

PLANNING COMMISSION

AGENDA

APRIL 13, 2023

5:01 P.M.

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

Commissioner Vacant, District 2
Commissioner Phyllis Enzor, District 1
Commissioner Vacant, District 4
Eglin Air Force Base Representative, Jack Kiger

Vice-Chairman Jeremy Stewart, District 3
Commissioner John Collins, District 5
Okaloosa County School Board Rep., Bill Smith

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES FOR MARCH 9, 2023

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 - 525536-BCC-2023- Consideration of a Resolution approving a twentieth “Notification of Proposed Change” to the previously approved Bluewater Bay Development of Regional Impact (DRI) Development Order (DO); to change the DRI Master Development Map, Magnolia Parcel, consisting of 9.7 acres. The application to change the DRI-DO is submitted by Core Engineering & Consultants, Inc., as agent for Oliusa III, LLC.

Agenda Item #2 - 525573-BCC-2023 & 525575-BCC-2023- Consideration of a request changing the use of land submitted by Seaside Engineering on behalf of Christopher R. Ryles, owner, relating to parcel 07-3N-24-0000-0019-000, property located at 1330 Charlie Day Road, Baker, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Agriculture (AG)** to **Low Density Residential (LDR)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from **Agriculture (AA)** district to **Residential-1 (R-1)** district, or a more restrictive zoning district.

L. OTHER BUSINESS

Vote for new chairman position.

The **May 11, 2023**, 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

MARCH 9, 2023

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, March 9, 2023, 5:01 p.m., Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579. Board members in attendance were Larry Patrick, Jeremy Stewart, Phyllis Enzor, and John Collins.

Eglin Representative Tom Tolbert 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, Leslie Adams, Planner I, and Martina Barrow, Administrative Assistant II.

County Attorney Kerry Parsons was in attendance via Zoom.

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

Agenda Item 1: Mark Siner – 112 Truxton Ave, Fort Walton Beach, FL – Applicant

Agenda Item 1: Heather Mikolaschek – 151 Eldredge Rd, Fort Walton Beach, FL – Opponent

Agenda Item 1: Kirk Pristas – Address exempt from public disclosure under FL State Statute Ch. 119.15 – Opponent

Agenda Item 1: John Vaughan – 307 Eldredge Rd, Fort Walton Beach, FL – Opponent

Agenda Item 1: Suzanne Chapman – 311 Eldredge Rd, Fort Walton Beach, FL – Opponent

Agenda Item 1: Ashley Davis – 126 Pamela Ann Dr, Fort Walton Beach, FL – Opponent

Agenda Item 1: Tom Oldham – 149 Eldredge Rd, Fort Walton Beach, FL – Opponent

Agenda Item 1: Hunter Karr – 906 Whisperwood Lane S, Fort Walton Beach, FL – Opponent

A. CALL TO ORDER

Chairman Larry Patrick called the meeting to order at 5:03 PM.

B. ROLL CALL

Martina Barrow conducted roll call.

C. APPROVAL OF MINUTES FOR FEBRUARY 9, 2023 MEETING.

Motion to approve minutes made by Phyllis Enzor and second by John Collins. --- 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 Jeremy Stewart and second by Phyllis Enzor. --- 4 ayes.
Motion Passes.*

H. OATH TAKING

Martina Barrow administered the Oath for all speakers.

I. DISCLOSURES

Martina Barrow read disclosures to the Board. All replied no.

J. OLD BUSINESS

None

K. NEW BUSINESS

None

a. Applications for Development Review

None

b. Public Hearings

AGENDA ITEM 1: 525245-BCC-2023 & 525246-BCC-2023- Consideration of a request changing the use of land as submitted by Choctaw Engineering, agent, relating to parcel 25-1S-24-0000-0007-0000 located at 102 Eldredge Road, Fort Walton Beach, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation from **Low Density Residential (LDR)** to **Mixed Use (MU)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the subject property from **Residential-1 (R-1)** district to **Mixed Use (MU)** district, or a more restrictive zoning district. The subject property contains 0.79 acres.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Patrick called Mark Siner to speak.

Mr. Siner addressed the Board giving brief description of his request.

Chairman Patrick called for Heather Mikolaschek to speak.

Ms. Mikolaschek addressed the board with her concern of an increase in traffic.

Chairman Patrick called for Kirk Pristas to speak.

Mr. Pristas addressed the board with his concerns: properties behind the property are residential and what kind of businesses that could be built.

Chairman Patrick explained the types of businesses able to be built on Mixed Use.

Discussion ensued.

Chairman Patrick called for John Vaughan to speak.

Mr. Vaughan addressed the board with his concerns: no need for more office space and a need for more residential.

Chairman Patrick called for Suzanne Chapman to speak.

Ms. Chapman addressed the board with her concerns: traffic issues, safety of pedestrians, types of businesses that could be built, and lack of a buffer.

Chairman Patrick called for Ashley Davis to speak.

Ms. Davis addressed the board with her concerns: safety of pedestrians, lack of sidewalks, speed of vehicles driving through neighborhood, and an increase in traffic.

Chairman Patrick called for Tom Oldham to speak.

Mr. Oldham addressed the board with his concerns: traffic issues, entrance/exit is on Eldredge, and insufficient road length to Lewis Turner.

Chairman Patrick called for Hunter Karr to speak.

Mr. Karr addressed the board with his concern of traffic issues.

Chairman Patrick called for Mark Siner to speak.

Mr. Siner addressed the concerns raised. Mr. Siner explained that the surrounding properties on Lewis Turner are zoned Mixed Use and residential is still able to be built on Mixed Use, but residential is not feasible on the major road.

Chairman Patrick explained that the Florida Statutes that control Growth Management were implemented sometime in the 1980's. These were designed to put control on infringements on single family or property owners doing whatever they wanted, wherever they wanted. Chairman Patrick explained that over time that evolves.

Chairman Patrick asked if C-1 would be agreeable for the developer.

Commissioner Collins asked for clarification on what could be built on C-1 zoning.

Deputy Director Randy Woodruff explained C-1 allows for finance and insurance, real estate, professional, scientific, and technical services, management, administrative and support services, health care and social assistance, public administration, and other utilities such as power lines and water lines.

Commissioner Collins stated that he was concerned of some of the types of businesses allowed on Mixed Use on a residential street.

Commissioner Collins made a motion to recommend approval of Agenda Item 1 to request a change to the zoning from Residential-1 (R-1) to Commercial-1 (C-1).

Chairman Patrick stated that the Future Land Use Map (FLUM) motion had to be made first.

Discussion ensued.

Mark Siner clarified that the first motion should be Future Land Use Map (FLUM).

Commissioner Collins made a motion to recommend approval of Agenda Item 1 to request a change to the Future Land Use Map (FLUM) from Low Density Residential (LDR) to Commercial-1 (C-1).

Discussion ensued.

County Attorney Kerry Parsons clarified that the factual finding that Commissioner Collins is making is that Commercial-1 is more appropriate.

Commissioner Collins confirmed that was correct.

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 Low Density Residential (LDR) to Commercial (C) made by John Collins, and second by Phyllis Enzor. -- 4 ayes. Motion Passes.

Discussion ensued.

Chairman Patrick called for a motion.

Discussion ensued.

County Attorney Kerry Parsons stated that the Sunshine law requires public comment be given and public comment was given on a more intense designation, this is a more restrictive designation under the code, therefore public comment was appropriate and this motion is a recommendation the Board of County Commissioners. The public will have another opportunity to speak on this item at the Board of County Commissioners meeting.

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Residential-1 (R-1) to Commercial-1 (C-1), or a more restrictive zoning district made by John Collins and second by Jeremy Stewart. --- 4 ayes. Motion Passes.

Chairman Patrick called for Kirk Pristas to speak.

Mr. Pristas stated that nothing has significantly changed with the motion that passed.

Chairman Patrick explained that Commercial-1 (C-1) is the most restrictive commercial zoning.

Discussion ensued.

County Attorney Kerry Parsons clarified that the applicant specifically requested for a change to Mixed Use or a more restrictive zoning. The board made a finding that C-1 is less intense and more restrictive was the appropriate designation.

Discussion ensued.

Mr. Pristas stated that the neighborhood was against any commercial zoning.

Discussion ensued.

Commissioner Enzor stated that the concerns she heard included concerns of the potential businesses allowed in Mixed Use zoning. Commissioner Enzor clarified that C-1 is more restrictive than Mixed Use.

Discussion ensued.

L. OTHER BUSINESS

The **APRIL 13, 2023**, 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 Patrick adjourned the meeting at approximately 6:06 p.m.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 03/10/2023

AGENDA ITEM 1

OKALOOSA COUNTY PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Elliot Kampert, AICP, Director

FROM: Randy Woodruff, AICP, Deputy Director

SUBJECT: 525536-BCC-2023 - Bluewater Bay Development of Regional Impact (DRI) Amendment (Notice of Proposed Change – NOPC) to the Magnolia Parcel as defined herein.

DATE: April 13, 2023

BCC DISTRICT: (5) Commissioner Mel Ponder

PLANNING COMMISSION DISTRICT: (5) John Collins

PUBLIC HEARING: Consideration of a Resolution approving a twentieth “Notification of Proposed Change” to the previously approved Bluewater Bay Development of Regional Impact (DRI) Development Order (DO); to change the DRI Master Development Map, Magnolia Parcel, consisting of 9.7 acres. The application to change the DRI-DO is submitted by Core Engineering & Consultants, Inc., as agent for Oliusa III, LLC. The existing Magnolia C/O Parcel is comprised of three (3) properties and approved for the following land uses:

- A) 123 Condo Units (Existing: 123 units – Florida Club)
- B) 15,000 square feet of office (Existing: 12,168 square feet medical office)
- C) 17,250 square feet of commercial (Undeveloped)

The requested changes to the Bluewater Bay DRI are defined below:

- A) Request for up to 33,168 square feet of medical/office space (increase of 18,168 square feet)
- B) Request to decrease 17,250 square feet of commercial (this will exhaust the approved amount of commercial square footage for said parcel)
- C) 123 Condo Units (Existing: 123 units – Florida Club – no change)

Approval of said DRI Master Development Map Amendment exhausts the maximum development potential for the Magnolia Parcel. The number of approved residential units for the Bluewater Bay DRI Development Order remained unchanged from the 4,084 units authorized by Resolution #06-114.

BACKGROUND:

The Bluewater Bay Development of Regional Impact (DRI) was originally approved in 1977, and all subsequent amendments have been amended by resolutions by the Okaloosa County Board of County Commissioners. Since Resolution 92-15, approved February 4, 1992, every Resolution adopted by Okaloosa County to amend the DRI has included a finding of fact that each amendment has been consistent with the Plan (see **Attachment F**).

Development of Regional Impact (DRI)

Pursuant to Section 1A.03.12 Okaloosa County Land Development Code (LDC), the proposed application for amendment to the previously approved Bluewater Bay DRI development orders, was reviewed in accordance with the Sections listed below:

1A.03.12 Development of Regional Impact.

1. Definition. A Development of Regional Impact (DRI), as defined at Section 380.06, *Fla. Stat.*, means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.
2. Review Process and Procedure. All DRI development order applications, including applications for amendments to previously approved DRI development orders, shall be reviewed as specified herein.
3. DRI Review. DRI applications will be reviewed in accordance with Section 380.06, *Fla. Stat.* and Rule 73C-40, *Fla. Admin. Code*. **(Fla. Admin. Code is no longer in effect per state legislation)**
4. DRI Amendment Review. Review of amendments to previously approved DRI development orders, including any proposed redevelopment, shall be as follows.
 - a. Applications shall be on forms provided by the Department of Growth Management.
 - b. Each application shall be accompanied by a notification letter describing the proposed change or a Notice of Proposed Change Form (DEO-BCP-PROPCHANGE-1), if required, which shall be sent to the State Land Planning Agency and the Emerald Coast Regional Planning Council for determinations of additional regional impact and substantial deviation from the approved development order. **(Said requirement is no longer required per state legislation)**
 - c. A complete application shall include the following.
 - i. The notification letter or NOPC described in b above.

ii. A statement, along with supporting documentation as to why the amendment is consistent with the Comprehensive Plan as specified in Administration Element, Policy 1.7, including a compatibility analysis and determination (see **Attachment G**).

iii. A statement, along with supporting documentation as to how the amendment is consistent with the Okaloosa County Land Development Code (LDC). This shall include verification of compliance with the following LDC requirements, when applicable.

- 1) Chapter 2, Zoning Regulations.
- 2) Section 6.01.00, Subdivisions.
- 3) Section 6.03.00, Roads.
- 4) Section 6.04.00, Parking Requirements.
- 5) Section 6.05.00, Landscaping.
- 6) Section 6.06.00, Stormwater Management.
- 7) Section 6.07.00, Recreation Facilities.
- 8) Other requirements as may be specific to the requested amendment.

i. A statement, along with supporting documentation as to why the amendment is consistent with the State Comprehensive Plan. **(The State Comprehensive Plan no longer exists per legislation)**

ii. A statement that the proposed change does not interfere with the objectives of an applicable state land development plan. **(The State Comprehensive Plan no longer exists per legislation)**

iii. A traffic impact analysis/report prepared by a professional engineer (see **Attachment H**).

iv. Verification from utility providers that adequate capacity is available (water, sewer, electric) ;(see **Attachments J & K**).

v. As an alternative to iii, above, if an applicant is seeking an amendment to allow a specific plan of development, the applicant may choose to submit a development order application consistent with Section 1A.03.00, LDC.

5. Phased or Common Plan of Development. The following shall apply to amendments to a previously approved DRI development order.

- a. "Common plan of development or sale" or "larger plan of other commercial or residential development" or "phased development" means any activity that facilitates the advancement of land use (such as multiple residences, a residential subdivision, or phased site development) on the subject property, or that comprises a total land area divided into multiple lots, parcels, tracts, tiers, blocks, sites, or units, if such areas are under common ownership or control. This includes any activity on contiguous real property that comprises a total land area divided into parcels, tracts, tiers, blocks, sites, or units, and is served by a common road or road network or common stormwater management systems within that land

area. Areas of land that are divided by public or private roads are considered contiguous if such areas are under common ownership or control.

- b. For proposed development as described in "a" above, the applicant must provide an overall "phased development plan" which shows how each phase of the project will be developed relative to every other phase. At a minimum, this plan must depict the following.
 - i. The boundary delineation of each phase and sequential numbers for each phase showing the order in which the overall project will be developed.
 - ii. A site data table describing the development in each phase and the cumulative total of development in all the phases as it relates to density, intensity, lot sizes, or square footage.
 - iii. The planned road, street, and stormwater management layout.
 - iv. A Development Order (DO) may be issued for an overall phased development plan on its own or for a plan which includes one or more phases.
 - c. Each phase of a Phased Development may receive a separate DO, or one or more phases may be submitted simultaneously and approved under the same DO. A separate final plat may be approved for each phase if platting is applicable.
 - d. Each phase must be functional with regard to roads and streets, drainage/stormwater, water and sewer lines, fire flow, and other required infrastructure.
 - e. A copy of the overall "phased development plan" must be submitted with each application for development order review for each phase of the project. The phase under review must be substantially consistent with said overall plan. "Substantially consistent" means that the type of use has not changed, the density or intensity has not changed, and the road and street layout has not changed.
6. Public Hearings. Public hearings shall be as specified in Subsection 1.11.11, LDC.
7. Disposition of DRI Amendments. The Board of County Commissioners shall approve, approve with conditions, or deny an application for amendment to a previously approved DRI as follows.
- a. If the Board determines that the proposed change represents a substantial deviation that requires further development of regional impact review said review and approval shall be as specified in Section 380.06, *Fla. Stat.* and Rule 73C-40, *Fla. Admin. Code.* **(Fla. Admin. Code is no longer in effect per legislation)**
 - b. If the Board determines that the proposed change does not require further development of regional impact review and is otherwise approved the County shall issue an amendment to

the development order incorporating the approved change and conditions of approval relating to the change (ss. 380.06(19)(f)6). **This approval is to amend the DRI Development Order only, any specific development project resulting from this approval shall be subject to the development review and approval process as specified in the Okaloosa County Land Development Code (LDC).**

- c. The Board may deny the proposed change based on matters relating to local issues, such as if the land on which the change is sought is plat restricted in a way that would be incompatible with the proposed change, and the County does not wish to change the plat restriction as part of the proposed change (ss. 380.06(19)(f)5). If the application is denied the reasons for denial must be specified, as well as changes in the development proposal, if any, that would make it eligible to receive development approval.

In cases where the applicant chooses to submit both a DRI amendment application and a development order application at the same time the reviews may be conducted concurrently, and the DRI amendment resolution and development order may be approved concurrently. A development order for a specific plan of development approved in this manner shall not be subject to the Development Order Hearing process specified in Subsection 1.11.08, LDC.

Density

The proposed project will utilize the remaining open and impervious space of the Magnolia Parcel resulting in; 123 condominium units (no change/built-out), up to 33,168 square feet of medical/office space (increase of 18,168 square feet) and 0 square feet of commercial use (decrease of 17,250 square feet) as a result of the proposed change. The adjacent property to the west across the Ida Coon Drive right of way is currently single family, but currently under development for townhomes (Permit number 518503-PLT-2022, 11-unit townhome development, approved 12/17/2022). Adjacent to the south is a single-story medical office building. To the east is the State Road 20 right of way and vacant State lands. The property located north of Lancaster Drive right of way is vacant and owned by Okaloosa County School Board. Access to the property will be provided via Ida Coon Drive.

The future land use for the property is Mixed Use-1. According to the Comprehensive Plan "This land use category is designed for Development of Regional Impact (DRI) projects, and shall be applied only upon approval of a Development Order (DO) pursuant to Chapter 380, F.S. Once a DRI site has been thoroughly analyzed and the details of a proposed development established, the Mixed Use-1 category will be assigned, but will be limited to the conditions of the Development Order, which will specify all locational and other criteria." Uses are limited to residential and residential accessory uses (including bona fide home occupations), public or private primary or secondary schools, commercial, industrial, and recreation according to the approved DO. This project is located within the Magnolia C/O Parcel of the Bluewater Bay DRI, originally approved on March 28, 1977 and most recently revised in 2022.

The Bluewater Bay DRI consists of low to high density residential development, public uses and office/commercial uses. The Master Plan locates higher-density residential and office/commercial uses primarily along SR 20. These uses are intended to buffer the lower density residential areas from the active County and State Road system.

Floor Area Ratio (FAR)/Impervious Surface Coverage

The proposed Bluewater Bay Medical Office Building development will consist of a single three (3) story building (see **Attachment H**). The FAR indicates the “mass” of a structure, not just its height and width. The impervious surface coverage (ISC) is a measurement of the percentage of a site covered by the building, parking lot, sidewalks, drives, etc. Although the ISC does not affect the “mass” of the building, it does give an indication of the amount of open space and landscaping on a site. The proposed site plan reflects the project meeting the maximum floor area ratio and impervious surface as allowed for within the MU-1 Future Land Use and Zoning.

Comprehensive Plan Consistency Analysis:

A Comprehensive Plan Consistency Analysis has been prepared by Core Engineering & Consulting for the proposed Bluewater Bay DRI Map Change and is included with the application for this amendment (see **Attachment G**). The prepared analysis demonstrates that the proposed amendment is consistent with the Okaloosa County Comprehensive Plan. More specifically, the change will allow increased office/medical square footage while depleting the allowable commercial square footage.

3.0 Analysis of Compatibility

The following policies address compatibility standards and requirements in the Okaloosa County Comprehensive Plan, Chapter 2.1, Future Land Use, Objective 4:

POLICY 4.1: Compatibility of proposed projects with adjacent land uses, buildings, structures, and developments and with the surrounding neighborhood shall be achieved through the following measures:

a. Ensuring that new residential development is consistent with the predominant housing type in the surrounding neighborhood;

The proposed Bluewater Bay Medical Office Building development will consist of a single three (3) story building; so, this requirement does not apply.

b. Ensuring that structures for residential and non-residential development are consistent with the predominant features of the surrounding neighborhood as defined by building orientation, building setbacks, building heights, and general building style or type;

The building is of similar scale as the surrounding medical buildings and residential units. The buildings are also setback to provide a transition between the higher density commercial to the north and the single-family residences to the south.

The existing Bluewater Bay DRI reflects the following allowable uses within the Magnolia Parcel: 123 condominium units, 17,250 square feet of commercial and 15,000 square feet of office. Of these uses, 123 condominium units, 0 square feet of commercial and 12,168 square feet of office have been constructed. The remaining allowable uses that can be built without exceeding the proposed impact of the project are: 17,250 square feet of commercial and 2,832 square feet of office. The resulting impact of the proposed 21,000 square feet of additional medical/office space (33,168 square feet total – increase of 18,168 square feet) and reduction of 17,250 square feet of commercial space significantly reduces the impact to the traffic, water, sewer and stormwater infrastructure within the Bluewater Bay DRI. The proposed use falls significantly under the impacts of the vested uses associated with the Magnolia Parcel. Furthermore, the proposed change being requested does not increase development impacts, but merely adjusts and defines uses proposed for the subject property. Thus, the proposed change does not result in an increase to the baseline, vested impact and is not subject to further transportation concurrency review.

The subject property is located in Flood Zone X which is assigned to areas with minimal flood hazards. On a preliminary basis, engineering studies have concluded that the proposed development can be accomplished within applicable County stormwater management guidelines. Soil conditions and drainage patterns have been analyzed in detail and determined that the plans are sufficient to construct the planned project according to state law, Okaloosa County LDC requirements and County staff review.

The proposed change in land use designation on the Bluewater Bay DRI Master Development Map will not adversely impact any infrastructure system or adopted level of service because the impacts proposed use are less than those uses that were already planned for and mitigated as part of the original Bluewater Bay DRI Map approval.

Okaloosa County Development Order Review and Approval:

If the proposed BWB DRI-NOPC is approved, with respect to meeting the specific development standards of the Okaloosa County Land Development Code (LDC), Section 1A.03.00(3), LDC requirements of the LDC requires a Development Order to be issued for any development activity:

Any person wishing to undertake development activity in the unincorporated area of the County not exempt pursuant to s.1A.02.03 must first complete and submit to the County a Development Order application. Applications shall be in a form and content prescribed by the Planning Official, and must be completed by the verified owner of the property for which the development is proposed; or the property owner's verified authorized agent. A complete application will constitute a formal request for development approval when submitted in conjunction with a site plan and all other information required herein. An application shall not be deemed "complete" until all required information is submitted in sufficient detail and quality so as to enable an adequate development review, and all applicable fees are paid. Unless otherwise specified in this Code, any review periods specified herein shall not commence until an application is deemed complete and sufficient.

- a. **Withdrawal of Applications.** An application may be withdrawn by the applicant at any time prior to the issuance of a final development order or permit, however, any fees or charges paid shall be forfeited.
- b. **Completeness Review; Effect.** The Planning Official, or designee, will be responsible for “completeness” review of applications. Applications will be reviewed on a preliminary basis and will be deemed “complete” or “incomplete” within five [5] days after the date the application is stamped in and officially received by the Department.

Subject to approval of the Bluewater Bay Master Development Map Change being requested, the applicant will be required to submit construction plans and Development Order applications for both the proposed medical office addition that meets the various requirements in the Okaloosa County Land Development Code. The proposed Bluewater Bay Master Development Map change, if approved by the Board of County Commissioners, from a land use perspective, would approve the concept to include up to 21,000 square feet of additional office and/or medical office space, then an Okaloosa County Development Order would still be necessary before any construction activity can occur in connection therewith. A Development Order cannot be issued by Okaloosa County without compliance with both the Okaloosa County Comprehensive Plan and the Land Development Code.

Stormwater Analysis

The Okaloosa County Land Development Code requires stormwater improvements to be analyzed for the critical storm up to the 25-year storm event as the design standard and for systems that have limited capacity or historical evidence of flooding the design shall be for the 100-year critical storm event.

