

PLANNING COMMISSION

AGENDA

FEBRUARY 13, 2025

5:01 P.M.

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

Commissioner Kimberlie Birr Griggs, District 1
Chairman Jeremy Stewart, District 3
Vice-Chairman Commissioner John Collins, District 5 Okaloosa County School Board Rep., Bill Smith
Eglin Air Force Base Representative, Jack Kiger
Commissioner Jack Beery, District 2
Commissioner Todd Tarchalski, District 4

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES FOR DECEMBER 12, 2024 (NO JANUARY 2025 MEETING)

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

E. ANNOUNCEMENTS

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

G. ACCEPTANCE OF THE AGENDA

H. OATH TAKING

I. DISCLOSURES

J. OLD BUSINESS

None

K. NEW BUSINESS

a. Applications for Development Review

None

b. Public Hearings

Agenda Item # 1: FLUM (563166-BCC-2025) -Rezoning (563167-BCC-2025) Consideration of a request to change a parcel of land submitted by John Tidwell of Tidwell Homes, on behalf of the Ruckel Properties, Inc., relating to parcel 15-1S-22-0000-0001-001D, property located on the northwest corner of Lancaster Drive and Highway 20, Niceville, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Institutional (INST)**, to **Low Density Residential (LDR)** and **Mixed Use (MU)** or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the property from **Institutional (INST)**, to **Residential-1 (R-1)** and **Mixed Use (MU)** or a more restrictive zoning district. The subject property contains 25 acres, more or less.

L. OTHER BUSINESS

Selection of 2025 Chairman and Vice-Chairman.

The March 13, 2025 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 12, 2024

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, December 12, 2024, 5:01 p.m., Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.

Board members in attendance were Jeremy Stewart, John Collins, Kimberlie Birr Griggs, Todd Tarchalski, and Jack Beery.

Eglin Representative Jack Kiger 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 Martina Barrow, Planner I.

County Attorney Kerry Parsons was in attendance.

A. CALL TO ORDER

Chairman Jeremy Stewart called the meeting to order at 5:01 PM.

B. ROLL CALL

Martina Barrow conducted roll call.

C. APPROVAL OF MINUTES FOR NOVEMBER 14, 2024 MEETING.

Motion to approve minutes made by John Collins and second by Todd Tarchalski. --- 4 ayes. Motion Passes.

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

None.

E. ANNOUNCEMENTS

None.

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

None.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by Kimberlie Birr Griggs and second by John Collins. --- 5 ayes. Motion Passes.

H. OATH TAKING

None

I. DISCLOSURES

None

J. OLD BUSINESS

None

K. NEW BUSINESS

None

a. Applications for Development Review

None

b. Public Hearings

AGENDA ITEM 1: 558750-BCC-2024 and 558748-BCC-2024 Consideration of a request changing the use of land as submitted by Step One Investments LLC, owner, relating to parcel 03-2S-24-0900-0004-0070 located at 702 Bayou View Drive, Fort Walton Beach, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation from **Suburban Residential (SR)** to **Commercial (C)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the subject property from **Suburban Residential (SR)** district to **General Commercial (C-3)** district, or a more restrictive zoning district. The subject property contains 0.42 acres.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 1 as written to request a change to the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Suburban Residential (SR) to Commercial (C), or a more restrictive FLUM designation, made by Jack Beery and second by John Collins. -- 5 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Suburban Residential (SR) district to General Commercial (C-3), or a more restrictive zoning district, made by Jack Berry, and second by John Collins. --- 5 ayes. Motion Passes.

L. OTHER BUSINESS

The **January 9, 2025**, Planning Commission Meeting will be held at the Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.

M. ADJOURNMENT

MINUTES ARE NOT VERBATIM

Chairman Stewart adjourned the meeting at approximately 5:08 p.m.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 12/13/2024

AGENDA ITEM 1

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Elliot Kampert, AICP, Director

FROM: Randy Woodruff, AICP, Deputy Director

SUBJECT: 563166-BCC-2025 and 563167-BCC-2025, request for Small Scale Plan Amendment and Rezoning; as presented by John Tidwell, Sr. of Tidwell Homes, agent, on behalf of Ruckel Properties, Inc.

DATE: February 13, 2025

BCC DISTRICT: (5) Commissioner Drew Palmer

PLANNING COMMISSION DISTRICT: (5) John Collins

PUBLIC HEARING: Consideration of a request to change a parcel of land submitted by John Tidwell of Tidwell Homes, on behalf of the Ruckel Properties, Inc., relating to parcel 15-1S-22-0000-0001-001D, property located on the northwest corner of Lancaster Drive and Highway 20, Niceville, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Institutional (INST)**, to **Low Density Residential (LDR)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the property from **Institutional (INST)**, to **Residential-1 (R-1)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive zoning district. The subject property contains 25 acres, more or less.

STAFF FINDINGS:

- The proposed FLUM amendment is classified as a Type – 2 Plan Amendment which involves properties 50 acres or less in size. Type – 2 amendments do not require transmittal to the State Planning Agency for review.
- The subject property is 25 acres in size and comprised of one (1) vacant parcel. The property is legally described as 15-1S-22-0000-0001-001D and located on the northwest corner of Lancaster Drive and Highway 20, Niceville, Florida (see **Exhibits 3 & 4**).
- The subject property is bordered by Tower Acres, Plat Book 4, Page 60, a recorded single-family subdivision to the west; bordered by Mossy Oaks, Plat Book 13, Page

34, a recorded single-family subdivision to the north; Highway 20 and Fred Gannon State Park to the east, and Lancaster Drive and single-family homes to the south.

TABLE 1 – FLUM & ZONING DESIGNATIONS		
	FLUM DESIGNATION	ZONING DESIGNATION
SUBJECT PROPERTY	Institutional (INST)	Institutional (INST)
NORTH	Medium Density Residential (MDR) and Mixed Use (MU)	Residential – 2 (R-2) and Mixed Use (MU)
SOUTH	Low Density Residential (LDR) Mixed Use (MU) Mixed Use 1 MU-1)	Residential – 1 (R-1) Mixed Use (MU) Mixed Use-1 MU-1)
EAST	Highway 20	Highway 20
WEST	Low Density Residential (LDR)	Residential-1 (R-1)

The applicant has submitted said Small Scale Plan Amendment in order to change the subject property for future development of single-family homes adjacent to the existing single-family homes along the north, west and south property boundaries, multi-family homes located between the single-family homes and commercial oriented development along Highway 20 (see **Exhibit 1 – Applicant Letter of Petition**).

The subject property is 25 acres and is currently located in one Future Land Use (FLU) Category: **Institutional (INST)**, and in one zoning district: **Institutional (INST)**. The **Institutional (INST)** future land use designation is to provide areas for civic, government, religious, or otherwise generally not-for-profit land uses. The **Institutional (INST)** zoning district provides areas for the location, maintenance, and preservation of public, semi-public and institutional lands and land uses.

The applicant is requesting to change the Comprehensive Plan Future Land Use Map (FLUM) from **Institutional (INST)** into two (2) Future Land Use Categories: **Low Density Residential (LDR)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive FLUM designation. The **Low Density Residential (LDR)** future land use category is to provide areas for the protection of residential neighborhoods and for future low-density residential development. The **Mixed Use (MU)** future land use category is to provide areas for a functional and compatible mix of land uses which may include a mix of residential housing types as well as a mix of residential and nonresidential uses, including Planned Unit Developments, commercial mixed use, residential mixed use, or other types of mixed use as described in the Comprehensive Plan.

If the FLUM amendment is approved, the applicant has submitted a companion request to rezone the property from **Institutional (INST)** into two (2) zoning districts: **Residential-1 (R-1)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive zoning

district. The purpose of the **Residential-1 (R-1)** zoning district is to provide areas for single-family detached residential dwellings, customary accessory uses, and limited non-residential uses. The purpose of the **Mixed Use (MU)** zoning district is to provide areas for a variety of housing types as well as a functional mix of residential and non-residential land uses. To this end, while MU developments are encouraged to include a mix of both residential and non-residential uses, single use development is allowed when the area surrounding a proposed single use development within the MU zone is predominantly of the type proposed, and requiring another use would be out-of-character with the predominant surrounding use, and would result in internal incompatibility that cannot be remedied through buffers, setbacks, or other techniques in an economically efficient manner.

The subject property is located inside the Urban Development Boundary (UDB).

COMPREHENSIVE PLAN ANALYSIS:

Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.3

Policy 4.3 recognizes the importance of design in mitigating potential incompatibility conditions through the site plan review process. In particular, it empowers Okaloosa County to require various mitigation techniques including variable buffers, placement and design of open space and landscaping, and consideration of lighting design and placement to avoid glare. In addition, it recognizes the concept of varying setbacks based on the height of buildings. *The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Institutional (INST)**, to **Low Density Residential (LDR)** and **Mixed Use (MU)**. If the FLUM amendment is approved, the applicant is requesting to rezone the property from **Institutional (INST)**, to **Residential-1 (R-1)** and **Mixed Use (MU)**. The aforementioned mitigating techniques will be addressed during the Development Order review process.*

Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.4

Policy 4.4 Compatibility of adjacent zoning districts shall be considered during rezoning and land use plan amendments, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the FLUM and the zoning districts result in an appropriate transition of uses, densities, and intensities: *The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Institutional (INST)**, to **Low Density Residential (LDR)** and **Mixed Use (MU)**. If the FLUM amendment is approved, the applicant is requesting to rezone the property from **Institutional (INST)**, to **Residential-1 (R-1)** and **Mixed Use (MU)**. The applicant has submitted a proposed concept plan (see **Exhibit 5 – Concept Plan**). Any future development plans shall be required to undergo the county's Development Order review process. The subject property is bordered by State Road 20 to the east, single-family residence to the north, south, and west. Staff hereby determines that the proposed Small Scale Plan Amendment is consistent with current development patterns, adjacent zoning*

districts and maximum intensities of the surrounding properties to the maximum extent possible.

