

PLANNING COMMISSION

AGENDA

DECEMBER 12, 2024

5:01 P.M.

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

Commissioner Kimberlie Birr Griggs, District 1

Commissioner Jack Beery, District 2

**Chairman** Jeremy Stewart, District 3

Commissioner Todd Tarchalski, District 4

**Vice-Chairman** Commissioner John Collins, District 5 Okaloosa County School Board Rep., Bill Smith  
Eglin Air Force Base Representative, Jack Kiger

**A. CALL TO ORDER**

**B. ROLL CALL**

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

**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: 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.

**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**

PLANNING COMMISSION

MINUTES

NOVEMBER 14, 2024

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, November 14, 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, Jack Beery, Kimberlie Birr Griggs and Todd Tarchalski.

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 Elliot Kampert, Director, Randy Woodruff, Deputy Director, Tim Durbin, Senior Planner, Stuart Campbell, Planner III, Leslie Adams, Planner I and Martina Barrow, Planner I.

County Attorney Kerry Parsons was in attendance.

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

Agenda Item 2: Tim Bowden – 6575 Hwy 189 N, Baker, FL – Applicant

Agenda Item 2: Logan Snow – 6575 Hwy 189 N, Baker, FL – Applicant

Agenda Item 2: Cole Granger - 6576 Hwy 189 N, Baker, FL - Applicant

Agenda Item 2: Pat Watkins – 6087 Bud Moulton Rd, Crestview, FL – Unknown

Agenda Item 2: Lane Watkins – 6087 Bud Moulton Rd, Crestview, FL – Opponent

Agenda Item 2: Jeremiah Kaylor – 6301 Possum Ridge Rd, Crestview, FL – Opponent

Agenda Item 2: Chris Bowermaster – 6400 Possum Ridge Rd, Crestview, FL – Unknown

Agenda Item 2: Al Whitmore – 6650 Possum Ridge Rd, Crestview, FL – Unknown

Agenda Item 2: Heather Smallwood – 6336 Possum Ridge Rd, Crestview, FL – Unknown

Agenda Item 2: James Reeves – 6528 Possum Ridge Rd, Crestview, FL – Opponent

Agenda Item 2: Amanda Roberts - 6274 Possum Ridge Rd, Crestview, FL - Opponent

Agenda Item 2: Scott Noble - 227 E. 3rd Ave, Crestview, FL - Opponent

**MINUTES ARE NOT VERBAIM**

Agenda Item 2: Julie Dieterlan - 3370 Peeble Dr, Crestview, FL - Unknown

Agenda Item 2: Herb Weighknecht - 6484 Possum Ridge Rd, Crestview, FL - Unknown

Agenda Item 2: Linda Tuggle – 6087 Terrace Ln, Crestview, FL - Opponent

Agenda Item 2: Michelle Harpster – 1801 Harpster Ln, Baker, FL - Unknown

**A. CALL TO ORDER**

Chairman Stewart called the meeting to order at 5:02 PM.

**B. ROLL CALL**

Martina Barrow conducted roll call.

**C. APPROVAL OF MINUTES FOR SEPTEMBER 12, 2024 MEETING (NO QUORUM FOR OCTOBER MEETING)**

*Motion to approve minutes made by John Collins and second by Jack Beery. --- 5 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**

Randy Woodruff stated that the previous agenda item #2 for Step One Automotive was moved to the December meeting and the previous agenda item #3 was moved up to agenda item #2.

**G. ACCEPTANCE OF THE AGENDA**

*Motion to accept the agenda as written made by Jack Beery and second by Todd Tarchalski. --- 5 ayes. Motion Passes.*

**H. OATH TAKING**

Martina Barrow administered the Oath for all speakers.

**I. DISCLOSURES**

Martina Barrow read disclosures to the Board. All members received an email from Lane Watkins, provided for the record.

**J. OLD BUSINESS**

None

**K. NEW BUSINESS**

None

**a. Applications for Development Review**

None

**b. Public Hearings**

**Agenda Item #1: CPA-2024-01.** Comprehensive Plan Text Amendment; Mobility Plan. Consideration of an ordinance of the Board of County Commissioners of Okaloosa County, Florida Amending the Comprehensive Plan of Okaloosa County to provide a Large Scale Plan Amendment consisting of text amendments to Chapter 1 Administration, Chapter 2.1 Future Land Use Element (FLUE), Chapter 2.2 Transportation Element (TE), Chapter 2.12 Intergovernmental Coordination Element (ICE), Chapter 2.13 Capital Improvements Element (CIE), and Chapter 4 Concurrency Management System of the Okaloosa County 2020 Comprehensive Plan.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Stewart asked who provided the mobility plan.

Randy Woodruff explained was provided by NUE Urban Concepts.

Discussion ensued.

Chairman Stewart called for a motion.

**Motion to recommend approval of Agenda Item 1 as written to request a Comprehensive Plan Text Amendment; Mobility Plan made by Jack Beery, and second by Todd Tarchalski. -- 5 ayes. Motion Passes.**

**Agenda Item #2: 551873-BCC-2024 & 551875-BCC-2024** Request for Large Scale Plan Amendment for property located on Possum Ridge Road. Consideration of a request changing the use of land submitted by Raymond Greer, on behalf of Christopher Ryles relating to property located directly north of Possum Ridge Road and generally east of State Road 85. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) from **Rural Residential (RR)** and **Agricultural (AG)** to **Low Density Residential (LDR)**. If the FLUM amendment is approved, the applicant has submitted a companion request to rezone the property from **Rural Residential (RR)** and **Agricultural (AG)** to **Residential-1 (R-1)**, or a more restrictive zoning district. The subject property is 498 acres, more or less. This is the Transmittal hearing for State Planning Agency review.

Randy Woodruff presented Agenda Item 2 to the board.

Chairman Stewart called Cole Granger to speak.

Mr. Granger gave a brief description of proposed changes.

Chairman Stewart called for Heather Smallwood to speak.

**MINUTES ARE NOT VERBATIM**

Heather Smallwood addressed the board with her concerns: road concerns, infrastructure concerns, school capacity concerns, urban sprawl, storm drainage concerns, noise pollution, wildlife concerns, emergency services and wetland concerns.

Ms. Smallwood entered exhibit 1 & 2 onto the record. Exhibit 1 is a petition against the reasoning. Exhibit 2 is letter stating reasons against the reasoning.

Chairman Stewart called for Al Whitmore to speak.

Al Whitmore addressed the board with his concerns: road concerns, shouldn't change nature of entire subdivision, and should not allow one person to change a whole area.

Chairman Stewart called for Chris Bowermaster to speak.

Chris Bowermaster addressed the board with her concerns: the rezoning would go against current county comprehensive plan and land development code, infrastructure concerns, need to focus on the citizens, and emergency services.

Chairman Stewart called for Herb Weighknecht to speak.

Herb Weighknecht addressed the board with his concerns: bee farm is suffering due to current developments and he moved to area because it was less populated.

Chairman Stewart called for Julie Dieterlan to speak.

Julie Dieterlan addressed the board with her concerns: traffic concerns, emergency services, school capacity concerns, infrastructure concerns

Chairman Stewart called for Scott Noble to speak.

Scott Noble addressed the board with his concerns: rezoning is not logical, doesn't promote wildlife conservation, noise pollution, quality of life, and urban sprawl.

Chairman Stewart called for Amanda Roberts to speak.

Amanda Roberts addressed the board with her concerns: same as others expressed and residents in the area do not want it.

Chairman Stewart called for Jeremiah Kaylor to speak.

Jeremiah Kaylor addressed the board with his concerns: quality of life, zoning is not a suggestion, current zoning allows hundreds of homes, staff report is not based on reality, traffic study is inaccurate, doesn't meet amendment guidelines, wildlife concerns, urban sprawl, not in compliance with state law, and traffic concerns.

Chairman Stewart called for James Reeves to speak.

James Reeves addressed the board with his concerns: traffic concerns, infrastructure concerns, wildlife concerns, wetland concerns, and septic concerns.

Chairman Stewart called for Michelle Harpster to speak.

**MINUTES ARE NOT VERBATIM**

Michelle Harpster addressed the board with her concerns: Inspire study needs to be implemented, emergency services capacity, current number of approved homes in the area, and infrastructure concerns.

Chairman Stewart called for Linda Tuggle to speak.

Linda Tuggle addressed the board with her concerns: wildlife concerns, school concerns, traffic concerns, not in best interest of citizens, and septic tank concerns.

Chairman Stewart called for Lane Watkins to speak.

Lane Watkins entered exhibit 3 onto the record. Exhibit 3 is a letter expressing opposition to the proposed rezoning.

Lane Watkins addressed the board with his concerns: current zoning is fine for development, property is surrounded by agriculture zoning not low density, urban sprawl, no need for more housing, prime farmland on the property, septic tank concerns, and rezoning violates Florida state statutes.

Chairman Stewart called for Pat Watkins to speak.

Pat Watkins addressed the board with her concerns: LDR boundary is less than 9 % of exterior boundary, prime farmland on the property, LDR ribbons for urban sprawl are not allowed per Florida state statutes, and outside of urban development boundary.

Chairman Stewart called for Cole Granger to speak on concerns that were raised.

Cole Granger explained that the rezoning meets requirements per county staff, property touches LDR and matches surrounding areas, and roads/traffic is looked at during development order process.

Chairman Stewart called for Tim Bowden to speak on concerns that were raised.

Tim Bowden explained wetland concerns, road and storm water are all looked at during the development order review and the requirements would only allow for around 690 lots.

Commissioner Beery asked what the road impact would be.

Discussion ensued.

Mr. Bowden stated that at this point he can't answer to that but he would have to improve the road/infrastructure during the development process.