A conceptual site plan has been provided reflecting the planned use for this property to include up to 21,000 square feet of additional office and/or medical office space (see **Attachment G**). Core Engineering & Consulting has completed preliminary surveys, geotechnical investigations and site plans and has determined that the site can support the proposed use and infrastructure. Full engineering and construction plans will be developed during the Development Order process, which will be evaluated and reviewed by Okaloosa County Staff to confirm the use is consistent with the Plan and the Okaloosa County Land Development Code. The Development Order drawings will require a full grading and drainage plan with a Stormwater Maintenance and Management Plan as part of the Development Order application submittal. The grading and drainage plan will be required to meet all local and state requirements. The intent is for the sites to treat and attenuate the critical 100-year storm event for the proposed developments.

Traffic Analysis:

The applicant has submitted a Preliminary Traffic Analysis in accordance with S. 1A.03.12 (4) (c) (iii), Development of Regional Impact, LDC (see **Attachment I**).

The original Bluewater Bay DRI was approved by Okaloosa County (77-1) in 1977 and trip generation was based on daily trips. Based on the STS Traffic Impact Analysis previously referenced, the original plan generated 34,247 total external daily trips. In an effort to perform a consistent analysis, a comparison of the total external trips generated between the Proposed Plan 2022 and the latest Approved Amended Plans (Resolution 22-14) was used to determine trip generation for each plan.

The Bluewater Bay Medical Office is a planned development on the Magnolia Parcel in Bluewater Bay. This project is in the southeast quadrant of SR 20 at Lancaster Drive intersection. This parcel is approved for the following land uses:

- A. 123 Condo Units (Existing:123 units – Florida Club)
- B. 15,000 square feet of office (Existing Building- 12,168 square feet medical office)
- C. 17,250 square feet of commercial (Undeveloped)

Currently, the existing land uses on the Magnolia Parcel include 123 condominium units and 12,168 square feet of medical office. Based on the approved and existing land uses the following remaining balances are available for the office and commercial land uses:

- A. Office - 2,832 square feet
- B. Commercial- 17,250 square feet

The proposed development plan includes construction of up to 21,000 square feet of medical office. With a remaining available balance of 2,832 square feet of office, the net increase in proposed new office is 18,168 square feet. The purpose of the traffic study was to determine how much office space could be developed based on the trip generation of the 17,250 square feet of approved but undeveloped commercial space and remaining balance of 2,832 square feet of approved but undeveloped office space.

PM peak hour project trip generation and distribution were developed for the commercial land use and proposed medical office using the ITE Trip Generation Manual (11th Edition). Land Use Codes 720 (Medical Office Building) and 822 (Strip Retail Plaza (<40k)) were used to determine trips generated by the office and commercial land uses. The total estimated new PM peak hour trips are as follows:

Scenario	ITE Code	Area (1,000 sf)	Rate or Equation	Total Trips	Enter Trips	Exit Trips
Approved	822	17.250	6.59	114	57 (50%)	57 (50%)
Proposed	720	28.789	$T = 4.07(X) - 3.17$	114	34 (30%)	80 (70%)
Net Increase in Net New Project Trips				-0	-23	+23

Conclusion:

The traffic analysis results show that up to 33,168 square feet of medical/office (increase of 18,168 square feet), 123 built condominiums and 0 square feet of commercial (decrease of 17,250 square feet) have zero net impact on traffic generation. Therefore, the Notice of Plan Change for the proposed development is in compliance with the Bluewater Bay DRI Master Development Plan.

Okaloosa County Public Works Department reviewed the submitted preliminary traffic analysis and noted that the proposed 21,000 sq. ft of new medical office shall generate less trips.

Environmental Analysis:

No protected environmental resources will be adversely impacted. Any and all required environmental permits will be secured prior to any activities that might have an impact on protected environmental resources. Construction activities will not be authorized by adoption of this amendment. Construction of the proposed project will be required to comply with all LDC requirements as further specified in the Development Order approval process.

PUBLIC COMMENT/OPPOSITION: No public comment/opposition to date.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on March 29, 2023; 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 Q**).

STAFF POSITION: Notwithstanding any other facts that may be presented to the contrary, staff finds the requested DRI-NOPC and specific development standards to be in compliance with the Okaloosa County Comprehensive Plan and Land Development Code. **All development standards will be considered and addressed at a later date during the Development Order review process; which is the next step in the development review process should said DRI-NOPC be approved by the Okaloosa County BCC.**

STAFF RECOMMENDATION: It is recommended that the Planning Commission consider the facts presented herein, as well as any other facts that may be presented at the public hearing, and then make a favorable recommendation to the Board of County Commissioners regarding the specific request to amend the Bluewater Bay Master Development Map as follows:

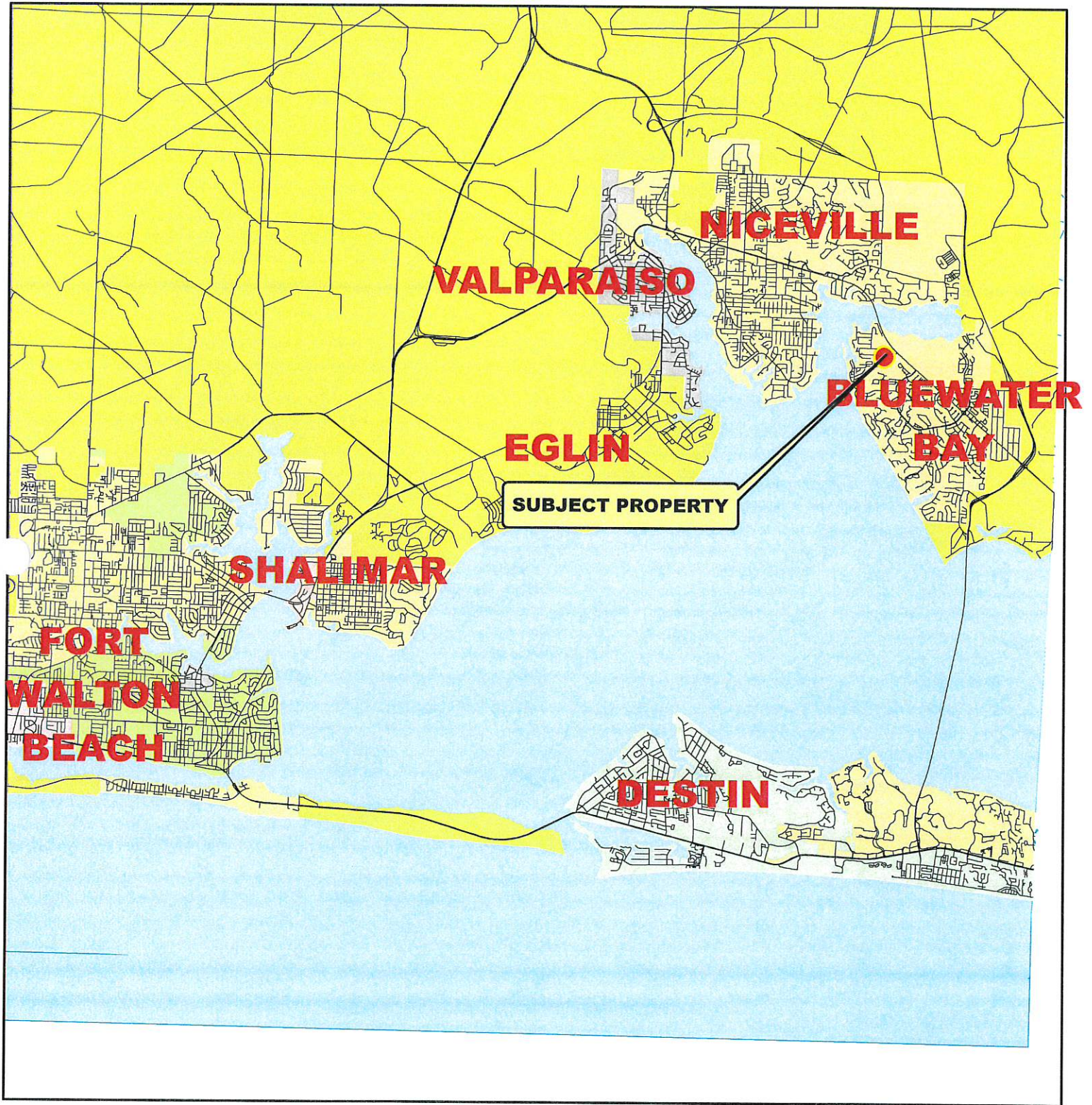
- A. Request for up to 33,168 square feet of medical/office space (increase of 18,168 square feet).
- B. Request to decrease 17,250 square feet of commercial (this will exhaust the approved amount of commercial square footage for said parcel)

SCHEDULED PUBLIC HEARING: This agenda item is tentatively scheduled to go before the Okaloosa County Board of County Commissioners on May 16, 2023 at 8:30 am, at the Okaloosa County Administrative Complex, BCC Chambers, 1st floor, 1250 Eglin Parkway North, Shalimar, Florida.

ATTACHMENTS:

- A- Location Map
- B- Aerial Map
- C- Existing Land Use Map
- D- FLUM & Zoning Map
- E- GIS Analysis
- F- Draft Resolution
- G- Okaloosa County Comprehensive Plan Consistency Analysis (Core Engineering)
- H- Conceptual Site Plan
- I- Traffic Analysis
- J- Okaloosa County Water & Sewer Letter of Availability
- K- Chelco Power Letter of Availability
- L- July 2022 Bluewater Bay DRI Master Development Map
- M- Proposed Bluewater Bay Masterplan Map Amendment – Revised March 2023
- N- Compatibility Analysis and Determination
- O- State Plan Consistency Statement
- P- Okaloosa County Land Development Code Statement of Consistency
- Q- Legal Ad

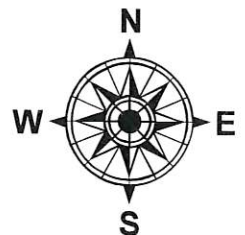
ATTACHMENT - A
15-1S-22-0000-0001-001B/0050 &
15-1S-22-1100-0000-0000



Legend

— Roads

Location Map



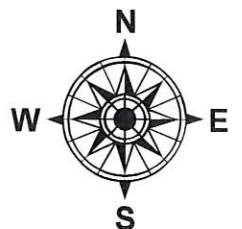
**15-1S-22-0000-0001-001B/0050 &
15-1S-22-1100-0000-0000**



Legend

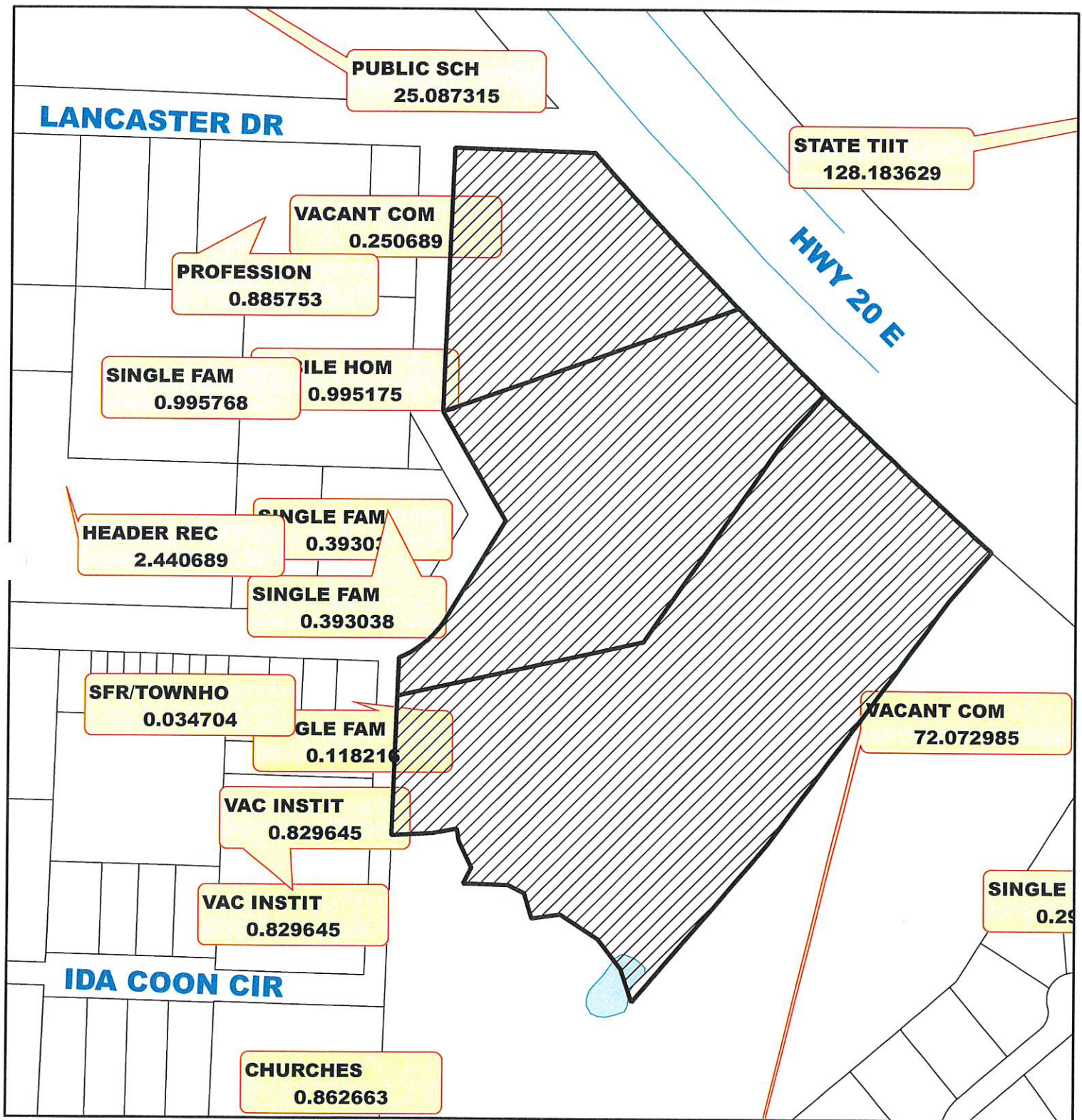
 Parcel Lines

Aerial Photo

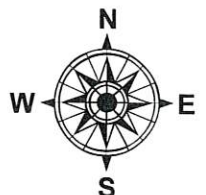


ATTACHMENT - C

15-1S-22-0000-0001-001B/0050 &
15-1S-22-1100-0000-0000



Existing Land Use Map

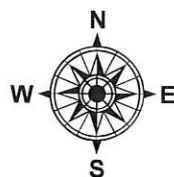


**15-1S-22-0000-0001-001B/0050 &
15-1S-22-1100-0000-0000**



FLUM Legend

	MU		REC
	MU-1		INST



ZONE Legend

	MU		REC
	MU-1		INST

FLUM & Zoning Map

GIS ANALYSIS RESULTS

Date: 2/9/2023

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

Permit: 525536-BCC-2023 - BWB NOPC-Magnolia Parcel

Property Address: LOCATED ON THE CORNER OF SR 20 & LANCASTER, NICEVILLE, FL

Zoning: MU-1

FLU: MU-1

Fire District: NORTH BAY **Commissioner District:** 5 **Census Tract:** 020800

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 MPH IN THE WIND-BORNE DEBRIS AREA

Flood Zone: X 500 Year Flood Plain

Map Number: 12091CO 481H

Storm Surge Area: NO

Urban Development Area: YES

Water Efficient Area: YES

Wells: None

Environmental Data: None

Historical Data: None

Wetlands: Uplands

Water and Sewer: OCWS

Within 3 mile of an Airport: NO

Resolution No. 23-_____
of
The Board of County Commissioners of
Okaloosa County, Florida
to Amend Development Order #77-1

WHEREAS, on March 29, 1977, the Board of County Commissioners of Okaloosa County, Florida, (the "Board") approved Development Order #77-1 on behalf of Bluewater Bay Development Company, Ltd., concerning a tract of land consisting of approximately 1,600 acres located off Highway 20 approximately four miles east of Niceville, Florida, Okaloosa County, which land was more particularly described in Attachment 1 of the Application for Development Approval (hereinafter referred to as the "Bluewater Bay DRI") which was incorporated by reference in Development Order 77-1; and

WHEREAS, on April 3, 1990, the Board adopted Resolution #90-41 approving a "Notification of Proposed Change to a Previously Approved Development of Regional Impact" with respect to the addition of a 210 acre tract of land to the Bluewater Bay DRI, extension of the termination date to March 28, 1997, and the reduction of 1,400 residential units, resulting in a total of 4,314 authorized residential units on behalf of Bluewater Bay Development Co., Ltd., Bluewater Bay Properties, Ltd. and EMCA Forest Investors, Ltd.; and

WHEREAS, on February 4, 1992, the Board adopted Resolution #92-15 approving a second "Notification of Proposed Change to a Previously Approved Development of Regional Impact" with respect to the area designated for residential development which was modified to 1,220 acres and a total of 4,143 dwelling units, the area approved for use as a golf course was set at 167 acres, the area set aside as environmental conservation area was increased to 105 acres, and the area for use as lakes was set at 69 acres, on behalf of Bluewater Bay Development Co., Ltd., Bluewater Bay Properties, Ltd. and EMCA Forest Investors, Ltd.; and

WHEREAS, on April 20, 1993, the Board adopted Resolution #93-33 approving a third "Notification of Proposed Change to a Previously Approved Development of Regional Impact" submitted by Bluewater Bay Development Co., Ltd., Bluewater Bay Properties, Ltd., and EMCA Forest Investors, Ltd., providing for the re-designation of two parcels totaling 16 acres for hotel use by deleting 11 acres residential development and by re-designating 5 acres of commercial property on one of three alternate sites for hotel use. These amendments resulted in a reduction in the total number of approved dwelling units by 347 units to 3,796 units, reduced the amount of commercial development to a maximum of 374,830 square feet, reduced the area approved for office development to a maximum of 244,960 square feet, and designated two sites for 280 hotel rooms; and

WHEREAS, on May 30, 1995, the Board adopted Resolution #95-48 approving a fourth "Notification of Proposed Change to a Previously Approved Development of Regional Impact" submitted by Bluewater Bay Resort, Ltd. providing for the re-designation of an existing 3.51 acre site from commercial to medium/high density residential use and to reduce the total number of hotel rooms allocated to the development by 35, resulting in the increase of residential units by 35 to 3,831 units, and the reduction in the total area approved for commercial development to a maximum of 368,830 from 374,830 square feet; and

WHEREAS, on October 1, 1996, the Board adopted Resolution #96-103 approving a fifth "Notification of Proposed Charge to a Previously Approved Development of Regional Impact" providing for a number of revisions to the Master Land Use Plan, to include the modification of uses, description of acreages for various uses, reduction in the number of approved residential units to 3,794 instead of 3,831, an increase in commercial space from 368,830 to 397,330 square feet, and an increase in office development from 242,960 to 271,960 square feet; and

WHREAS, on October 15, 1996, the Board adopted Resolution #96-109 and made additional changes requested in the sixth "Notification of Proposed Change to a Previously Approved Development of Regional Impact" affecting the design and development of Magnolia Plantation (labeled e-1 on the Plan); and

WHREAS, on October 15, 1996, the Board adopted Resolution #96-116, in conjunction with other changes requested in the fifth "Notification of Proposed Change to a Previously Approved Development of Regional Impact" and clarified changes adopted by Resolution #96-103, including confirming that the total number of authorized residential units will be 3,794 instead of 3,831; and

WHREAS, on March 16, 1999, the Board adopted Resolution #99-39 approving a seventh "Notification of Proposed Change to a Previously Approved Development of Regional Impact" establishing an alternative development plan, which, if exercised would result in the conversion of commercial and office space for the parcel labeled "Magnolia C/O" to 123 residential units, and the establishment of an alternative development plan that would convert 15,000 square feet of commercial use for the parcel labeled "CM-3" to an assisted living facility with no more than 150 units; and the addition of 3 residential units to Marina Cove Village, resulting in a modification, if both alternative development plans are utilized, to: increase the total number of residential dwelling units to 3,912 instead of 3,786; reduce the total square footage of commercial development from 397,330 to 352,330 square feet, and reduce the total square footage of office development from 271,960 to 244,960 square feet; and

WHREAS, on January 18, 2000, the Board adopted Resolution #00-01 approving an eighth "Notification of Proposed Change to a Previously Approved Development of Regional Impact," resulting in net changes consisting of: a reduction in residential dwelling units to 3,877 instead of 3,912; an increase in commercial development square footage from 352,330 to 353,830; an increase in office development square footage from 244,960 to 249,960; and an increase in hotel units from 118 to 124; and

WHREAS, on October 23, 2001, the Board adopted Resolution #01-199 approving a ninth "Notification of Proposed Change to a Previously Approved Development of Regional Impact" that requested the re-designation of a parcel located to the east of the administration building designated as hotel use for 36 units on 4 acres to medium density residential use for 38 units on 4 acres, which resulted in an increase in residential dwelling units to 3,915 instead of 3,877, and a reduction in hotel rooms from 124 to 88; and

WHREAS, on May 2, 2006, the Board adopted Resolution #06-114 approving a tenth "Notification of Proposed Change to a Previously Approved Development of Regional Impact" to add 9 medium/low density residential units on a 4.16 acres parcel designated for recreational use located at the eastern end of Woodlands Drive; and authorizing a "Second Alternative Development Plan," which if exercised on Parcel CM-3 would convert 150 assisted care living units and certain commercial and office space uses to 160 condominium units, the net effect of which would be to increase the number of residential units to 4,084 from 3,915, to reduce commercial square footage from 353,830 to 348,830 and office space development from 249,960 to 244,960 square feet; and

WHREAS, on October 7, 2008, the Board adopted Resolution #08-188 approving an eleventh "Notification of Proposed Change to a Previously Approved Development of Regional Impact" in order to reallocate 13,000 square feet of commercial space from Parcel CM-4 to Parcel CM-2 East and 12,648 square feet of office space from Parcel CM-2 East to Parcel CM-4, and extend the Buildout Date for the Bluewater Bay ORI to September 30, 2009; and

WHREAS, on December 15, 2009, the Board adopted Resolution #09-220 approving a twelfth "Notification of Proposed Change to a Previously Approved Development of Regional Impact" to extend the Buildout Date to September 30, 2014; and

WHEREAS, the Buildout Date was further extended to June 27, 2015, pursuant to the exercise of rights authorized by Section 252.363, F.S. and Executive Order #12-199 as extended by Executive Order #12-240; and

WHEREAS, the Buildout Date was further extended to June 27, 2017, pursuant to the exercise of rights authorized by §46, Chapter 2014-218, Laws of Florida; and

WHEREAS, the Developer of Parcel CM-3 exercised the option authorized by Resolution #06-114 and constructed a residential development on Parcel CM-3, thereby forfeiting the option to construct an assisted living facility on Parcel CM-3; and

WHEREAS, on February 16, 2016, the Board adopted Resolution #16-55 approving a fourteenth "Notification of Proposed Change to a Previously Approved Development of Regional Impact" for Bluewater Bay Resort, LLC, submitted by and through Randy Wise Homes, LLC, in order to change the DRI Master Development Map with regard to property described in the application as Fairway #4 of the Magnolia Golf Course (the "Property") and convert approximately 10.28 acres from the "Golf" designation to a combination of "M/L" designation (approximately 7 acres for 21 residential units, bringing the actual number of allocated residential units to 3800 and making no change in the total number of authorized units from 4,084) and open space for the remainder of the Property; and

WHEREAS, the Buildout Date was further extended to June 27, 2019, pursuant to the exercise of rights authorized by §46, Chapter 2014-218, Laws of Florida; and