Traffic Analysis

A Traffic Analysis was not submitted as part of this application. However, a traffic analysis will be required as part of the Development Order Application review and approval.

PUBLIC COMMENT/OPPOSITION: No public comment or opposition has been received as of this writing for 563166-BCC-2025 and 563167-BCC-2025.

BACKGROUND:

On August 8, 2025, the Planning Commission considered a request from the School District of Okaloosa County to change the Future Land Use Category and Zoning District on this parcel from Institutional (INST) to Mixed Use (MU). The Planning Commission recommended that the Board of County Commissioners approve an ordinance changing the Future Land Use Map designation and approve an ordinance changing the zoning designation for the subject property.

On August 20, 2025, the Board of County Commissioners (BCC) conducted a public hearing to consider this request to change the Future Land Use Category and Zoning District. During the public hearing, two citizens addressed the Board expressing concern regarding the potential impacts the proposed changes could have on the surrounding area. Specific issues identified by the citizens include:

- Access. Lancaster Drive is the only access to Highway 20 for several subdivisions west of the subject property. The speakers expressed concern regarding potential issues that could arise should Lancaster Drive become blocked.
- Drainage and flooding. The speakers expressed concern that development of the property could exacerbate existing flooding problems in the area.
- Uncertainty of use.
- Light and Noise Pollution.
- Character of the area.
- Need for green space and parks

At the end of the public input and discussion, the Board directed staff to work with the School District to determine what, if anything, could be done to address these concerns.

County staff worked together with the School District to develop ideas for possible remedies to these concerns. The results of the discussions included the potential establishment of a naturally-vegetated buffer in excess of what would be required by the

Land Development Code (LDC) for any development other than detached single-family residential development and, if a residential subdivision is constructed, opportunity for locating it such that area residents would be able to utilize it.

It should be noted that the LDC already addresses some of the concerns expressed by the citizens. Specifically, Section 6.06.00 establishes the stormwater management standards that will be applied to future development of the property. Concerning stormwater, there is an identified Surtax Stormwater project for Lancaster Drive. During wet weather, there is nuisance standing water in ditches and driveways. The project would reestablish the ditch and flow to reduce the number of days residents have standing water in driveways.

Regarding road access, the parcel has sufficient frontage along Highway 20 to allow access directly to that major roadway. Further, the LDC provides standards for ingress and egress and also enables the installation of improvements as needed for operational safety.

After several continuations of the public hearing and with no action taken by the Board of County Commission, the applicant withdrew the request to change the Future Land Use category and Zoning District.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on January 29, 2025; and public notice, via certified, return-receipt letters, were provided to all property owners within 300-foot radius per Section 1.11.02, of the Okaloosa County Land Development Code (see **Attachment H**).

STAFF POSITION: Staff has no objections to the proposed FLUM Amendment; herein referenced as 563166-BCC-2025 and 563167-BCC-2025.

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 two (2) separate recommendations to the Board of County Commissioners, with the Future Land Use Map Amendment being first as follows:

First Motion: Recommend approval of an ordinance changing the Future Land Use Map (FLUM) designation for the subject property, legally described as 15-1S-22-0000-0001-001D from **Institutional (INST)** to **Low Density Residential (LDR)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive FLUM designation.

Second Motion: Recommend approval of an ordinance changing the zoning designation for the subject property, legally described as 15-1S-22-0000-001D, from **Institutional (INST)** district, to **Residential-1 (R-1)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) districts or a more restrictive zoning district.

BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is tentatively scheduled for March 18, 2025.

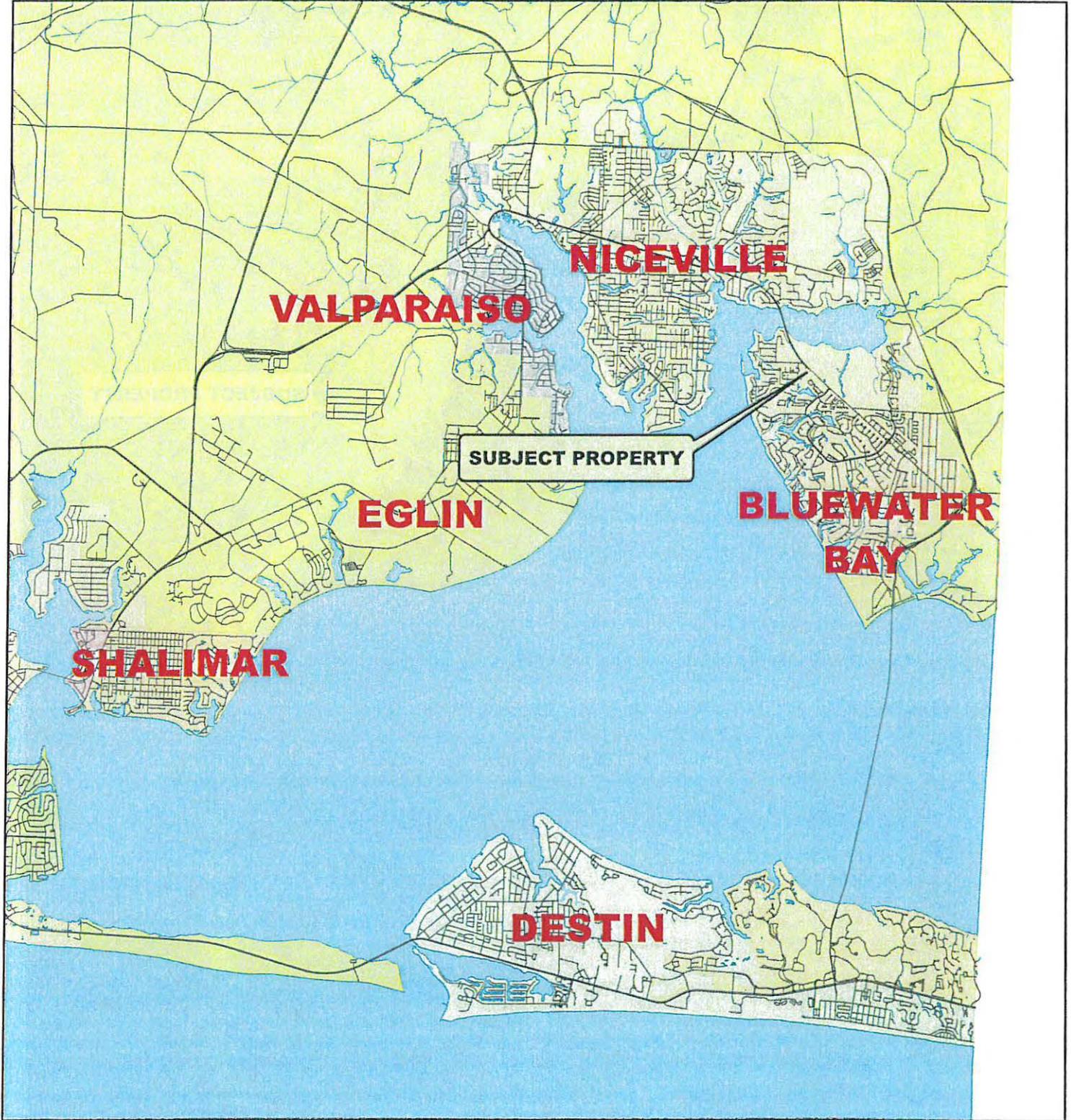
ATTACHMENTS:

- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – FLUM/Zoning Map
- E – Proposed FLUM/Zoning Map
- F – 1 Mile FLUM/Zoning Map
- G – GIS Analysis
- H – Legal Advertisement
- I – Future Land Use Ordinance
- J – Rezoning Ordinance

EXHIBIT:

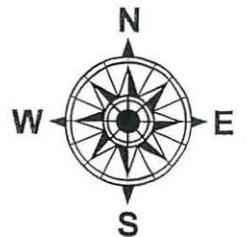
- 1-- Applicant Letter of Petition
- 2-- FLU & Rezoning Applications
- 3-- Boundary Survey
- 4-- Description Sketch
- 5-- Concept Plan

