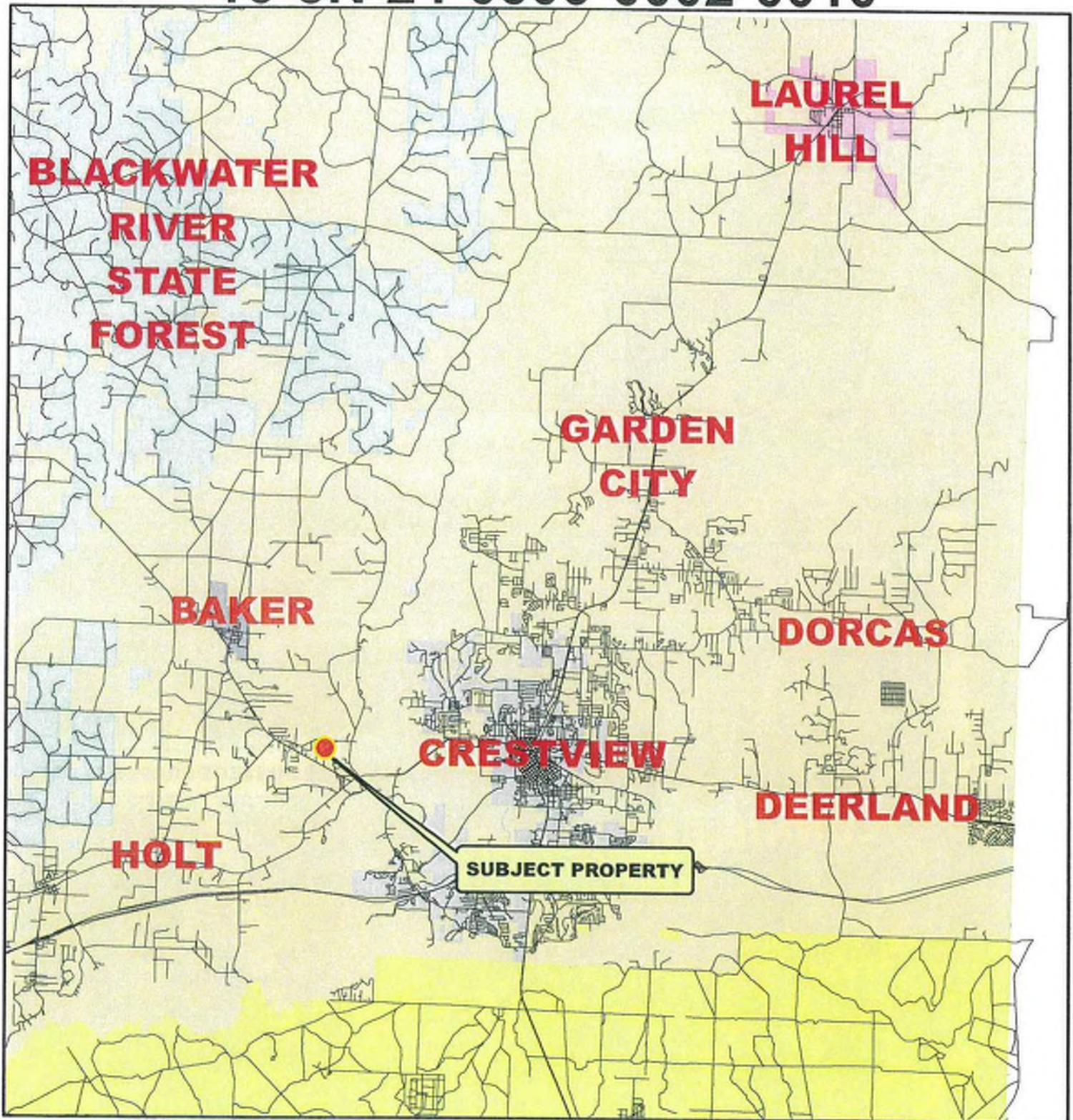
ATTACHMENTS:

- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – FLUM & Zoning Map
- E – GIS Analysis Results
- F – Warranty Deed
- G – Legal Ad

EXHIBITS:

- EXHIBIT 1 – Conceptual Master Plan for the Millwood Ranch Subdivision
- EXHIBIT 2 – Right-of-Way Consent Agreement
- EXHIBIT 3 – Fire Flow Certificate
- EXHIBIT 4 – Milligan Water Letter

16-3N-24-0000-0002-0010



Legend

— Roads

Location Map

0 0.045 0.09 0.18 0.27 Miles

MAP PROJECTION
Lambert Conformal Conic Projection
Datum: Florida State (2003)
NAD 1983 (NAD 1983)