WHEREAS, on February 18, 2020, the Board adopted Resolution 20-28 approving a fifteenth "Notification of Proposed Change" to a previously approved Bluewater Bay Development of Regional Impact Development Order in order to change the DRI Master Development Map with regard to property described in the application as a 13.71 acre portion of the golf driving range and Fairway # 1 of the Bay Golf Course (the "Property") and convert the Property from the "Golf" designation to a "M/L" designation (approximately 13 acres for 40 residential units); and

WHEREAS, the Buildout Date was further extended to June 27, 2024, pursuant to the exercise of rights authorized by §46, Chapter 2014-218, Laws of Florida; and

WHEREAS, on February 18, 2020, the Board adopted Resolution 20-29 approving a sixteenth "Notification of Proposed Change to a previously approved Bluewater Bay Development of Regional Impact Development Order in order to change the DRI Master Development Map with regard to property described in the application as a 7.09-acre portion consisting of two parcels: a 3.78 acre parcel on the north side of Bluewater Boulevard (the "North Parcel") and a 3.31 acre parcel on the South side of Bluewater Boulevard (the "South Parcel"), the North Parcel being all of that certain parcel designated on the Map as "Golf Clubhouse" and the South Parcel being a portion of the Driving Range and Fairway #1 of the Bay Golf Course and designated as "Golf" (the North Parcel and the South Parcel being referred to herein as the "Property") and convert the Property from the "Golf Clubhouse" and "Golf" designation, as indicated on the current DRI Master Development Map, to a "Commercial/Office/Medium Density Residential (C/O/M)" DRI Master Development Map designation (also referred to as Town Center North and Town Center South), consistent with the underlying Okaloosa County Future Land Use designation and zoning designation for the Property. Approval of this DRI Master Development Map Amendment caps the maximum commercial and office ("C/O") uses of the Property at 30,000 SF and caps the residential density for the Property at a maximum of 33 residential units (4.66 units per acre); and

WHEREAS, on December 1, 2020, the Board adopted Resolution 20-189 approving a seventeenth "Notification of Proposed Change" to the previously approved Bluewater Bay Development of Regional Impact Development Order with regard to a number of revisions to the Master Land Use

Plan, Parcel CM-3, to include the modification of uses, further subdividing an existing parcel within the Parcel CM-3 for one (1) additional parcel (herein referred to as "The Property"); reduction in the number of approved condominium units from 160 to 94, and an increase in commercial square footage from 41,750 square feet to 123,716 square feet, and decrease of Office square footage by 37,702 square feet. Approval of said DRI Master Development Map Amendment exhausts the maximum development potential for Parcel CM-3. The number of approved residential units for the Bluewater Bay DRI Development Order remained unchanged from the 4,084 units authorized by Resolution #06-114; and

WHEREAS, on January 18, 2022, the Board adopted Resolution 22-14 approving a eighteenth "Notification of Proposed Change" to the previously approved Bluewater Bay Development of Regional Impact Development Order with regards to a total of a 44.50 acre portion of holes #1, 2, 3, 5, 6, 7, 8, & 9 of the Magnolia Golf Course (the "Property") and convert the Property from the "Golf" designation to "L", "COMM", "RAVA", & "R" designations (approximately 6.99 acres for 15 residential units, 12.66 acres for Recreation/Open Spaces as Common Area, and 32.99 Acres remaining unchanged in "EP" Environmental Protection; and

WHEREAS, on July 19, 2022 the Board adopted Resolution 22-169 approving a nineteenth "Notification of Proposed Change" to the previously approved Bluewater Bay Development of Regional Impact Development Order regarding a 30.86 acre portion of the former Lake Golf Course fairways 4, 5, 6, 7 and 8 (the "Property"), converting a 6.58 acre portion of the Property from the "Golf" designation to a "M/L" designation resulting in 19 residential units; and converting a 19.76 acre portion of the Property from the "Golf" designation to "L" designation for 32 residential units; and converting 5 small parcels containing 4.52 acres from "Golf" or undesignated to "Recreation" and Ancillary Amendments associated with the properties;

WHEREAS, Olusa III, LLC, has submitted an application to amend the previously approved Bluewater Bay Development of Regional Impact Development Order to change the DRI Master Development Map regarding the property described in the application as 9.7 acre Magnolia C/O Parcel. The requested amendment will not change the Map land use/zoning designations (MU/MU-1) of the 9.7-acre parcel, Magnolia C/O Parcel. The requested amendment requests a change to the designation of approved uses on 9.7 acres, Magnolia Parcel for up to 33,168 square feet (increase of 18,168 square feet) of medical/office space and 123 condominium/apartment units (no change/built out) and 0 square feet of commercial (decrease of 17,250 square feet).

WHEREAS, after due consideration, including a public hearing, the Board of County Commissioners of Okaloosa County has determined that said changes do not require further review of their impact.

NOW, THEREFORE, the Board of County Commissioners of Okaloosa County hereby resolves as follows:

SECTION 1: FINDINGS OF FACT

- A) The proposed change to the DRI DO does not constitute a change in residential units previously vested under the Bluewater Bay DRI or amendments thereto and does not constitute a substantial deviation therefrom.
- B) The revised Master Development Map (attached hereto as Exhibit A and made a part hereof) contains amendments to the plan of development for the Bluewater Bay DRI as it was originally set forth in the Application for Development Approval and approved in Development Order #77-1, and as amended by Resolutions #90-41, 92-15, 93-33, 95-48, 96-103, 96-116, 99-39, 00-01, 01-199, 06-114, 08-188, 09-220,

16-55, 20-28, 20-29, 20-189, 22-14, 22-169 and by the Resolution set forth herein. Said revised Master Development Map is consistent with the Land Development Regulations and Comprehensive Plan of Okaloosa County.

- C) The revised Master Development Map will not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.
- D) The revised Master Development Map is consistent with the State Comprehensive Plan.

SECTION 2: CONCLUSIONS OF LAW

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Okaloosa County, Florida, in public meeting, duly constituted and assembled on May 16, 2023, that Development Order #77-1, as amended by Resolutions #90-41, 92-15, 93-33, 95-48, 96-103, 96-109, 96-116, 99-39, 00-01, 01-199, 06-114, 08-118, 09-220, 16-55, 20-28, 20-29, 20-189, 22-14 and 22-169 is hereby again amended. The prior Master Development Map is deleted. Exhibit A, the revised Master Development Map (attached hereto and incorporated herein), is hereby adopted. Oliusa III, LLC. is submitting this request (the "NOPC") to change the DRI Master Development Map, the requested amendment requests a change to the designation of approved uses on 9.7 acres, Magnolia Parcel for up to 33,168 square feet (increase of 18,168 square feet) of medical/office space and 123 condominium/apartment units (no change/built out) and 0 square feet of commercial (decrease of 17,250 square feet).

BE IT FURTHER RESOLVED, by the Board of County Commissioners of Okaloosa County, that:

The revised Master Development Map adopted by this amendment to Development Order #77-1 shall be applicable to Oliusa III, LLC., the owner of the subject property, and their successors-in-interest. This entity shall henceforth be responsible for filing an annual report as required by Section 380.06(18), F.S., for the property which they own within the boundaries of the project by October 1 of each year.

The number of approved residential units for the Bluewater Bay DRI Development Order remains unchanged from the 4,084 units authorized by Resolution #06-114. The attached Master Development Map (Exhibit "A") reflects (a) the land uses authorized as a result of the adoption of this Resolution; and (b) shows the actual number of residential units developed or allocated in the Bluewater Bay DRI as of the date of this Resolution.

Approval of this Resolution does not establish precedent for, imply, or warrant approval of any future or additional changes to the DRI DO relative to properties owned by Oliusa III, LLC.

The Buildout date shall remain June 27, 2024.

This Resolution shall become effective upon being signed by the Chairman of the Board of County Commissioners of Okaloosa County and upon being attested to by the Clerk of Court.

PASSED AND DULY ADOPTED in this 16th day of May, 2023.

Okaloosa County Board of County Commissioners

Robert A. "Trey" Goodwin, III
Chairman, Board of County Commissioners

APPROVED AS TO FORM:

J.D. Peacock II
Clerk of Circuit Court

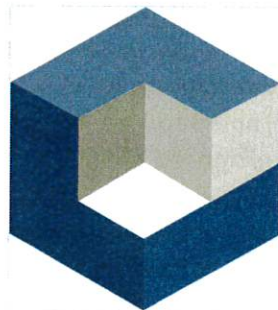
Lynn M. Hoshihara
County Attorney

**OKALOOSA COUNTY COMPREHENSIVE PLAN CONSISTENCY
ANALYSIS:**

**FOR A PROPOSED AMENDMENT TO THE BLUEWATER BAY
DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER
AND MAP**

Magnolia C/O Parcel

Prepared By:



core
engineering & consulting

1.0 Introduction

An application to amend the Bluewater Bay DRI Land Use Master Development Map (the "Map") has been filed by Core Engineering & Consulting, Inc. as the agent for Oluasa III, LLC. Oluasa III, LLC is the Owner of a portion of the Magnolia Parcel within the boundary of the Bluewater Bay Development of Regional Impact ("BBDRI"). A statement is required with supporting documentation demonstrating the amendment request is consistent with the Okaloosa County Comprehensive Plan (the "Plan").

The requested amendment is consistent with the Okaloosa County Comprehensive Plan. The requested amendment will not change the Map land use/zoning designations (MU/MU-1) of the 9.7 acre parcel, Magnolia Parcel. The approved uses specific to the Magnolia Parcel will be amended.

A site plan has been provided reflecting the planned use for this property to include up to 21,000 square feet of additional office and/or medical office space. The proposed use is consistent with the Master Development Plan and the Okaloosa County Land Development Code. Core has completed preliminary surveys, geotechnical investigations and site plans and has determined that the site can support the proposed use and infrastructure. Full engineering and construction plans will be developed during the development order process, which will be evaluated and reviewed by Okaloosa County Growth Management Staff to confirm the use is consistent with the Plan and the LDC.

The requested amendment calls for up to 21,000 square feet of medical/office space to be constructed in a 3-story structure. According to the Map filed with the County in connection with The Magnolia C/O Parcel Alternate Development Plan, 123 condominium units, 17,250 square feet of commercial space and 15,000 square feet of office space were approved to be constructed. To date, 123 condominium units, 0 square feet of commercial and 12,168 square feet of office have been constructed. The proposed project would utilize the remaining open and impervious space of the Magnolia Parcel and the result in 123 condominium units (no change/built out), up to 33,168 square feet of medical/office space (increase of 18,168 square feet) and 0 square feet of commercial use (decrease of 17,250 square feet) as a result of the proposed change.

Section 1.11.11 of the LDC gives the authority to the Okaloosa Board of County Commissioners to approve amendments to previously approved DRI's. Section 1A.02.00 of the LDC requires a development order to be issued for any development activity. Subject to approval of this proposed change amendment, the proposed project will be required to submit construction plans and a development order application that meets the various requirements in the LDC. The proposed change, when approved by the Board of County Commissioners, would approve the construction of up to 21,000 square feet of additional office and/or medical office space on the subject property. An Okaloosa County development order is required before any construction activity can occur. A

development order cannot be issued by Okaloosa County without compliance with the comprehensive plan and the LDC.

The purpose of this analysis is to demonstrate that the proposed amendment to the BBDRI Map as set forth in the Magnolia Parcel NOPC is consistent with the Plan and the approval criteria listed in the Okaloosa County Land Development Code (the "LDC") including land use compatibility.

The Proposed Amendment requests a change the designation of approved uses on 9.7 acres, Magnolia Parcel.

1.1 Purpose of DRI Vesting

It is important to recognize that DRI's are forward looking community developments that are adapted to market conditions over time. The Proposed Magnolia Parcel Amendment allows applicant to respond to the current market changes. Chapter 380, Florida Statutes, as amended in 2018, provides local governments the authority to approve changes to previously approved DRI's. Florida Statutes Section 163.3167(5) vests approved DRI's from subsequent changes to comprehensive plans or land development regulations that would have the effect of limiting the ability to complete a development that has previously been approved as a DRI. It states:

(5) Nothing in this act shall limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to chapter 380 or who has been issued a final local development order and development has commenced and is continuing in good faith.

Section 380.06(7), Florida Statutes, defines the procedural requirements that allow for changes to DRI's to be reviewed and approved on the local government level. Said changes must be consistent with Florida Statutes, the Plan and the LDC where appropriate. This analysis will show the Development that is the subject of the Proposed Res. Sub. Amendment is consistent with these state laws, the Plan and the LDC.

The proposed change to the BBDRI Map would allow the amendment of uses as detailed earlier. In considering whether this is a change that represents a significant departure from the scope of the rights vested by the BBDRI, three important points should be considered: use and impact.

The proposed use (medical office/office) is identified specifically in the Okaloosa County LDC as an approved use within the MU-1 zoning. Therefore, the proposed use is allowable and meets this requirement of the Land Development Code.

The existing BBDRI reflects the following allowable uses within the Magnolia Parcel: 123 condominium units, 17,250 square feet of commercial and 15,000 square feet of office.

Of these uses 123 condominium units, 0 square feet of commercial and 12,168 square feet of office have been constructed. The remaining allowable uses that can be built without exceeding the proposed impact of the project are: 17,250 square feet of commercial and 2,832 square feet of office. The resulting impact of the proposed 21,000 square feet of additional medical/office space (33,168 square feet total – increase of 18,168 square feet) and reduction of 17,250 square feet of commercial space significantly reduces the impact to the traffic, water, sewer and stormwater infrastructure within the Bluewater Bay DRI. The proposed use falls significantly under the impacts of the vested uses associated with the Magnolia Parcel.

The following analysis evaluates compatibility and consistency of the proposed development with the Plan and the LDC.

2.0 Consistency Analysis

The BBDRl was originally approved in 1977 and has been amended by 14 Resolutions of the Okaloosa County Board of County Commissioners. Since Resolution 92-15, approved February 4, 1992, every Resolution adopted by Okaloosa County to amend the BBDRl Map has included a finding of fact that each amendment has been consistent with the Plan.

The Plan states:

1.5 Governmental Interests: This Plan is predicated upon and intended to promote governmental interests including, but not limited to the following.

Promote an orderly and logical pattern of land use and development.

Provide a standard and uniform enunciation of general planning policies that can be applied equally to all persons.

Promote the efficient and effective delivery of public facilities and services.

Promote compatibility between land uses so as to avoid the potential for nuisances.

Protect viable residential areas and property values. To the extent practicable, ensure that all persons have quiet use and enjoyment of their property.

Promote the preservation and conservation of valuable natural resources.

To the extent practicable, ensure that private property rights are protected and that all persons are able to determine their rights and duties relative to the comprehensive planning process.

Maximize the location and use of infrastructure facilities to encourage the most efficient use of land and water resources.

Promote and provide financially feasible plans and programs for: an orderly pattern of growth and development; a safe, convenient, and efficient transportation system; safe, sanitary and affordable housing; an effective and efficient system of public and private infrastructure, utilities and recreation facilities; protection of valuable coastal resources and limitation of public expenditures in areas subject to destruction by natural disasters; conserve and protect locally significant natural resources; promoting coordination between government agencies, and; a schedule of capital improvements intended to assist in the implementation of this Plan.

Fulfill the requirements of state law mandated by Chapter 163 Part II, Florida Statutes, and;

Generally promote, protect, and improve the public health, safety, comfort, good order, appearance and general welfare of this community.

1.6 Relationship to land development regulations: All land development regulations enacted or amended shall be consistent with this Plan. Development regulations shall be considered consistent if the land uses, densities or intensities, and other aspects of development permitted by such regulation are compatible with and further the objectives, policies, land uses, densities or other development criteria prescribed in this Plan. In the event of a conflict or inconsistency between this Plan and the land development regulations the provisions of this Plan shall control to the extent of the conflict or inconsistency only.

1.7 Relationship to development orders: Section 163.3194, Florida Statutes requires that any development order issued by a local government must be consistent

with the adopted comprehensive plan. A development order shall be considered consistent with this Plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of the development are compatible with and further the objectives, policies, land uses, densities or intensities, prescribed in this Plan. When making determinations regarding whether or not a development or a development order is consistent with this Plan the following guidelines shall be considered. ⁶

1.7.1 Land uses: The land use associated with a development or development order shall be deemed consistent with this Plan when the type of land use to be developed (i.e., residential, commercial, etc.) is allowed in the proper land use category specified in the Future Land Use Element and is located within the proper land use designation as shown on the Future Land Use Map;

1.7.2 Densities or intensities: The density or intensity of a development or development order shall be deemed consistent with this Plan when the proposed density or intensity of use is equal to or less than the allowed density or intensity specified in the Future Land Use Element for the type of development allowed in each land use category.

1.7.3 Capacity, size, or timing: The capacity, size, or timing of a development or development order shall be deemed consistent with this Plan when:

1. Public facilities and services are adequate and available to serve the proposed development concurrent with the impact or demand that will be created by the proposed development;
2. The impact of the proposed development will not exceed or degrade level-of-service standards specified in the Capital Improvements Element, or;
3. The developer of the project involved pays a proportionate share fee consistent with applicable laws and ordinances.

1.7.4 Consistency with objectives and policies: A development or development order shall be deemed consistent with the objectives and policies of this Plan as follows:

1. The objective or policy must first have the effect of being a regulation, restriction, or limitation on the allowable land use or development project, or otherwise imposes a condition as a prerequisite to development (for example, an objective imposing a shoreline setback would be such a restriction where an objective that states the county will pave X miles of roads would not);

2. The objective or policy is relevant and germane to the issue(s) or objection(s) raised relative to a particular development or development order (for example, application of a coastal-related policy to a non-coastal area or an urban -related policy to a rural area), and;

3. No objective or policy shall be applied, used, or taken out of context. Each numbered objective and its corresponding numbered policies must be evaluated as a whole to fully determine the intended meaning and context.

Response:

The preceding cited sections from Chapter 1 of the Plan are from the Administration portion of this Plan. The Plan and the LDC are consistent with the Florida Statutes and the LDC is consistent with the Plan. Development Orders issued by Okaloosa County must be consistent with these state laws and local regulations. All following chapters in the Plan implement the general elements of Chapter 1 by establishing more specific goals, objectives and policies.

Chapter 2.1 Future Land Use

Objective 1 The County shall coordinate the location of future land uses with topographic conditions, soil types and environmental conditions.

Policy 1.1 The maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drain field systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Okaloosa County Soils Map, the Department of Health, the Natural Resources Conservation Service, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects.

Response:

Policy 2.1 All development permits for development undertaken after adoption of this ordinance, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards adopted in this plan concurrent with the impacts of the proposed development.

Objective 2 Development, redevelopment, land use plan amendments, and changes to the zoning of a site shall be coordinated with the availability of facilities and services, including assurance that land is available for the needed facilities and services.

The subject property is located in Flood Zone X which is assigned to areas with minimal flood hazards. On a preliminary basis, engineering studies have concluded that the proposed development can be accomplished within applicable County stormwater management guidelines. Soil conditions and drainage patterns have been analyzed in detail and determined that the plans are sufficient to construct the planned project according to state law, Okaloosa County LDC requirements and County staff review.

The subject property, Magnolia Parcel, is located within the boundary of the BBDRI Map which has a MU-1 future land use assigned by Okaloosa County. No change in the future land use is necessary to support the Proposed Amendment. This Objective and its associated policies were considered by Okaloosa County when the MU-1 future land use was assigned to this area. Additionally, the approval of the BBDRI Map and subsequent development orders amending the BBDRI Map included analysis of the suitability of the environmental conditions to support the planned development.

Response:

Policy 1.2 The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns, and further shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns, and soil conditions.

Policy 1.3 Flood plains and floodways in the County shall be identified and development shall be limited, consistent with FEMA requirements. Also see Conservation Policy 2.1 and Coastal Management Policy 2.1.2.

The subject property is located within the boundary of the BBDRI Map and the property is vested with existing development uses and rights. However, during the Development Order process the applicant will ensure that adequate facilities are available to provide for the extension of potable water and sanitary sewer to the proposed project in accordance with County standards. Water, sewer, stormwater and road infrastructure are currently in place.

Policy 2.2 Development orders and/or permits may be issued conditioned upon the availability of facilities and services to meet the needs of development pursuant to the minimum standards to satisfy concurrency requirements established in Chapter 4, Policy Document.

Response:

The subject property is located within the boundary of the BBDRI Map and the proposed use is vested as to concurrency.

Policy 2.3 The County shall ensure the availability of suitable land for public services and facilities necessary to support proposed development, and shall approve sites for such facilities and services concurrent with approvals for development requiring the services and facilities.

Response: The subject property is located within the boundary of the BBDRI Map and the proposed residential units are vested as to concurrency. No new roads, right-of-way or easements are required as part of the proposed project.

Policy 2.4 The County shall continue to require dedication of adequate rights-of-way for use as roadways and by utility companies for new construction, service extensions, or facility improvements.

Response:

The project sits within an existing developed commercial property. No new roads, right-of-way or easements are required as part of the proposed project.

Policy 2.5 The County shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway

permitting process, limiting development access to the transportation system, and increasing interconnection between adjacent developments.

Response: The subject property is located within the boundary of the BBDRI Map and the proposed impact of the project is vested for concurrency. The traffic analysis (attached) submitted as part of this application to amend the BBDRI Map indicates that the project will not adversely impact traffic.

Policy 2.6 Residential and non-residential developments may be proposed in phases in order to coordinate the provision of facilities and services with the actual development that requires the facilities and services.

Response: The subject property is located within the boundary of the BBDRI Map and the proposed residential units are vested as to concurrency. The project that is the subject of the Proposed Amendment will not be built in phases.

Policy 2.7 Public facilities and services shall be located in such a manner as to minimize costs, minimize impacts on the environment, and maximize efficiency.

Response: The subject property is located within the boundary of the BBDRI Map and the proposed residential units are vested as to concurrency. During the permitting process, applicant will implement such actions as are required by County staff regarding the location of public facilities and services in a manner such as to minimize costs, minimize impacts on the environment and maximize efficiency

Policy 2.8 Consideration of land use amendments shall include the relationship of the amendment to the water and sewer service areas, and shall ensure that the land use category is appropriately based on the land use category definition, density or intensity, and location of the site of the proposed amendment within or outside the water and sewer service areas, as depicted on the Water and Sewer Service Map area boundaries shall not be changed as a result of annexation or a land use map amendment, but shall only be changed through a specific boundary change approved by the BCC, unless such alteration is pursuant to a currently existing or subsequently entered into written agreement, entered into between the County, a municipality, or some other

water and sewer service provider, which governs such boundary change.

Policy 2.9 Consideration of Type-1 future land use map amendments shall include a determination that an adequate water supply is available to accommodate the level of development enabled by the proposed amendment.

Policy 2.10 By December 1, 2008 the Land Development Code will be amended to include requirements that adequate water supplies and facilities must be available to serve new development no later than the date on which a Certificate of Occupancy or equivalent is issued, and a requirement that the applicable water provider must be consulted prior to issuing a building permit to determine if adequate supply will be available to serve the new development.

Response:

Policies 2.8 through 2.10 are not applicable. The future land use will not need to be amended to support the Proposed Res. Sub. Amendment.

Objective 3 The County shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures). Redevelopment shall be encouraged through redevelopment programs, through cooperative efforts with adjacent local governments, and through maintaining land development regulations that contain standards and procedures to encourage redevelopment in zoning districts where such redevelopment is desirable. It is further the objective of the County to ensure that redevelopment does not create incompatibilities of land use districts or adjacent structures, continue existing incompatibilities, or degrade established level of service standards.

Policy 3.1 Compatibility shall be a primary concern in the review and approval of redevelopment projects, and shall be ensured through Policies 4.1, 4.3, and 4.5.

Response:

The Proposed Amendment is necessary to identify a proposed use specifically allowed within the MU-1 Zoning.