ATTACHMENT - A
15-1S-22-0000-0001-001D



Legend

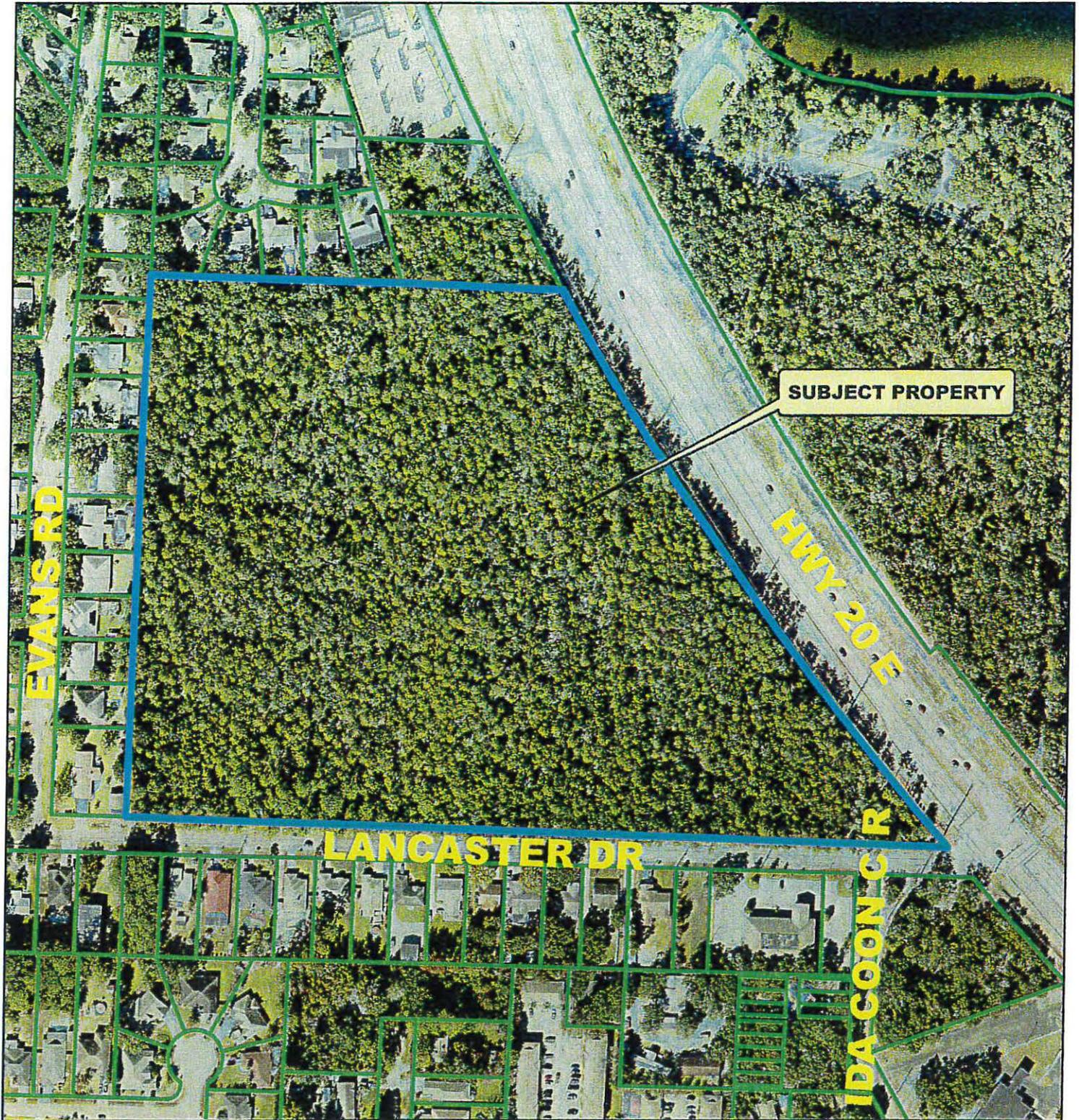
— Roads



Location Map

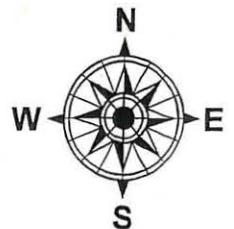
ATTACHMENT - B

15-1S-22-0000-0001-001D



Legend

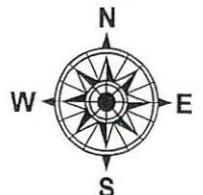
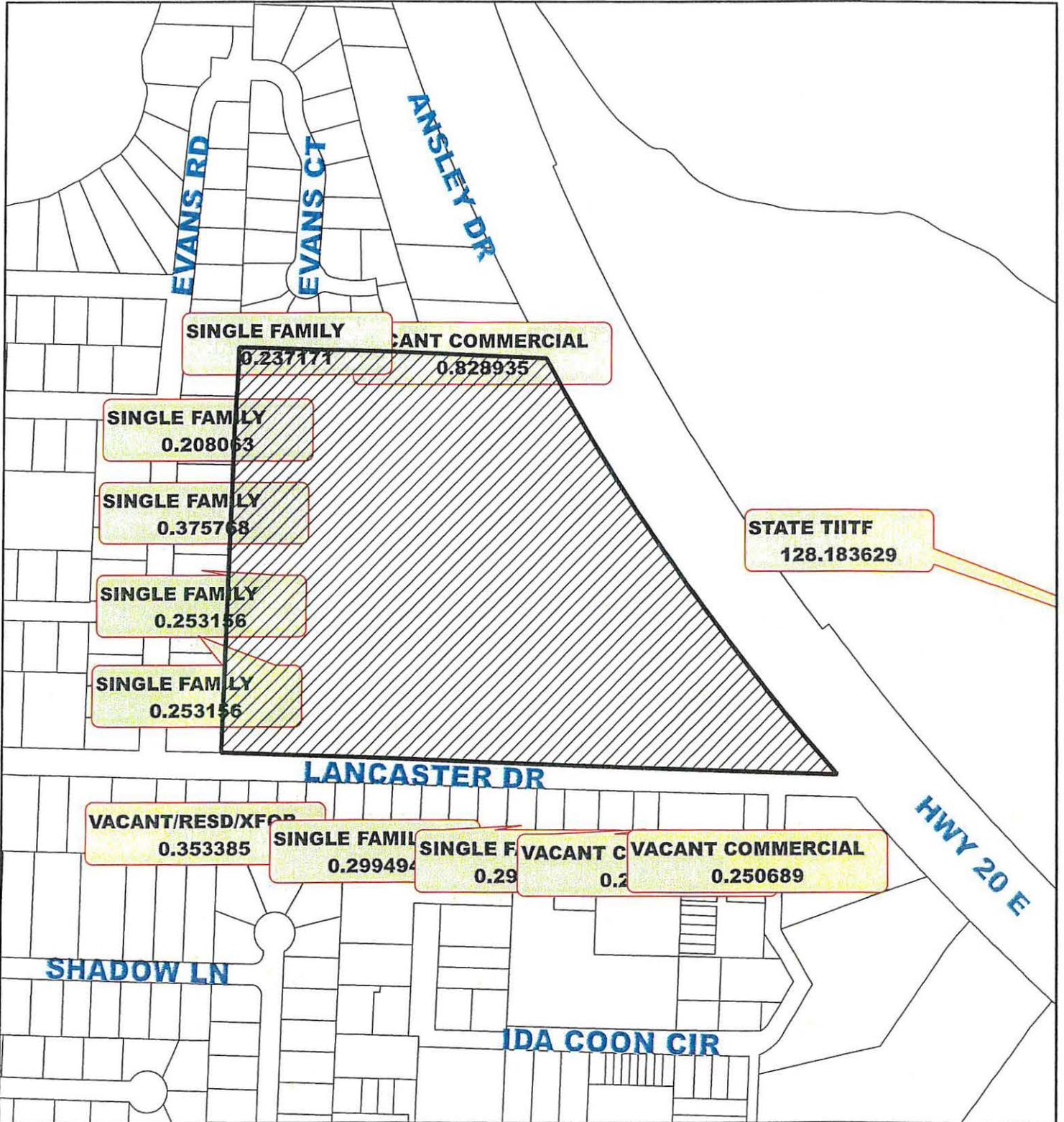
 Parcel Lines