Commissioner Beery explained that he cannot reject rezoning's because of septic tanks, that is for health department to look at, wildlife will be hurt but he must follow a set of rules when making a decision.

Commissioner Tarchalski explained that this is a hard decision to make, unsure of rules for rezoning decision and would like to have urban sprawl clarified.

Kerry Parson explained the burden of the applicant and board in relation to a rezoning, compatibility, and if a rezoning meets the comprehensive plan.

Elliot Kampert clarified what an urban sprawl/ribbon pattern is.

**MINUTES ARE NOT VERBATIM**

Discussion ensued.

John Collins asked if redevelopment is incompatible with the current agriculture zoning.

Randy Woodruff explained residential to residential is compatible and nothing in comprehensive plan that agriculture is not compatible with residential.

John Collins asked how urban development boundary should be considered in relation to the rezoning request.

Randy Woodruff explained the comprehensive plan doesn't say development has to be within urban development boundary.

Kimberlie Birr Griggs asked if prime farmland and wetlands is looked at during development order process.

Randy Woodruff explained that wetlands are looked at during that process and prime farmland is solely subject to property zoned agriculture, if property is rezoned to low density residential, prime farmland would not be applicable to the property.

Chairman Stewart called for a motion.

*Motion to recommend approval of Agenda Item 2 as written to request a change to the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property Rural Residential (RR) and Agricultural (AG) to Low Density Residential (LDR) or a more restrictive FLUM designation, made Jack Beery and second by John Collins. -- 5 ayes. Motion Passes.*

*Motion to recommend approval of Agenda Item 2 as written to request to rezone the property from Rural Residential (RR) and Agricultural (AG) to Residential-1 (R-1), or a more restrictive zoning district, made by Jack Beery, and second by John Collins. --- 5 ayes. Motion Passes.*

**L. OTHER BUSINESS**

The **DECEMBER 12, 2024**, 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 Stewart adjourned the meeting at approximately 6:15 p.m.



Prepared by: \_\_\_\_\_  
Martina Barrow, Recording Secretary

Date 11/15/2024



**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:** 558750-BCC-2024 and 558748-BCC-2024, Request for Plan Amendment and Rezoning; as submitted by Step One Investments LLC, owners.

**DATE:** December 12, 2024

**BCC DISTRICT:** (4) Commissioner Trey Goodwin

**PLANNING COMMISSION DISTRICT:** (4) Commissioner Todd Tarchalski

**PUBLIC HEARING:** 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.

**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 0.42 acres in size; legally described 03-2S-24-0900-0004-0070; located at 702 Bayou View Drive, Fort Walton Beach, Florida; the property has an existing single-family dwelling.
- The subject property is bordered by Bayou View Drive to the west, single family to the south, commercial properties to the east and north (the applicant owns the adjoining properties to the east and north). The applicant has filed applications with the County to amend the Future Land Use Map designation in order to construct/expand a vehicle sales display and parking use on the subject property

(see **Exhibit 3**). The surrounding Future Land Use Map and Zoning designations are defined within Table 1 below.

<b>TABLE 1 – FLUM &amp; ZONING DESIGNATIONS</b>		
	<b>FLUM DESIGNATION</b>	<b>ZONING DESIGNATION</b>
<b>SUBJECT PROPERTY</b>	Suburban Residential (SR)	Suburban Residential (SR)
<b>NORTH</b>	Commercial (C)	General Commercial (C-3)
<b>SOUTH</b>	Suburban Residential (SR)	Suburban Residential (SR)
<b>EAST</b>	Commercial (C)	General Commercial (C-3)
<b>WEST</b>	Suburban Residential (SR)	Suburban Residential (SR)

- The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation from **Suburban Residential (SR)** to **Commercial (C)**, or a more restrictive FLUM designation. The purpose of the proposed Commercial Future Land Use Map (FLUM) designation is to provide areas for conducting business activities for profit including retail sales, services, or offices. The proposed development of a vehicle sales display and parking use is in accordance with the **Commercial (C)** Future Land Use Map (FLUM) designation.
- The subject property is within the Urban Development Boundary Area (UDBA).
- Okaloosa County Comprehensive Plan Analysis:

**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. It should be emphasized that the existing Suburban Residential (SR) land use category provides for a functional mix of single and multi-family residential land uses as well as low intensity neighborhood serving commercial and business uses. Therefore, future development of the property for a vehicle sales display and parking use must be sensitive to protecting the privacy of adjacent residential uses (single-family). As such, buffer/landscaping will be required adjacent to the south property line at the time of the Development Order Application review. The applicant has provided a site plan which depicts a perimeter landscape buffer adjacent to Bayou View Drive, and a Level 4 compatibility buffer adjacent to the south property line (single-family) (see **Exhibit 3**).

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

Per Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.4, staff considered the compatibility of adjacent zoning districts during the proposed rezoning and land use plan amendment, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which land uses on the FLUM and the zoning districts result in an appropriate transition of uses, densities, and intensities.

**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 existing FLUM & zoning of said property from Suburban Residential (SR) (FLUM) & Suburban Residential (SR) zoning district to Commercial (C) (FLUM) & General Commercial (C-3) zoning district. The applicant is proposing to construct/expand a vehicle sales display and parking use (see Exhibit 3). The existing zoning district (SR) or Suburban Residential (SR) (FLUM) does not allow for (C-3) General Commercial uses. The requested Commercial (C) FLUM and General Commercial (C-3) zoning district allows for the proposed vehicle sales display and parking use as a permitted use. The properties to the north and east has an existing Commercial (C) Future Land Use Map (FLUM) designation and General Commercial (C-3) zoning district. The adjoining parcel to the north received a rezoning and a future land use amendment from Suburban Residential (SR) FLUM to Commercial (C) FLUM and rezoning to General Commercial (C-3) zoning district in 2023. The surrounding Suburban Residential (SR) FLUM and (SR) zoning district allows for a maximum density of sixteen (16) dwelling units per acre and allow for a maximum of 75% intensity for commercial uses allowed in both the C-1 & C-2 zoning districts. Staff hereby determines that the proposed Small Scale Plan Amendment is consistent with current development patterns, adjacent zoning districts (existing SR & C-3), and maximum intensities and allowed densities of the surrounding properties to the maximum extent possible.*

Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.5

Okaloosa County Planning Staff is of the opinion that future development of the site (existing residential to commercial) would be recognized as redevelopment. As such, Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.5 states that compatibility of redeveloped sites and structures with the surrounding neighborhood shall be achieved through the following measures:

**a. ensuring that residential development reflects the predominant housing type in the surrounding neighborhood to the maximum extent possible;** *Applicant is seeking a land use change for a future vehicle sales display and parking use, so this criterion does not apply;*

**b. recognizing that the redevelopment of an existing building may make it infeasible to adhere to current standards for building heights, scale, mass, setbacks, and orientation, the project shall nevertheless ensure that the development recognizes the predominant features of the surrounding neighborhood to the maximum extent possible;** *The applicant is proposing to develop the subject property from existing residential to commercial; vehicle sales display and parking use (see Exhibit 3). The property to the north and east has an existing Commercial (C) Future Land Use Map (FLUM) designation and General Commercial (C-3) zoning district, and is currently owned by the applicant (Step One Investments, LLC). Pursuant to the submitted site plan, the proposed vehicle sales display and parking use ensures the proposed development meets the predominant features of the surrounding neighborhood in regards to setbacks, building height, scale/mass. Staff hereby determines that the proposed Small Scale Plan Amendment is consistent with current development patterns of the surrounding neighborhood to the maximum extent possible.*

**c. maintaining the established lot development pattern of the surrounding neighborhood through requirements that address land assembly, lot arrangement, lot area, lot dimensions, and lot configuration;** *Applicant is seeking a land use change for a future commercial use. The surrounding neighborhood consists of both residential and commercial properties. However, the existing Suburban Residential (SR) land use does not allow for C-3 uses. In evaluating, commercial uses present, vehicle sales display and parking use would further maintain the established development pattern of the surrounding neighborhood. In addition, the adjoining property to the north and east are currently being used as an automobile dealership owned by the applicant. Staff is of the opinion that the proposed future commercial use, would maintain the integrity of the surrounding neighborhood.*

**d. ensuring that proposed conversions of residential structures to an allowable non-residential use are consistent with the established or planned character of the neighborhood, and do not introduce instability into the neighborhood;** *Applicant is seeking a land use change for a future commercial use. The adjoining properties to the north and east have an existing automobile dealership owned by the applicant. The existing residential dwelling will be removed and replaced with a vehicle sales display and parking use. The surrounding neighborhood consists of both residential and commercial properties. However, the existing Suburban Residential (SR) future land use and Suburban Residential (SR) zoning district does not allow for C-3 uses. The properties to the north and east has an existing Commercial (C) Future Land Use Map (FLUM) designation and General Commercial (C-3) zoning district. The adjoining parcel to the north received a rezoning and a future land use amendment from Suburban Residential (SR) FLUM to Commercial (C) FLUM and rezoning to General Commercial (C-3) zoning district in 2023. In evaluating existing commercial uses present, a future commercial use is an allowable use. Staff is of the opinion that the proposed Commercial (C) FLUM and General Commercial (C-3) zoning designations are*

*consistent with the established future land use and zoning designations of the surrounding neighborhood; the proposed conversion of a residential use to a proposed commercial use is consistent and does not introduce instability within the established character of the surrounding neighborhood.*

**e. ensuring that techniques identified in Policy 4.3 are incorporated into the site design during redevelopment to the maximum extent feasible.** *The proposed commercial use will require Development Order Application review and approval which will incorporate specific techniques into the site design. Furthermore, the techniques identified within Policy 4.3 – i.e. landscape buffers, setbacks, etc. – shall be required during Development Order Application review.*

### 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.

If the FLUM amendment is approved, the applicant is requesting to rezone the subject property from **Suburban Residential (SR)** to **General Commercial (C-3)**. The purpose of the General Commercial (C-3) District is to provide for areas for conducting business activities for profit including retail sales, services, or offices. The applicant owns the adjacent north property which currently has an existing automobile dealership. Pursuant to the submitted site plan (see **Exhibit 3**), the applicant is proposing to expand the vehicle sales display and parking use onto said property.