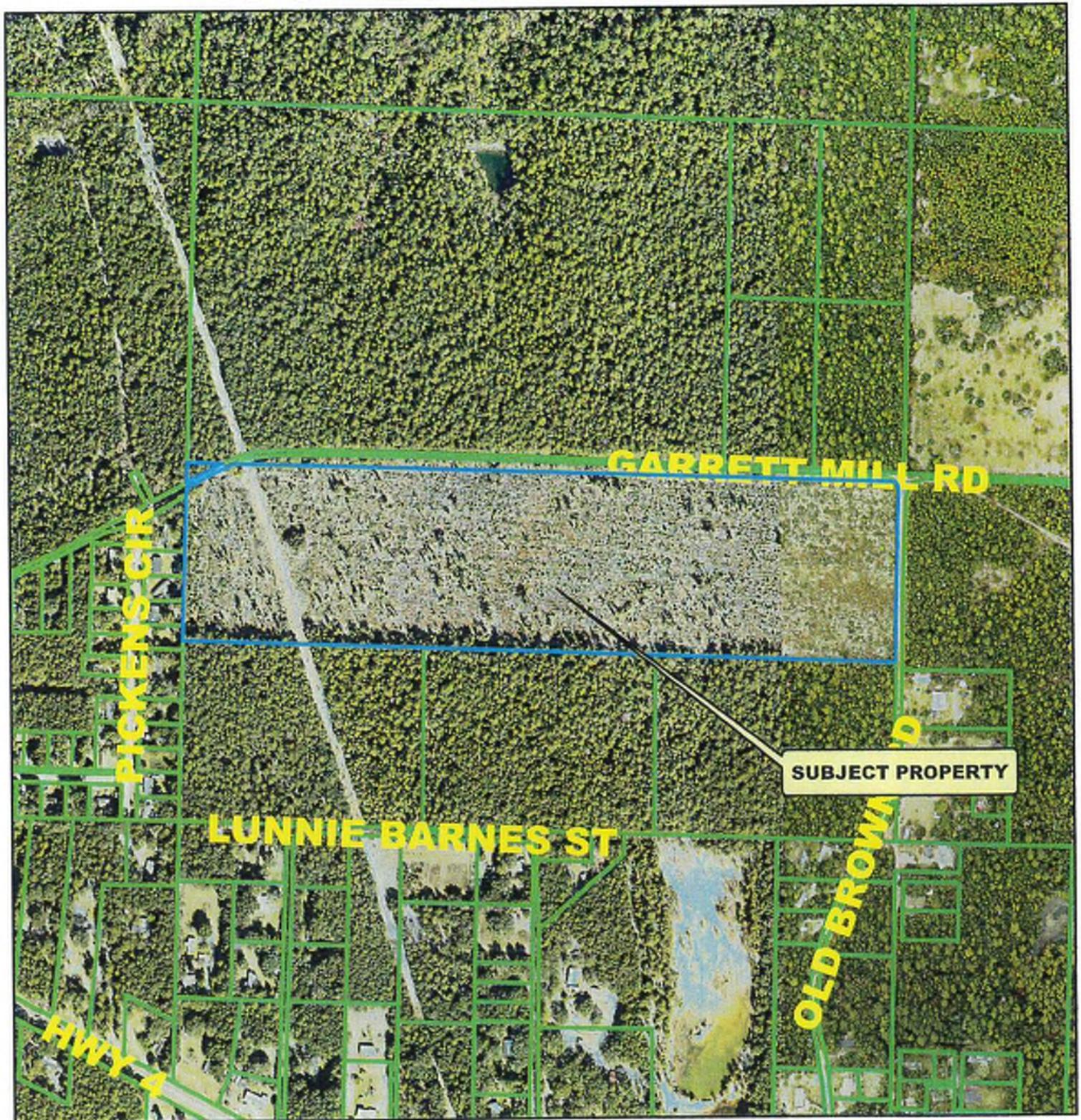
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16-3N-24-0000-0002-0010



Legend

 Parcel Lines

Aerial Photo



MAP PROJECTION:
 Lambert Conformal Conic Projection
 Spheroid: Florida North (2003)
 NAD 1983(2011), NAVD 1988.

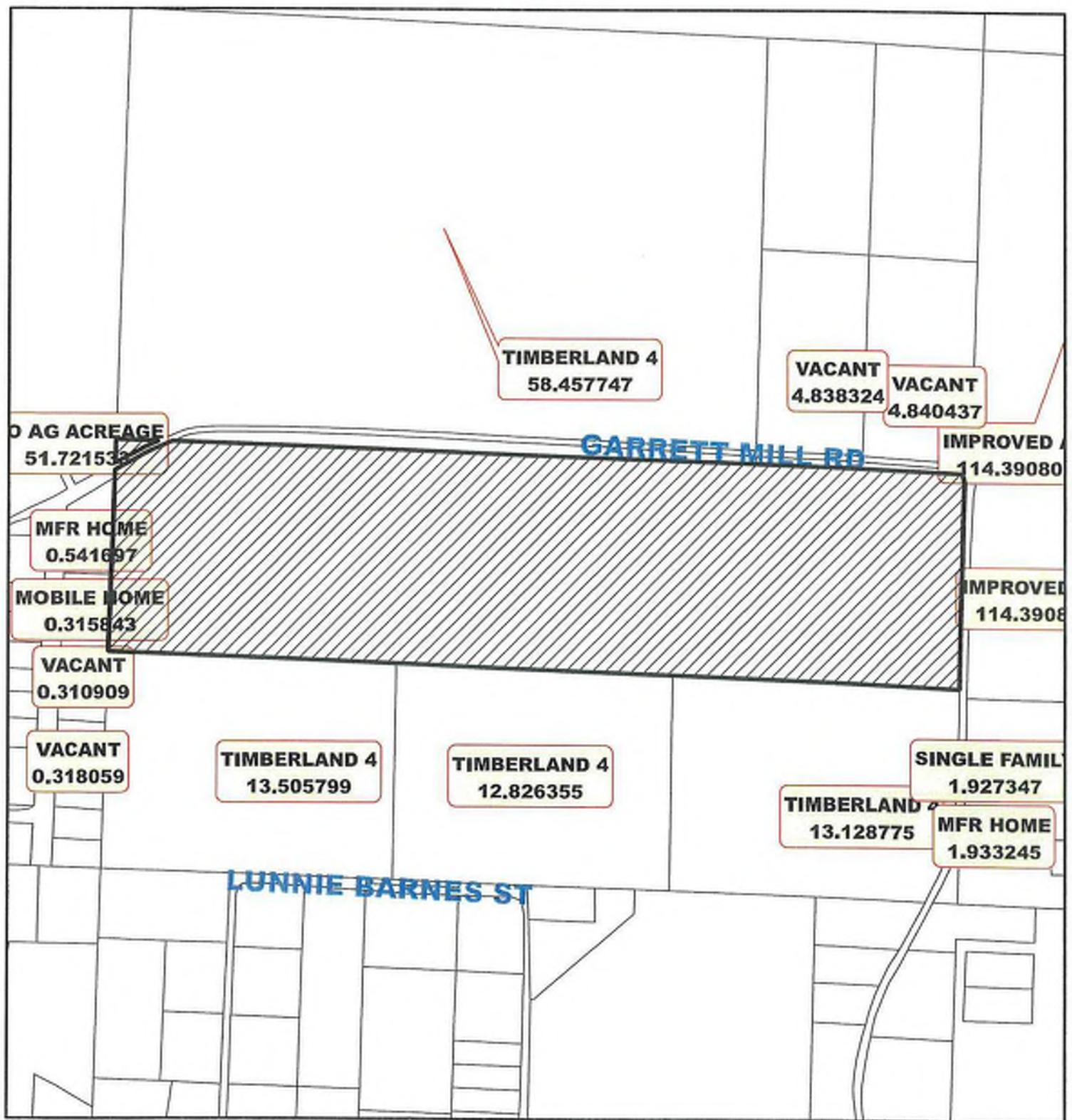
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16-3N-24-0000-0002-0010