Aerial Photo

ATTACHMENT - C

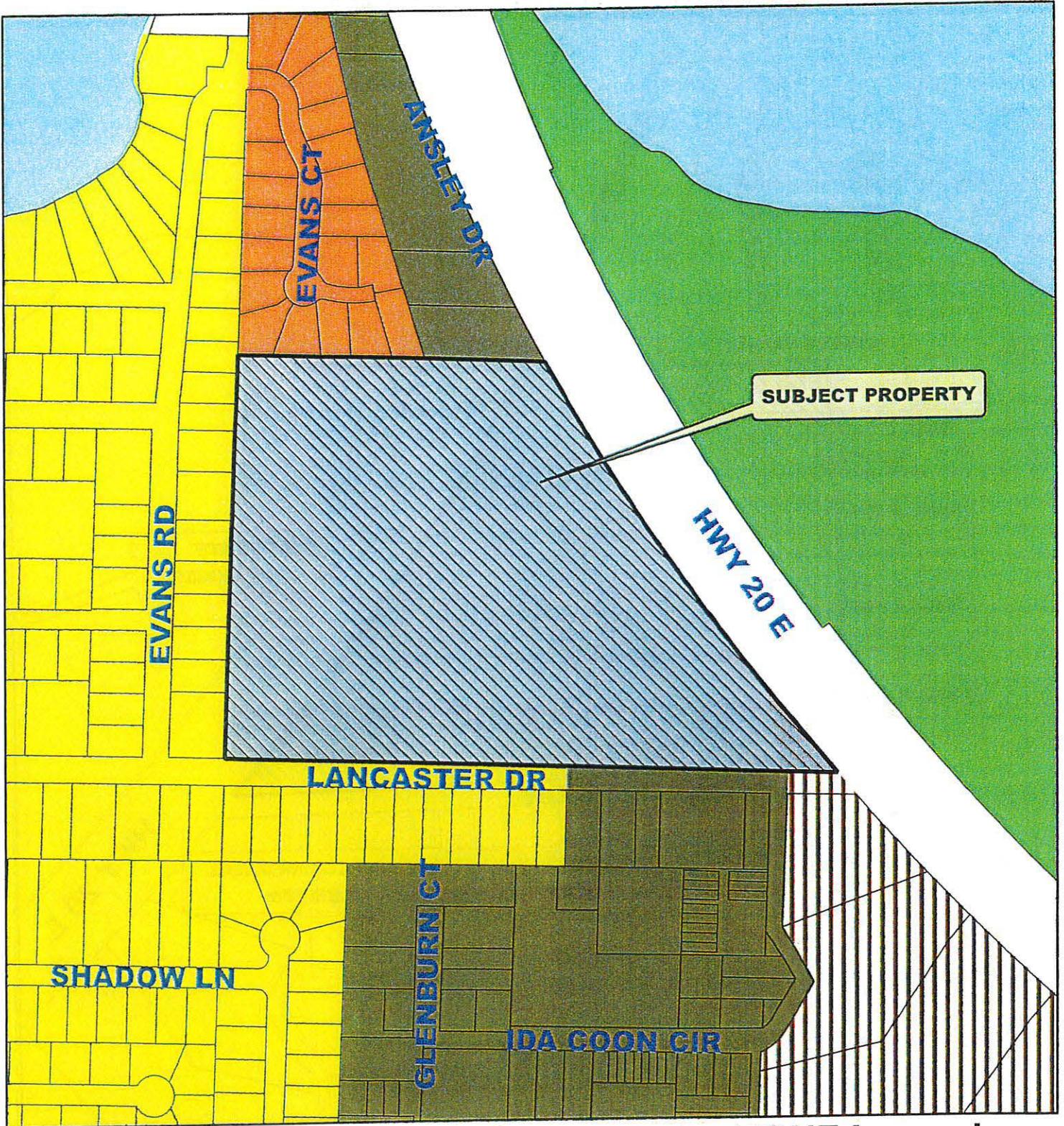
15-1S-22-0000-0001-001D



Existing Land Use Map

ATTACHMENT - D

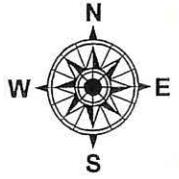
15-1S-22-0000-0001-001D



SUBJECT PROPERTY

FLUM Legend

	LDR		REC
	MDR		INST
	MU		
	MU-1		

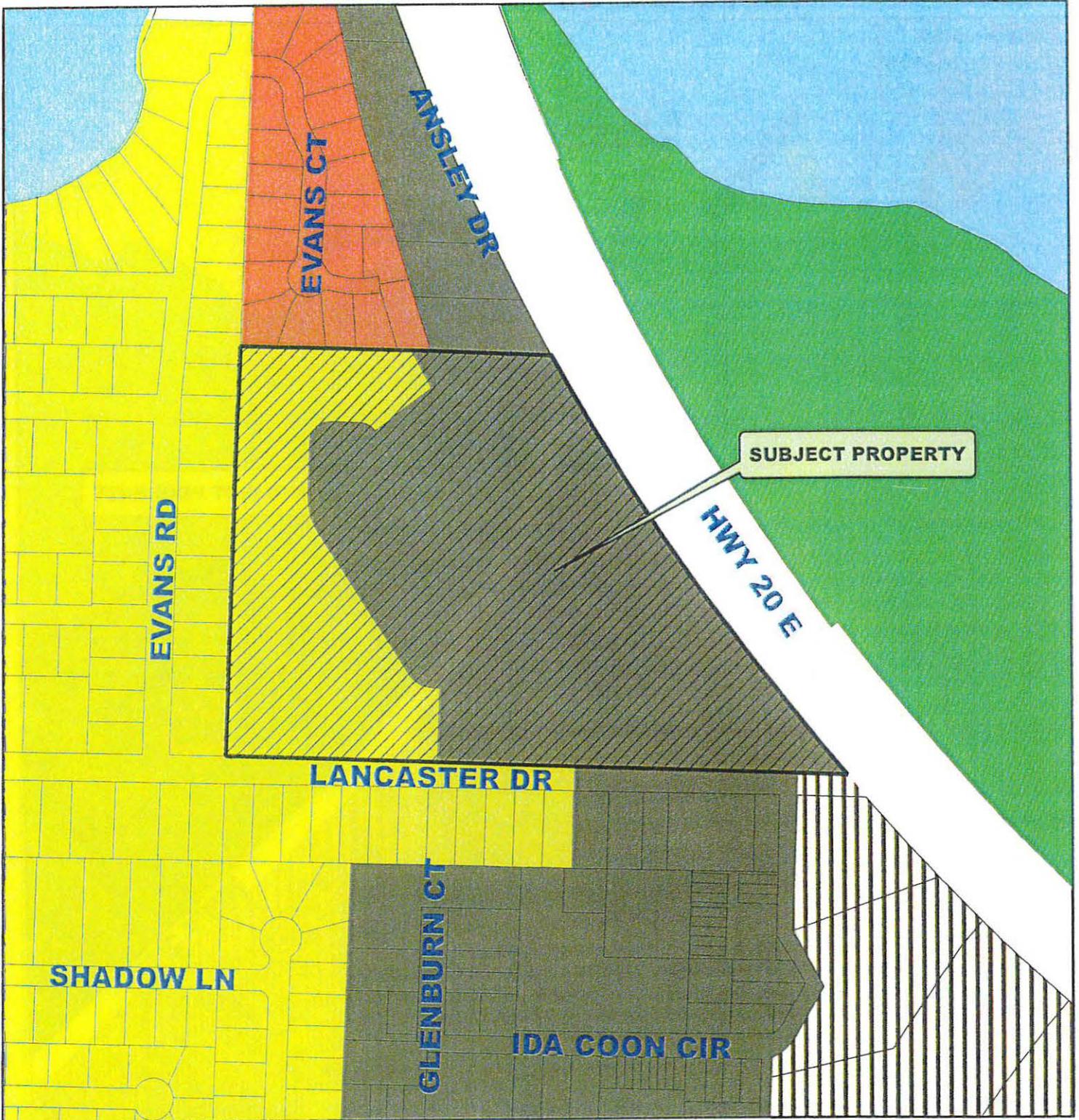


ZONE Legend

	R-1		REC
	R-2		MU-1
	MU		INST

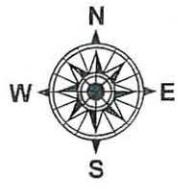
FLUM & Zoning Map

15-1S-22-0000-0001-001D



SUBJECT PROPERTY

	LDR		REC
	MDR		
	MU		
	MU-1		

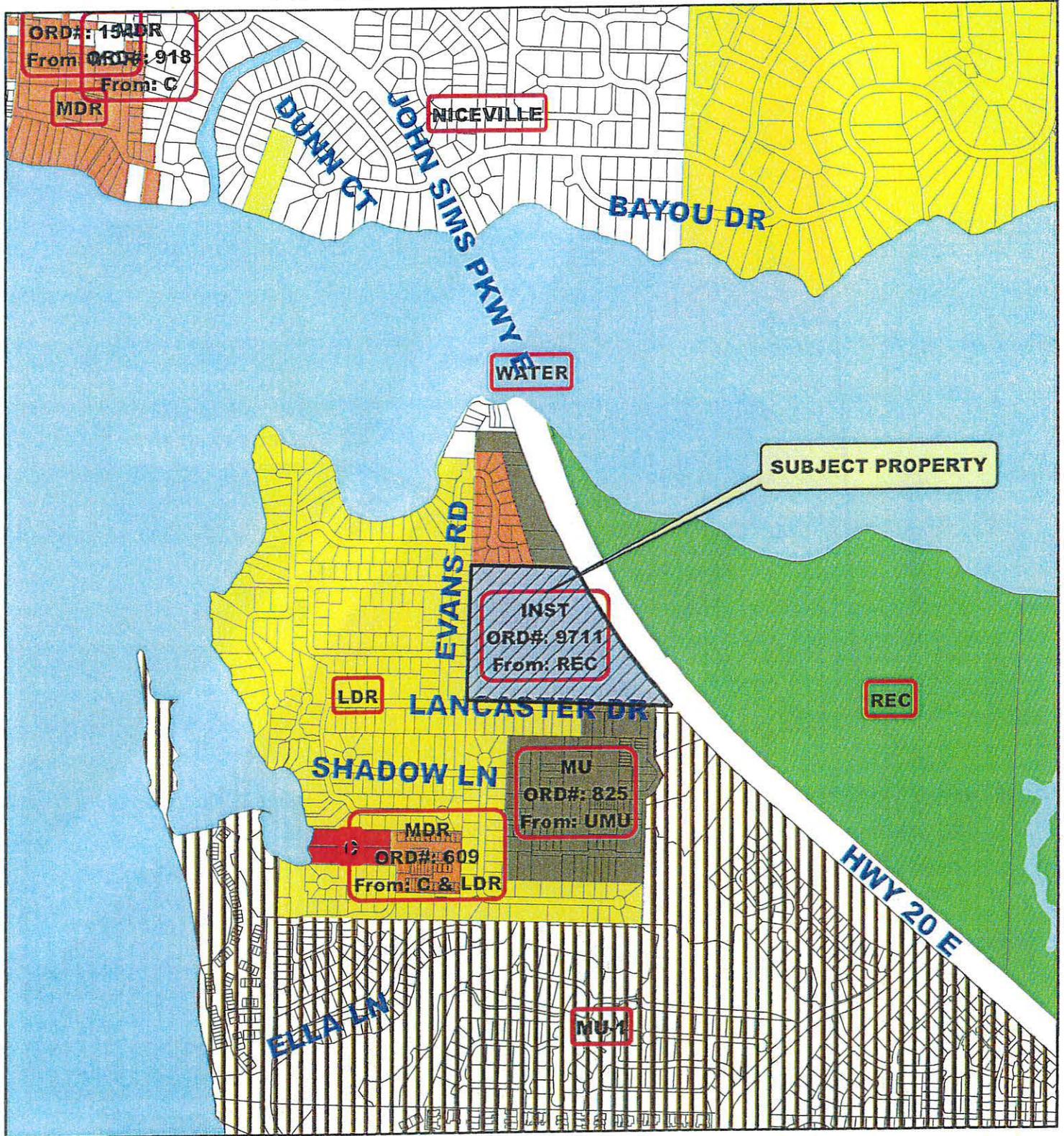


	R-1		REC
	R-2		
	MU		
	MU-1		

Proposed FLUM & Zoning Map

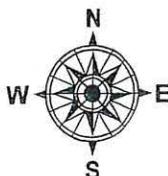
ATTACHMENT - F

15-1S-22-0000-0001-001D



FLUM Legend

- | | |
|--|--|
|  LDR |  INST |
|  MDR |  REC |
|  MU |  C |
|  MU-1 | |



ZONE Legend

- | | | |
|---|--|---|
|  R-1 |  MU-1 |  REC |
|  R-2 |  INST | |
|  MU |  C-3 | |

GIS ANALYSIS RESULTS

Date: 1/30/2025

Project: 15-1S-22-0000-0001-001D

Permit: 563166-BCC-2025 & 563167-BCC-2025 - Tidwell Homes

Property Address: LOCATED ON HWY 20 E NICEVILLE FL 32578

Zoning: INST

Proposed Zoning: MU & R-1

FLU: INST

Proposed FLU: MU & LDR

Fire District: NORTH BAY

Commissioner District: 5

Census Tract: 021002

Soil Type: 6 – Dorovan – nearly level, very poorly drained soils that are organic – usually in freshwater swamps or drainage ways.