**Location/Designation** The subject property is serviced by Florida Power & Light, Okaloosa County Water & Sewer, and Ocean City-Wright Fire

**PUBLIC COMMENT/OPPOSITION:** No public comment nor opposition has been received as of this writing for 558750-BCC-2024 and 558748-BCC-2024.

**PUBLIC NOTICE:** The proposed agenda item was properly advertised in the Northwest Florida Daily News on November 25, 2024; 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 supports the requested FLUM Amendment and Rezoning applications.

**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 from **Suburban Residential (SR)** to **Commercial (C)**, or a more restrictive FLUM designation.

Second Motion: Recommend approval of an ordinance changing the zoning designation for the subject property from **Suburban Residential (SR)** district to **General Commercial (C-3)** district, or a more restrictive zoning district.

**BOARD OF COUNTY COMMISSIONERS:** Public hearing by the Board of County Commissioners is tentatively scheduled for January 21, 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

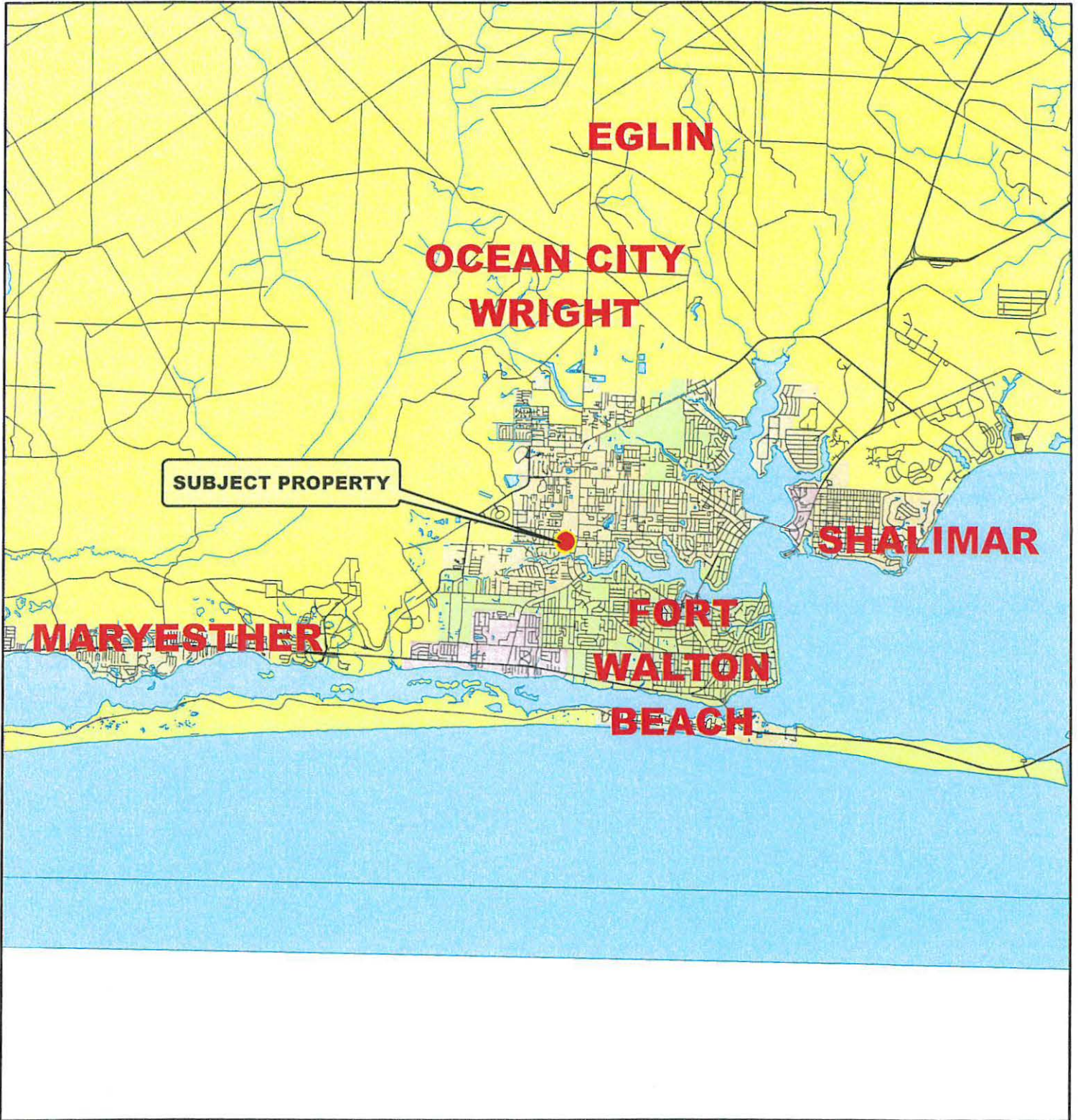
**EXHIBIT:**

1. Applicant's Letter of Petition
2. FLU & Rezoning Applications
3. Site Plan
4. Survey



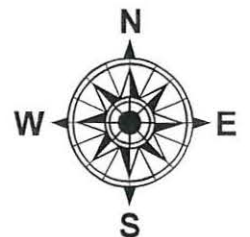
**ATTACHMENT - A**

**03-2S-24-0900-0004-0070**



**Legend**

— Roads

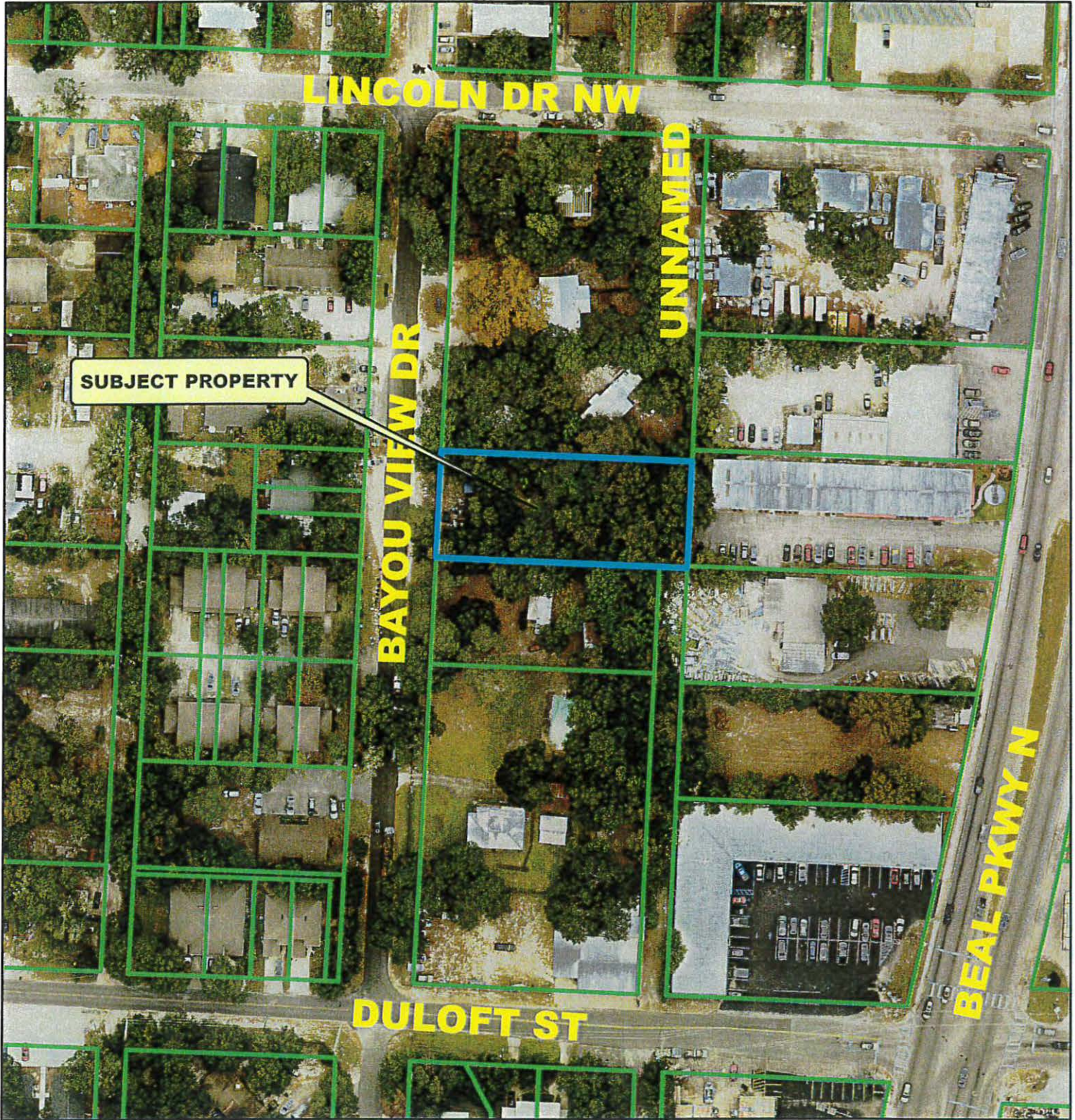