Existing Land Use Map

0 0.0375 0.075 0.15 0.225 Miles

MAP PROJECTION:
Lambert Conformal Conic Projection
Standard: Florida North (30N)
NAD 1983(2011), NAD 1983

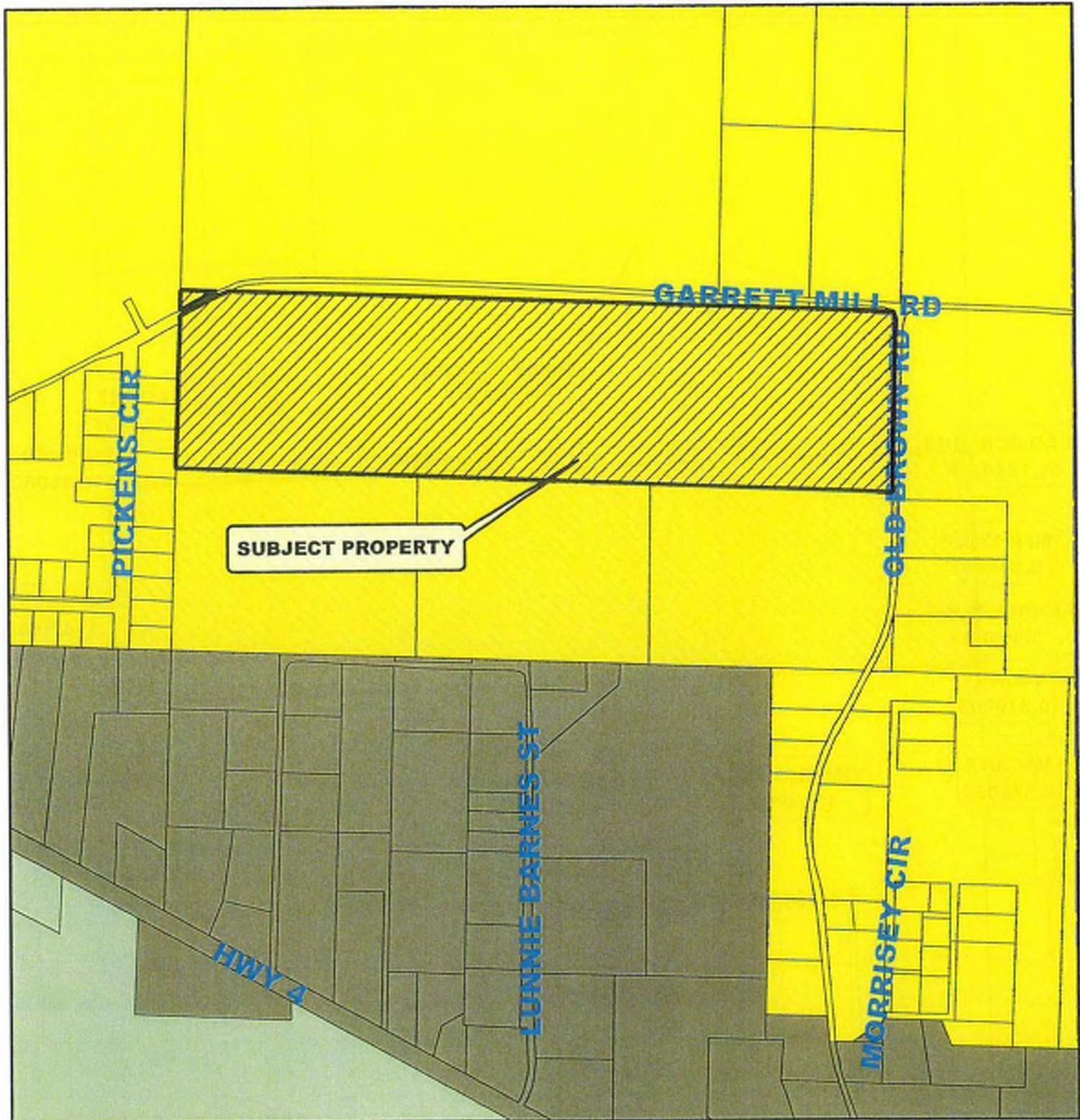
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Oklawaha County GIS
11/12/2023

16-3N-24-0000-0002-0010



FLUM Legend



ZONE Legend



FLUM & Zoning Map



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane Florida North (2003)
NAD 1983(83), NAD 1983

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Okaloosa County makes no warranties,
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completeness or suitability of this data.



Map Produced By:
Okaloosa County GIS
11/12/2025

GIS ANALYSIS RESULTS

ATTACHMENT

E

Date: 11/12/2025

Project: 16-3N-24-0000-0002-0010

Permit: DO-1125-0022 - MILLWOOD RANCH

Property Address: LOCATED ON GARRETTMILL RD BAKER FL 32531

Zoning: R-1

FLU: LDR

Fire District: NORTH OKALOOSA **Commissioner District:** 3 **Census Tract:** 020100

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.