The BDDRI Map as previously amended has been deemed consistent with the Plan, including the compatibility standards referenced in Policy 3.1. The approved BDDRI Map has considered the existing land use relationships and found them to be consistent with the Plan and LDC at all times since the inception of the Bluewater Bay development. The proposed use is compatible with the existing commercial development and is consistent with current development trends and uses within the Bluewater Bay DRI>

Policy 3.2 The County shall ensure that its code enforcement process identifies and requires removal of structures that are a hazard to the public health, safety and welfare.

Policy 3.3 The County shall continue to seek CDBG grants and other grants to support redevelopment of residential and business (commercial, office, or industrial) areas. Grants will be directed to those areas of the County identified locally as desirable for redevelopment as well as meeting program requirements.

Response:
Policies 3.2 and 3.3 are not applicable.

Policy 3.4 In cases where redevelopment projects cannot meet current development standards the County shall, through the development review process, work together with the developer to find methods of mitigation that will improve the site to the maximum extent possible.

Response:
The proposed project will meet current development standards

Policy 3.5 Redevelopment projects which increase residential density or nonresidential intensity to the extent that established level of service standards are degraded shall not be approved by the County unless adequate mitigation or financial compensation is provided by the developer.

Response:
The proposed project will not increase impacts beyond those already approved within the BDDRI Map.

Objective 4 *Land uses (both general land use categories and zoning districts as well as individual uses or activities or structures housing those uses) should be generally compatible with the character of the adjacent and surrounding neighborhood or community. Toward this end, uses that are inconsistent with the neighborhood or community character shall be reduced or eliminated over time.*

Policy 4.1 Compatibility between land uses shall be promoted by:

1. Future land use designations on the future land use map and allowable uses, densities, and intensities within such designations;
2. Zoning districts on the official zoning map and attendant zoning regulations, and;
3. Mitigation measures as described in Policy 4.3.

Response:

This policy is applicable to the consideration of assignments and changes in future land use and zoning of property. The Proposed Amendment will not change the zoning or future land use of the subject property. The uses identified within the Magnolia Parcel will be amended on the BBDRI Map. The changes are compatible with the character of the adjacent and surrounding development and community.

Policy 4.2 Compatibility determinations shall be included in the review and approval of both new development and redevelopment; however, for redevelopment of blighted areas, compatibility alone will not negatively affect the review.

Response:

Compatibility will be analyzed in a subsequent section.

Policy 4.3 The County may consider or require any or all of the following techniques used in a proposed development to wholly or partially mitigate incompatible impacts:

- a. variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light, glare, and/or pollution, and screening of physical features of a proposed development (also see Policy 10.14);

b. variable setbacks, based upon degree of difference in proposed density, intensity, scale, mass, or height;

c. placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage, or other features with potential negative impacts;

d. effective transitions of on-site densities, intensities, scale, mass, or height; and

e. other innovative site design features that effectively achieve compatibility and effectively mitigate potential negative impacts.

Response:

Compatibility and mitigation will be analyzed in a subsequent section.

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 (also see Policy 10.13).

Response:

This Policy is not applicable to the Proposed Amendment.

Policy 4.5 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;

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;

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;

- 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; and
- e. ensuring that techniques identified in Policy 4.3 are incorporated into the site design during redevelopment to the maximum extent feasible.

Response:

The Proposed Amendment is not a redevelopment activity. Therefore, Policy 4.5 is not applicable to the Proposed Amendment.

Policy 4.6 Non-conforming uses and non-conforming structures shall be prohibited from expansion, except as may be essential and necessary to protect the public health, safety, and welfare. Land development regulations of the County shall continue to contain standards and procedures to ensure the limitations on expansion of both non-conforming uses and non-conforming structures.

Response:

This Policy is not applicable to the Proposed Amendment.

Objective 5 Historic and archaeological resources/districts of Okaloosa County, where designated, shall be protected through identification, classification, and regulation of development.

Policy 5.1 The County shall coordinate with the Florida Department of State, Division of Historical Resources, and municipalities within the county to map and ensure identification, designation, protection, and conservation of, at minimum, historic and/or archaeological resources listed on the Florida Master Site File

Policy 5.2 The County shall require the cessation of land disturbing activities any time artifacts with potential historical or archaeological significance are revealed and shall require that the property owner notify the discovery of the artifacts to the Department of State, Division of Historical Resources.

Response: This Objective was considered in the original approval of BBDR Map. The subject property is developed property. In the development of the proposed subdivision, if previously unidentified resources are found, the development will comply with all State laws and Local ordinances.

Objective 6 Natural resources, environmental lands, and coastal resources shall be protected through identification, classification, planning and management, and limitations on use consistent with the degree of protection required. Also refer to Conservation Objective 3 and related policies, Conservation Objective 5 and related policies, and Coastal Management Objective 1.2 and related policies.

Policy 6.2 Environmentally sensitive lands, as defined in Conservation Policy 3.5, shall be protected through the process of development, redevelopment, land use plan amendments, and changes in zoning. Protection shall be provided by such techniques as limitations on density and intensity, clustering of allowable development on non-sensitive portions of a site, requirements for buffers to mitigate or eliminate impacts to environmentally sensitive areas, and site design techniques that are consistent with the environmentally sensitive areas. Determination of degree of protection required and the imposition of requirements to accomplish protection shall be part of the application and review process and may result in conditions on development approvals.

Policy 6.3 The protection of environmentally sensitive lands, as defined in Conservation Policy 3.5, shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- a. limitations on development density and intensity;
- b. limitations on building placement, such as required clustering on the non-sensitive portions of the site;
- c. limitations on building coverage or impervious surface coverage;
- d. setbacks and landscaped buffers sufficient to provide protection to the resource;

e. evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl that fails to protect natural resources.

Policy 6.4 In addition to protective measures in Policy 6.3, wetlands shall be protected by the following:

a. For both tidal and non-tidal wetlands, the first 25 feet from the mean high water line or the ordinary high water line shall not contain principal or accessory structures except where state and federal permits have been obtained.

b. For tidal-influenced wetlands an additional 25-foot buffer zone is imposed that shall not contain any principal structures (the total 50-foot buffer zone is measured from the mean high water line).

c. A vegetated buffer must be established, either through retention of the existing native vegetation, planting of new vegetation, or a combination of both, within the required 25-foot or 50-foot buffer zones, provided that appropriate permits can be secured from state and regional agencies.

Response:

This Objective was considered in the original approval of BBDRI Map. There are no environmentally sensitive areas on or adjacent to the subject property.

Policy 10.3 Proposed residential developments shall be required to meet subdivision requirements of Chapter 177, F.S., and the County's Land Development Code with regard to platting, and providing improvements such as roads, drainage and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, shall be required to meet concurrency management and access requirements as stated in this comprehensive plan. The County shall continue to enforce Subdivision Regulations to specify the types and standards for improvements for proposed residential and commercial developments, based upon the size and location of the development.

Response:

The proposed development will adhere to the LDC requirements for the required platting and site design requirements. Consistency with the Policy will be achieved by adherence to the LDC during the Development Order approval process.

Policy 10.14 Buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable, and shall be defined in the land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping in and adjacent to parking lots and other vehicle use areas as a means of enhancing appearance, providing relief from paving, and mitigating wholly or partially the negative impacts from such vehicle use areas; provide open space in urban and suburban neighborhoods and communities; provide protection from uses that may have some degree of incompatibility that can be

Response: Consistency with the Policy will be achieved by adherence to the LDC during the final project site plan design and Development Order approval process.

Policy 10.10 All development shall provide for safe, convenient, and appropriately designed traffic circulation on the development site, including provisions for needed parking.

Response: These standards are addressed within the MU-1 zoning district design requirements and will apply to any project developed on the subject property. Consistency with the Policy will be achieved by adherence to the LDC during the final project site plan design and the Development Order approval process.

Policy 10.8 It is the intent of Okaloosa County to ensure that adequate open space is provided through the following:

- a. active or passive recreation sites;
- b. landscaped buffers;
- c. protected natural resource lands;
- d. protected environmentally sensitive lands;
- e. areas devoted to drainage and stormwater retention;
- f. rural residential, rural mixed use, and agricultural development outside the urban development area boundary;
- g. landscaping requirements within the urban development area boundary; and
- h. minimum open space requirements for large-scale developments, master-planned developments, and DRI projects.

mitigated wholly or partially to protect against light, glare, noise, or appearance.

Response:

This policy confirms that the intent of land use buffers is to mitigate for compatibility issues which may occur between dissimilar uses. This policy affirms that similar uses are inherently deemed to be compatible as previously discussed in the compatibility, consistency review. The proposed development is compatible with adjacent residential neighborhoods. An existing buffer was established to provided separation and compatibility mitigation between the commercial and residential uses.

Policy 10.16 Residential developments with more than 150 units shall provide recreational facilities to meet the needs of the population of the development and shall either be accessible to neighborhood commercial uses, where practicable, or shall provide these uses on site if zoned appropriately. Development regulations for multi-family developments shall ensure the provision of pedestrian access to recreation and commercial facilities from residential projects over 150 units.

Policy 10.16A Residential development projects shall provide recreation facilities to meet the needs of the population of such projects. Developers of such projects may contribute a fee-in-lieu of recreation facilities based on criteria specified in the Land Development Code.

Response:

Policy 10.16 and 10.16a are not applicable.

Chapter 2.2 Transportation

Objective 1.2 Establish operation and maintenance responsibility, functional classifications, and level of service standards for roads and highways within the County.

Policy 1.2.1 Level of Service (LOS) Standards for state roadways are hereby established as shown on Table 2.2.1.

Policy 1.2.2 Level of Service Standards for county roadways are hereby established as shown on Table 2.2.2.

Response:

The original DRI approval has not undergone a substantial deviation and remains vested for transportation impacts as approved by the original DRI. The proposed change being requested does not increase development impacts, but merely adjusts and defines uses proposed for the subject property. Thus, the proposed change does not result in an increase to the baseline, vested impact and is not subject to further transportation concurrency review.

Objective 3.1 Minimize adverse impacts on the environment, natural and scenic views, and existing developments by balancing the location, design, construction and operation of the transportation system with environmental and existing development features.

Policy 3.1.1 Design and build transportation facilities to reflect the scale and character of the surrounding natural and developmental features using:
a. Varying street widths and traffic calming measures to allow views of any scenic or historic resources;
b. Appropriate paving materials, including intersection treatments;
c. Appropriate styles of traffic control facilities; and
d. Landscape materials that complement the character of the resources.

Policy 3.1.2 Provide or require the provision of non-motorized transportation facilities to link residential areas with recreational and commercial areas in a safe manner, in part requiring the construction of sidewalks, bike lanes, installation of signage, and striping of roadways so as to accommodate non-motorized transportation facilities.

Response:

These policies are not applicable to the proposed change.

Chapter 2.6 Stormwater Management

Objective 2 Coordinate the extension of or increase the capacity of stormwater management facilities to meet future needs. This shall be accomplished in part through enforcement of land development regulations that protect the quantity and quality of stormwater runoff and that ensure that the capacity of stormwater management structures for roads and other development are designed to meet facility needs.

Policy 2.1 Stormwater management facilities necessary to accommodate new development shall be designed and constructed by the development. The cost for design, construction and maintenance for stormwater management facilities for developments shall be the sole responsibility of the developers until accepted by the Okaloosa County Board of County Commissioners for permanent maintenance by the County. The final plat approval and acceptance for permanent maintenance by the County shall be coordinated.

Policy 2.2 The LDC shall contain design standards that prohibit the channeling of stormwater runoff directly into water-bodies, address erosion and sedimentation control, require the use of retention and detention ponds for treatment, require that runoff from parking lots be treated, and other similar standards that address the quality and quantity of stormwater runoff.

Policy 2.3 The LOS standards for stormwater management shall be:

- a. Single-Family Detached Residential Subdivisions: Post development runoff shall not exceed the pre-development runoff rate for a twenty-five (25)-year storm event, up to and including an event with a twenty-four (24)-hour duration;
- b. All Other Development: The first one (1) inch of runoff from the property shall be retained on the site of the development and post development runoff shall not exceed the pre-development runoff rate for a twenty-five (25)-year storm event, up to and

including an event with a twenty-four (24)-hour duration; and
c. A "pop off" shall be provided for stormwater runoff beyond the above requirements. The developers must provide a pop off to an outfall with adequate capacity to handle additional stormwater runoff and must document that the pop off to the outfall has been authorized by the owner of the outfall system. If no pop off is available the stormwater storage facility shall be designed with a minimum capacity to retain a storm event of one hundred (100)-year frequency up to and including a twenty-four (24)-hour duration for post development.

Response:

The proposed development will be reviewed by County staff according to Okaloosa County LDC design standards. The stormwater management facilities built within the development will comply with all State laws and local ordinances. A stormwater management analysis by applicant's engineer will be presented during the development order process confirming that the proposed development on the subject site will meet all applicable standards.

Chapter 2.10 Conservation

Objective 1 Conserve, appropriately use and protect the water resources for current and projected demands through regulation of landscaping and irrigation activities, reuse of reclaimed water, education, and through cooperation with environmental planning and regulatory agencies.

Policy 1.1 Development, redevelopment, rehabilitation, and maintenance of all properties located in the "Water Resource Caution Area" shall utilize water efficient landscaping and irrigation methods pursuant to LDC regulations.

Policy 2.4 Channeling runoff directly into surface water bodies shall be prohibited, and natural watercourses shall not be dredged, cleared of vegetation, deepened, widened, straightened, or otherwise altered without appropriate local, state and federal permits. Stormwater facilities shall be designed to protect surface water bodies from the impact of runoff. Best Management Practices shall be

utilized to avoid impacts of erosion or sedimentation or high rates of flow.

Policy 2.7 Vegetative buffer strips shall be retained for a distance of twenty-five feet from the ordinary high water line or mean high water line, whichever is appropriate, of all natural watercourses, water bodies or wetlands to prevent erosion and trap the sediment from overland runoff.

- a. For both tidal and non tidal wetlands, the first 25 feet from the mean high water line or the ordinary high water line; and
- b. For tidal influenced wetlands an additional 25 foot buffer zone, with the total 50 foot buffer zone measured from the mean high water line.

Objective 3 Conserve, appropriately use and protect minerals, soils, and native vegetative communities, including forests, through effective land use planning, regulation, and educational activities.

Policy 3.2 The LDC shall include regulations which require the use and/or preservation of a percentage of native vegetation, including aquatic vegetation, for all development or redevelopment activities. Development plans shall include an inventory of native vegetation and protected resources. The proposed development plan must include a plan for the protection and/or preservation of unique vegetative communities.

Policy 3.5 Environmentally sensitive lands shall be defined as property having one or more of the following characteristics: floodplains, functioning wetlands; habitat for rare, threatened or endangered species or species of special concern; beach and dunes; and potable water well fields. Land use activities within and adjacent to environmentally sensitive lands, including conservation and recreation areas designated in the Future Land Use Element, shall be limited to activities that will not degrade the natural physical and biological functions of such lands. New subdivisions that create urban densities and intensities of development shall be restricted within 100-year floodplains, and the FLUM will not be

amended to create urban densities and intensities within 100-year floodplains.
The following development criteria shall be applied to Environmentally Sensitive Lands:

- Site plan approval shall be required.
- No fill or re-grading of the property shall be allowed except to establish required road elevations and for driveways, unless the environmental assessment shows that fill or re-grading the site will not adversely alter the hydrology of the site.
- The County will require that development proposals for land containing listed species of habitats of listed species and/or endangered and threatened plant species (as identified by the Florida Natural Areas Inventory, the U.S. Fish and Wildlife Service, and the Florida Fish and Wildlife Conservation Commission) must protect these habitats or prepare a suitable alternative management plan.
- Structures will be reviewed on a site-by-site basis. The location of any structure will be so as to minimize potential impacts on any rare, threatened or endangered plants or animals and their habitats that are identified in the environmental assessment.

Objective 4 Conserve, appropriately use and protect fisheries, wildlife, wildlife habitat and marine habitat. This shall be accomplished through implementation of Policies 4.1 to 4.4 and through regulation of development, implementation of appropriate management plans, participation in programs to develop marine habitats, and continual monitoring provided by the Okaloosa County Environmental Council.

Policy 4.1 No development order or permit shall be approved if construction pursuant to the permit would threaten the life or habitat of any species listed on the Federal Endangered Species Inventory or any species designated "threatened" or "species of special concern" either by the State or Federal governments.

Objective 5 Require development practices that maintain or improve wetlands and estuarine environmental quality to the maximum extent practicable.

Response:

These policies are not applicable to the proposed change.

Chapter 2.13 Capital Improvements Element

Objective 3 Coordinate land use decisions and development approvals with available and/or projected fiscal resources with the schedule of capital improvements so as to maintain adopted LOS standards and meet the existing and future facility needs.

Policy 3.1 Land-use decisions shall be consistent with the five-year schedule of Capital Improvements.

Policy 3.2 Establish level of service standards for public facilities which are within the jurisdiction of Okaloosa County, as provided by Subsection 9J-5.005(3) and Subparagraph 9J-5.015(3)(b)3, F.A.C. These standards shall be those found in the other comprehensive plan elements of this ordinance (reference LOS Summary in Chapter 4, Concurrency Management System).

Policy 3.3 Continue to provide for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of this ordinance.

Policy 3.4 A combination of private and public fiscal resources of Okaloosa County will be used, to the extent necessary, to maintain LOS standards and support the Five Year Schedule of Capital Improvements. Examples of these resources include, but are not limited to:

1. Developments shall pay all costs and construct all roads and stormwater management facilities within the development to county standards in order to qualify for acceptance into the county-maintained system, and shall construct other facilities and landscaping as negotiated in development orders to ensure compatibility with surrounding development, and provide beach access when applicable;

2. The County will continue to levy a local-option gas tax as a means of funding to construct and maintain bridges and roads;
3. User fees and special assessments will be used to construct, maintain and operate public facilities; and
4. Design, construction and maintenance of drainage facilities for development will be the responsibility of the private developer unless accepted by the BCC.

Objective 4 Future development will bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted LOS standards.

Policy 4.1 Provide for assessing new developments a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted level of service standards in the Land Development Code (LDC). The pro rata share of cost necessary to finance public facility improvements will be determined based upon the size of the proposed development, the land uses associated with the proposed development, the impact the land uses are projected to have on public facilities and services upon occupancy of the development, the benefits expected to be received by the development, and the maintenance of LOS standards for all facilities impacted by the development.

Policy 4.2 Include requirements within the LDC that exact physical improvements to impacted systems (roads, utilities, etc.) by new developments or the redevelopment of existing facilities. This policy will be implemented through the county's permitting and inspection process and will result in the applicant/developer providing all required improvements unless otherwise provided.

Response:

As previously stated, the original BDDRI Map approval included uses whose impacts exceed the impacts of proposed use. Therefore, the project meets this objective.

Potable Water, Sanitary Sewer, Solid Waste, and Public Schools Elements

The concurrency requirements set forth in these elements do not apply to the BBDRI, Map and the Proposed Amendment does not increase any demands for such facilities. Potable water and sewer are currently available and will be further reviewed during the development order process.

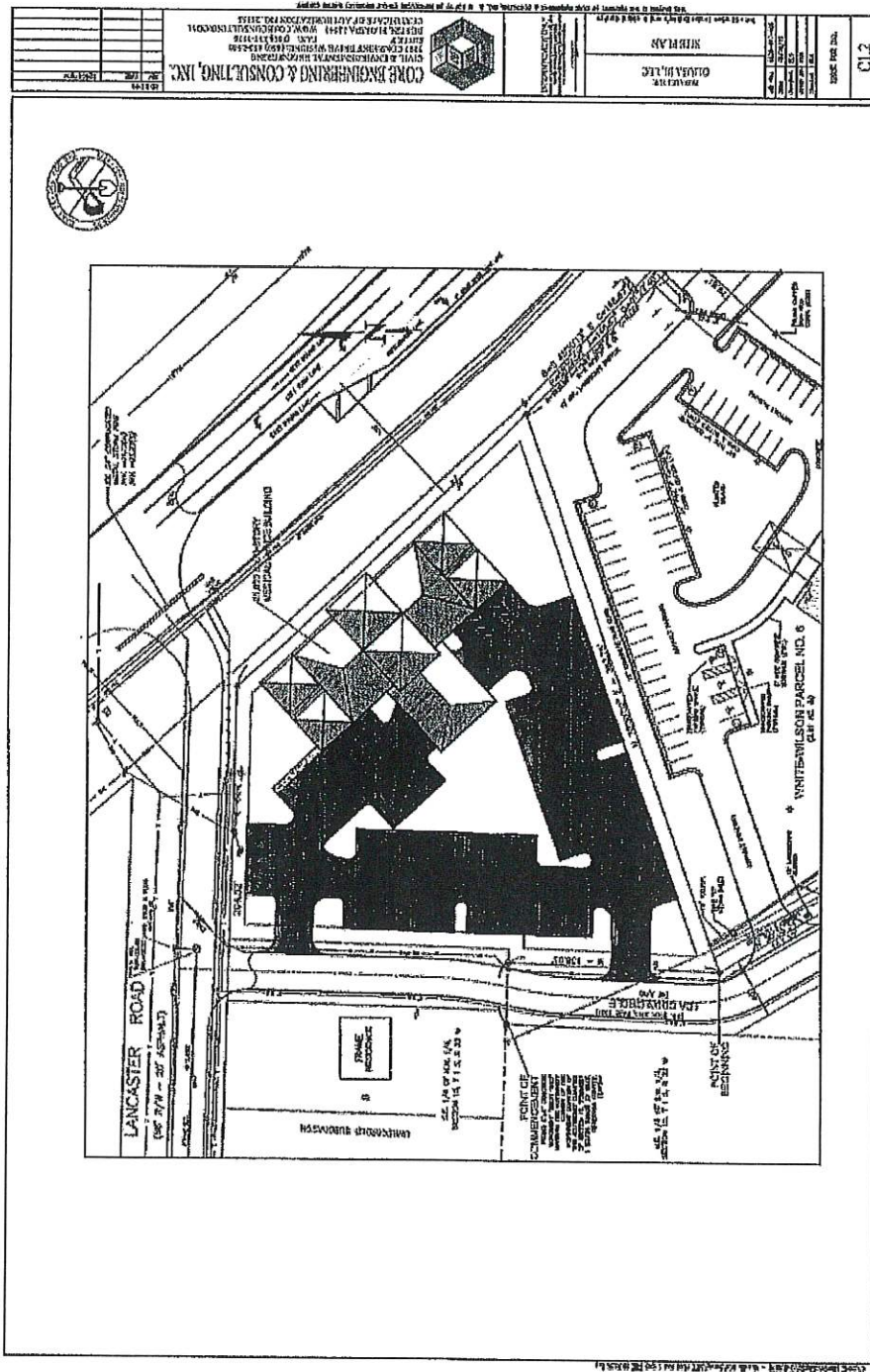
Conclusion

The Proposed Amendment is consistent with the Goals and Objectives of the Plan.

The proposed change in land use designation on the BBDRI Map will not adversely impact any infrastructure system or adopted level of service because the impacts proposed use are less than those uses that were already planned for and mitigated as part of the original BBDRI Map approval.

No protected environmental resources will be adversely impacted. Any and all required environmental permits will be secured prior to any activities that might have an impact on protected environmental resources. Construction activities will not be authorized by adoption of this amendment. Construction of the proposed project will be required to comply with all LDC requirements as further specified in the Development Order approval process.

FIGURE 1.3 – PRELIMINARY SITE PLAN

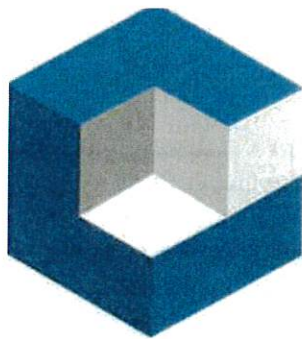


The adjacent properties are a mix of vacant, medical office and residential. **Figure 1.4** presents the adjacent land uses.