**Location Map**



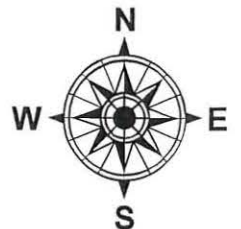
**ATTACHMENT - B**

**03-2S-24-0900-0004-0070**



**Legend**

 Parcel Lines

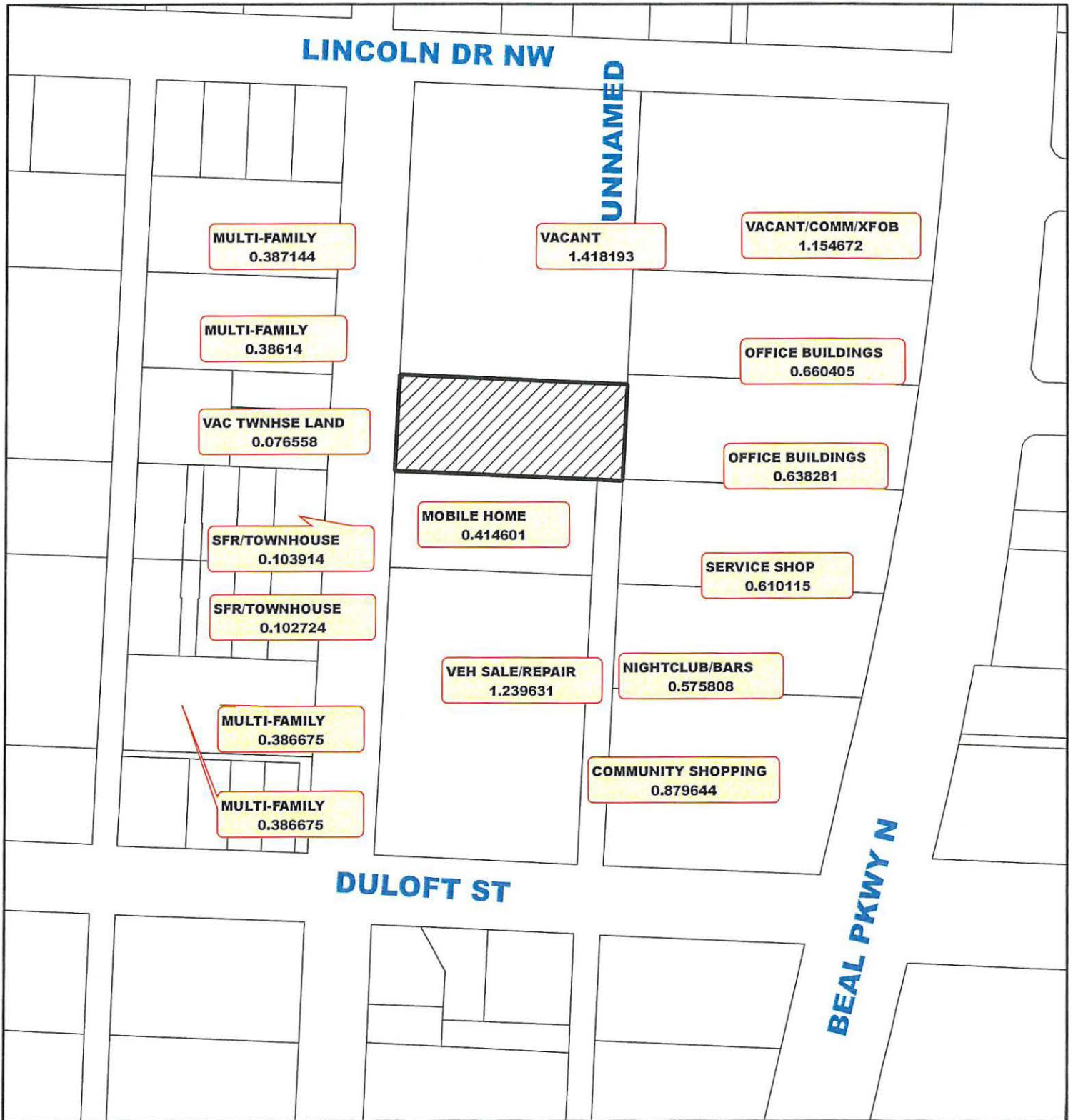


**Aerial Photo**



# ATTACHMENT - C

## 03-2S-24-0900-0004-0070



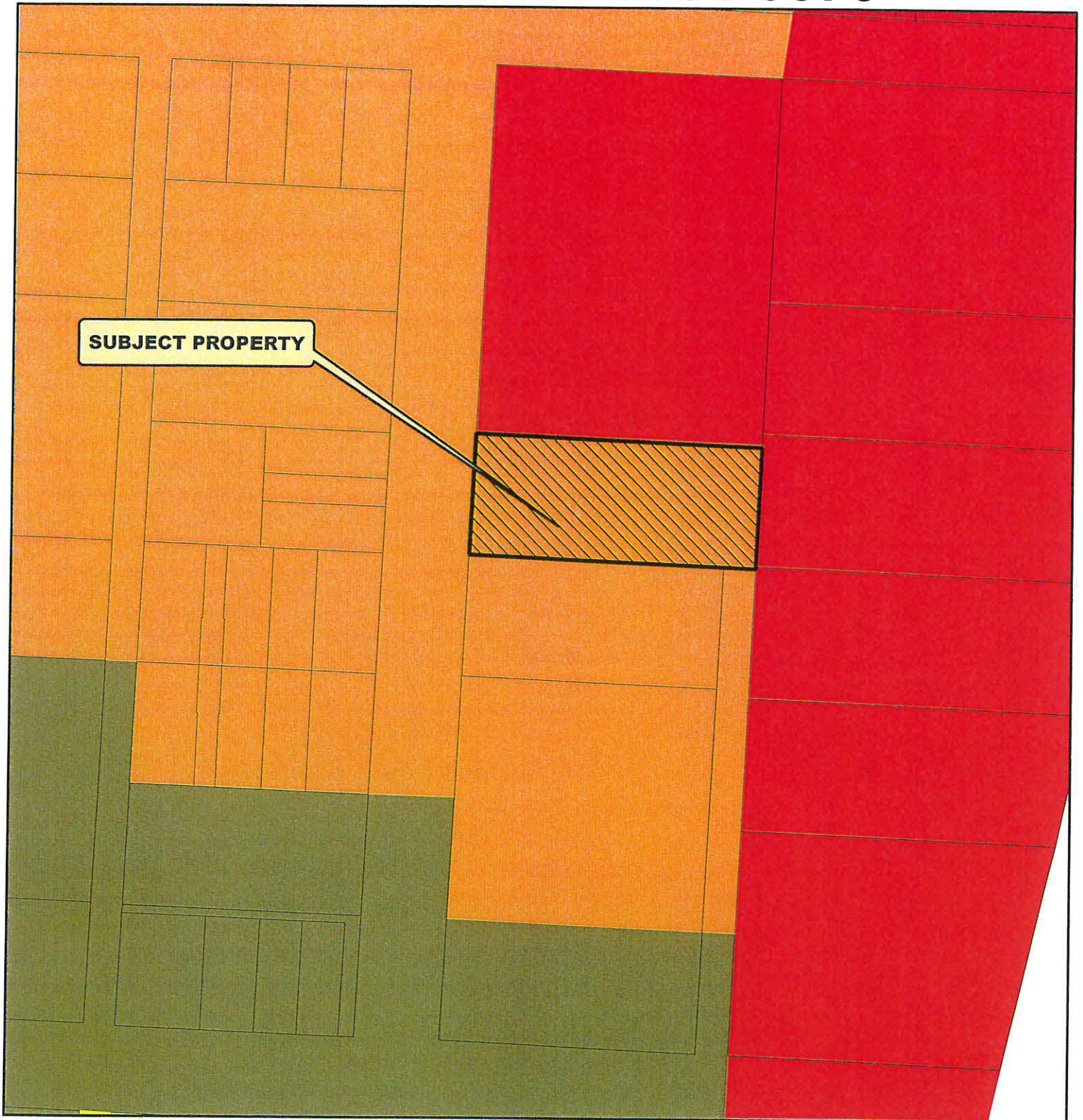
### Existing Land Use Map








**ATTACHMENT - D**

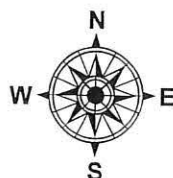
**03-2S-24-0900-0004-0070**



**SUBJECT PROPERTY**

**FLUM Legend**

-  C
-  SR
-  MU



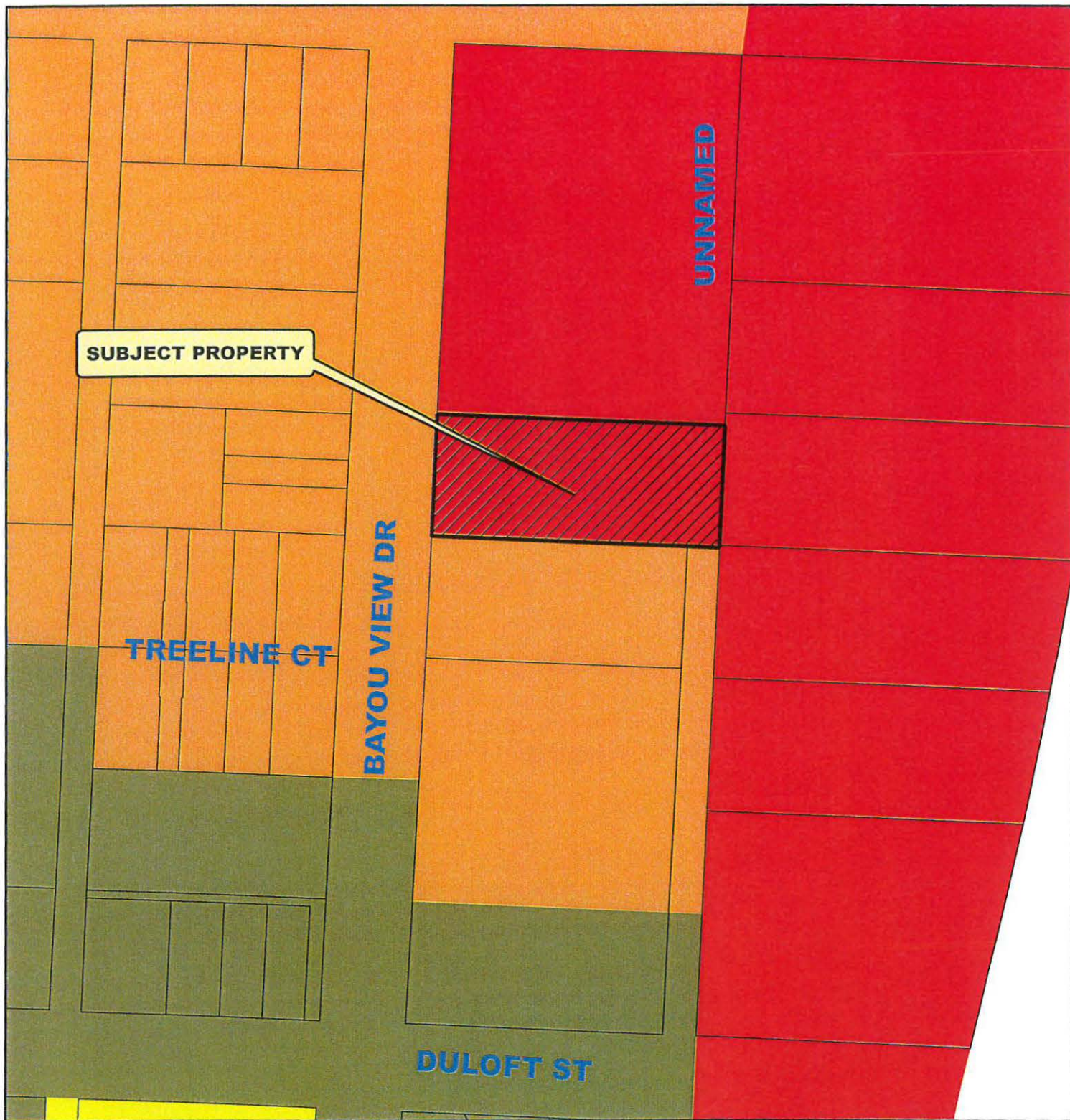
**ZONE Legend**

-  C-3
-  SR
-  MU

**FLUM & Zoning Map**

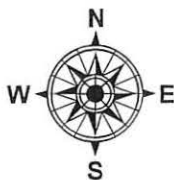


**03-2S-24-0900-0004-0070**



**FLUM Legend**

- C
- SR
- MU



**ZONE Legend**

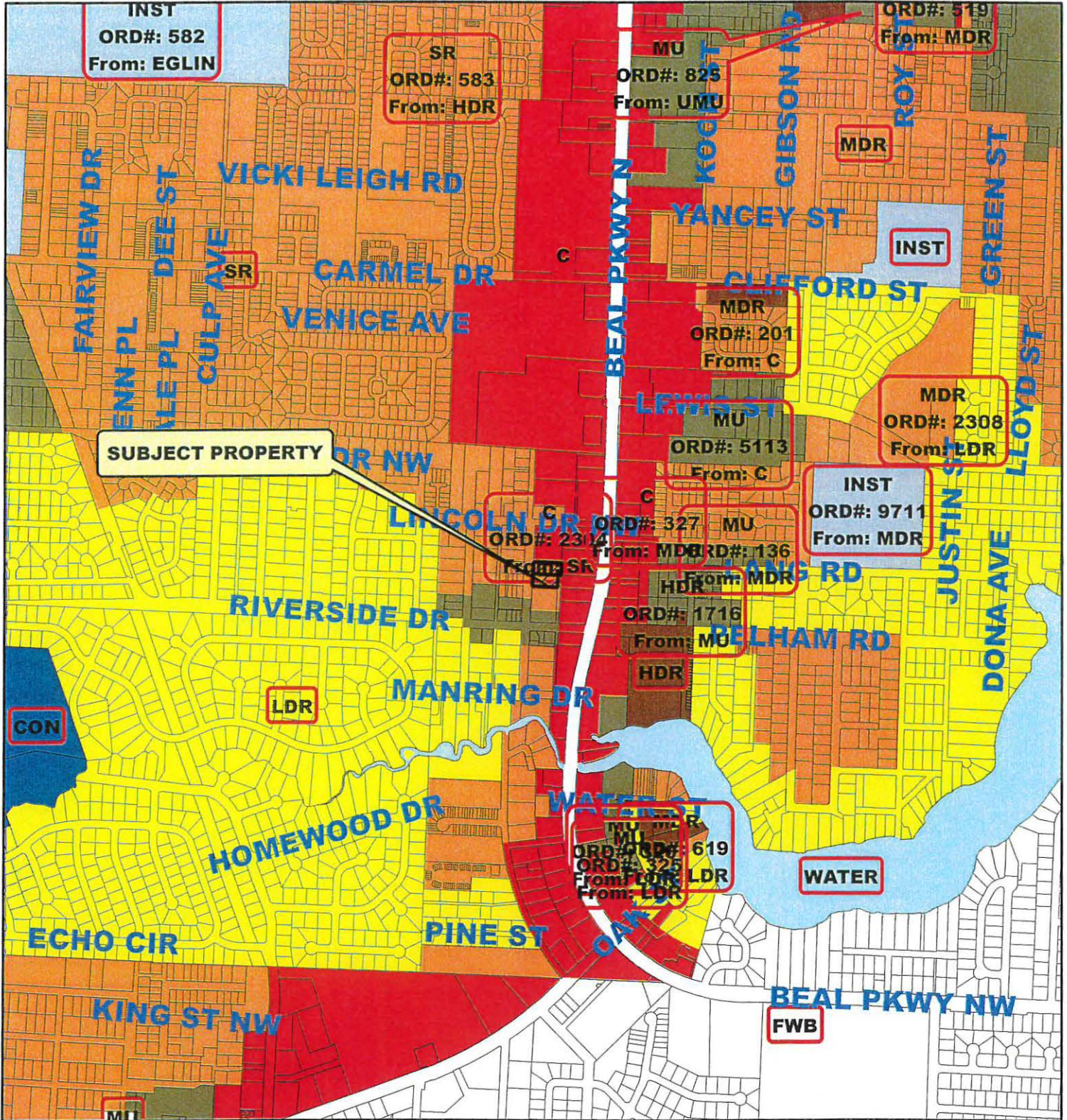
- C-3
- SR
- MU

**Proposed FLUM & Zoning Map**



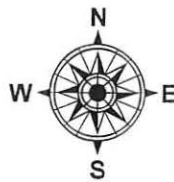
# ATTACHMENT - F

## 03-2S-24-0900-0004-0070









### FLUM Legend

 LDR	 MU
 MDR	 C
 HDR	 INST



### ZONE Legend

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

# 1 Mile FLUM & Zoning Map



# GIS ANALYSIS RESULTS

**Date:** 10/16/2024

**Project:** PIN 03-2S-24-0900-0004-0070

**Permit:** 558748-BCC-2024 & 558750-BCC-2024 - STEP ONE INVESTMENTS LLC

**Property Address:** LOCATED ON BAYOUVIEW DR FORT WALTON BEACH FL 32547

**Zoning:** SR

**Proposed Zoning:** C-3

**FLU:** SR

**Proposed FLU:** C

**Fire District:** OCEAN CITY-WRIGHT **Commissioner District:** 4 **Census Tract:** 22002

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