23 - Troup Sand - 0 to 5% slopes, well drained

Wind Zone: GREATER THAN 140 IN THE WIND BORNE DEBRIS

Flood Zone: X 500 Year Flood Plain

Map Number: 12091CO 145J

Storm Surge Area: NO

Urban Development Area: NO

Water Efficient Area: NO

Wells: None

Wetlands: Uplands

Water and Sewer: MWS

Within 3 mile of an Airport: NO

Environmental Data: None

Historical Data: None

Prepared by and return to: Nathan D. Boyles, Attorney
204 North Main Street
Crestview, Florida 32536

Parcel ID #: 16-3N-24-0000-0002-0010
Recording Fee: \$10.00
Documentary Stamp Tax: \$0.70

GENERAL WARRANTY DEED

THIS WARRANTY DEED is made this 17th day of June A.D. 2019, by Brent A. Medlyn, whose postal address is 2017 Rockcreek Drive, Arlington, TX, 76010, as his separate and non-homestead property (collectively, the "Grantor"), to Christina P. Medlyn and Emily D. Payne, as joint tenants with rights of survivorship, whose post office address is 3615 Hollow Creek, Arlington, TX 76001 (collectively, the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 and NO other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Okaloosa County, State of Florida, viz:

The North 1/2 of the S 1/2 of NE 1/4 of Section 16, Township 3 North, Range 24 West, Okaloosa County, Florida, being more particularly described as follows: Commencing at the SE corner of said NE 1/4 of Section 16; thence run North 658.28 feet to the POB; thence continue North 658.29 feet; thence South 89 degrees 33' 24" West 2644.14 feet; thence South 00 degrees 09' 34" West 656.38 feet; thence North 89 degrees 48' 34" East 2645.94 feet to the Point of Beginning, containing 40.22 acres, more or less.

Legal description has been provided by Grantor and no title search, title opinion or title insurance has been performed or issued by the preparer hereof

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written. Signed, sealed and delivered in the presence of:

GRANTOR(S):

WITNESSES (as to all grantors):

Brent A. Medlyn
Brent A. Medlyn

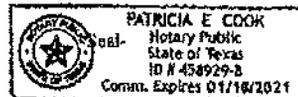
Philip J. Mitchell
Print Name: Philip J. Mitchell

Patricia E. Cook
Print Name: Patricia E. Cook

STATE OF Texas
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me on this 17 day of June, 2019, by Brent A. Medlyn who is known to me.

Patricia E. Cook
Notary Public -- State of Texas



NOTICE OF PUBLIC HEARING

The Okaloosa County Planning Commission will hold a public hearing to consider the following item:

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. Faskell, PE with Arconic Engineering, PLLC, agent on behalf of the applicant, Colton Levendekki, C/JL 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 and east of Plekins Circle, Near Baker, FL. The property identification number is 16-3N-24-0000-0002-0010 and contains 39.45 acres more or less.

A public hearing has been scheduled as follows:

Planning Commission: 5:01 PM, or as soon thereafter, on April 9, 2026, in the Commission Meeting Room, 1250 North Eglin Pkwy, Shalimar, FL.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD REGARDING THIS ACTION.

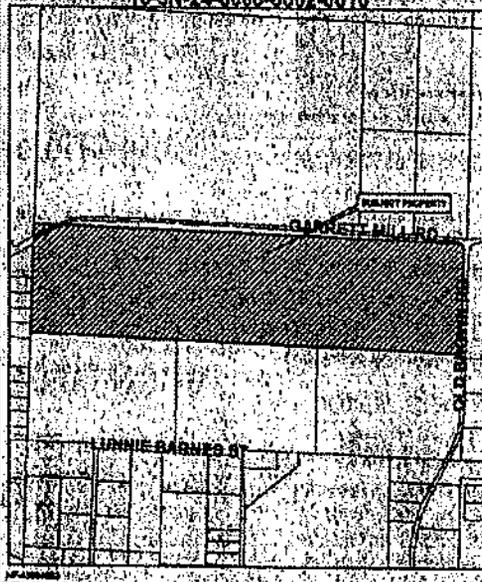
The application may be inspected by the public at the Department of Growth Management offices located at 1250 N. Eglin Parkway, Suite 301, Shalimar, FL 32579 (850) 651-7180 or in the Growth Management offices located at 402 Brookmeade Dr., Crestview (850) 689-5080.

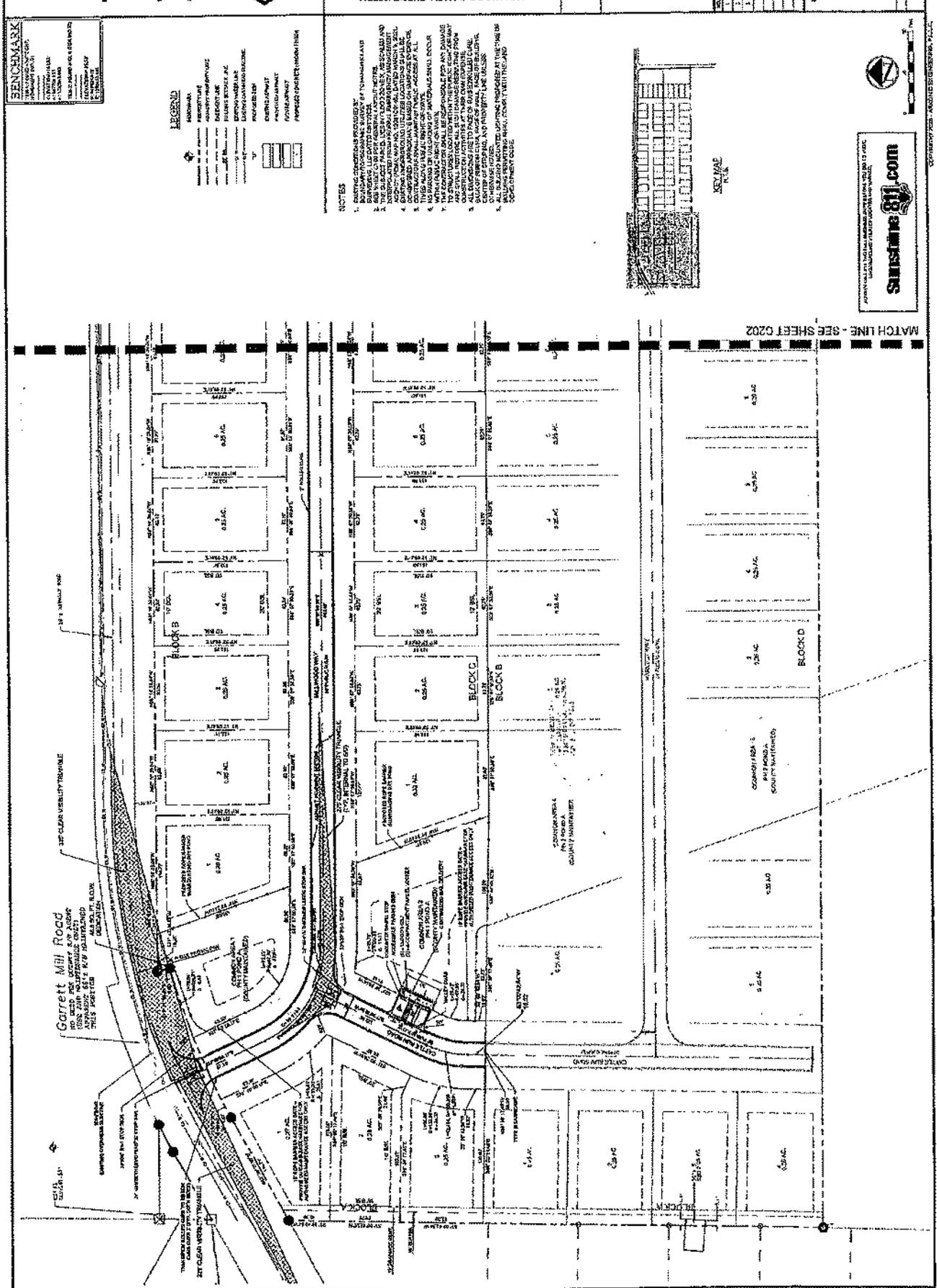
If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is 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 in the Growth Management offices described above and must be made at least 48 hours in advance of the hearings in order to provide the requested service.