12 –Lakeland sand – 0 to 5% slope, excessively drained, permeability is rapid, the available water capacity is very slow, and runoff is slow.

Wind Zone: GREATER THAN 140 IN THE WIND BORNE DEBRIS AREA

Flood Zone: X 500 Year Flood Plain

Map Number: 12091CO 0477J

Storm Surge Area: NO

Urban Development Area: YES

Water Efficient Area: NO

Wells: None

Environmental Data: None

Historical Data: NO

Wetlands: Uplands

Water and Sewer: OCWS

Within 3 mile of an Airport: NO

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on Thursday, February 13, 2025 the Okaloosa County Planning Commission will consider:

AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 15-1S-22-0000-0001-001D FROM INSTITUTIONAL (INST) TO LOW DENSITY RESIDENTIAL (LDR) AND MIXED USE (MU) SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

And

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01 AS AMENDED, CHANGING THE ZONING PARCEL 15-1S-22-0000-0001-001D FROM INSTITUTIONAL (INST) TO RESIDENTIAL-1 (R-1) AND MIXED USE (MU); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

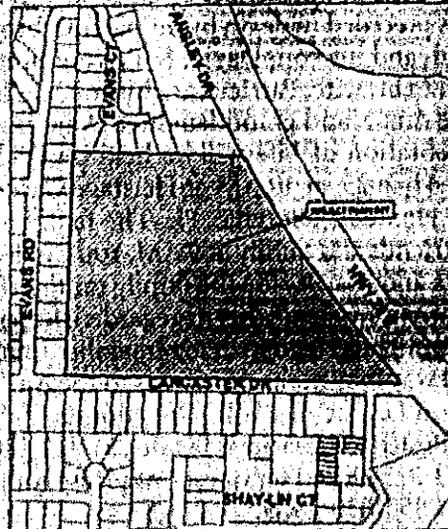
The ordinance information may be inspected at the offices of the Growth Management Department located at 402 Brookmeade Dr, Crestview, Florida 32539 or at the Okaloosa County Administration Building located at 1250 N. Eglin Parkway, Shalimar, Florida 32579. These offices can be contacted by telephone at 850-689-5080.

If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

Okaloosa County adheres to the Americans with Disabilities Act and will make reasonable modifications for access to these hearings upon request. Requests may be made to the Growth Management Department, at 402 Brookmeade Dr, Crestview, Florida 32539 or at 850-689-5080. For Hearing Impaired, Dial 1-800-955-8771 (TDD), and 1-800-955-8770 (Voice). Requests must be received at least 48 hours in advance of the hearing in order for Okaloosa County to provide the requested service.

Attachment

15-1S-22-0000-0001-001D



AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 15-1S-22-0000-0001-001D FROM INSTITUTIONAL (INST) TO LOW DENSITY RESIDENTIAL (LDR) AND MIXED USE (MU); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County is a political subdivision of the State of Florida to which Chapter 125 of the Florida Statutes grants broad authority and provides for the adoption of ordinances to provide for self-governance: and

~~WHEREAS, Chapter 163 of the Florida Statutes requires that all local governments adopt and maintain comprehensive plans to manage growth within their jurisdictions, consisting of several elements as well as a map depicting the future uses of land throughout the jurisdiction; and~~

WHEREAS, Chapter 163 provides processes through which a local government's comprehensive plan and future land use map may be amended from time to time; and

WHEREAS, Okaloosa County adopted, and has from time to time amended, Ordinance 90-01 that establishes the Okaloosa County Comprehensive Plan including its various elements and Future Land Use Map: and

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA:

Section 1. This ordinance shall be referred to as the 563167-BCC-2025 Future Land Use changing the Future Land Use Map designation of a parcel of real property owned Ruckel Properties, Inc. property Id number 15-1S-22-0000-0001-001D, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Future Land Use Map is hereby amended to change the designation of a portion parcel of real property as shown in Attachment A attached hereto from Institutional (INST) to Low Density Residential (LDR) and Mixed Use (MU).

Section 3. This ordinance does hereby repeal any ordinances, or portions thereof, in conflict herewith.

Section 4. Should any word, phrase, sentence, section, subsection, or other provision of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

Section 5. The effective date of the Future Land Use Map amendment authorized by this Ordinance shall be as provided in section 163.3187, Florida Statutes.

PASSED AND DULY ADOPTED in this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Paul Mixon,
Chairman

ATTEST:

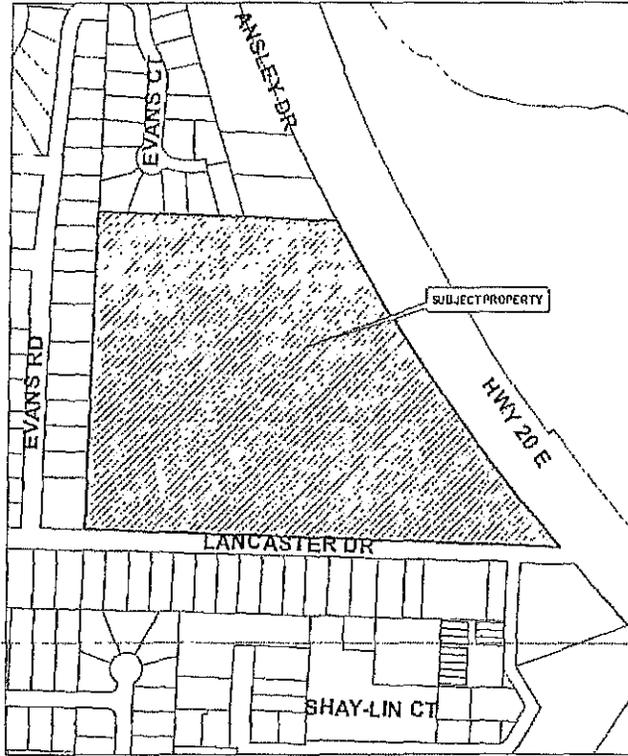
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

Attachment
A

15-1S-22-0000-0001-001D



ORDINANCE 25 - ____

Attachment J

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING OF PARCEL 15-1S-22-0000-0001-001D FROM INSTITUTIONAL (INST) TO RESIDENTIAL-1 (R-1) AND MIXED USE (MU); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County is a political subdivision of the State of Florida to which Chapter 125 of the Florida Statutes grants broad authority and provides for the adoption of ordinances to provide for self-governance: and

WHEREAS, Chapter 163 of the Florida Statutes requires that all local governments adopt and maintain comprehensive plans to manage growth within their jurisdictions, consisting of several elements as well as a map depicting the future uses of land throughout the jurisdiction and requiring the adoption of land development regulations to regulate growth and development; and

WHEREAS, Okaloosa County adopted, and has from time to time amended, Ordinance 91-01 that establishes the Okaloosa County Land Development Code as required by Chapter 163 of the Florida Statutes to implement the Comprehensive Plan; and

WHEREAS, Chapter 2 of the Okaloosa County Land Development Code establishes the various zoning districts and includes maps depicting locations of the various zoning districts throughout the County; and

WHEREAS, Chapter 125 of the Florida Statutes establishes the authority and procedure by which a County may amend the zoning applied to properties; and

WHEREAS, the Board of County Commissioners Finds that it is necessary and in the public interest to amend the Okaloosa County Land Development Code to change the zoning of parcel 15-1S-22-0000-0001-001D as provided herein.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA:

Section 1. This ordinance shall be referred to as the 563166-BCC-2025 rezoning changing the zoning designation of a certain portion of parcel of real property owned by Ruckel Properties, Inc., property Id number 15-1S-22-0000-0001-001D, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Zoning Map is hereby amended to change the designation of the parcels of real property as shown in Attachment A attached hereto from Institutional (INST) to Residential-1 (R-1) and Mixed Use (MU).

Section 3. This ordinance does hereby repeal any ordinances, or portions thereof, in conflict herewith.

Section 4. Should any word, phrase, sentence, section, subsection, or other provision of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

Section 5. The effective date of the Future Land Use Map amendment authorized by this Ordinance shall be as provided in section 163.3187, Florida Statutes.