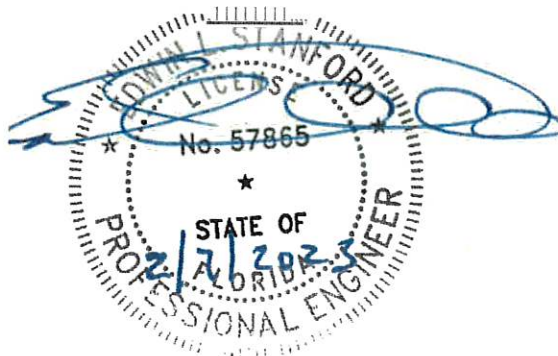
**TRAFFIC ANALYSIS
FOR
Bluewater Bay Medical/Office Building**

**LANCASTER DRIVE
NICEVILLE, FLORIDA**

Prepared By



core
engineering & consulting



I. Introduction:

BWB Medical Office is a planned development on the Magnolia Parcel in Bluewater Bay. This project is in the southeast quadrant of SR 20 at Lancaster Drive intersection. This parcel is approved for the following land uses:

- A. 123 Condo Units (Existing: 123 units)
- B. 15,000 square feet of office (Existing Building - 12,168 square feet medical office)
- C. 17,250 square feet of commercial (Undeveloped)

Currently, the existing land uses on the Magnolia Parcel include 123 condominium units and 12,168 square feet of medical office. Based on the approved and existing land uses the following remaining balances are available for the office and commercial land uses:

- A. Office - 2,832 square feet
- B. Commercial - 17,250 square feet

The proposed development plan includes construction of up to 21,000 square feet of medical office. With a remaining available balance of 2,832 square feet of office, the net increase in proposed new office is 18,168 square feet. The purpose of this study is to determine how much office space could be developed based on the trip generation of the 17,250 square feet of approved but undeveloped commercial space and remaining balance of 2,832 square feet of approved but undeveloped office space.

II. Trip Generation and Distribution:

PM peak hour project trip generation and distribution were developed for the commercial land use and proposed medical office using the ITE Trip Generation Manual (11th Edition). Land Use Codes 720 (Medical Office Building) and 822 (Strip Retail Plaza (<40k)) were used to determine trips generated by the office and commercial land uses. The total estimated new PM peak hour trips are as follows:

Scenario	ITE Code	Area (1,000 sf)	Rate or Equation	Total Trips	Enter Trips	Exit Trips
Approved	822	17,250	6.59	114	57 (50%)	57 (50%)
Proposed	720	28,789	$T = 4.07(X)^{-3.17}$	114	34 (30%)	80 (70%)
Net Increase in Net New Project Trips				-0	-23	+23

III. Conclusion:

The traffic analysis results show that up to 33,168 square feet of medical/office (increase of 18,168 square feet), 123 built condominiums and 0 square feet of commercial (decrease of 17,250 square feet) have zero net impact on traffic generation. Therefore, the Notice of Plan Change for the proposed development is in compliance with the Bluewater Bay DRI master development plan.



OKALOOSA COUNTY WATER & SEWER ENGINEERING

LETTER OF AVAILABILITY

November 28, 2022

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

Lancaster Dr & Hwy 20 E

Niceville, FL 32578

TO WHOM IT MAY CONCERN:

Please be advised that Okaloosa County Water & Sewer (OCWS) currently does have water and sanitary sewer available to this property.

If you have any questions please do not hesitate to call our office.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Arceo", is written over the word "Sincerely,".

Gabriel M. Arceo, P.E.

OCWS Engineering

November 15, 2022

Okaloosa County Growth Management
1250 N. Eglin Parkway Suite 301
Shalimar, FL 32579

RE: Electric Power Service and Availability
Lancaster Drive at Hwy 20E
Parcel No. 15-1S-22-0000-0001-001B

To whom it may concern,

Single phase and 3-phase electric power service is available at the subject property. Capacity is available for the proposed 21,000 square foot medical office building. Power may be provided following the receipt of design load confirmation and all required permits, deposits and necessary easements have been obtained.

Please call me if you have any questions or comments regarding this letter.

Joshua L. Rigby
CHELCO Sr. Engineering Representative

Bluewater Bay

Master Development Map

JULY 2022

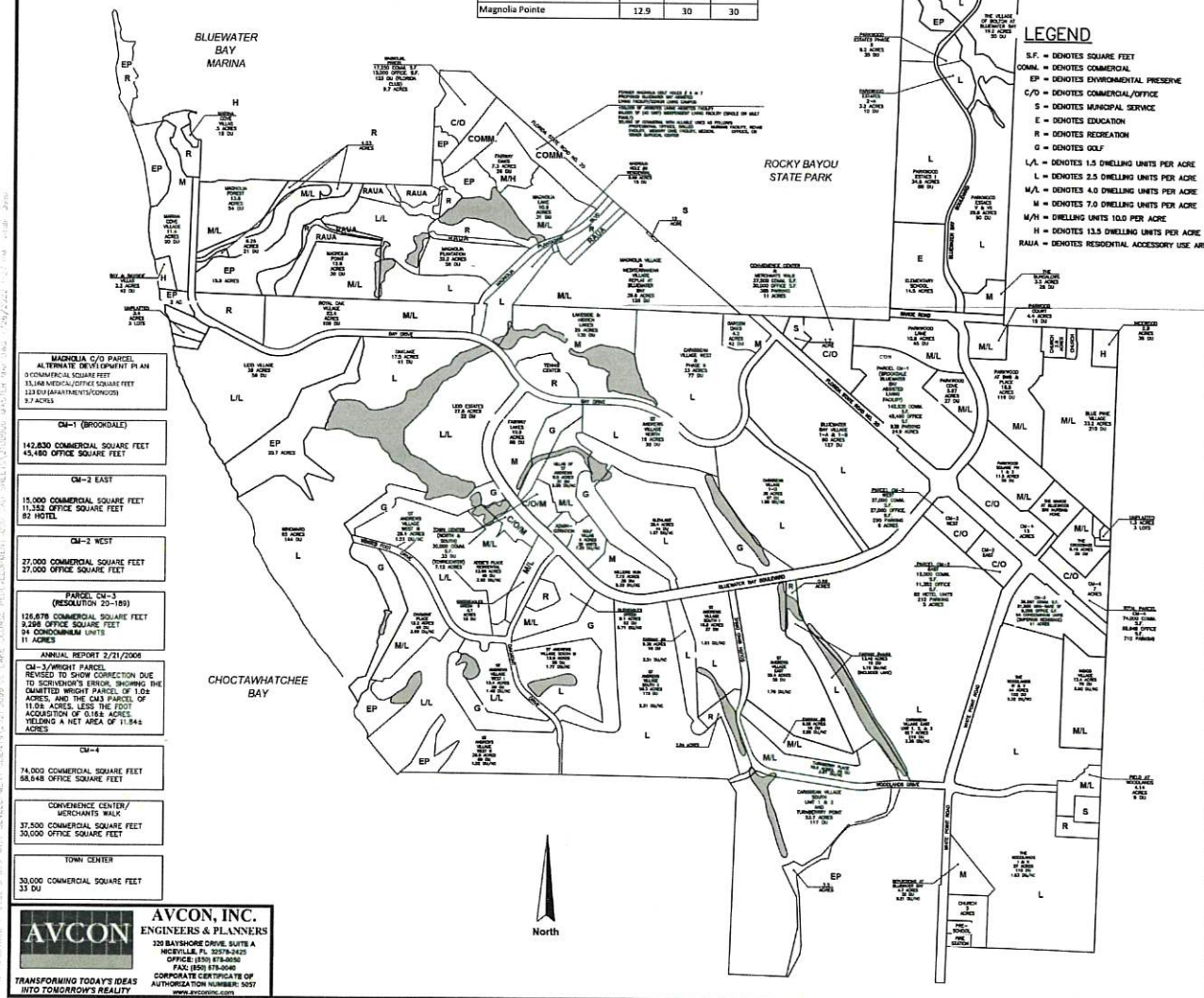
(ORIGINAL MAP DATE MARCH 28, 1977; REVISED MARCH 1985; MARCH 1990; OCTOBER 1990; JANUARY 1993; FEBRUARY 1993; JULY 1996; OCTOBER 1996; MARCH 1999; JANUARY 2000; OCTOBER 2000; FEBRUARY 2006; OCTOBER 2006; SEPTEMBER 2012; JUNE 2015; JANUARY 2022; FEBRUARY 2023)

Plot Name	**Acres	No. of Dwelling Units	Total
Marina Cove Village PH I	21	21	
Marina Cove Village PH II	22	22	
Marina Cove Village PH III	11.4	27	90
Marina Cove Village PH IV	5	5	
Chateau Landing	15	15	
Lido Village	38	50	55
"Non-Platted" Adjacent to Lido Village	1	1	
Royal Oak Village	27	27	
Royal Oak Village II-A	16	16	
Royal Oak Village II-B	1	1	
Royal Oak Village II-C	5	5	
Royal Oak Village II-D	5	5	
Royal Oak Village II-E	22.4	8	109
Royal Oak Village II-A	5	5	
Royal Oak Village II-B	4	4	
Royal Oak Village II-C	5	5	
Royal Oak Village	33	33	
Oakdale	17.5	41	41
Lido Village	27.8	27	22
Fairway Lakes PH I	80	80	
Fairway Lakes PH II	10.9	28	68
Hidden Lakes Lakeside	45	45	
Lakeside Condo	25	24	130
Lakeside Condo II	10	10	
Caribbean Village West	54	54	
Caribbean Village West PH I	33	33	77
Bluewater Bay Village I-A (Caribbean Village)	90	92	127
Bluewater Bay Village I-B	36.1	87	67
Caribbean Village I-C	16	30	80
Tr Andrews Village North	9.5	31	31
Orlando PH I	28.5	15	44
Orlando PH II	3	3	
Millers Run	2.12	38	38
Overlook Green	8.1	52	52
Overlook Green II Amended	4.2	19	18
Caribbean Village East Unit 1	65	65	
Caribbean Village East Unit 2	70.7	24	219
Caribbean Village East Unit 3	44.8	47	
Bridge Village	13.4	29	79
Woodlands Phase I	17	42	110
Woodlands Phase II	44.8	55	102
Woodlands Phase V	44.8	47	
Field at the Woodlands	4.14	9	9
Reflections at Bluewater Bay	4.7	32	32
Turnberry Place	30.9	40	40
Turnberry Point	2	2	
Caribbean South Phase II	53.7	47	117
Caribbean Village South Unit 1	68	68	

Plot Name	**Acres	No. of Dwelling Units	Total
St Andrews Village South I	16.8	27	27
St Andrews Village South II	50.3	116	116
St Andrews Village South III	15.8	28	28
St Andrews Village East Amended	29.4	50	50
St Andrews Village East I	13.4	20	20
St Andrews Village West II	39.5	60	60
St Andrews Village West III	26.4	40	40
Oakmont Place	32.2	45	45
Windward PH I	35	35	
Windward PH II	25	25	
Windward PH III	65	42	144
Windward PH IV	16	16	
Windward PH V	26	26	
Crossings at Bluewater Bay	29	29	
"Non-Platted" Adjacent to Crossings at Bluewater Bay	6.16	3	32
Parkwood Square Phase I (Oakmont Place)	11.5	28	55
Parkwood Square Phase II	27	27	
Parkwood Place at Bluewater Bay	18.5	36	116
Parkwood at Bluewater Bay	80	80	
Parkwood Cove at Bluewater Bay	5.9	27	27
Parkwood Court at Bluewater Bay	4.4	19	19
Parkwood Lane at Bluewater Bay	10.9	45	45
Blue Pine Village PH I	41	41	
Blue Pine Village Amended	76	76	
Blue Pine Village PH II	33.2	23	210
Blue Pine Village PH III	57	57	
Blue Pine Village PH V	13	13	
Bungalows at Bluewater Bay	3.6	28	28
Parkwood Estates PH I	34.6	88	88
Parkwood Estates PH II	8.2	35	35
Parkwood Estates PH II-A	3.2	10	10
Parkwood Estates PH S	43	43	
Parkwood Estates PH 7	29.8	35	90
Eagles Ridge	12	12	
Bolton's Landing (Parkwood PH III)	9.9	31	31
Village of Bolton at Bluewater Bay (Parkwood PH IV)	19.2	50	50
Magnolia Village PH I	27	27	
Magnolia Village PH II	22	22	
Magnolia Village PH III-A	36.6	26	125
Magnolia Village PH III-B	5	5	
Mediterranean Village at Bluewater Bay	46	46	
Magnolia Lake	10.9	31	31
Fairway Oaks (Magnolia Isles)	7.3	26	26
Magnolia Plantation	32.3	56	56
Magnolia Pointe	12.9	30	30

Magnolia Forest	13.6	28	54
Magnolia Forest PH II	0.5	18	18
Marina Villas	2.2	24	42
Bayside Villas	4.2	42	42
Bay Villas	2.9	36	36
Garden Oaks	11	94	94
Nicewood	4	29	29
Superior Residence (CM-3)	9.7	123	123
Golf Villas*	10.28	21	21
Florida Club	13.63	40	40
Fate's Landing (BWB Magnolia #4)	7.12	33	33
Addie's Place (BWB Driving Range Residential)	6.99	15	15
Town Center	6.97	16	16
Magnolia Hole #9 Residential	6.58	19	19
Lake Course Fairway 4 & 5	6.38	16	16
Lake Course Fairway 6			
Lake Course Fairway 8			

Chakras County Resolutions	Change from Previous Resolution	County DRI Authorized Residential Density
77-1		5,714
90-41	1,400	4,314
92-15	175	4,139
93-33	347	3,792
95-48	35	3,831
96-103	37	3,794
96-109	No Change	3,794
96-126	No Change	3,794
99-25	118	3,912
100-11	35	3,877
101-199	38	3,915
08-114	57	4,054
08-188	No Change	4,054
09-220	No Change	4,054
10-235	No Change	4,054
20-28	No Change	4,054
20-29	No Change	4,054
20-187	No Change	4,054
22-14	No Change	4,054



AVCON, INC.
ENGINEERS & PLANNERS
320 BAYSHORE DRIVE, SUITE A
MIRABELLE, FL 33575-2005
OFFICE: (870) 875-8050
FAX: (870) 875-8040
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 1057
WWW.AVCONINC.COM

TRANSFORMING TODAY'S IDEAS INTO TOMORROW'S REALITY

1

2

3

EXHIBIT A - TO PROPOSED RESOLUTION
MAGNOLIA C/O NOPCBluewater Bay
PROPOSED MASTER DEVELOPMENT MAP

MARCH 2023

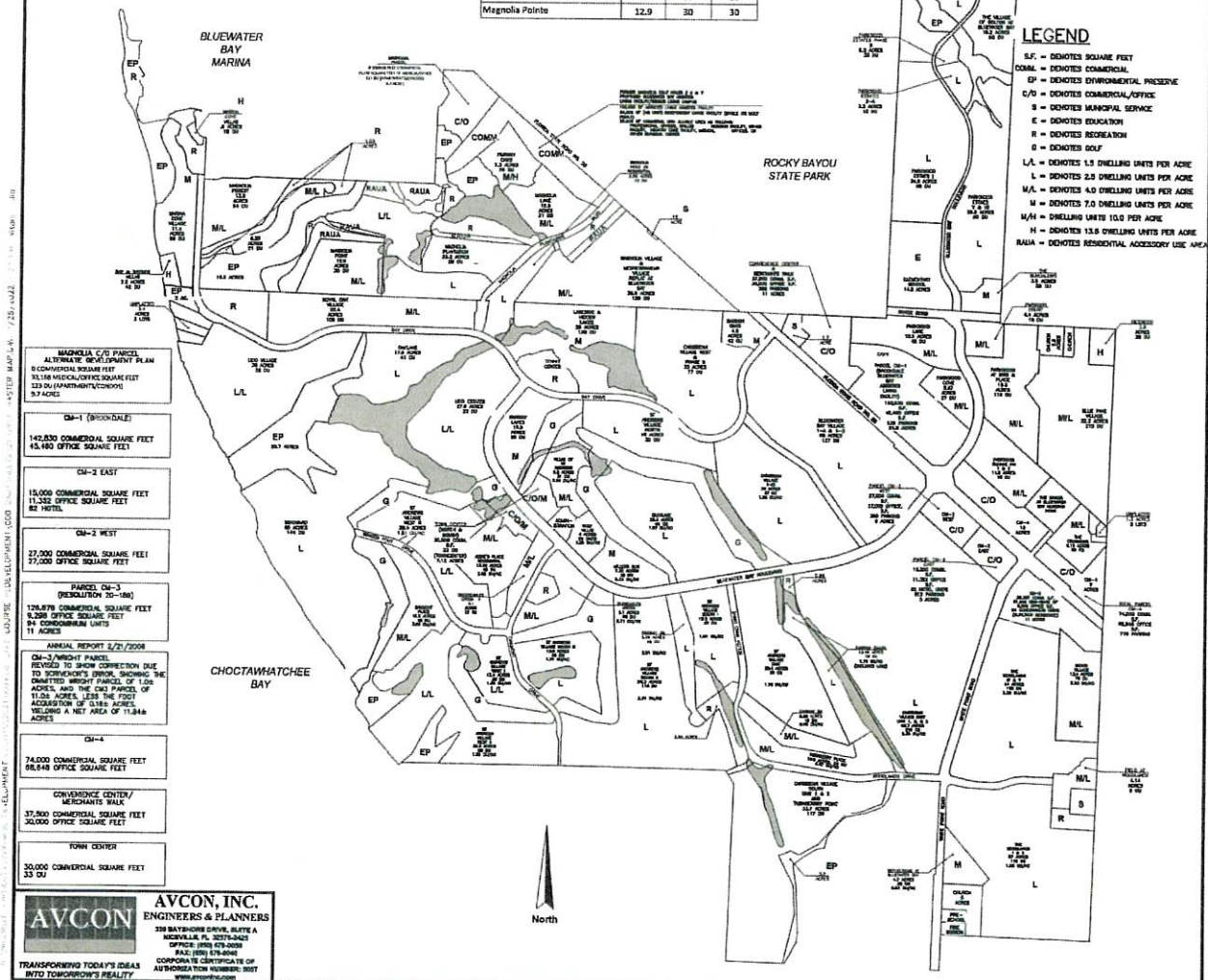
(ORIGINAL MAP DATE, MARCH 28, 1977; REVISED MARCH 1985; MARCH 1990; OCTOBER 1991; JANUARY 1994; FEBRUARY 1996; JULY 1996;
OCTOBER 1999; MARCH 1999; OCTOBER 2000; OCTOBER 2001; FEBRUARY 2006; OCTOBER 2008; SEPTEMBER 2013; JUNE 2021; JANUARY 2022/FEBRUARY 2023)

Plot Name	**Acreage	No. of Dwelling Units	Total
Marina Cove Village PH I		21	
Marina Cove Village PH II		22	
Marina Cove Village PH III	11.4	27	90
Marina Cove Village PH IV		15	
Chocoma Landing		3	
Oak Village	38	56	58
"Non-Platted" Adjacent to Oak Village		3	
Royal Oak Village		27	
Royal Oak Village A		15	
Royal Oak Village B		3	
Royal Oak Village C		8	
Royal Oak Village D	72.4	8	100
Royal Oak Village E		5	
Royal Oak Village F		4	
Royal Oak Village G		5	
Royal Oak Village H		3	
Oldies	12.5	41	41
Oldies Estates	27.8	22	22
Fairway Lakes PH I	18.9	20	68
Fairway Lakes PH II		18	
Hidden Lakes Lakeside		45	
Lakeville Condo	75	74	130
Lakeville Condo II		10	
Caribbean Village West	54	54	
Caribbean Village West PH I	33	23	77
Bluewater Bay Village 1-A (Caribbean Village)	60	62	117
Bluewater Bay Village 1-B		85	
Caribbean Village 1-C	36.1	67	67
St Andrews Village North	18	20	30
Village St Andrews	5.5	31	31
Clontaka PH I		25	
Clontaka PH II	28.5	16	44
Clontaka PH III		3	
Millers Run	7.22	38	38
GreenCaplan Green	9.1	52	52
GreenCaplan Green II Amended	4.2	18	18
Caribbean Village East Unit 1		25	
Caribbean Village East Unit 2	92.7	74	219
Caribbean Village East Unit 3		80	
Indigo Village	13.4	79	79
Woodloch Phase I	97	42	110
Woodloch Phase II	64	64	
Woodloch Phase III	44.8	35	103
Woodloch Phase IV		47	
Field at the Woodlocks	4.14	9	9
Reflections at Bluewater Bay	4.7	32	32
Turnberry Place	18.9	40	40
Turnberry Palms		2	
Caribbean South Beach II	47	47	
Caribbean Village South Unit 1	53.7	68	117

Plot Name	**Acreage	No. of Dwelling Units	Total
St Andrews Village South I	16.8	27	27
St Andrews Village South II	50.3	116	116
St Andrews Village South III	15.8	28	28
St Andrews Village East Amended	29.4	50	50
St Andrews Village West I	13.4	20	20
St Andrews Village West II	39.5	60	60
St Andrews Village West III	26.4	40	40
Oakmont Place	32.2	45	45
Windward PH I		35	
Windward PH II		25	
Windward PH III	65	42	144
Windward PH IV		16	
Windward PH V		26	
Crossings at Bluewater Bay		29	
"Non-Platted" Adjacent to Crossings at Bluewater Bay	6.16	3	32
Parkwood Square Phase I (Oakmont Place)	11.5	28	55
Parkwood Square Phase II		27	
Parkwood Place at Bluewater Bay	18.5	36	116
Parkwood at Bluewater Bay	80	80	
Parkwood Cove at Bluewater Bay	5.9	27	27
Parkwood Court at Bluewater Bay	4.4	19	19
Parkwood Lane at Bluewater Bay	10.9	45	45
Blue Pine Village PH I		41	
Blue Pine Village Amended		26	
Blue Pine Village PH II	33.2	23	210
Blue Pine Village PH III		57	
Blue Pine Village PH V		13	
Bungalows at Bluewater Bay	3.6	28	28
Parkwood Estates PH I	34.6	88	88
Parkwood Estates PH II	8.2	35	35
Parkwood Estates PH III-A	3.2	10	10
Parkwood Estates PH III-B		43	
Parkwood Estates PH III-C	29.8	35	90
Eagles Ridge		12	
Belton's Landing (Parkwood PH III)	9.9	31	31
Village of Belton at Bluewater Bay (Parkwood PH IV)	19.2	50	50
Magnolia Village PH I		27	
Magnolia Village PH II		22	
Magnolia Village PH III-A		26	
Magnolia Village PH III-B	36.6	5	126
Mediterranean Village at Bluewater Bay		46	
Magnolia Lake	10.9	31	31
Fairway Oaks (Magnolia Isles)	7.3	26	26
Magnolia Plantation	32.3	56	56
Magnolia Pointe	12.9	30	30

Magnolia Forest	13.6	28	54
Magnolia Forest PH II		26	
Marina Villas	0.5	18	18
Bayside Villas	2.2	24	42
Bay Villas		18	
Garden Oaks	4.2	42	42
Nilewood	2.9	36	36
Superior Residence (CM-3)	11	94	94
Golf Valley*	4	23	29
Florida Club	9.7	123	123
Fate's Landing (BWB Magnolia #4)	10.28	21	21
Addie's Place (BWB Driving Range Residential)	13.63	40	40
Town Center	7.12	31	33
Magnolia Hole #9 Residential	6.99	15	15
Lake Course Fairway 4 & 5	6.97	16	16
Lake Course Fairway 6	6.58	19	19
Lake Course Fairway 8	6.38	16	16

Oakmont County Resolution	Change from Previous Specification	County DRI Actualized Residential Density
77-1		5,714
77-11	-1,400	4,314
77-12	-121	4,193
77-13	-147	3,796
77-14	35	3,831
77-15	127	3,794
77-16	No Change	3,794
77-17	No Change	3,794
77-18	118	3,912
77-19	-35	3,877
77-20	38	3,915
77-21	389	4,204
77-22	No Change	4,204
77-23	No Change	4,204
77-24	No Change	4,204
77-25	No Change	4,204
77-26	No Change	4,204
77-27	No Change	4,204
77-28	No Change	4,204



COMPATIBILITY ANALYSIS AND DETERMINATION

**FOR A PROPOSED AMENDMENT TO THE BLUEWATER BAY DEVELOPMENT OF
REGIONAL IMPACT DEVELOPMENT ORDER AND MAP**

Magnolia C/O Parcel

Prepared By:



1.0 Introduction

An application to amend the Bluewater Bay DRI Land Use Master Development Map (the "Map") has been filed by Core Engineering & Consulting, Inc. as the agent for Oliusa III, LLC. Oliusa III, LLC is the Owner of a portion of the Magnolia C/O Parcel within the boundary of the Bluewater Bay Development of Regional Impact ("BBDRI").