Attachment

16-3N-24-0000-0002-0010



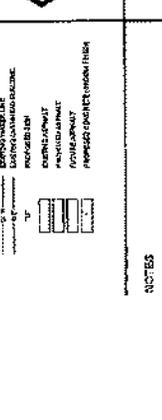


BENCHMARK
 MILLWOOD RANCH SUBDIVISION
 1. DATE: 11/11/2010
 2. DRAWN: [Name]
 3. CHECKED: [Name]
 4. APPROVED: [Name]

LEGEND
 HATCHWORK
 PRELIMINARY
 EXISTING IMPROVEMENTS
 EXISTING LOT LINES
 EXISTING UTILITY LINES
 EXISTING SURFACE ELEVATIONS
 PROPOSED LOT LINES
 PROPOSED UTILITY LINES
 PROPOSED SURFACE ELEVATIONS
 PROPOSED DRIVEWAYS
 PROPOSED SIDEWALKS
 PROPOSED CURBS

NOTES
 1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES.
 2. THE SURVEY WAS CONDUCTED BY [Name] AND IS ACCORDING TO THE SURVEYING BOARD OF FLORIDA.
 3. THE SURVEY WAS CONDUCTED ON [Date].
 4. THE SURVEY WAS CONDUCTED AT THE FOLLOWING LOCATION: [Address].
 5. THE SURVEY WAS CONDUCTED AT THE FOLLOWING TIME: [Time].
 6. THE SURVEY WAS CONDUCTED AT THE FOLLOWING PLACE: [Place].
 7. THE SURVEY WAS CONDUCTED AT THE FOLLOWING ALTITUDE: [Altitude].
 8. THE SURVEY WAS CONDUCTED AT THE FOLLOWING TEMPERATURE: [Temperature].
 9. THE SURVEY WAS CONDUCTED AT THE FOLLOWING WIND SPEED: [Wind Speed].
 10. THE SURVEY WAS CONDUCTED AT THE FOLLOWING HUMIDITY: [Humidity].

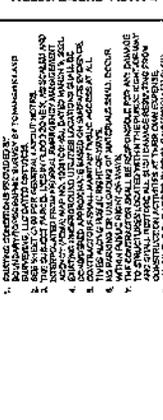
PREPARED FOR:
 CIL CONSTRUCTION, LLC
 PARCEL 16-24-000-002-0010
 OKALOOSA COUNTY, FLORIDA
 MILLWOOD RANCH SUBDIVISION



Arkonic Engineering
 ARKONIC ENGINEERING, PLLC
 2000 W. STATE ROAD 100, SUITE 100
 GAINESVILLE, FL 32608
 PHONE: 352.432.2800

DESIGNED FOR:
 CIL CONSTRUCTION, LLC
 PARCEL 16-24-000-002-0010
 OKALOOSA COUNTY, FLORIDA
 MILLWOOD RANCH SUBDIVISION

DATE: 11/11/2010
PROJECT: C201
SCALE: AS SHOWN



REVISIONS:
 1. DATE: 11/11/2010
 2. BY: [Name]
 3. DESCRIPTION: [Description]

APPROPRIATE AGENCY REVIEW REQUIRED FOR THIS PROJECT:
 OKALOOSA COUNTY PLANNING AND ZONING DEPARTMENT
 OKALOOSA COUNTY ENGINEERING DEPARTMENT
 OKALOOSA COUNTY HEALTH DEPARTMENT
 OKALOOSA COUNTY WATER MANAGEMENT DISTRICT

MATCH LINE - SEE SHEET C202

Structure No.: N/A
Section, Township, Range: 16-3N-24
Easement No.: 87/152
Parcel ID: 16-3N-24-0000-0002-0010
(Maintained by County Appraiser)

RIGHT-OF-WAY CONSENT AGREEMENT

Florida Power and Light, a Florida corporation, whose mailing address is One Energy Place, Pensacola, Florida 33420-0093, Attn: Corporate Real Estate Department, hereinafter referred to as "Company", hereby consents to CIL Construction, LLC Contact: Colton Leyendecker whose mailing address is PO Box 339 Holt, FL 32564 hereafter referred to as "Licensee", using an area within Company's right-of-way granted by that certain agreement recorded in Deed Book 87, at Page 152, Public Records of Okaloosa County, Florida. The said area within the Company's right-of-way, hereinafter referred to as "Lands", is more particularly described on Exhibit "A" attached hereto. The use of Lands by Licensee shall be solely for the purpose of Dry Retention, Road Crossing and Utility Crossing as shown on the plans and specifications submitted by Licensee, attached hereto as Exhibit "B".