PASSED AND DULY ADOPTED in this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Paul Mixon,
Chairman

ATTEST:

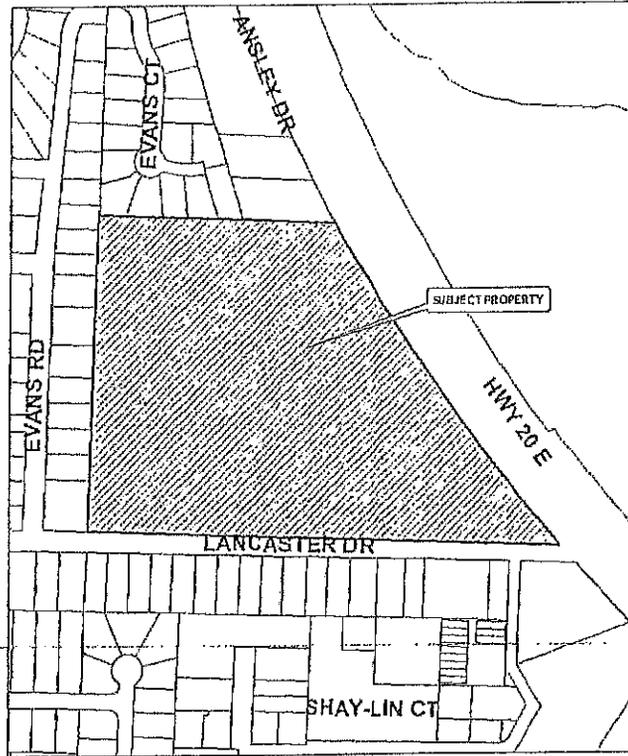
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

Attachment
A

15-1S-22-0000-0001-001D





January 7, 2025

To Whom It May Concern:

Tidwell Homes is requesting a zoning change for the property located on the corner of Lancaster and Highway 20 from **Institutional**, which can currently only be used for industry, hospitals, landfills and government, to **R1** and **Mixed use**. This change would zone the property adjacent to the existing residential homes as all residential. The mixed-use would be along the Highway 20 side of the property. These zoning changes align with the existing zoning in the surrounding area.

Tidwell Homes is a local, small business that is dedicated to building quality homes and maintaining the high standards of our area. This project will include new homes across multiple price ranges, catering to clients from entry level to move-up level homes. All development done will be within the existing Okaloosa County guidelines and will be designed with community in mind.

Sincerely,

Johnathan Tidwell
Owner, Tidwell Homes

High quality homes at the right price.


p. 850.279.6686
f. 850.362.1032


P.O. Box 1343
Niceville, FL 32558


Visit us online @
TidwellHomes.com

563167. Bll. 2025

**OKALOOSA COUNTY DEPARTMENT OF
GROWTH MANAGEMENT APPLICATION FOR
FUTURE LAND USE MAP TYPE - 1
AMENDMENT
(MORE THAN 10 ACRES)**

March, 2014

A. Applicant Information1. Name: John Tidwell2. Address: 795 Cedar Av. S.
Niceville Fl. 325783. Telephone: 850-279-6686 FAX: _____4. Applicant is: Property owner No Owners authorized agent* Tidwell Homes
** Verification of authorized agent must be attached*5. Owner's name, address and telephone, if different than applicant: _____
Ruckel Properties 1003 John Sims Pkwe. E.
Niceville Fl. 32578**B. Property Information**6. Location: Corner of Hwy.20 and Landcaster Dr. Niceville Fl.7. Property ID Number: 15 _1s _22 _0000 _0001 _001d8. Current use of property: Vacant9. Proposed use of property: Residential with some commerical along Hwy.2010. Size of property: 25 acres (sq. ft. or acres)11. Names/Number of adjacent roads: North _____
East Evans ct. South Evans Rd. West Landcaster Dr.**C. Future Land Use/Zoning Information**12. Existing Future Land Use Map designation: Instituional

13. Existing zoning district: Planning area 32578 map 4

D. Requested Action

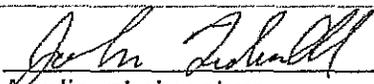
14. Reason for the requested amendment: To allow continued growth in the community with the addition of housing and businesses along hwy. 20

15. Requested amendment:
FROM Institutional (FLUM designation)
TO R-1 and Mixed Use (FLUM designation)

E. Certification

I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of site inspections and the posting of any required notices.

John Tidwell
Applicant printed or typed name


Applicant signature

1-7-25
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

563166-BCC-2025

OKALOOSA COUNTY
DEPARTMENT OF GROWTH MANAGEMENT
APPLICATION FOR REZONING

A. Applicant Information

1. Name: John Tidwell

2. Address: 795 Cedar av. south

Niceville Fl. 32578

3. Telephone: 850-279-6686 FAX: _____

4. Applicant is: Property owner No Owners authorized agent* Tidwell Homes
** Verification of authorized agent must be attached*

5. Owner's name, address and telephone, if different than applicant:

Ruckel Properties 1003 John Sims Pkwy E.

Niceville FL.32578

B. Property Information

6. Location: Corner of Hwy.20 and Landcaster dr. Niceville Fl.

7. Property ID Number: 15 - 1S - 22 - 0000 - 0001 - 001D

8. Current use of property: Vacant

9. Proposed use of property: Residential with some commercial along hwy 20

10. Size of property: 25 acres (sq. ft. or acres)

11. Names/Number of adjacent roads: North Hwy 20
East Evans ct. South Evans rd. West Landcaster dr.

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: Institutional

13. Existing zoning district: Planning area 32578 map 4

D. Requested Action

14. Reason for the requested rezoning: _____
To allow continued growth in the community with the addition of housing and
businesses along hwy 20

15. Requested rezoning:
FROM Institutional (zoning district)
TO R-1 and Mixed Use (zoning district)

E. Certification

I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of site inspections and the posting of any required notices.

John Tidwell
Applicant printed or typed name

John Tidwell
Applicant signature

1-7-25
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

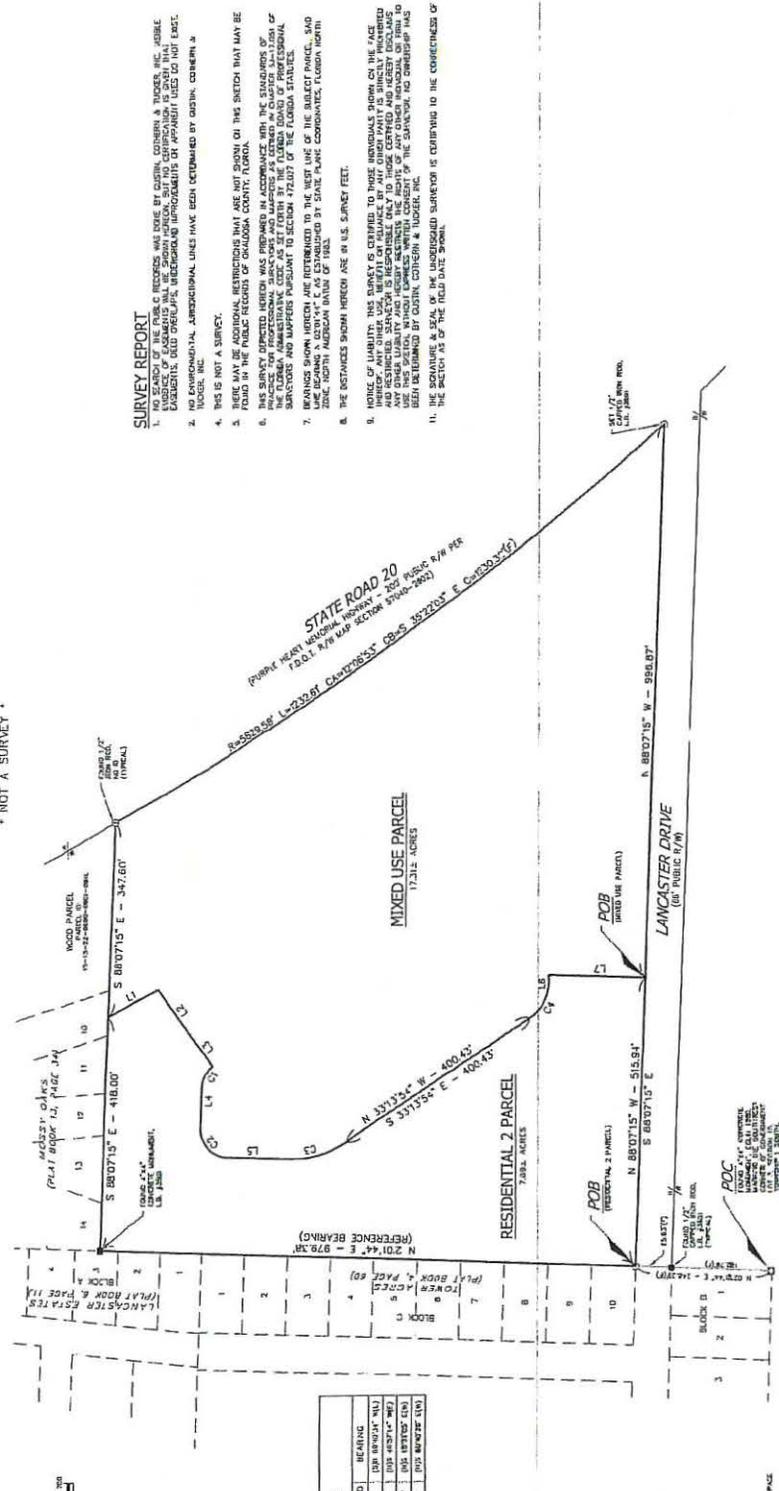
OKALOOSA COUNTY SCHOOL DISTRICT - 25 ACRES LANCASTER ROAD
DESCRIPTION SKETCH
NOT A SURVEY

Gustin, Cothran & Tucker, Inc.
LAND SURVEYING & MAPPING
1111 West 30th Ave., Suite 100, Tallahassee, FL 32304
Tel: (904) 291-1400

OKALOOSA COUNTY SCHOOL DISTRICT - 25 ACRES LANCASTER ROAD
DISTRICT - 25 ACRES
DESCRIPTION SHEET

DATE: 4 NOV 2024
DRAWN BY: J. COCHRAN
CHECKED BY: J. COCHRAN

PROJECT NO: 24-0001-0001-0001
SHEET NO: 01 OF 1



LINE TABLE

LINE #	BEARING	DISTANCE
1	S 88°07'15" E	418.00'
2	S 88°07'15" E	347.60'
3	N 27°12'54" W	400.45'
4	S 33°35'54" E	400.45'
5	N 88°07'15" W	515.94'
6	S 88°07'15" E	998.07'
7	N 27°12'54" W	400.45'
8	S 33°35'54" E	400.45'
9	N 88°07'15" W	515.94'
10	S 88°07'15" E	998.07'

CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD	BEARING
1	450.0'	84.11'	84.23'	109.80°(71° W)
2	562.5'	78.47'	78.67'	109.80°(71° W)
3	712.5'	69.77'	69.97'	109.80°(71° W)
4	750.0'	73.87'	74.07'	109.80°(71° W)

LEGEND

- 1/4 = QUARTER
- 1/2 = HALF
- 1/8 = EIGHTH
- 1/16 = SIXTEENTH
- 1/32 = THIRTYSECOND
- 1/64 = SIXTYFOURTH
- 1/128 = ONEHUNDRE28TH
- 1/256 = ONEFIFTY2TH
- 1/512 = ONEHUNDRE26TH
- 1/1024 = ONEFIFTY2TH
- 1/2048 = ONEHUNDRE26TH
- 1/4096 = ONEFIFTY2TH
- 1/8192 = ONEHUNDRE26TH
- 1/16384 = ONEHUNDRE26TH
- 1/32768 = ONEHUNDRE26TH
- 1/65536 = ONEHUNDRE26TH
- 1/131072 = ONEHUNDRE26TH
- 1/262144 = ONEHUNDRE26TH
- 1/524288 = ONEHUNDRE26TH
- 1/1048576 = ONEHUNDRE26TH
- 1/2097152 = ONEHUNDRE26TH
- 1/4194304 = ONEHUNDRE26TH
- 1/8388608 = ONEHUNDRE26TH
- 1/16777216 = ONEHUNDRE26TH
- 1/33554432 = ONEHUNDRE26TH
- 1/67108864 = ONEHUNDRE26TH
- 1/134217728 = ONEHUNDRE26TH
- 1/268435456 = ONEHUNDRE26TH
- 1/536870912 = ONEHUNDRE26TH
- 1/1073741824 = ONEHUNDRE26TH
- 1/2147483648 = ONEHUNDRE26TH
- 1/4294967296 = ONEHUNDRE26TH
- 1/8589934592 = ONEHUNDRE26TH
- 1/17179869184 = ONEHUNDRE26TH
- 1/34359738368 = ONEHUNDRE26TH
- 1/68719476736 = ONEHUNDRE26TH
- 1/137438953472 = ONEHUNDRE26TH
- 1/274877906944 = ONEHUNDRE26TH
- 1/549755813888 = ONEHUNDRE26TH
- 1/1099511627776 = ONEHUNDRE26TH
- 1/2199023255552 = ONEHUNDRE26TH
- 1/4398046511104 = ONEHUNDRE26TH
- 1/8796093022208 = ONEHUNDRE26TH
- 1/17592180444416 = ONEHUNDRE26TH
- 1/35184360888832 = ONEHUNDRE26TH
- 1/70368721777664 = ONEHUNDRE26TH
- 1/140737443555328 = ONEHUNDRE26TH
- 1/281474887110656 = ONEHUNDRE26TH
- 1/562949774221312 = ONEHUNDRE26TH
- 1/1125899548442624 = ONEHUNDRE26TH
- 1/2251799096885248 = ONEHUNDRE26TH
- 1/4503598193770496 = ONEHUNDRE26TH
- 1/9007196387540992 = ONEHUNDRE26TH
- 1/18014392770881984 = ONEHUNDRE26TH
- 1/36028785541763968 = ONEHUNDRE26TH
- 1/72057571083527936 = ONEHUNDRE26TH
- 1/144115142167055872 = ONEHUNDRE26TH
- 1/288230284334111744 = ONEHUNDRE26TH
- 1/576460568668223488 = ONEHUNDRE26TH
- 1/1152921137336446976 = ONEHUNDRE26TH
- 1/2305842274732893952 = ONEHUNDRE26TH
- 1/4611684549465787904 = ONEHUNDRE26TH
- 1/9223369098931575808 = ONEHUNDRE26TH
- 1/18446738197863151616 = ONEHUNDRE26TH
- 1/36893476395726303232 = ONEHUNDRE26TH
- 1/73786952791452606464 = ONEHUNDRE26TH
- 1/147573905482905212928 = ONEHUNDRE26TH
- 1/29514781096581042576 = ONEHUNDRE26TH
- 1/5902956219316208515328 = ONEHUNDRE26TH
- 1/118059124386324170304 = ONEHUNDRE26TH
- 1/236118248772648340608 = ONEHUNDRE26TH
- 1/472236497545296681216 = ONEHUNDRE26TH
- 1/944472995090593362432 = ONEHUNDRE26TH
- 1/1888945990181186724864 = ONEHUNDRE26TH
- 1/3777891980362373449728 = ONEHUNDRE26TH
- 1/7555783960724746899456 = ONEHUNDRE26TH
- 1/15111567921449493799104 = ONEHUNDRE26TH
- 1/30223135842898987598208 = ONEHUNDRE26TH
- 1/60446271685797975196416 = ONEHUNDRE26TH
- 1/120892553731595951392832 = ONEHUNDRE26TH
- 1/241785107463191902785664 = ONEHUNDRE26TH
- 1/483570214926383805571328 = ONEHUNDRE26TH
- 1/967140429852767611142656 = ONEHUNDRE26TH
- 1/193428085970553522285312 = ONEHUNDRE26TH
- 1/386856171941107044570624 = ONEHUNDRE26TH
- 1/773712343882214089141248 = ONEHUNDRE26TH
- 1/1547424687764428178282496 = ONEHUNDRE26TH
- 1/3094849375528856356564992 = ONEHUNDRE26TH
- 1/6189698751057712713129984 = ONEHUNDRE26TH
- 1/1237939750215445422625984 = ONEHUNDRE26TH
- 1/2475879500430890845251968 = ONEHUNDRE26TH
- 1/4951759000861781690503936 = ONEHUNDRE26TH
- 1/9903518001723563381007872 = ONEHUNDRE26TH
- 1/1980703603444712776201744 = ONEHUNDRE26TH
- 1/3961407206889425552403488 = ONEHUNDRE26TH
- 1/7922814413778851104806976 = ONEHUNDRE26TH
- 1/15845628351557702196013952 = ONEHUNDRE26TH
- 1/31691256703115434392027904 = ONEHUNDRE26TH
- 1/63382513406230868784055808 = ONEHUNDRE26TH
- 1/126765026812461737568111616 = ONEHUNDRE26TH
- 1/253530053624923475136223232 = ONEHUNDRE26TH
- 1/5070601072498469502724464448 = ONEHUNDRE26TH
- 1/10141202144993139054448928896 = ONEHUNDRE26TH
- 1/20282404289986278108888857793 = ONEHUNDRE26TH
- 1/40564808579972556217777775586 = ONEHUNDRE26TH
- 1/81129617159945112435555551171 = ONEHUNDRE26TH
- 1/16225923583989024871111111142 = ONEHUNDRE26TH
- 1/32451847167978049742222222284 = ONEHUNDRE26TH
- 1/64903694335956099484444444568 = ONEHUNDRE26TH
- 1/129807388671911381968888891117 = ONEHUNDRE26TH
- 1/25961477734382276393777778224 = ONEHUNDRE26TH
- 1/51922955468764552787555556448 = ONEHUNDRE26TH
- 1/103845911375291111171111111188 = ONEHUNDRE26TH
- 1/20769182275058222234222222376 = ONEHUNDRE26TH
- 1/41538364550116444468444444752 = ONEHUNDRE26TH
- 1/83076729100232888936888889504 = ONEHUNDRE26TH
- 1/16615345820046577787377778008 = ONEHUNDRE26TH
- 1/33230691640093155774755556016 = ONEHUNDRE26TH
- 1/664613832801863115549111112032 = ONEHUNDRE26TH
- 1/1329227665603726231109822224064 = ONEHUNDRE26TH
- 1/2658455331207452462219964412128 = ONEHUNDRE26TH
- 1/5316910662414909244439928224256 = ONEHUNDRE26TH
- 1/1063382132489881888887985644512 = ONEHUNDRE26TH
- 1/212676426497976377777759128896 = ONEHUNDRE26TH
- 1/42535285299595275555551183936 = ONEHUNDRE26TH
- 1/85070570599190551111111367872 = ONEHUNDRE26TH
- 1/17014114119838111111111367872 = ONEHUNDRE26TH
- 1/3402822823967622222222735744 = ONEHUNDRE26TH
- 1/6805645647935244444444471488 = ONEHUNDRE26TH
- 1/136112912897848888888881488 = ONEHUNDRE26TH
- 1/27222582577573777777772976 = ONEHUNDRE26TH
- 1/54445165155147555555555952 = ONEHUNDRE26TH
- 1/108890330310295111111111119008 = ONEHUNDRE26TH
- 1/21778066062059022222222238016 = ONEHUNDRE26TH
- 1/43556132124118044444444476032 = ONEHUNDRE26TH
- 1/87112264248236088888888952064 = ONEHUNDRE26TH
- 1/1742245249647217777777780128 = ONEHUNDRE26TH
- 1/3484490499294435555555560256 = ONEHUNDRE26TH
- 1/6968980998588871111111111201024 = ONEHUNDRE26TH
- 1/139379619971777422222222402048 = ONEHUNDRE26TH
- 1/27875923973554444444444804096 = ONEHUNDRE26TH
- 1/5575184794710888888888881618192 = ONEHUNDRE26TH
- 1/111503695894217777777773236384 = ONEHUNDRE26TH
- 1/223007391788435555555556467768 = ONEHUNDRE26TH
- 1/446014783576871111111111112135536 = ONEHUNDRE26TH
- 1/8920295671537422222222242711072 = ONEHUNDRE26TH
- 1/1784059134274844444444485422144 = ONEHUNDRE26TH
- 1/3568118268549688888888890844288 = ONEHUNDRE26TH
- 1/71362365370993777777777816884736 = ONEHUNDRE26TH
- 1/14272473074197555555555633769472 = ONEHUNDRE26TH
- 1/2854494614839511111111111127538848 = ONEHUNDRE26TH
- 1/57089892296790222222222555077696 = ONEHUNDRE26TH
- 1/1141797845935804444444441101553952 = ONEHUNDRE26TH
- 1/2283595691871608888888882203107104 = ONEHUNDRE26TH
- 1/4567191383743217777777774406214208 = ONEHUNDRE26TH