Oliusa III, LLC is proposing a Plan Change for the Bluewater Bay Development of Regional Impact. The project will consist of approximately 21,000 s.f. of office/medical office space in a 3-story building on the Magnolia C/O Parcel, located on Lancaster Drive at the intersection of State Road 20 (SR 20) within the Bluewater Bay Development of Regional Impact (BBDRI), Okaloosa County. Okaloosa County Planning and Development has requested a Compatibility Analysis be completed with the Notice of Plan Change for the project and subject property. This document presents an analysis of compatibility requirements.

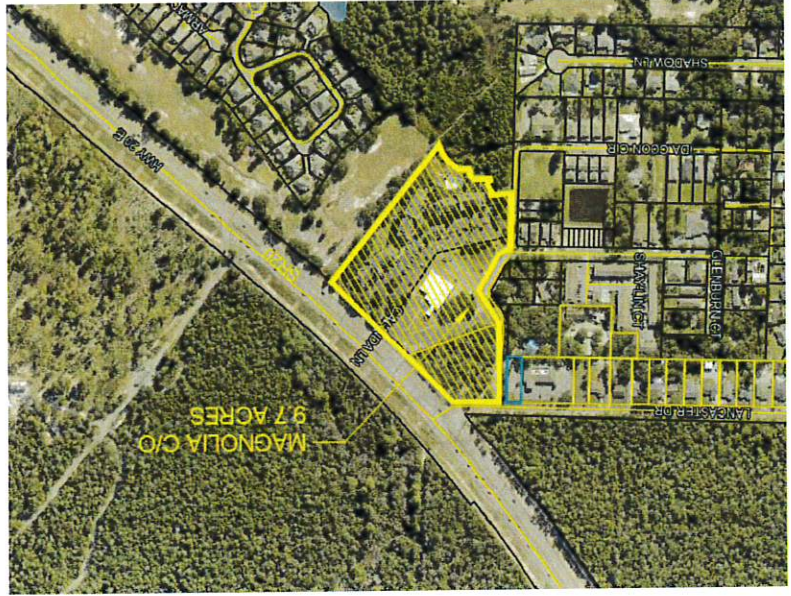
2.0 Background

EXISTING LAND USE

The existing Magnolia C/O Parcel is comprised of 3 properties with a total area of 9.7 acres (see **Figure 1.1**). Two of the properties are currently developed with the following uses:

- 123 condominium/apartments
- 12,168 square feet medical office space

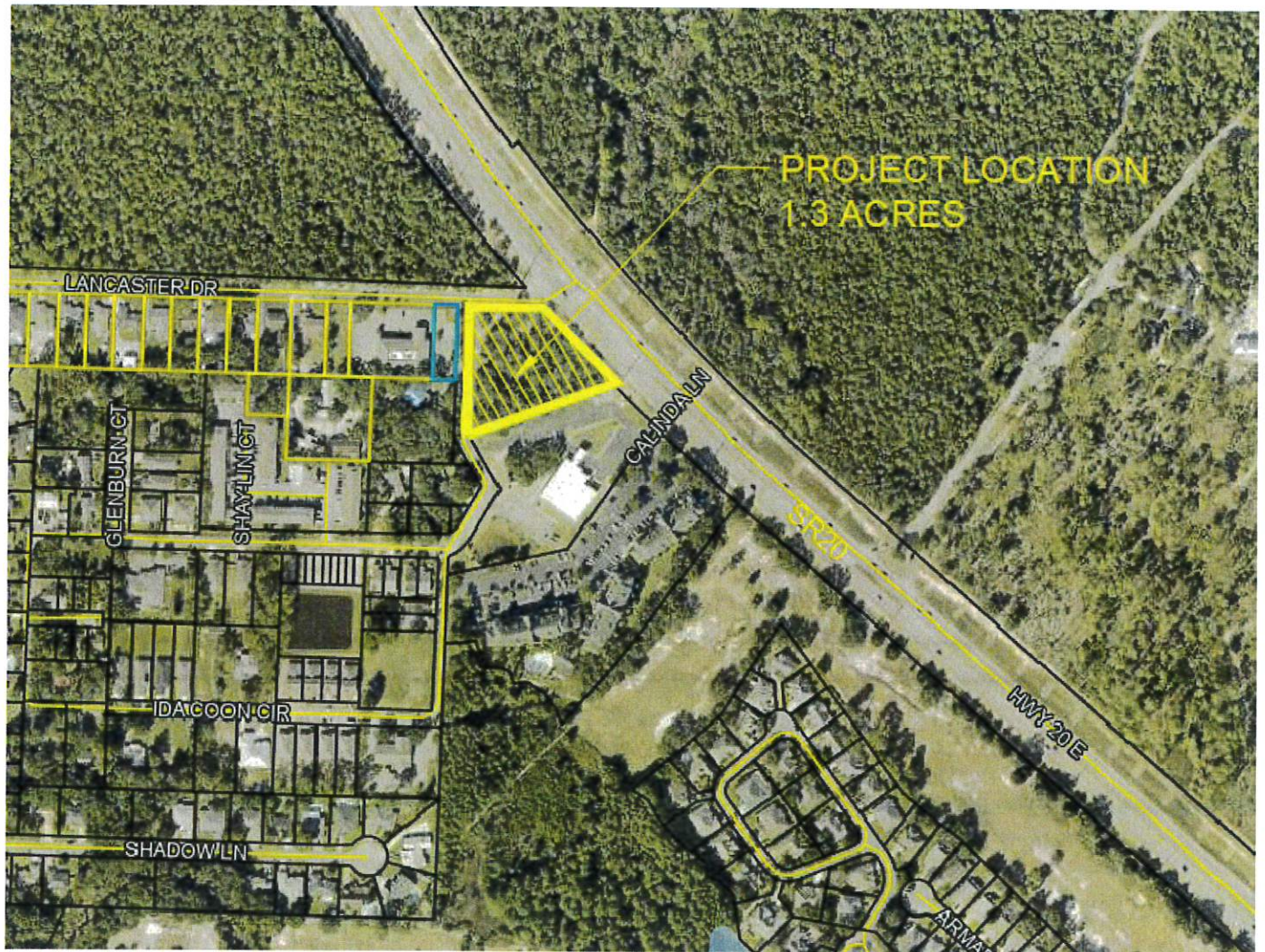
FIGURE 1.1 – PARCEL LOCATION



The proposed development will result in an additional 21,000 square feet of medical/office space and a reduction of commercial space to 0 square feet. The proposed project will utilize the remaining open and impervious space of the Magnolia Parcel and the result in 123 condominium units (no change/built out), up to 33,168 square feet of medical/office space (increase of 18,168 square feet) and 0 square feet of commercial use (decrease of 17,250 square feet) as a result of the proposed change.

Figure 1.2 shows the location of the subject parcel for the proposed development.

FIGURE 1.2 – SUBJECT PROPERTY LOCATION



A preliminary site plan has been prepared for the development. This is shown in *Figure 1.3*.

FIGURE 1.4 – ADJACENT USES



As shown in **Figure 1.4**. The adjacent property to the west across the Ida Coon Drive right of way is currently single family, but currently under development for townhomes. Adjacent to the south is a single-story medical office building. To the east is the State Road 20 right of way and vacant State lands. The property to the north of the Lancaster Drive right of way is vacant owned by Okaloosa County School Board. Access to the property will be provided via Ida Coon Drive.

Pictures and documentation of the existing conditions of the surrounding properties are shown below:



Photo 1 – Looking South at Subject Property at Hwy 20

Photo 3 – Dialysis Center to West of Property From Lancaster Drive



Photo 2 – Looking South at Vacant Subject Property from Lancaster Drive





Photo 4 – Dialysis Center to West of Property Across Ida Coon Drive



Photo 5 - Vacant/Single Family Property Looking West across Ida Coon Drive

The future land use for the property is Mixed Use-1. According to the Comprehensive Plan "This land use category is designed for Development of Regional Impact (DRI) projects, and shall be applied only upon approval of a Development Order (DO) pursuant to Chapter 380, F.S. Once a DRI site has been thoroughly analyzed and the details of a proposed development established, the Mixed Use-1 category will be assigned, but will be limited to the conditions of the Development Order, which will specify all locational and other criteria." Uses are limited to residential and residential accessory uses (including bona fide home occupations), public or private primary or secondary schools, commercial, industrial, and recreation according to the approved DO.

2.2 Future Land Use

The proposed development will include approximately 21,000 square feet of medical office space in a 3-story building on approximately 1.67 acres. This use is allowed within the existing zoning and future land uses designations.

2.1 Description of the Project

Photo 7 – Looking South from Subject Property along Ida Coon Drive to Existing Condominiums/Apartments



Photo 6 – Looking South from Subject Property to Existing Medical Office Building



This project is located within the Magnolia C/O Parcel of the Bluewater Bay DRI, originally approved on March 28, 1977 and most recently revised in 2022.

The Bluewater Bay DRI consists of low to high density residential development, public uses and office/commercial uses. The Master Plan locates higher-density residential and office/ commercial uses primarily along SR 20. These uses are intended to buffer the lower density residential areas from the active County and State Road system.

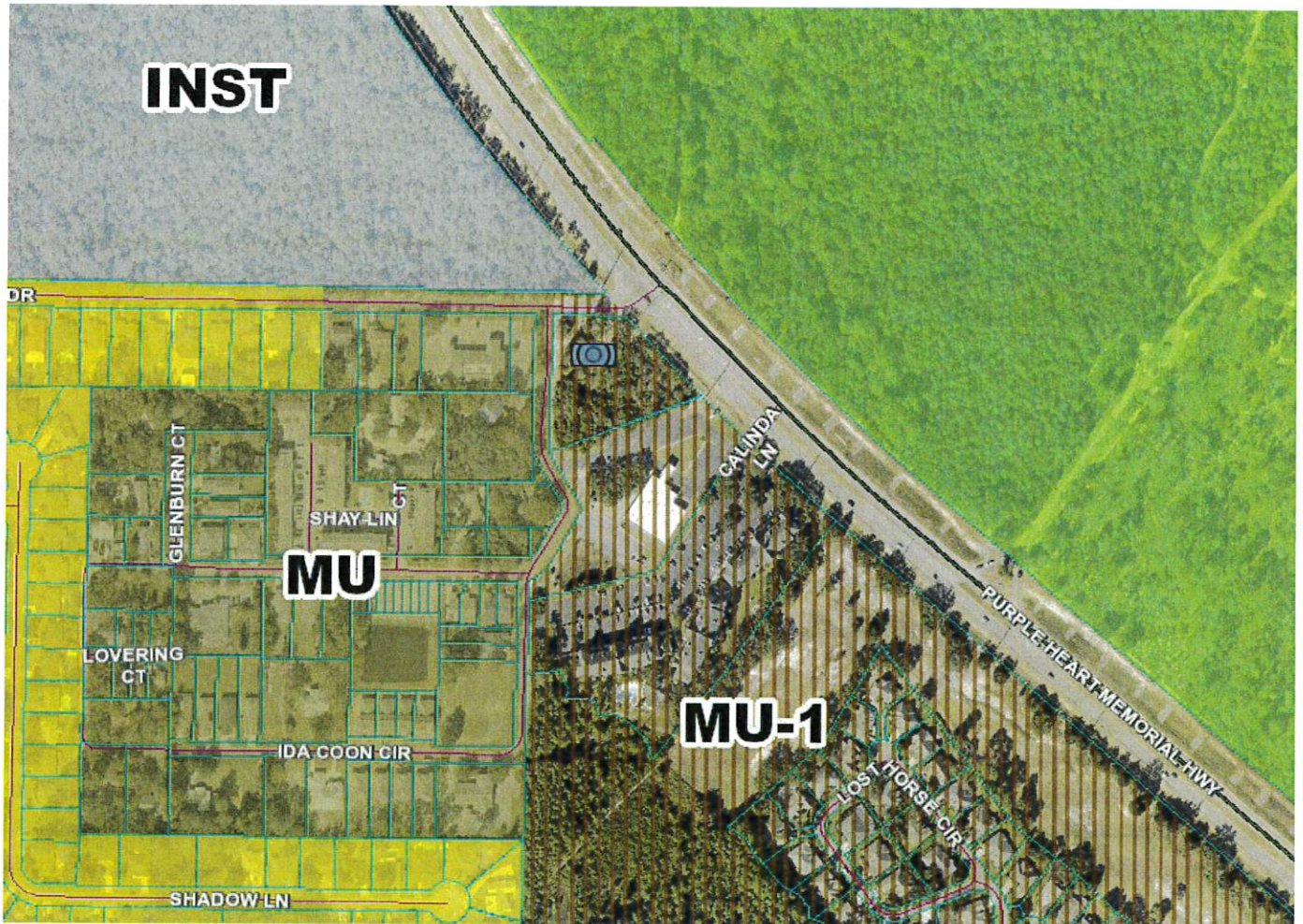


Figure 2.2 -Future Land Use

2.3 Zoning

The subject property is zoned MU-1 which allows a variety of office and commercial uses.

Figure 2.2 shows the Zoning District for the subject property and surroundings.

3.0 Analysis of Compatibility

The following policies address compatibility standards and requirements in the Okaloosa County Comprehensive Plan, Chapter 2.1, Future Land Use, Objective 4:

POLICY 4.1: Compatibility of proposed projects with adjacent land uses, buildings, structures, and developments and with the surrounding neighborhood shall be achieved through the following measures:

a. Ensuring that new residential development is consistent with the predominant housing type in the surrounding neighborhood;

The proposed residential development is two commercial buildings located adjacent to a single-family residential subdivision to the south. No residential uses are proposed as part of this project.

b. Ensuring that structures for residential and non-residential development are consistent with the predominant features of the surrounding neighborhood as defined by building orientation, building setbacks, building heights, and general building style or type;

The building is of similar scale as the surrounding residential homes. The buildings are also setback to provide a transition between the higher density commercial to the north and the single-family residences to the south.

Floor Area Ratio (FAR)/Impervious Surface Coverage

The Bluewater Bay Medical Office Building development consists of a single 3-story building.

The FAR indicates the "mass" of a structure, not just its height and width. The impervious surface coverage (ISC) is a measurement of the percentage of a site covered by the building, parking lot, sidewalks, drives, etc. Although the ISC does not affect the "mass" of the building, it does give an indication of the amount of open space and landscaping on a site.

The proposed site plan reflects the project meeting or exceeding the maximum floor area ratio and impervious surface as allowed for within the MU-1 Future Land Use and Zoning.

Figure 2.2 - Zoning



Building Orientation and Design

As shown previously in **Figure 1.3**, the proposed building location is set adjacent to the State Road 20 right of way away from the proposed townhome development. This aids in the buffering from traffic, noise, lighting and other potential effects of the commercial development. The County-required property landscaping buffers along the perimeter aid with the screening of the building from the proposed townhome development. The proposed use is very similar to the adjacent medical office buildings to the west and south. The proposed architecture will be in concert with typical medical office buildings similar to the existing adjacent medical office. Pedestrian and vehicle access to the property will be provided through the Ida Coon Drive right of way encouraging managed accessibility away from the intersection of Lancaster Drive at SR 20.

c. Maintaining and/or complementing the fundamental development pattern of the surrounding neighborhood by proposed development, considering lot area, lot dimensions, and lot configuration, as well as the pattern and spacing of lots and buildings;

The proposed development maintains the existing trends and patterns for the commercial corridor along SR 20. As a transitional development parcel, the development fits well between the SR 20 corridor and the multifamily/single family development to the west.

d. Maintaining similarity in density of residential development, intensity of non-residential development, and scale and mass of buildings;

In the quarter-mile surrounding the project, the densities range from low density (< 5 dwelling units per acre) to high density (over 16 dwelling units per acre), with the majority of the multifamily residential uses to the south and single family uses further to the west. To the north of the project, the land use is a vacant Okaloosa County School Board. The nature of this project and the uses on the subject property provide a transition from the commercial corridor to the residential uses to the east and south.

e. Ensuring consistency of the size, design, and location of site design features such as landscaping, buffers, fences or walls, signs, parking lots and vehicle use or circulation systems, pedestrian circulation systems, and site amenities or accessory structures (such as pools, storage buildings, and the like).

To mitigate the difference in mass with the townhomes to the west, the commercial building is located as far away from the residences as possible. Landscape buffers, privacy fences, and increased building setbacks are utilized to further enhance the mitigation.

3.1 Landscaping and Open Space

The landscape and open space plan for the Bluewater Bay Medical Office Building retains some of the existing protected trees, but primarily relies on the required landscaping of all the parking areas, drives and perimeter buffers to enhance screening to and from the proposed residential townhomes. The remainder of the surrounding adjacent properties and uses are similar in size, scale and nature of development.

3.2 Parking Lots and Vehicle Use

The Bluewater Bay Medical Office Building is accessed from Ida Coon Drive. This encourages traffic from SR 20 to exit off of Lancaster Drive as quickly as possible to avoid congestion at SR20 and Lancaster Drive and Lancaster Drive at Ida Coon Drive. The circular entrance and exit provide enhances 2-way traffic and circulation to and from the subject property.

Parking needs are met for the development through the use of surface parking. The parking lot and drives will be heavily landscaped for aesthetics and screening purposes. Lighting for the parking areas will be designed to reflect into the lots and away from adjoining properties.

4.0 CONCLUSION

The County established the Mixed Use future land use categories based on findings that commercial and residential land uses are generally compatible with one another if developed in an appropriate manner that is sensitive to adjacent uses. Throughout the County's history residential and commercial uses have been developed in close proximity with each other, which has allowed residents the opportunity to be located close to necessary services and places of employment.

The compatibility provisions in the comprehensive plan provide for measures to minimize abrupt changes in density and intensity between a developing use and an existing use. These provisions address bulk and height, building design, and use of buffers that help to screen uses from one another. The proposed building is oriented toward the busy State Road and adjacent commercial activities and as far as possible away from the adjacent residential development. The scale and mass of the buildings, although greater than the adjacent uses, is mitigated through larger setbacks than required and through the use of landscaping and buffers.

Based on the analysis included in this report the proposed Niceville Medical Office Building meets the compatibility requirements of the Okaloosa County Comprehensive Plan.

State Plan Consistency Statement

Bluewater Bay DRI, Magnolia C/O Parcel - Notice of Plan Change

An application to amend the Bluewater Bay DRI has been filed. A statement is required with supporting documentation demonstrating the amendment request is consistent with the State of Florida Comprehensive Plan and Land Development Plan.

The requested amendment calls for up to 21,000 square feet of office and/or medical office space to be constructed in a 3-story structure. According to the Map filed with the County in connection with The Magnolia C/O Parcel Alternate Development Plan, 123 condominium units, 17,250 square feet of commercial space and 15,000 square feet of office space were approved to be constructed. To date, 123 condominium units, 0 square feet of commercial and 12,168 square feet of office have been constructed. **The proposed project/plan change would utilize the remaining open and impervious space of the Magnolia Parcel and the result in 123 condominium units (no change/built out), up to 33,168 square feet of medical/office space (an increase of 18,168 square feet) and 0 square feet of commercial (a decrease of 17,250 square feet) use as a result of the proposed change.**

Per state law, every local jurisdiction must adopt a Comprehensive Plan that is consistent with the Florida Statutes. The State Comprehensive Plan is Chapter 187.201 of the Florida Statutes. One requirement of growth management is for a local government to adopt a set of land development regulations which are consistent with and implement the local comprehensive plan. The Okaloosa County Comprehensive Plan was adopted and has been deemed consistent with the Florida Statutes. Section 1.07.00 of the Okaloosa County LDC states the LDC is intended to implement and be consistent with the adopted comprehensive plan.

The proposed use is consistent with the Master Development Plan and the Okaloosa County Land Development Code. Core has completed preliminary surveys, geotechnical investigations and site plans and has determined that the site can support the proposed use and infrastructure. Full engineering and construction plans will be developed during the development order process, which will be evaluated and reviewed by Okaloosa County Growth Management Staff to confirm the use is consistent with the Plan and the LDC.

A comprehensive plan consistency analysis has been prepared and is included with the application for this amendment. The amendment request is consistent with the local comprehensive plan. The local plan and LDC comply with the state level regulations, therefore the requested amendment is consistent with the state level comprehensive plan and land development plan by virtue of being compliant with the local comprehensive plan and LDC.



Okaloosa County - Land Development Code Statement of Consistency

Bluewater Bay DRI, Magnolia C/O Parcel Notice of Plan Change

An application to amend the Bluewater Bay DRI Land Use Master Development Map (the "Map") has been filed by Core Engineering & Consulting, Inc. as the agent for Oliusa III, LLC. ("Oliusa"). Oliusa is the Owner of a portion of the Magnolia Parcel within the boundary of the Bluewater Bay Development of Regional Impact ("BBDRI"). A statement is required with supporting documentation demonstrating the amendment request is consistent with the Okaloosa County Comprehensive Plan (the "Plan") and Land Development Code (the "LDC").

The requested amendment is consistent with the Okaloosa County Comprehensive Plan. The requested amendment will not change the Map land use/zoning designations (MU/MU-1) of the 9.7 acre Magnolia Parcel. The approved uses specific to the Magnolia Parcel will not be amended. However, the approved square footage of the uses will be amended.

Zoning

The requested amendment calls for up to 21,000 s.f. of medical office space to be constructed in a 3-story structure. According to the Map, the Magnolia Parcel has approved entitlements for 123 apartments, 17,250 square feet of commercial space and 15,000 square feet of office space. To date, 123 apartments, 0 square feet of commercial and 12,168 square feet of medical/office have been constructed. The remaining available uses are 17,250 square feet of commercial and 2,832 square feet of office space. **The proposed project would utilize the remaining open and impervious space of the Magnolia Parcel and the result in 123 condominium units (no change/built out), up to 33,168 square feet of medical/office space (increase of 18,168 square feet) and 0 square feet of commercial use (decrease of 17,250 square feet) as a result of the proposed change.**

Parking

Per the preliminary site plan, the parcel will support the construction of 21,000 square feet of medical office space. Per the Okaloosa County Land Development Code, the parking required for the proposed use is calculated at 4 spaces per 1,000 square feet. The subject property within the Magnolia Parcel will support the development of the proposed office space and the required parking spaces. Therefore, the proposed use meets the requirements of LDC Section 6.04.00.

Landscaping

There is adequate space for landscaping, buffers and open space for the proposed use and infrastructure. The final development plan will be reviewed by Okaloosa County Planning Staff. The plans will meet the requirements of LDC Section 6.05.00.