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

**Flood Zone:** X 500 YEAR **Map Number:** 12091CO 435J

**Storm Surge Area:** NO

**Urban Development Area:** YES

**Water Efficient Area:** YES

**Wells:** None

**Environmental Data:** NO

**Historical Data:** None

**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, December 12, 2024** the Okaloosa County Planning Commission will consider:

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.

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

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

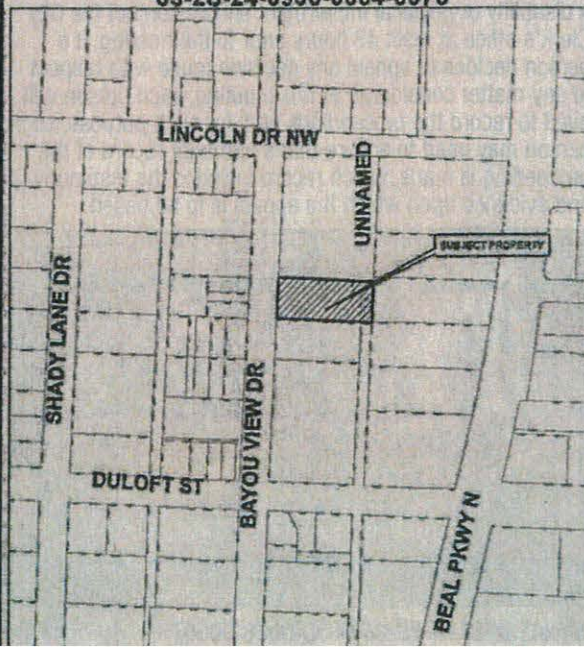
If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is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

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

Attachment

A

03-2S-24-0900-0004-0070





**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 03-2S-24-0900-0004-0070 FROM SUBURBAN RESIDENTIAL (SR) TO COMMERCIAL (C) ; 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 558750-BCC-2024 Future Land Use changing the Future Land Use Map designation of a certain parcel of real property owned by Step One Investments, LLC, Property Id Number 03-2S-24-0900-0004-0070, 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 the parcel of real property as shown in Attachment A attached hereto from Suburban Residential (SR) to Commercial (C).