In consideration for Company's consent and for the other mutual covenants set forth below, and for Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

1. Licensee agrees to obtain all necessary rights from the owners of the Lands in the event Licensee does not own said Lands; to obtain any and all applicable federal, state, and local permits required in connection with Licensee's use of the Lands; and at all times, to comply with all requirements of all federal, state, and local laws, ordinances, rules and regulations applicable or pertaining to the use of the Lands by Licensee pursuant to this Agreement.

2. Licensee understands and agrees that the use of the Lands pursuant to this Agreement is subordinate to the rights and interest of Company in and to the Lands and agrees to notify its employees, agents, and contractors accordingly. Company specifically reserves the right to maintain its facilities located on the Lands; to make improvements; add additional facilities; maintain, construct or alter roads; maintain any facilities, devices, or improvements on the Lands which aid in or are necessary to Company's business or operations; and the right to enter upon the Lands at all times for such purposes. Licensee understands that in the exercise of such rights and interest, Company from time-to-time may require Licensee, to relocate, alter, or remove its facilities and equipment, including parking spaces and areas, and other improvements made by Licensee pursuant to this Agreement which interfere with or prevent Company, in its opinion, from properly and safely constructing, improving, and maintaining its facilities. Licensee agrees to relocate, alter, or remove said facilities, equipment, parking spaces and areas, and other improvements within thirty (30) days of receiving notice from Company to do so. Such relocation, alteration, or removal will be made at the sole cost and expense of Licensee and at no cost and expense to Company; provided however, should Licensee, for any reason, fail to make such relocation, alteration, or removal, Company retains the right to enter upon the Lands and make said relocation, alteration, or removal of Licensee's facilities, equipment, parking spaces and areas, and other improvements and Licensee hereby agrees to reimburse Company for all of its costs and expense incurred in connection therewith upon demand.

3. Licensee agrees that it will not use the Lands in any manner which, in the opinion of Company, may tend to interfere with Company's use of the Lands or may tend to cause a hazardous condition to exist. Licensee agrees that no hazardous substance, as the term is defined in Section 101 (14) of the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA") (42 USC Section 9601 [14]), petroleum products, liquids or flammables shall be placed on, under, transported across or stored on the Lands, which restricts, impairs, interferes with, or hinders the use of the Lands by Company or the exercise by

Company of any of its rights thereto. Licensee agrees further that in the event it should create a hazardous condition, then upon notification by Company, Licensee shall, within seventy-two (72) hours, at its sole cost and expense, correct such condition or situation; provided however that the Company retains the right to enter upon the Lands and correct any such condition or situation at any time and, by its execution hereof, Licensee hereby agrees to indemnify and hold harmless Company from all loss, damage or injury resulting from Licensee's failure to comply with the provisions of this Agreement.

4. Licensee hereby agrees and covenants to prohibit its agents, employees, and contractors from using any tools, equipment, or machinery on the Lands capable of extending greater than fourteen (14) feet above existing grade and further agrees that no dynamite or other explosives shall be used within the Lands and that no alteration of the existing terrain, including the use of the Lands by Licensee as provided herein, shall be made which will result in preventing Company access to its facilities located within said Lands. Unless otherwise provided herein, Licensee agrees to maintain a one hundred and fifty (150) foot wide area, clear of any activities, with a lineal measurement of seventy five (75) feet on each side of the centerline of Company's existing and planned facilities.

5. Licensee understands and agrees that the planting of trees, shrubs, and other foliage capable of exceeding fourteen (14) feet in height at full maturity is not permitted within Company's Lands.

6. Outdoor lighting installed or to be installed upon the Lands by Licensee are not to exceed a height of fourteen (14) feet above existing grade and all poles or standards supporting light fixtures are to be of a non-metallic material.

7. Sprinkler systems installed or to be installed by Licensee upon the Lands are to be constructed of a non-metallic material and sprinkler heads are to be set so the spray height does not exceed fourteen (14) feet above existing grade and does not make contact with any Company's facilities. Aboveground systems shall not be installed within or across Company patrol or finger roads and underground systems crossing said patrol and finger roads are to be buried at a minimum depth of one (1) foot below existing road grade.

8. Licensee agrees to warn its employees, agents, contractors and invitees of the fact that the electrical facilities and appurtenances installed or to be installed by Company within the Lands are of high voltage electricity and agrees to use all safety and precautionary measures when working under or near Company's facilities. Licensee hereby acknowledges the receipt and required execution of Form 360 "Exhibit C" prior to the commencement of construction within the Lands.

9. Licensee agrees, at all times, to maintain and keep the Lands clean and free of debris. Except as provided herein, Licensee further understands and agrees that certain uses of the Lands are specifically prohibited; such uses include but are not limited to recreational purposes, hunting and camping, and Licensee agrees to notify its employees, agents, contractors, and invitees accordingly.

10. The use of the Lands by Licensee shall be at the sole risk and expense of Licensee, and Company is specifically relieved of any responsibility for damage or loss to Licensee or other persons resulting from Company's use of the Lands for its purposes.

11. Notwithstanding any provision contained herein, Licensee agrees to reimburse Company for all cost and expense for any damage to Company's facilities resulting from Licensee's use of the Lands and agrees that if, in the opinion of Company, it becomes necessary as a result of Licensee's use of the Lands for Company to relocate, rearrange or change any of its facilities, to promptly reimburse Company for all cost and expense involved with such relocation, rearrangement or change.