Stormwater Facilities

A preliminary site plan has been provided reflecting the planned use for this property to include 21,000 square feet of medical office space. This space will be added to the existing 12,168 square feet



of medical office space. The type of use is consistent with the Plan and the LDC. CORE has completed the preliminary site plan and stormwater management system analysis and has determined that the planned stormwater management retention areas are sufficient for the project proposed. Full engineering and construction plans will be prepared and reviewed by Okaloosa County Growth Management Staff. The engineering analysis performed supports Core's analysis that the project and change is consistent with the Plan and LDC Section 6.06.00.

Section 1.11.11 of the LDC gives the authority to the Okaloosa Board of County Commissioners to approve amendments to previously approved DRI's. Section 1A.02.00 of the LDC requires a development order to be issued for any development activity. Subject to approval of this proposed change amendment, the proposed project will be required to submit construction plans and a development order application that meets the various requirements in the LDC. The proposed change, when approved by the Board of County Commissioners, would approve the construction of 21,000 square feet of office space on the subject property. An Okaloosa County development order is required before any construction activity can occur. A development order cannot be issued by Okaloosa County without compliance with the comprehensive plan and the LDC.

Bluewater Bay DRI, Magnolia C/O Parcel
Verification of Compliance – Section 6.07.00 Recreational Facilities

An application to amend the Bluewater Bay DRI has been filed. A statement is required with supporting documentation demonstrating the amendment request is consistent with Section 6.07.00 Recreational Facilities.

Section 6.07.00 Recreational Facilities: The purpose and intent of these requirements is to regulate the use and development of land to ensure that new residential development bears a proportionate share of the reasonably anticipated costs of new Neighborhood Parks created by the new development activity.

6.07.01 Applicability: All new residential development, 50 units and greater, shall contribute to the County park system commensurate with the County comprehensive plan. The County Engineer shall be responsible for determining conformance with this section.

6.07.02 Exemptions: The following activities shall be exempted from payment of the district parks and local parks impact fee: 1. Alterations or expansions of an existing building where no additional units are created over that of the existing use. 2. The replacement of a building or structure with a new building or structure with an equal number of dwelling units.

The requested amendment calls for up to 21,000 square feet of office and/or medical office space to be constructed in a 3-story structure. According to the Map filed with the County in connection with The Magnolia C/O Parcel Alternate Development Plan, 123 condominium units, 17,250 square feet of commercial space and 15,000 square feet of office space were approved to be constructed. To date, 123 condominium units, 0 square feet of commercial and 12,168 square feet of office have been constructed. **The proposed project would utilize the remaining open and impervious space of the Magnolia Parcel and the result in 123 condominium units (no change/built out), up to 33,168 square feet of medical/office space (increase of 18,168 square feet) and 0 square feet of commercial use (decrease of 17,250 square feet) as a result of the proposed change.**

No new residential units will be created as a result of the requested Notice of Plan Change. In accordance with the Okaloosa County Land Development Code, Section 6.07.02, the project is exempt from providing recreational facilities and is therefore in compliance.

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on **Thursday, April 13, 2023** the Okaloosa County Planning Commission will consider:

ISSUE: Consideration of a Resolution approving a twentieth "Notification of Proposed Change" to the previously approved Bluewater Bay Development of Regional Impact (DRI) Development Order (DO); to change the DRI Master Development Map, Magnolia Parcel, for up to 33,168 square feet (increase of 18,168 square feet) of medical/office space, 123 condominium/apartment units (no change/built out), and 0 square feet of commercial (decrease of 17,250 square feet). Approval of said DRI Master Development Map Amendment exhausts the maximum development potential for the Magnolia Parcel. The number of approved residential units for the Bluewater Bay DRI Development Order remained unchanged from the 4,084 units authorized by Resolution #06-114.

The subject property currently has a Mixed Use 1 Future Land Use Map designation; and is zoned Mixed Use-1 (MU-1).

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 resolution 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

15-1S-22-0000-0001-001B/0050 & A
15-1S-22-1100-0000-0000





AGENDA ITEM 2

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Elliot Kampert, AICP, Director

FROM: Randy Woodruff, AICP, Deputy Director

SUBJECT: 525575-BCC-2023 and 525573-BCC-2023, request for Plan Amendment and Rezoning; as presented by Seaside Engineering, agent.

DATE: April 13, 2023

BCC DISTRICT: (3) Commissioner Nathan Boyles

PLANNING COMMISSION DISTRICT: (3) Jeremy Stewart, Vice-Chairman

PUBLIC HEARING: Consideration of a request changing the use of land submitted by Seaside Engineering on behalf of Christopher R. Ryles, owner, relating to parcel 07-3N-24-0000-0019-000, property located at 1330 Charlie Day Road, Baker, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Agriculture (AG)** to **Low Density Residential (LDR)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from **Agriculture (AA)** district to **Residential-1 (R-1)** district, or a more restrictive zoning district. The subject property contains 6.84 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 6.84 acres in size and located at 1330 Charlie Day Road, Baker, Florida; and is currently the site of improved agriculture.
- The subject property is bordered by Charlie Day Road to the north, and bordered by vacant properties to the east and west, single-family and vacant timberline properties to the south. The applicant has filed applications with the County to amend the Future Land Use Map designation for the subject property to **Low Density Residential (LDR)** and to rezone that property to **Residential-1 (R-1)**. The applicant has submitted said small-scale plan amendment in order to construct a single-family development on the subject property. (**Exhibit 1 – Applicant Letter of Petition**).

TABLE 1 - FLUM & ZONING DESIGNATIONS			
FLUM DESIGNATION	ZONING DESIGNATION		
SUBJECT	Agriculture (AG)	Agriculture (AA)	
NORTH	Charlie Day Road	Charlie Day Road	
SOUTH	Agriculture (AG)	Agriculture (AA)	
EAST	Agriculture (AG)	Agriculture (AA)	
WEST	Agriculture (AG)	Agriculture (AA)	

The subject property is located within the Agriculture (AG) Future Land Use Category and the Agriculture (AA) Zoning District. The Agriculture (AG) Future Land Use designation provide areas for the production of plants and animals useful to humans including to a variable extent the preparation of plant and animal products for human use by sale or otherwise. This category is also suitable for preservation of green spaces, conservation uses, outdoor recreation, and public/institutional uses.

The Agriculture (AA) zoning district provides areas for production of plants and animals useful to humans, including to a variable extent the preparation of plant and animal products for human use by sale or otherwise and includes aquaculture, horticulture, floriculture, viticulture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. This district is also suitable for preservation of green spaces, conservation uses, outdoor recreation uses, very low-density residential uses, and public/institutional uses. The Agriculture (AA) zoning district does allow for low intensity neighborhood as a permitted use.

The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from Agriculture (AG) to Low Density Residential (LDR). The Low Density Residential (LDR) (FLU) provide areas for the protection of residential neighborhoods and for future low density residential development. The LDR FLU category may be allowed either allowed inside or outside the Urban Development Boundary (UDB). The subject property is located outside the Urban Development Boundary (UDB).

If the FLUM amendment is approved, the applicant is requesting to rezone the property from Agriculture (AA) to Residential-1 (R-1). The purpose of the Residential-1 (R-1) District is to provide areas for single-family detached residential dwellings, customary accessory uses, and limited non-residential uses.

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 existing FLUM & zoning of this property from Agriculture (AG) to Low Density Residential (LDR) (FLUM) & Agriculture (AA) to Residential-1(R-1) zoning district. The Applicant is proposing a single-family development (see Exhibit 1). The existing zoning district (AA) allows one (1) dwelling per acre; requested zoning district (R-1) allows for four (4) dwelling units per acre. The surrounding adjacent land uses include both (R-1) zoning district to the north of this property, and (AA) zoning to the east, west and south of this property. Staff hereby determines that the proposed Small Scale Plan Amendment is consistent with current development patterns, adjacent zoning districts (existing R-1 & AA), and maximum densities of the surrounding neighborhood to the maximum extent possible.

PUBLIC COMMENT/OPPOSITION: No public comment nor opposition was received for 525575-BCC-2023 and 525573-BCC-2023.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on March 29, 2023; 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 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 that portion of the subject property, legally described as 07-3N-24-0000-0019-0000 from **Agriculture (AG)** to **Low Density Residential (LDR)**, or a more restrictive (FLUM) designation.

Second Motion: Recommend approval of an ordinance changing the zoning designation for that portion of the subject property, legally described as 07-3N-24-0000-0019-0000, from **Agriculture (AA)** to **Residential-1 (R-1)** district, or a more restrictive zoning district.

BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is tentatively scheduled for May 2, 2023.

ATTACHMENTS:

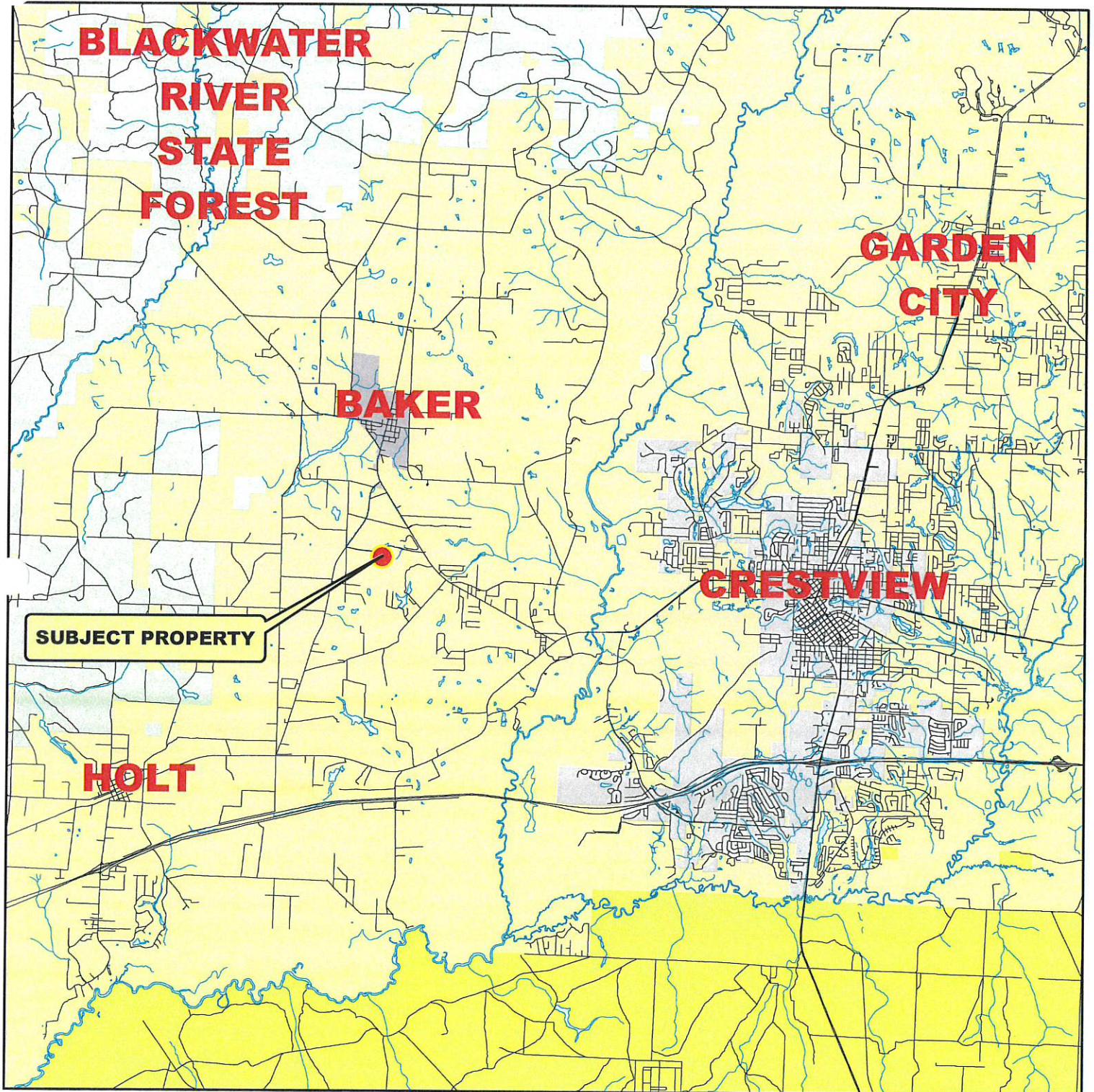
- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – FLUM/Zoning Map

- E - Proposed FLUM/Zoning Map
- F - 1 Mile FLUM/Zoning Map
- G - GIS Analysis
- H - Legal Advertisment
- I - Future Land Use Ordinance
- J - Rezoning Ordinance

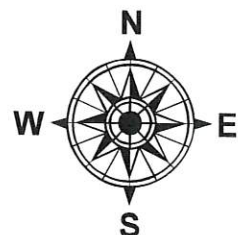
EXHIBIT:

- I - Applicant Letter of Petition
- 2 - FLU & Rezoning Applications

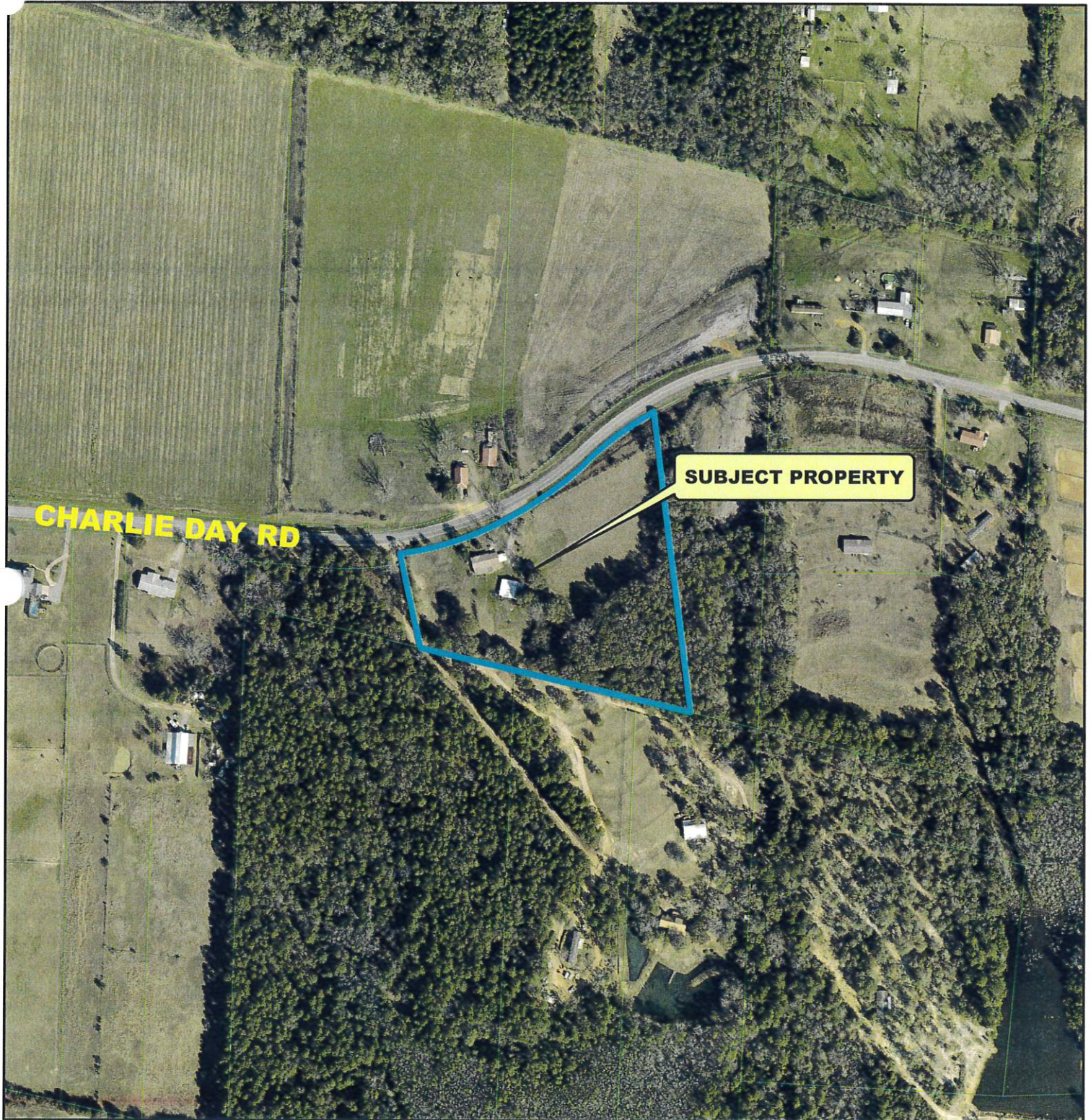
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**Legend**

Roads

**Location Map**

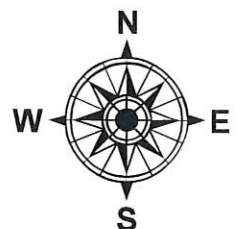
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Legend

 Parcel Lines

Aerial Photo

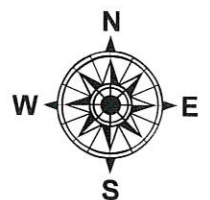
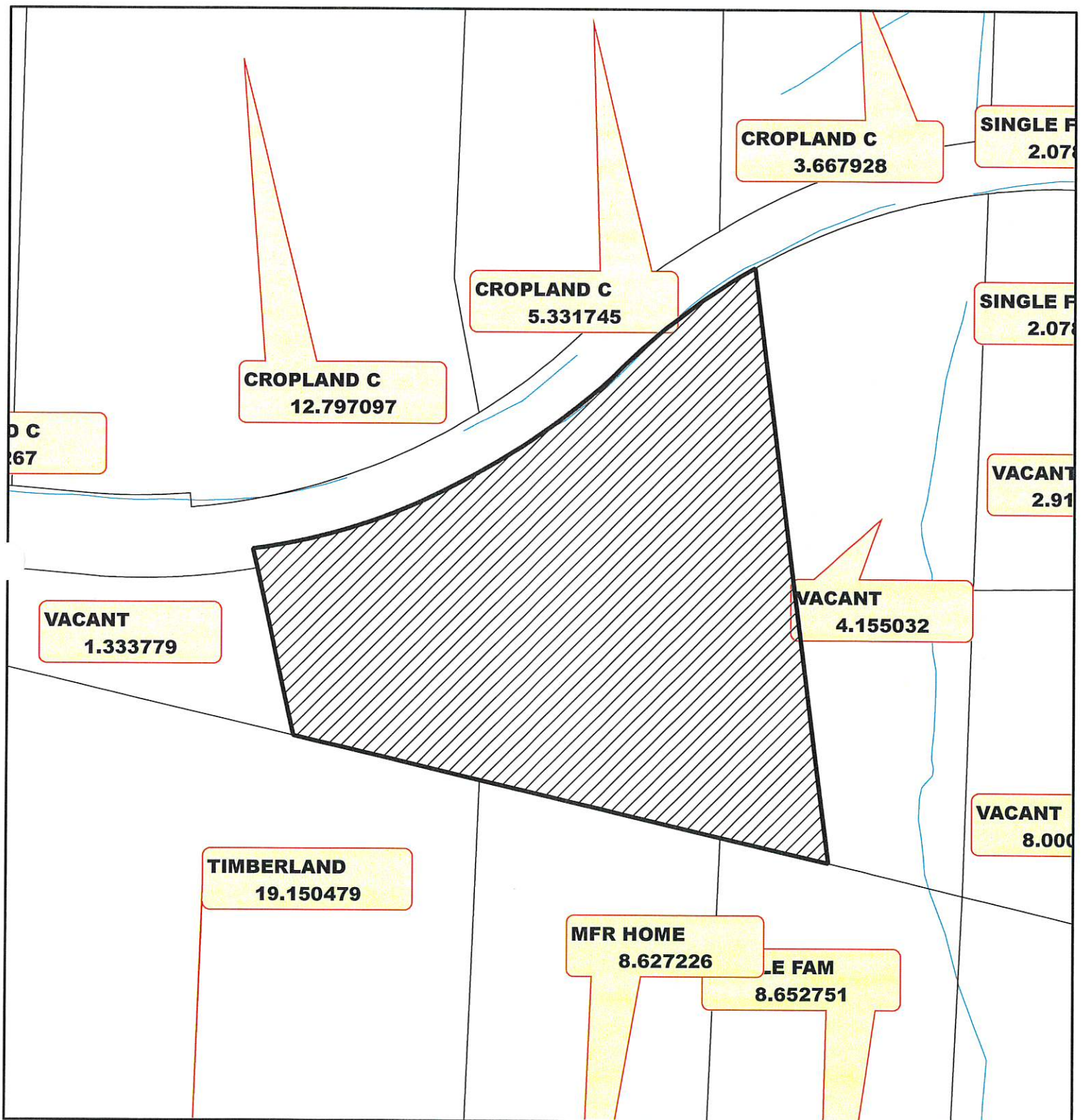


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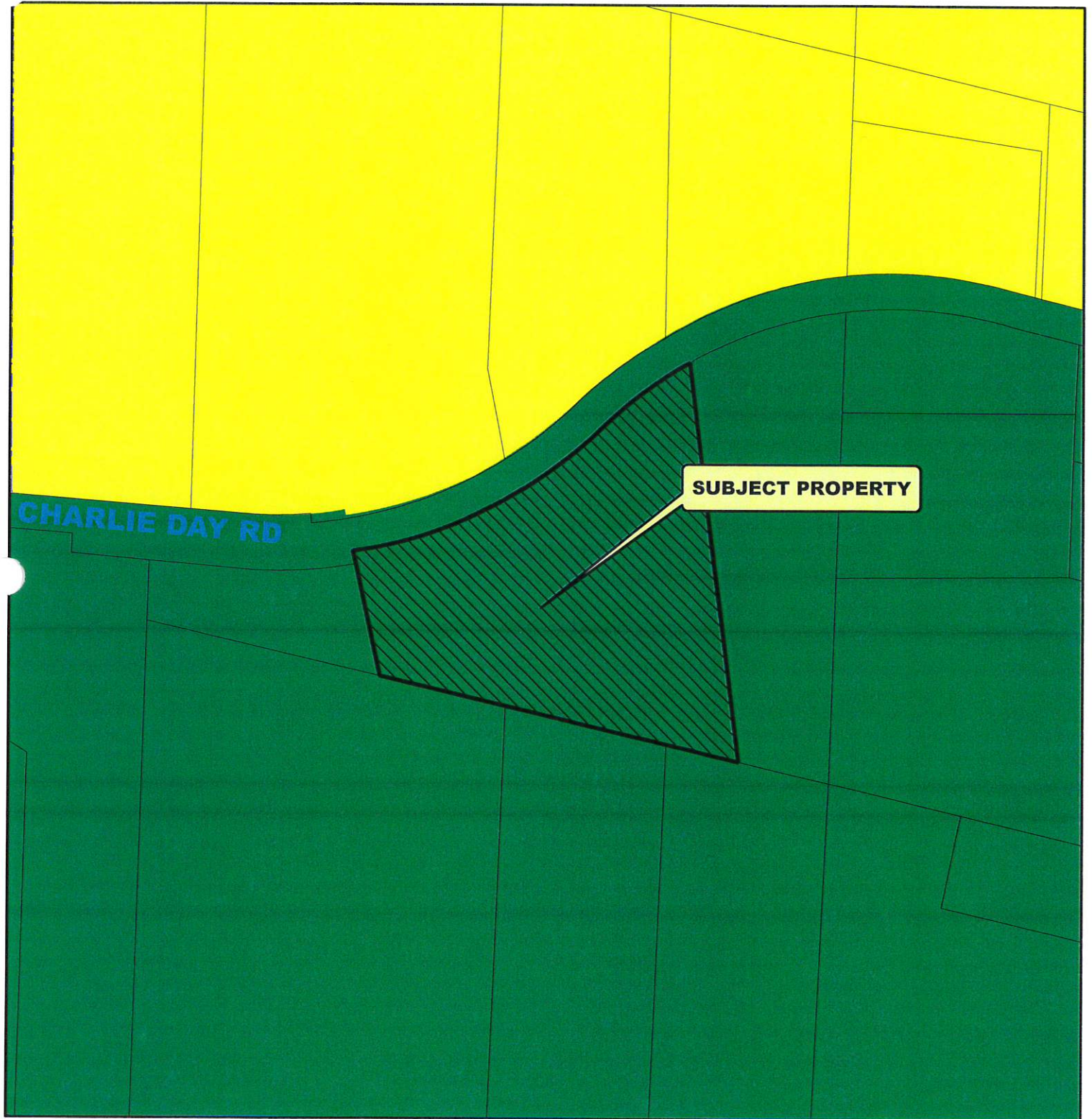
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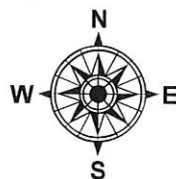