**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

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Paul Mixon,  
Chairman

ATTEST:

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J.D. Peacock II  
Clerk of Circuit Court

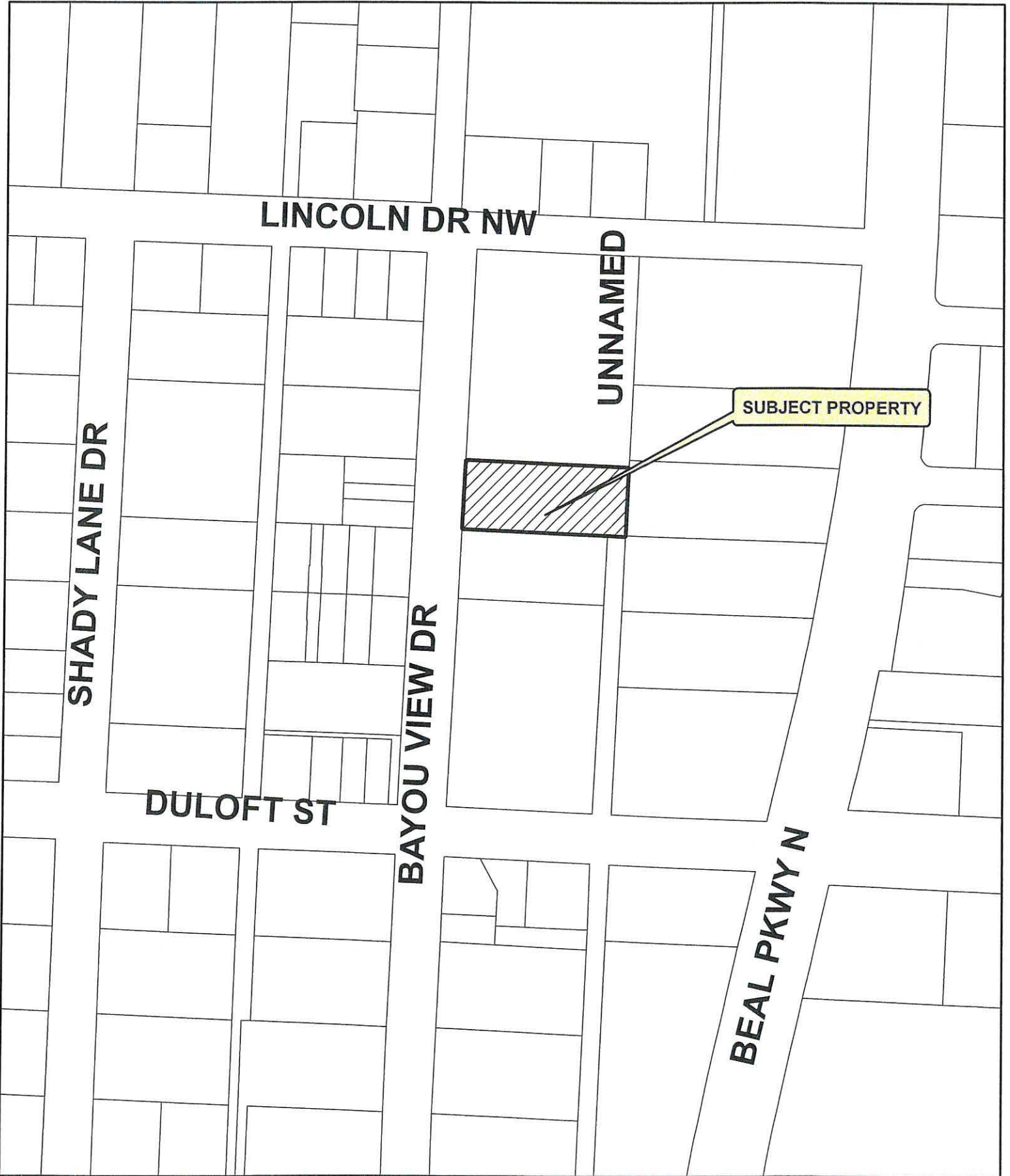
APPROVED AS TO FORM:

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Lynn M. Hoshihara  
County Attorney



03-2S-24-0900-0004-0070



ORDINANCE 25 - \_\_\_\_

Attachment J

**AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING OF PARCEL 03-2S-24-0900-0004-0070 FROM SUBURBAN RESIDENTIAL (SR) TO GENERAL COMMERCIAL (C-3); 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 03-2S-24-0900-0004-0070 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 558748-BCC-2024 Rezoning changing the Zoning designation of a certain parcel of real property owned by Step One Investments LLC.,

Property Id Number 03-2S-24-0900-0004-0070, 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 Suburban Residential (SR) to General Commercial (C-3).

**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

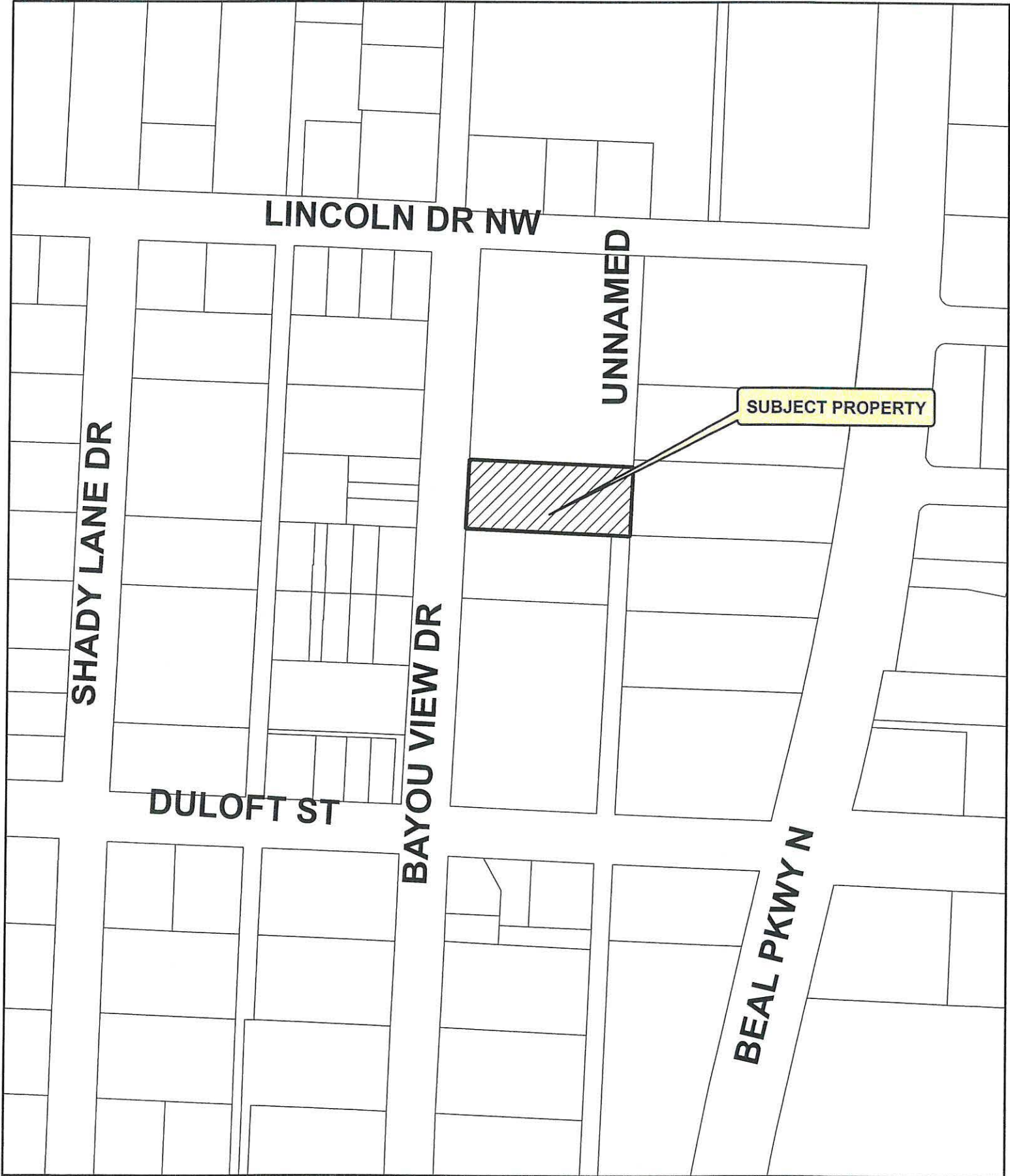
ATTEST:

\_\_\_\_\_  
J.D. Peacock II  
Clerk of Circuit Court

APPROVED AS TO FORM:

\_\_\_\_\_  
Lynn M. Hoshihara  
County Attorney

03-2S-24-0900-0004-0070





# EXHIBIT I



September 23, 2024

## VIA FEDEX

Okaloosa County Department of Growth Management  
812 E. James Lee Blvd  
Crestview, Florida 32539

*Re: Petition for Future Land Use Amendment; 208 Bayou View Dr., Fort Walton Beach, Florida 32547 (the "Property"); Step One Investments, LLC, a Florida limited liability company; Property Id. Number 03-2S-24-0900-0004-0070*

To whom it may concern:


The undersigned, on behalf of Step One Investments, LLC, does hereby respectfully make application and petition the Okaloosa County to amend the future land use map as hereinafter requested, and in support of this application, the following facts are shown:

- The Property is located in unincorporated Okaloosa County, west of Beal Parkway North, with a physical address of 208 Bayou View Dr., Fort Walton Beach, Florida 32547.
- The Property includes 92 feet of frontage on Bayou View Drive.
- The Property is owned by Step One Investments, LLC, a Florida limited liability company, who is also the owner of 4 adjacent parcels located on the north and east boundaries of the Property (Parcel Id. Nos. 03-2S-24-0000-0231-0000, 03-2S-24-0000-0232-0000, 03-2S-24-0000-0233-0000, and 03-2S-24-0900-0004-0080).
- The Property is currently zoned SR, with a future land use of SR, and is vacant.
- It is desired and requested that the subject Property's future land-use be amended to Commercial to match the adjacent parcels.
- It is proposed that any existing improvements will be demolished, and new automobile sales and service buildings will be constructed.
- The proposed change is necessary for the preservation and enjoyment of substantial property rights, as the change would promote the public welfare, health and safety of citizens, removing residents from an otherwise commercial setting, and allowing for a higher and greater use of the Property that would increase tax revenues. Furthermore, the proposed amendment will bring the property in-line with neighboring property uses (described below), thus promoting a uniform and safe neighborhood.
- Neighboring Parcels:

- The parcel touching east boundary of the Property, which is owned by the applicant, is zoned C-3, with a future land use designation of Commercial, and used as corporate office buildings.
- The properties to the west boundary of the Property, which are separated by Bayou View Drive, are zoned SR, with a future land use designation of SR, and are developed with townhomes and multi-family apartments.
- The properties to the north boundary of the Property, which is owned by the applicant, is zoned C-3, with a future land use designation of Commercial, and currently vacant.
- The parcel to the south, is zoned SR, with a future land use designation of SR, and contains a mobile home residence.