12. Licensee agrees it will exercise its privileges hereunder at its own sole risk and agrees to indemnify and save harmless Company, its parent, subsidiaries, affiliates, and their respective officers,

directors, agents and employees (hereinafter referred to as FPL Entities), from all liability, loss, cost, and expense, including attorneys' fees, which may be sustained by FPL Entities to any person, natural or artificial, by reason of the death of or injury to any person or damage to any property whether or not due to or caused by the negligence of FPL Entities, arising out of or in connection with the herein described purposes by Licensee, its contractors, agents, or employees; and Licensee agrees to defend at its sole cost and expense and at no cost and expense to FPL Entities any and all suits or action instituted against FPL Entities, for the imposition of such liability, loss, cost and expense.

13. Licensee shall, during the period of this Agreement, maintain at its sole expense a liability policy with minimum limits of \$3,000,000 for bodily injury or death of person(s) and \$3,000,000 for property damage arising out of a single occurrence. Said policy shall be endorsed to insure against obligations assumed by Licensee in the indemnity (Paragraph 12). A certificate of insurance shall be furnished to Company evidencing that said policy of insurance is in force and will not be cancelled or materially changed so as to affect the interests of FPL Entities until ten (10) days written notice has been furnished to Company. Upon request, copies of policies will be furnished to Company. Licensee understands and agrees that the use of the Lands for the purposes described herein is expressly contingent upon acceptance and compliance with the provisions contained herein.

14. This Agreement will become effective upon execution by Company and Licensee and will remain in full force and effect until completion of Licensee's use of the Lands pursuant to this Agreement, unless earlier terminated upon ninety (90) days written notice by Company to Licensee, or at the option of Company, immediately upon Licensee failing to comply with or to abide by any or all of the provisions contained herein.

15. The use granted herein as shown on Exhibit "B" shall be under construction by Licensee within one (1) year of the effective date of this Agreement and the construction shall be diligently pursued to completion. Licensee shall give Company ten (10) days prior written notice of its commencement of construction. "Under construction" is the continuous physical activity of placing the foundation or continuation of construction above the foundation of any structure or improvement permitted hereunder. Under construction does not include application for or obtaining a building permit, a site plan approval or zoning approval from the appropriate local government agency having jurisdiction over the activity, purchasing construction materials, placing such construction materials on the site, clearing or grading the site (if permitted) in anticipation of construction, site surveying, landscaping work or reactivating construction after substantially all construction activity has remained stopped for a period of two (2) months or more. Licensee acknowledges that failure to have the use under construction within the one (1) year time period will result in immediate termination of this Agreement in accordance with Paragraph 14 herein for failing to comply with the provisions contained herein unless Licensor grants a written extension for a mutually agreed upon time. Any request for an extension of time shall be submitted in writing by Licensee no later than thirty (30) days prior to the expiration of the one (1) year period for the project to be under construction.

16. The term "Licensee" shall be construed as embracing such number and gender as the character of the party or parties require(s) and the obligations contained herein shall be absolute and primary and shall be complete and binding as to each, including its successors and assigns, upon this Agreement being executed by Licensee and subject to no conditions precedent or otherwise,

17. Should any provision of this Agreement be determined by a court of competent jurisdiction to be illegal or in conflict with any applicable law, the validity of the remaining provisions shall not be impaired. In the event of any litigation arising out of enforcement of this Consent Agreement, the prevailing party in such litigation shall be entitled to recovery of all costs, including reasonable attorneys' fees.

18. Licensee may assign its rights and obligations under this Agreement to a solvent party upon prior written consent of the company, which consent shall not be unreasonably withheld.



OKALOOSA COUNTY GROWTH MANAGEMENT DEPARTMENT
CERTIFICATE OF CAPACITY FOR POTABLE WATER AND FIRE FLOW
REQUIRED FOR SUBDIVISION DO AND FINAL PLAT APPROVAL

SECTION 1: PROJECT INFORMATION (to be completed by project design engineer)

Subdivision Name: Millwood Ranch

Project Address/Parcel ID(s): 16-3N-24-0000-0002-0010

Water Utility Provider: Milligan Water System, Inc.

Fire Authority (AHJ): North Okaloosa Fire Department

Phase / Unit: 1 & 2

Total Number of Lots: 104

Development Characteristics

Predominant Use:

- Single-Family Detached
- Duplex
- Townhomes
- Multifamily
- Mixed Use

Typical Structure Size (sq ft): 1300-2200

FBC Construction Type (assumed): V-B

Sprinkler Assumptions:

- No sprinklers (typical residential)
- NFPA 13D
- NFPA 13R / 13

Required Fire Flow per Unit (GPM): 1000

Required Duration (hours): 2

SECTION 2: SYSTEM DESIGN OVERVIEW

Water System Layout:

- Looped System (minimum 6 inch main required)
- Non-looped or Grid Network (minimum 8 inch main required)
- Dead-End Mains (describe locations; mains shall not exceed 600 ft for main sizes under 10 inches) Approx. 64 LF on Cattle Run Rd., and approx. 78 LF on Pasture Ln

Pipe Sizes:

Minimum Main Size (inches): 6

Largest Main Size (inches): 6

SECTION 3: HYDRAULIC ANALYSIS

Method:

- Hydraulic Model (EPANET or equivalent)
- Field Flow Tests (existing system tie-in)
- Combination

Scenario Tested:

- Peak Hour Demand + Fire Flow
- Buildout Condition
- Worst-Case Node (farthest / highest elevation)

Hydrant Distribution & Spacing

Total Hydrants Provided: 11

Maximum Spacing Between Hydrants: 640

For one and two family dwellings in a subdivision, hydrants shall be located a maximum of 660 feet of vehicle travel distance apart. In areas of one and two family dwellings on a cul-de-sac, the fire hydrant shall be placed no more than 500 feet driving distance from the last driveway at the end of the cul-de-sac.