- 1/913438276748643555555558812444416 = ONEHUNDRE26TH
- 1/1826876534973728711111111176488896 = ONEHUNDRE26TH
- 1/365375306994745742222222329977792 = ONEHUNDRE26TH
- 1/730750613989491484444444659955584 = ONEHUNDRE26TH
- 1/1461501237979982968888889119111168 = ONEHUNDRE26TH
- 1/292300247595996593777777838222336 = ONEHUNDRE26TH
- 1/584600495191993187555555676444672 = ONEHUNDRE26TH
- 1/1169200990383986375111111352889344 = ONEHUNDRE26TH
- 1/23384019807679727502222270577968 = ONEHUNDRE26TH
- 1/467680396153594550044444141155936 = ONEHUNDRE26TH
- 1/935360792307189100088888282311872 = ONEHUNDRE26TH
- 1/1870721444613782001777777564623544 = ONEHUNDRE26TH
- 1/374144289222756400355555112924688 = ONEHUNDRE26TH
- 1/748288578455512800711111258513776 = ONEHUNDRE26TH
- 1/1496577168911600142222225170351552 = ONEHUNDRE26TH
- 1/2993154378223200284444441034071104 = ONEHUNDRE26TH
- 1/5986308756446400568888882068142208 = ONEHUNDRE26TH
- 1/11972617512892801137777774136284736 = ONEHUNDRE26TH
- 1/2394523502578560227555555827254672 = ONEHUNDRE26TH
- 1/4789047005157120455111111654509344 = ONEHUNDRE26TH
- 1/9578094010314241011222223109101888 = ONEHUNDRE26TH
- 1/1915618020628482022444444218163776 = ONEHUNDRE26TH
- 1/3831236041256964044888888436327552 = ONEHUNDRE26TH
- 1/766247208251392808977777872651104 = ONEHUNDRE26TH
- 1/1532494376507785617555555745302208 = ONEHUNDRE26TH
- 1/3064988753115573315111111490604416 = ONEHUNDRE26TH
- 1/612997750623114626222222981208832 = ONEHUNDRE26TH
- 1/1225995501246242444444441962417664 = ONEHUNDRE26TH
- 1/245199100249248488888888392483528 = ONEHUNDRE26TH
- 1/4903982004984969777777777849667136 = ONEHUNDRE26TH
- 1/980796400996993955555555699334272 = ONEHUNDRE26TH
- 1/19615928019939879111111113986684448 = ONEHUNDRE26TH
- 1/3923185603987975822222227973368896 = ONEHUNDRE26TH
- 1/7846371207975951644444444194673792 = ONEHUNDRE26TH
- 1/1569274415951990328888888389347584 = ONEHUNDRE26TH
- 1/3138548831903980657777777778715168 = ONEHUNDRE26TH
- 1/6277097663807961315555555757433336 = ONEHUNDRE26TH
- 1/12554195277615922631111111514866672 = ONEHUNDRE26TH
- 1/2510839055523184526222222102973344 = ONEHUNDRE26TH
- 1/502167811104636905444444420594688 = ONEHUNDRE26TH
- 1/10043356220930738108888888411893776 = ONEHUNDRE26TH
- 1/2008671244186747621777777782377552 = ONEHUNDRE26TH
- 1/401734248837349524355555564755104 = ONEHUNDRE26TH
- 1/8034684976746990487111111295102208 = ONEHUNDRE26TH
- 1/1606936953489398094444444590204416 = ONEHUNDRE26TH
- 1/32138739069787961888888881180408832 = ONEHUNDRE26TH
- 1/6427747813957592377777777236017664 = ONEHUNDRE26TH
- 1/1285549627915184475555555472035328 = ONEHUNDRE26TH
- 1/257109925583036895111111194407072 = ONEHUNDRE26TH
- 1/514219851166073790222222188814144 = ONEHUNDRE26TH
- 1/10284397033214755844444443776288 = ONEHUNDRE26TH
- 1/20568794066429511688888887552576 = ONEHUNDRE26TH
- 1/411375881328590233777777715051552 = ONEHUNDRE26TH
- 1/82275176265718046755555553011104 = ONEHUNDRE26TH
- 1/16455034531436093511111116022208 = ONEHUNDRE26TH
- 1/32910069062872187022222212044416 = ONEHUNDRE26TH
- 1/65820138125744374044444424088832 = ONEHUNDRE26TH
- 1/131640276251487480888888848177664 = ONEHUNDRE26TH
- 1/263280552502974961777777796355328 = ONEHUNDRE26TH
- 1/52656110500594933555555592711072 = ONEHUNDRE26TH
- 1/10531222101118986711111185422144 = ONEHUNDRE26TH
- 1/210624442037779734222222170844288 = ONEHUNDRE26TH
- 1/421248884075559478444444341688576 = ONEHUNDRE26TH
- 1/842497768151898956888888683377152 = ONEHUNDRE26TH
- 1/168499552303799793777777713667504 = ONEHUNDRE26TH
- 1/336999104607599587555555527335088 = ONEHUNDRE26TH
- 1/67399820921519917511111154670117 = ONEHUNDRE26TH
- 1/134799641843198350222222109340352 = ONEHUNDRE26TH
- 1/269599283686396700444444218680704 = ONEHUNDRE26TH
- 1/539198567372793400888888437361408 = ONEHUNDRE26TH
- 1/107839713475568681777777787472288 = ONEHUNDRE26TH
- 1/21567942695113737735555575494576 = ONEHUNDRE26TH
- 1/43135885390227475471111150989152 = ONEHUNDRE26TH
- 1/86271770780454950844444101978304 = ONEHUNDRE26TH
- 1/172543535560909901777777720396608 = ONEHUNDRE26TH
- 1/345087071121819803555555407933216 = ONEHUNDRE26TH
- 1/690174142243639607111111815866432 = ONEHUNDRE26TH
- 1/1380348284877279214222222163173264 = ONEHUNDRE26TH
- 1/276069656975455842844444326346528 = ONEHUNDRE26TH
- 1/55213931395091167688888865269072 = ONEHUNDRE26TH
- 1/1104278627901823353777777130538144 = ONEHUNDRE26TH
- 1/220855725580364670755555526106288 = ONEHUNDRE26TH
- 1/441711451160729341511111522125136 = ONEHUNDRE26TH
- 1/883422902321458683022222104450272 = ONEHUNDRE26TH
- 1/1766845804642973666044444208900448 = ONEHUNDRE26TH
- 1/3533691609285947332088888417800896 = ONEHUNDRE26TH
- 1/706738321857189466417777783560192 = ONEHUNDRE26TH
- 1/1413476637115789332835555567120384 = ONEHUNDRE26TH
- 1/282695327423157866571111134240768 = ONEHUNDRE26TH
- 1/565390654846315733142222268481536 = ONEHUNDRE26TH
- 1/113078130968963146284444413696272 = ONEHUNDRE26TH
- 1/226156261937926292577777727392448 = ONEHUNDRE26TH
- 1/4523125238758525511555555544784896 = ONEHUNDRE26TH
- 1/90462504775170510222222895697792 = ONEHUNDRE26TH
- 1/180925009550341004444441791395536 = ONEHUNDRE26TH
- 1/361850019100682008888883582791104 = ONEHUNDRE26TH
- 1/7237000382013640177777777116544208 = ONEHUNDRE26TH
- 1/1447400076422728035555555232884416 = ONEHUNDRE26TH
- 1/28948001524454560711111465768832 = ONEHUNDRE26TH
- 1/578960030489091214222222931537664 = ONEHUNDRE26TH
- 1/1157920060978182428444441863075328 = ONEHUNDRE26TH
- 1/231584012195636486888888372615072 = ONEHUNDRE26TH
- 1/4631680243912729737777777745221136 = ONEHUNDRE26TH
- 1/926336048782545947555555590442272 = ONEHUNDRE26TH
- 1/185267209576509195111111808844544 = ONEHUNDRE26TH
- 1/370534419153018390222222161768888 = ONEHUNDRE26TH
- 1/741068838306036780444443235377776 = ONEHUNDRE26TH
- 1/148213767661207356888888646755552 = ONEHUNDRE26TH
- 1/29642753532241471377777771295

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

P:\C:\proj\012\012.dwg Plot 177HE.dwg 12/15/2006 10:24:27 User: jenkins



R-1
M-1A
Plot 177HE

THIS DRAWING IS THE PROPERTY OF JENKINS ENGINEERING, INC. AND IS NOT TO BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT

JOB NO. 000000 DATE 00/00/00 DESIGNED BY 0000 DRAWN BY 0000 CHECKED BY 0000 APPROVED BY 0000 DRAWING NUMBER 00 OF 12 SHEET NUMBER 003	CLIENT NAME	REV	DATE	DESCRIPTION	BY
	PROJECT NAME XXXX COUNTY, FLORIDA				
SITE PLAN NET WEIGHT 12.50 LBS. (5.67 KG) - 10.00 LBS. (4.54 KG)					
JENKINS ENGINEERING, INC. 73 EGLIN PARKWAY NE, SUITE 203 FORT WALTON BEACH, FLORIDA 32548 PHONE 850.837.2418 FAX 850.837.2450 JECIVL.COM					