For the foregoing reasons we respectfully request that you grant the requested future land use map amendment. Thank you for your consideration of this matter.

**STEP ONE INVESTMENTS, LLC,**  
a Florida limited liability company

By:   
William A. Sauls, II, authorized representative

558750-BCC-2024

EXHIBIT 2

**OKALOOSA COUNTY DEPARTMENT OF GROWTH  
MANAGEMENT APPLICATION FOR FUTURE LAND USE  
MAP TYPE - 2  
AMENDMENT  
(LESS THAN 10 ACRES)**

April, 2005

**A. Applicant Information**

1. Name: Step One Investments, LLC, a Florida limited liability company
2. Address: 696 Beal Parkway NW, Fort Walton Beach, Florida 32547
3. Telephone: (850)904-4800                      FAX: N/A
4. Applicant is: Property owner  Owners authorized agent\*   
*\* Verification of authorized agent must be attached*
5. Owner's name, address and telephone, if different than applicant:

**B. Property Information**

6. Location: 208 Bayou Dr., Fort Walton Beach, Florida 32547
7. Property ID Number: 03-2S-24-0900-0004-0070
8. Current use of property: Residential (vacant)
9. Proposed use of property: Commercial- Auto sales.
10. Size of property: 0.42 acres
11. Names/Number of adjacent roads: North: N/A; West: Bayou View Dr., East: N/A; South: N/A.

**C. Future Land Use/Zoning Information**

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

**D. Requested Action**

14. Reason for the requested amendment: Applicant desires to redevelop the subject parcel, along with 4 adjacent parcels that it owns which are located along the northern and eastern boundaries of the subject parcel (Parcel Id. Nos. 03-2S-24-0000-0231-0000, 03-2S-24-0000-0232-0000, 03-2S-24-0000-0233-0000, and 03-2S-24-0900-0004-0080), for use as a new commercial auto dealership (including sales, service and related uses).

15. Requested amendment:

FROM: SR (FLUM designation)

TO: C-3 (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.

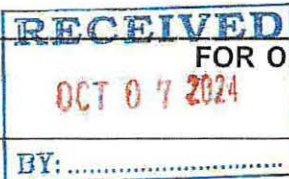
9/23/2024

Date

William A. Sauls, II

William A. Sauls, II, authorized representative

Corporate Seal



Date received: \_\_\_\_\_

File No.: \_\_\_\_\_

Received by: \_\_\_\_\_



558748-BCC-2024

**OKALOOSA COUNTY  
DEPARTMENT OF GROWTH MANAGEMENT  
APPLICATION FOR REZONING**

**A. Applicant Information**

1. Name: STEP ONE INVESTMENTS, LLC

2. Address: 696 BEAL PARKWAY NW, FORT WALTON BEACH, FL 32547

3. Telephone: (850)904-4800 FAX: N/A

4. Applicant is: Property owner  Owners authorized agent\*   
\* Verification of authorized agent must be attached

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

**B. Property Information**

6. Location: 208 Bayou Dr., Fort Walton Beach, Florida 32547

7. Property ID Number: 03-2S-24-0900-0004-0070

8. Current use of property: Vacant residential

9. Proposed use of property: Commercial- Auto sales.

10. Size of property: 0.42 acres

11. Names/Number of adjacent roads: North- N/A; East- N/A;  
South- N/A; West- Bayou View Dr.

**C. Future Land Use/Zoning Information**

12. Existing Future Land Use Map designation: SR

13. Existing zoning district: OKALOOSA COUNTY

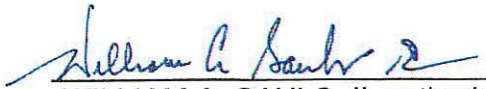
**D. Requested Action**

14. Reason for the requested rezoning: Applicant desires to redevelop the subject parcel along with 4 parcels located adjacent along the north and east boundaries (Id. Nos. 3-2S-24-0000-0231-0000, 03-2S-24-0000-0232-0000, 03-2S-24-0000-0233-0000, and 03-2S-24-0900-0004-0080), for use as a new commercial auto dealership (including, sales, service and related uses).

15. Requested rezoning:  
FROM \_\_\_\_\_ SR \_\_\_\_\_ (zoning district)  
TO \_\_\_\_\_ C-3 \_\_\_\_\_ (zoning district)

**E. Certification**

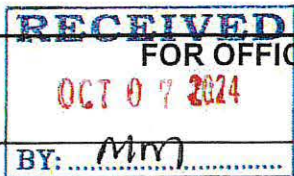
I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of site inspections and the posting of any required notices.



WILLIAM A. SAULS, II, authorized representative

9/23/2024  
Date

\_\_\_\_\_  
Corporate Seal



Date received: \_\_\_\_\_

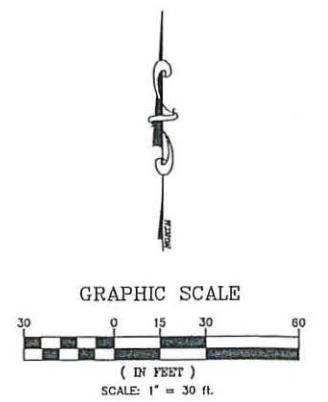
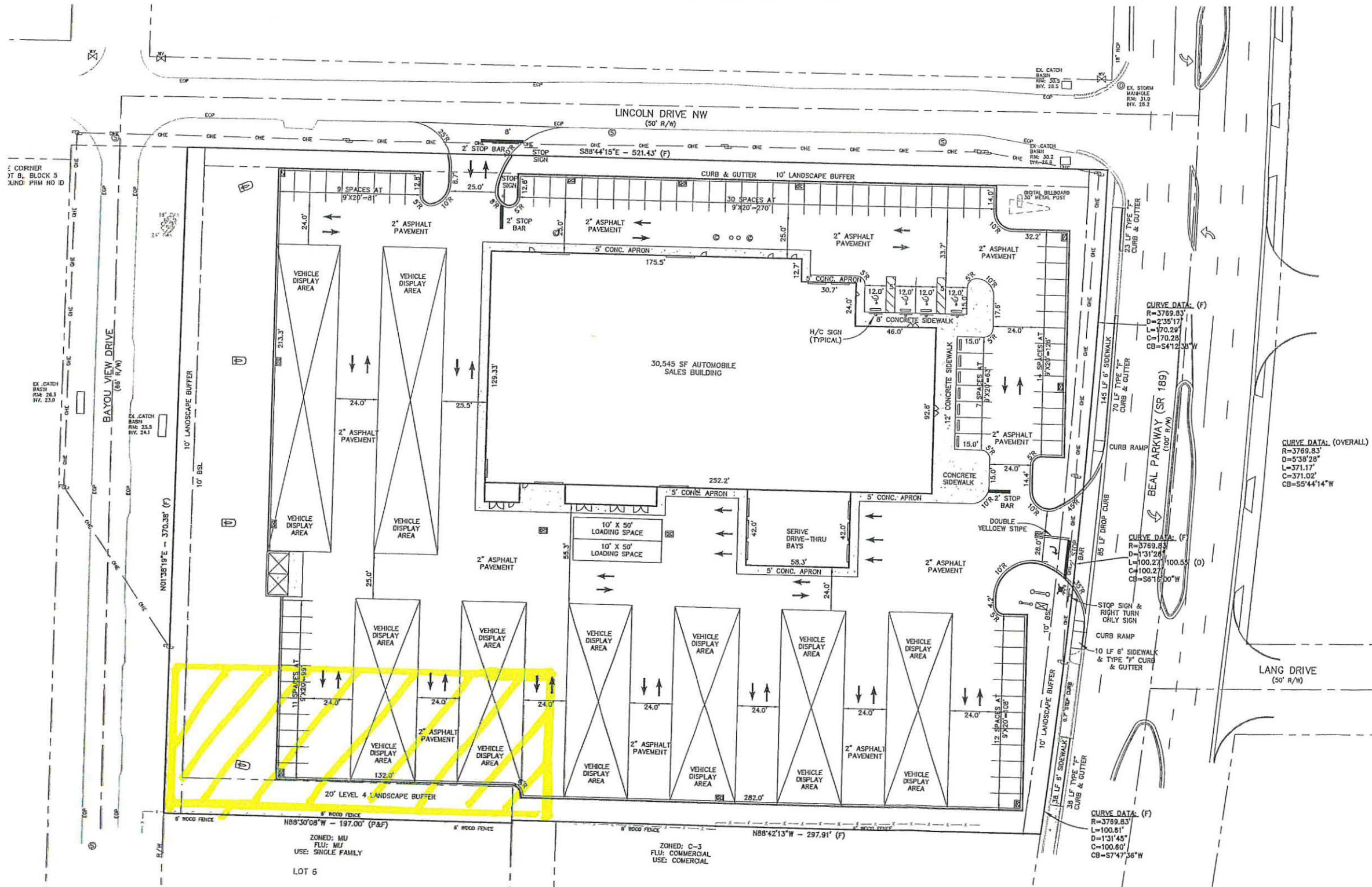
File No.: \_\_\_\_\_