Distance to Furthest Lot: 320

Hydrants on Dead-End Mains:

Yes No

Dead-End Main Evaluation:

Dead-End Length: 64' & 78'

Flushing Device Provided:

Yes No

Fire Flow Adequate at Dead-End:

Yes No

Storage & Pumping (if applicable)

Elevated Tank / Storage

Volume (gallons): _____

Booster Pump Station

Capacity (GPM): _____

Redundancy:

Backup power

Redundant pumps

Phasing Plan

Fire Flow Available at Each Phase:

Yes No

Interim Conditions (before looping completed):

128 LF dead end main with hydrant on Cattle Run Rd.

SECTION 5: REQUIRED FLOW TESTING DATA (must be submitted at final plat approval and prior to first CO)

1. Map showing location of flow hydrant(s) and static/residual hydrant(s).
2. Identification of worst-case hydrant/node (farthest, highest elevation, or lowest pressure)
3. Date and time of flow test(s).

4. Name of company conducting flow test(s) and witnesses to flow test(s) -witness must include fire department representative and design engineer or contractor; applicant is responsible for ensuring test results are provided to the water utility, AHJ and Building Official; the utility must be notified 24 hours in advance prior to testing of fire hydrant flow and water main pressure tests.
5. Static and residual PSI from static/residual hydrant (s).
6. Flow in GPM from flow hydrant(s) and PSI at flow from flow hydrant(s), residual pressure required is 20 psi.
7. System condition at time of test (fully looped, temporary dead-end conditions, phase)

*****Criteria regarding Maximum Fire Hydrant Fire Flow Capacity shall be considered applicable in accordance with NFPA 1 Table 18.5.4.3 Florida Fire Prevention Code - Eighth Edition as may be amended*****

*****Each phase must be adequate; project cannot rely on future looping*****

SECTION 6: DESIGN ENGINEER'S CERTIFICATION

I certify that the hydraulic analysis was performed in accordance with accepted engineering practices and demonstrates compliance with the Okaloosa County Fire Prevention Ordinance, NFPA 1 and the Florida Fire Prevention Code.

Engineer Name: Tyler S. Paskell, P.E.

PE License (Stamp): 96209

This item has been electronically signed and sealed by Tyler S. Paskell, P.E. on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Signature:  Digitally signed by Tyler S Paskell
Date: 2026.03.26 14:47:20-05'00'

Date: 3/26/2026

SECTION 7: DEFICIENCIES / REQUIRED IMPROVEMENTS (if applicable)

- Upsize mains
- Add hydrants
- Add looping
- Add storage / booster
- Phase restrictions

SECTION 8: REQUIRED POTABLE WATER LEVEL OF SERVICE (LOS) CERTIFICATION

The undersigned, as an authorized representative of the potable water utility serving the subject property, hereby certifies that the utility has reviewed the proposed development identified as _____ and its estimated potable water demand.

Based on available system capacity, existing and planned infrastructure, and utility records, the utility certifies that:

- Adequate potable water supply and treatment capacity is available to serve the proposed development; and
- Adequate transmission and distribution capacity exists, or will be provided, to deliver potable water to the site; and
- The proposed development is consistent with the adopted potable water Level of Service (LOS) standard established in the Okaloosa County Comprehensive Plan; and
- Potable water facilities necessary to serve the development are available or will be available concurrent with the impacts of development, consistent with Section 163.3180, Florida Statutes.

This certification is based on current system conditions, planned improvements in the utility's capital improvements program, and the demand information provided by the applicant.

Water Utility: _____

Authorized Water Utility Signature: _____

Date: _____

Printed Name/Title: _____

SECTION 9: REQUIRED WATER UTILITY FIRE FLOW CERTIFICATION:

The water distribution system, as designed and/or constructed for [Subdivision Name], is capable of delivering the required minimum fire flow of _____ GPM at 20 psi residual pressure at all points within the subdivision under peak demand and buildout conditions.

Meets Requirements

Does NOT Meet Requirements

******Required fire flow must be available prior to vertical construction******

Water Utility: _____

Authorized Water Utility Signature: _____

Date: _____

Printed Name/Title: _____

SECTION 10: FIRE AUTHORITY (AHJ) APPROVAL:

Fire Authority: _____ Date: _____

Authorized Signature: _____ Date: _____

Printed Name/Title: _____

MILLIGAN WATER SYSTEM, INC.

5340 Highway 4
Baker, Florida 32531

Ph: (850) 537-9131
Fx: (850) 537-7467

March 26, 2026

To Whom It May Concern,

Milligan Water System confirms that there is sufficient water capacity available to serve the proposed Millwood Ranch project located on Garrett Mill Road. The system is capable of providing water service to this area at an approximate pressure of 75 psi.

Please feel free to reach out if additional information is needed.



Lisa Fredericksen, General Manager

Milligan Water System, INC.

850-537-9131





Florida Rural Water Association

Member: Milligan Water System Inc

Contact: Lisa Fredericksen

City: Milligan, FL

By: Justin Mckinnie Water Circuit Rider

FIRE HYDRANT FLOW TESTING WO

per the "Installation, Field Testing, and Maintenance of Fire Hydrants", A

Fire-flow tests are conducted to determine pressure and flow-producing capabilities at any location within the system to determine how much water is available for fighting fires, but the tests also serve as a means of determining the water mains or those with heavy wall deposits can reduce flow-carrying capacities of pipe; this reduced capacity can detect closed valves in the system. The results of flow tests are used extensively by insurance underwriters as a design tool for designers of fire-sprinkler systems.

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

$$QR = QF \cdot \left(\frac{hR^{0.54}}{hF^{0.54}} \right)$$

Where:

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

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

hR = difference between static pressure measured at the residual pressure and 20 psi

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

hF = difference between static pressure & residual pressure at the test location

$$hF = h_{\text{Static}} - h_{\text{Residual}}$$

A	B	C	D	E
FH #	Fire Hydrant Locations, Addresses, or GPS Coords	Static Pressure h Static	Pressure During Test h Residual	Fire Hydrant Flow QF
1	Old Brown/ Garret	92 psi	75 psi	1,090 gpm
2	Phase 2 Buckhaven	91 psi	66 psi	1,110 gpm
3	Gum Creek	50 psi	41 psi	1,110 gpm
4	6045 Buckward Rd	52 psi	42 psi	820 gpm
5	Charlie Day Estates	55 psi	19 psi	935 gpm
6				
7				
8				
9				
10				
11				
12				