558748-BCC-2024

Received by: \_\_\_\_\_

10/08/24- la

# EXHIBIT 3



- LEGEND**
- ASPHALT
  - CONCRETE
  - SETBACK LINE
  - POWER POLE
  - GUY ANCHOR
  - LIGHT POLE
  - OVERHEAD UTILITY LINE
  - ELECTRICAL BOX
  - TELEVISION BOX
  - TRAFFIC SIGNAL BOX
  - TELEPHONE BOX
  - FENCE
  - TRAFFIC ARROW
  - CENTERLINE
  - SINGLE POLE SIGN
  - DOUBLE POLE SIGN
  - MONITORING WELL

**SITE DATA TABLE:**

ZONED: C-3 & MIXED-USE  
 LAND USE: COMMERCIAL & MIXED-USE  
 FLOOD ZONE: X<sup>0</sup>

PARCEL ID #:  
 03-25-24-0000-0231-0000  
 03-25-24-0900-0004-0080  
 03-25-24-0900-0004-0070  
 03-25-24-0000-0232-0000  
 03-25-24-0000-0233-0000

BUILDING SETBACKS:  
 REQUIRED: FRONT = 10'  
 SIDE = 0'  
 REAR = 10'

**BUILDING INFORMATION:**  
 BUILDING HEIGHT: 35'  
 FLOOR AREA: 30,545 SF  
 TOTAL SITE AREA: 189,240 SF = 4.34 ACES  
 SITE DENSITY ALLOWED: 0.75  
 SITE DENSITY PROPOSED: 30,545/189,240 = 0.16

IMPERVIOUS AREA ALLOWED: 160,854 SF = 85%  
 IMPERVIOUS AREA PROVIDED: 145,590 SF = 77.0%  
 LANDSCAPE AREA REQUIRED: 28,386 SF = 15%  
 LANDSCAPE AREA PROVIDED: 43,650 AF = 23.0%

PARKING SPACES REQUIRED: 1 SPACE / 400 SF (30,545 SF) = 77 SPACES  
 PARKING SPACES PROVIDED: 86 SPACES (INCLUDES 4 H/C SPACES)

LOADING SPACES REQUIRED: 2 SPACES  
 LOADING SPACES PROVIDED: 2 SPACES

**CHOCTAW ENGINEERING, INC.**  
 ENGINEERING • ENVIRONMENTAL • SURVEYING  
 PHONE: 850-862-6611  
 112 TRUXTON AVENUE  
 FORT WALTON BEACH, FLORIDA 32547  
 FAX: 850-868-5089  
 EMAIL: ce@choctaweng.com



Revisions:

**KIA OF FORT WALTON BEACH**  
**SITE PLAN**  
 Not valid unless bearing Engineer's embossed seal.  
 MARK C. SNIER, P.E.  
 FL REG. NO. 48831

THIS SHEET IS THE PROPERTY OF CEI & IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CEI.

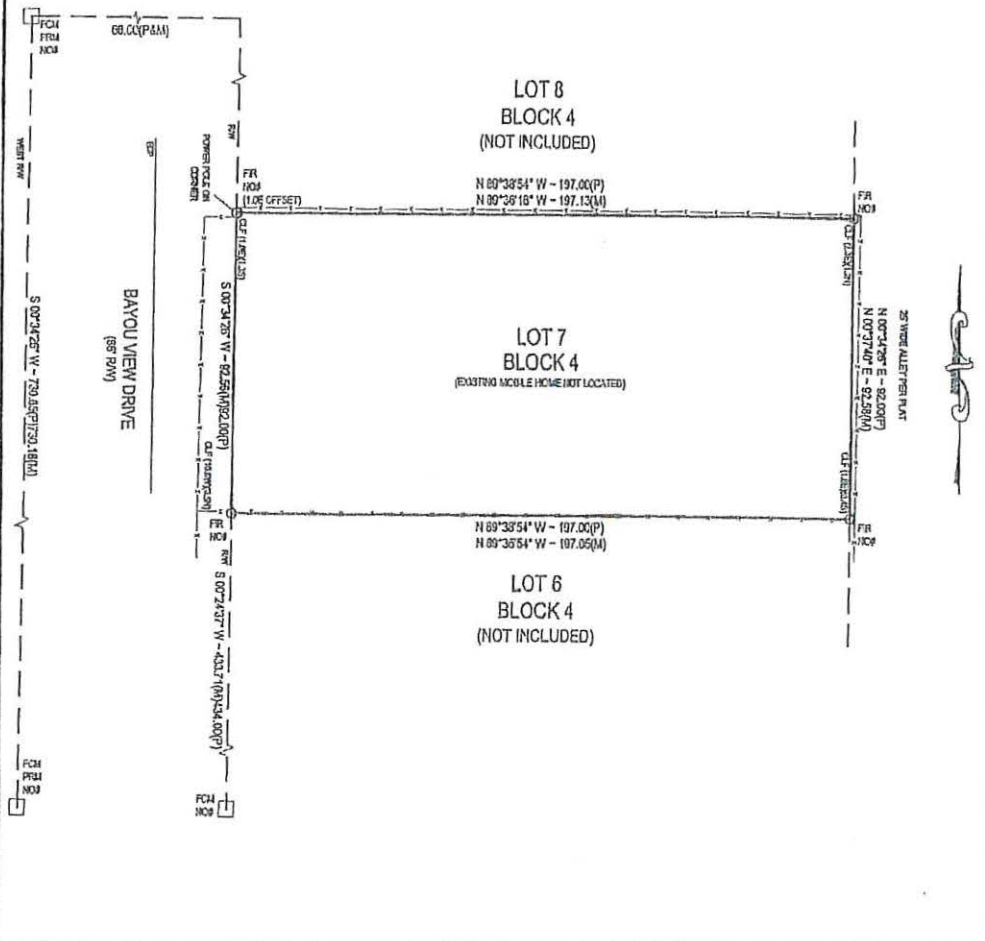
\* Highlighted area depicts Lot 7



# EXHIBIT 4

This is to certify that I have consulted National Flood Insurance Rate Map, effective March 9, 2021, for Okaloosa County, Florida, Map No. 12091C0045 J, and found the property described hereon to be located in Zone "X", area determined to be outside 500-year flood plain.

CERTIFIED TO:  
 MARK A. VIOLETTE, P.A.  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 STEP ONE INVESTMENTS, LLC



SOURCE OF DESCRIPTION		BASIS OF BEARINGS	
PLAT		WEST RAW BAYOU VIEW DR PER PLAT	
DESCRIPTION	LOT 7, BLOCK 4, FIELD SUBDIVISION		
SECTION	3	TOWNSHIP	2-S
RANGE	24W	RECORDED PLAT BOOK	2 PAGE 113
OAKALOOSA COUNTY, FLORIDA			
OBVIOUS ENCROACHMENTS NONE (FENCE OWNERSHIP NOT DETERMINED)			
UNDERGROUND ENCROACHMENTS (NOT LOCATED)			
SCALE	1"=40'	SURVEY DATE	03-09-2023
ORDERED BY:	JEFF OLIVER		
F.B.	23-01	PG	104-105
W.O.	2023-0138		
TYPE OF SURVEY	BOUNDARY		
PURPOSE	BOUNDARY		

LEGEND		
FW = FOUND	RW = RIGHT OF WAY	LS = LAND SURVEYOR NUMBER
FWI = FOUND W/ HAZEL NUT	CLF = CHAIN LINK FENCE	LB = LAND SURVEY BUSINESS NUMBER
FR = FOUND IRON ROD	WPF = WOOD PRIVACY FENCE	CCE = CORPS OF ENGINEERS
FRP = FOUND IRON PIPE	DU = DRAINAGE & UTILITY	MW = MEAN HIGH WATER LINE
FRN = FOUND NAIL & DISC	FB = FLAG BOOK	POC = POINT OF COMMENCEMENT
TP = TYPICAL	ESMT = EASEMENT	POB = POINT OF BEGINNING
ELEV = ELEVATION	ESP = EDGE OF PAV/NO	POL = POINT ON LINE
CL = CENTERLINE	DO = BACK OF CURB	PC = POINT OF CURVATURE
	PP = POWER POLE	PT = POINT OF TANGENCY
	OH = OVERHEAD LINES	PRC = POINT OF REVERSE CURVE
	FTE = FINISHED FLOOR ELEVATION	BSL = BUILDING SETBACK LINE
		RD = RESTRICTIVE COVENANTS
		PI = POINT OF INTERSECTION
		(P) OR (PLAT) = PLATTED
		(D) OR (DESC) = DESCRIPTION
		(U) OR (MEAS) = MEASURED
		OR BOOK = OFFICIAL RECORDS BOOK
		PCP = PERMANENT CONTROL POINT
		PRM = PERMANENT REFERENCE MONUMENT
		NAVD = NORTH AMERICAN VERTICAL DATUM
		NGVD = NATIONAL GEODETIC VERTICAL DATUM
		DOT = DEPARTMENT OF TRANSPORTATION
		DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION

UNLESS OTHERWISE NOTED ALL IRON RODS ARE 1/2" DIAMETER

PANHANDLE ASSOCIATES INC.

701-A EDGE STREET, FORT WALTON BEACH, FLORIDA 32547 (850) 864-1968

LAND SURVEYING BUSINESS LICENSE NO. 2355