Existing Land Use Map

07-3N-24-0000-0019-0000



FLUM Legend

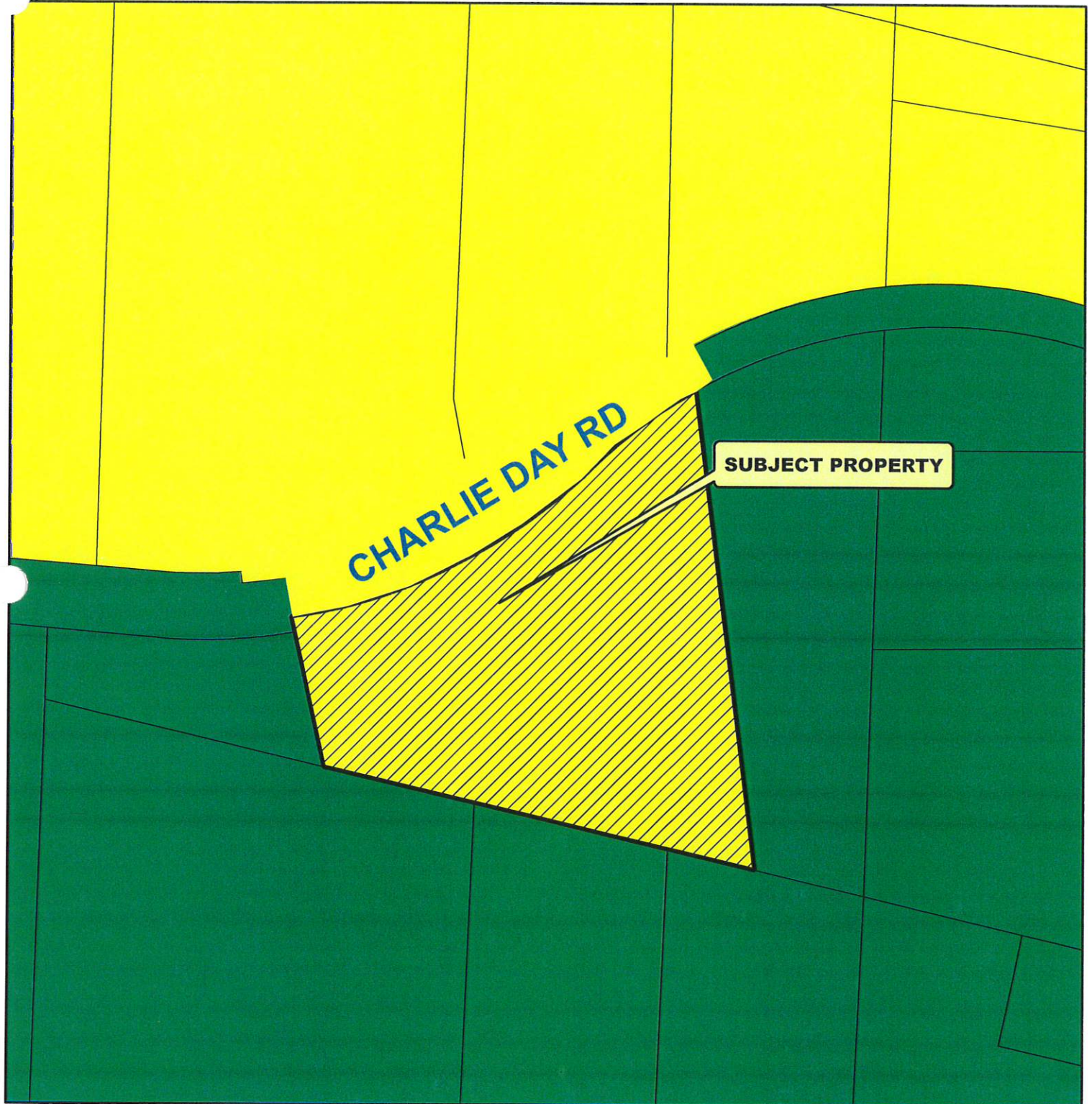
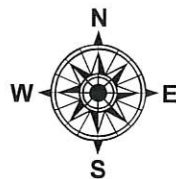


ZONE Legend

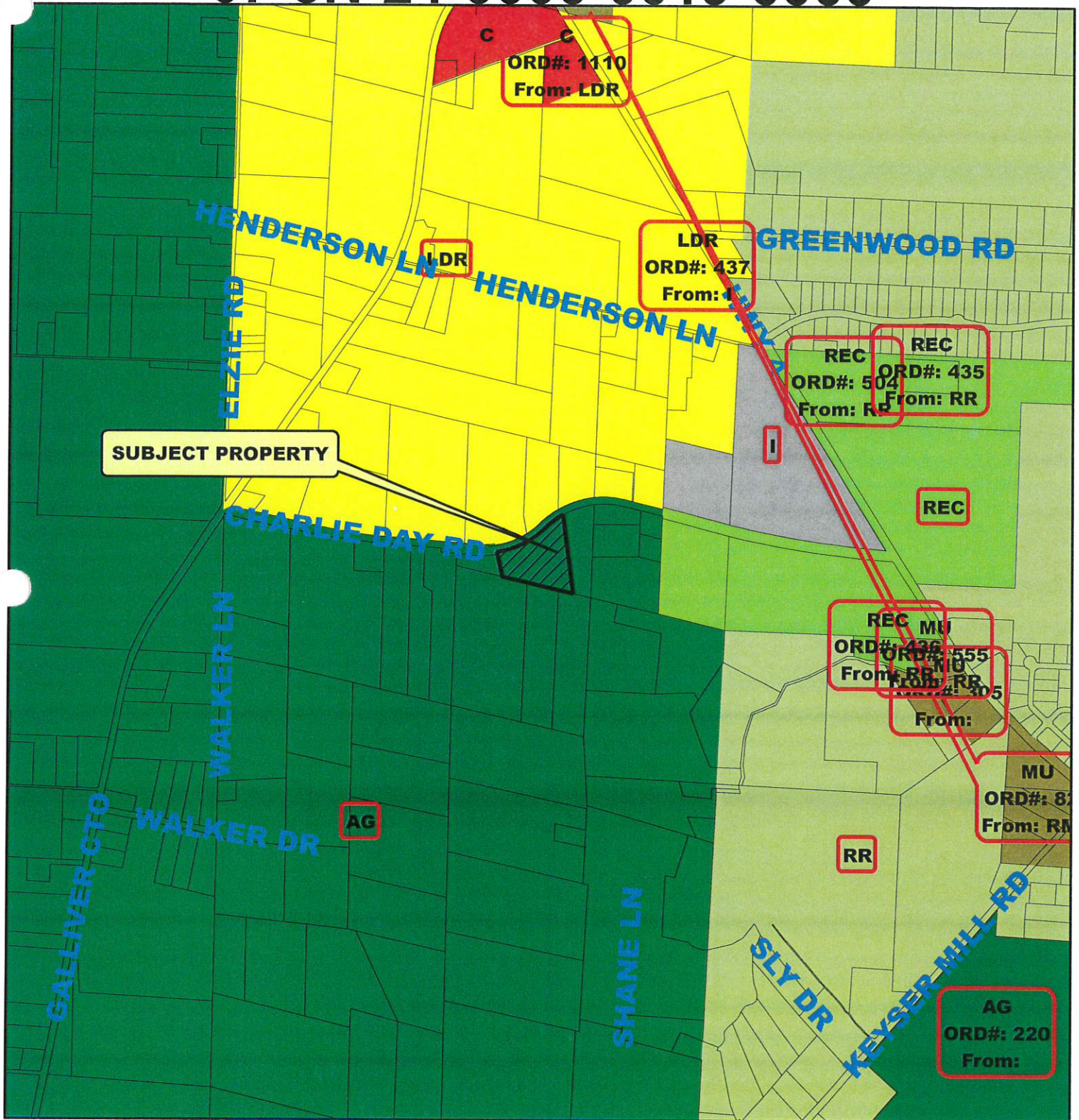


FLUM & Zoning Map

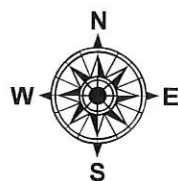
07-3N-24-0000-0019-0000

**FLUM Legend****ZONE Legend****Proposed FLUM & Zoning Map**

07-3N-24-0000-0019-0000



FLUM Legend



ZONE Legend



1 Mile FLUM & Zoning Map

GIS ANALYSIS RESULTS

Date: 2/9/2023

Project: 07-3N-24-0000-0019-0000

Permit: 525575-BCC-2023 & 525573-BCC-2023 - Christopher Ryles

Property Address: LOCATED AT 1330 CHARLIE DAY RD BAKER FL 32531

Zoning: AA

Proposed Zoning: R-1

FLU: AG

Proposed FLU: LDR

Fire District: BAKER

Commissioner District: 3

Census Tract: 20100

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

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

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

Wind Zone: LESS THAN 140

Flood Zone: NO

Map Number: 12091CO 145J

Storm Surge Area: NO

Urban Development Area: NO

Water Efficient Area: NO

Wells: None

Environmental Data: NO

Historical Data: None

Wetlands: Uplands

Water and Sewer: MWS

Within 3 mile of an Airport: NO

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on Thursday, April 13, 2023 the Okaloosa County Planning Commission will consider:

Consideration of a request changing the use of land submitted by Seaside Engineering on behalf of Christopher R. Ryles, owner, relating to parcel 07-3N-24-0000-0019-000, property located at 1330 Charlie Day Road, Baker, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Agriculture (AG) to Low Density Residential (LDR), or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from Agriculture (AA) district to Residential-1 (R-1) district, or a more restrictive zoning district. The subject property contains 6.84 acres, more or less.

The meeting will be held at 5:01 PM or soon thereafter in the Okaloosa County Conference Center, located at 1250 N. Eglin Parkway, 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.

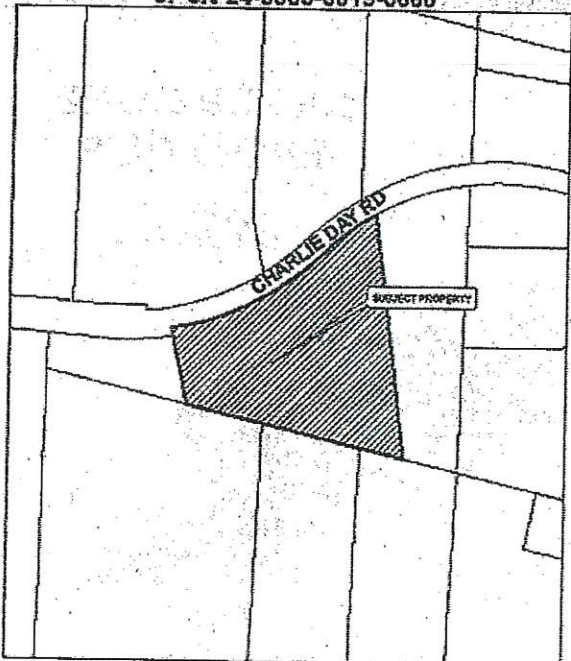
If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is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

07-3N-24-0000-0019-0000



NF-35080228

ATTACHMENT H

nwfailynews.com | WEDNESDAY, MARCH 29, 2023 | 7A

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 07-3N-24-0000-0019-0000 FROM AGRICULTURE (AG) TO LOW DENSITY RESIDENTIAL (LDR); SAID PARCELS 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 525575-BCC-2023 Future Land Use changing the Future Land Use Map designation of a certain parcel of real property owned by Christopher R. Ryles, Property Id Number 07-3N-24-0000-0019-0000, 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 parcels of real property as shown in Attachment A attached hereto from Agriculture (AG) to Low Density Residential (LDR).

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 _____, 2023.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Robert A. "Trey" Goodwin III,
Chairman

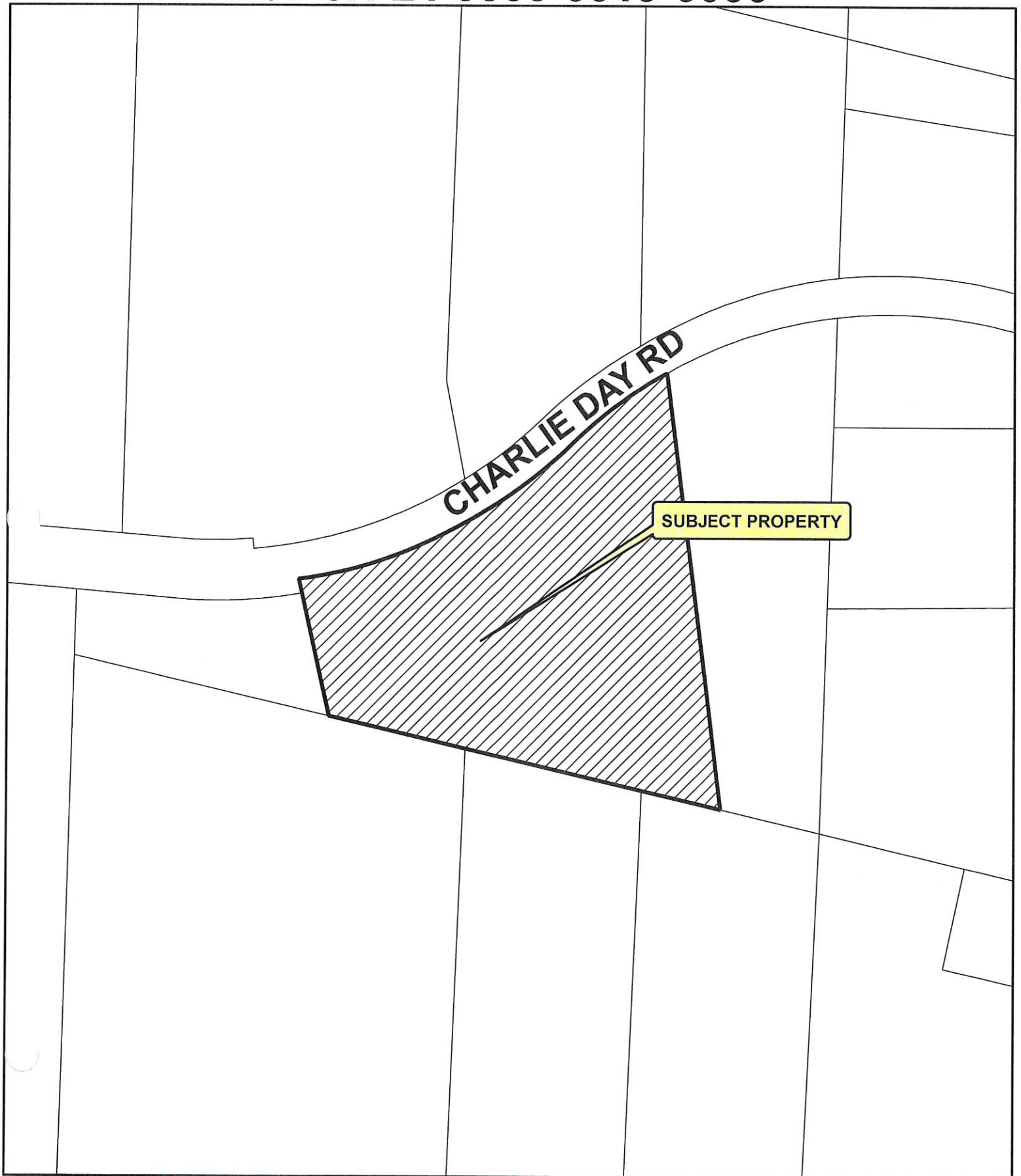
ATTEST:

J.D. Peacock II
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

07-3N-24-0000-0019-0000





AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING OF PARCEL 07-3N-24-0000-0019-0000 FROM AGRICULTURE (AA) TO RESIDENTIAL-1 (R-1); SAID PARCELS 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 07-3N-24-0000-0019-0000 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 525573-BCC-2023 Rezoning changing the Zoning designation of a certain parcel of real property owned by Christopher R. Ryles, Property

Id Number 07-3N-24-0000-0019-0000, 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 Agriculture (AA) to Residential-1 (R-1).

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 _____, 2023.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Robert A. "Trey" Goodwin III,
Chairman

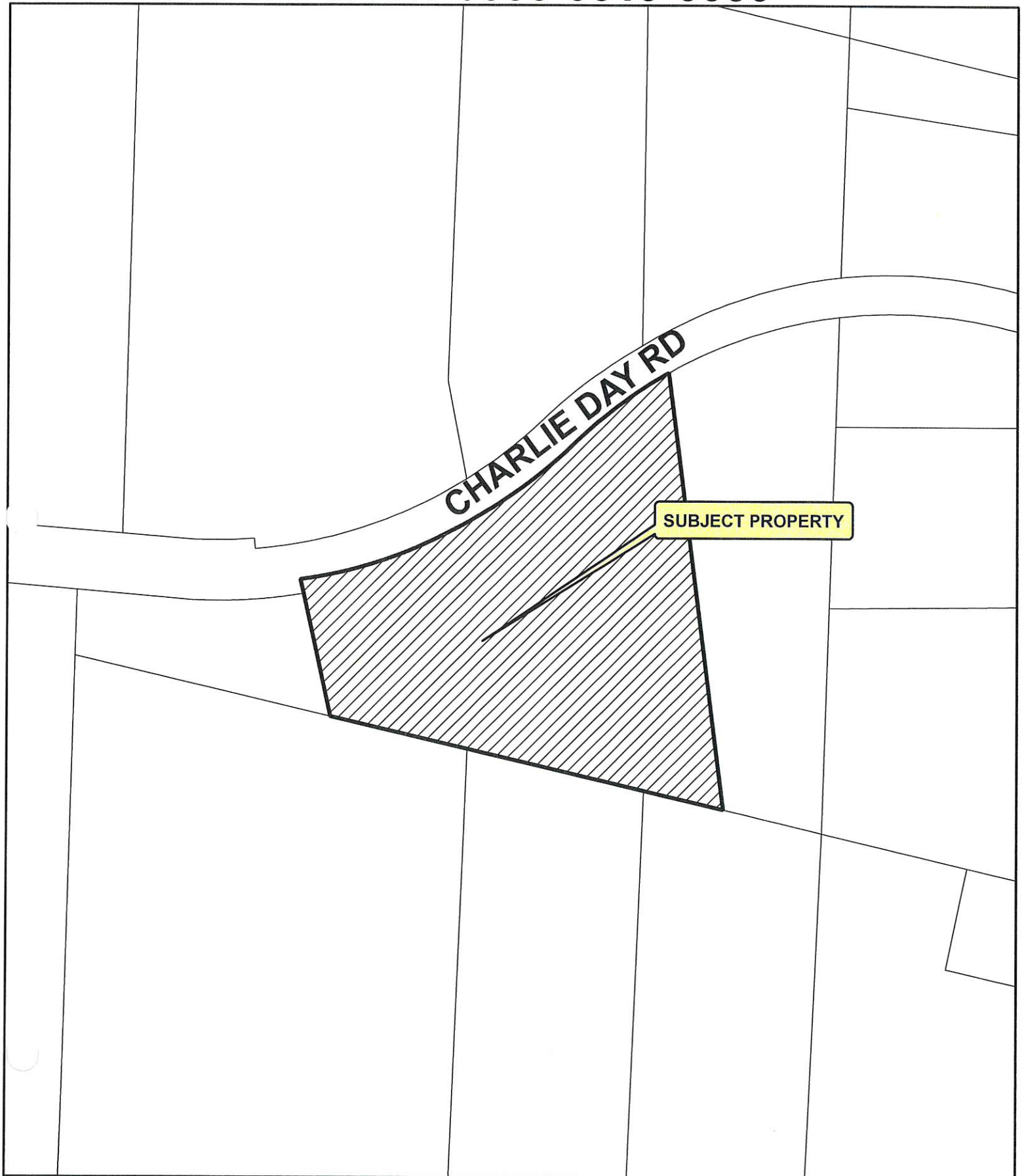
ATTEST:

J.D. Peacock II
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

07-3N-24-0000-0019-0000





SEAS

Seaside Engineering And Surveying, LLC

EXHIBIT 1

February 8, 2023

Okaloosa Growth Management
812 E James Lee Blvd
Crestview, FL 32539

Re: Future Land Use Amendment

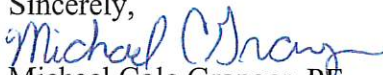
Dear Sir or Madam,

The parcel to be amended is 07-3N-24-0000-0019-0000, located at 1330 Charlie Day Road, Baker, FL. The parcel is requesting a change in the Future Land Use from Agricultural to Low Density Residential LDR. The purpose of this action is to accommodate the development of affordable single-family residential homes for the military families and work force of Okaloosa County.

The proposed subdivision will access Charlie Day Road, which will disperse traffic flow to either Galliver Cutoff Road or State Road 4. This future land use change will match the existing LDR residential use on the north side of Charlie Day Road. The proposed single-family development will be similar in lot size and density to existing and proposed subdivisions in and around the Baker Community. Milligan Water System, Inc has an existing 6" Water Main on the south side of Charlie Day Road, that has the availability to provide water services to the future residential development.

The parcel is outside of the Okaloosa County Urban Development Boundary and this Future Land Use Amendment will not result in Urban Sprawl.

Sincerely,


Michael Cole Granger, PE
Agent for Chris Ryles

Encl: Application for Amendment

525575-BCC-2023

**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: Christopher R. Ryles
2. Address: P.O. Box 711
Baker, FL 32531
3. Telephone: 850-585-2838 FAX: _____
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: 1330 Charlie Day Road, Baker, FL 32531
7. Property ID Number: 07 3N 24 0000 0019 0000
8. Current use of property: Residential
9. Proposed use of property: Signal Family Residential
10. Size of property: +/-6.84 Acres (sq. ft. or acres)
11. Names/Number of adjacent roads: North Charlie Day Road
East N/A South N/A West N/A

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: AG
13. Existing zoning district: AA



Required Information and Materials

The following information must be submitted with the completed, signed and dated application form.

1. ☒ A letter of petition stating the reason for the requested change.
2. ☒ If the change is prerequisite to a development project a conceptual site plan drawing of the project must be provided.
3. ☒ A survey or drawing showing the location and dimensions of the property involved.
4. ☒ A copy of the deed and legal description of the property involved.
5. ☒ A certified list of all property owners within a 300 foot radius of the property to be changed. **This list must be obtained from and certified by the Property Appraiser's Office, and dated no more than 30 days prior to submittal of the application.**
6. ☒ Notarized affidavit affirming the list of property owners within 300 feet
7. ☒ Notarized affidavit affirming that the required signs will be posted on property to be changed.
8. ☒ Fee. The fee for less than 10 acre amendment is \$1,200.00 (non-refundable) plus \$20.00 for each acre, or fraction thereof.
9. ☒ If the applicant is not the actual property owner a verification of authorized agent must be provided.
10. ☒ If the requested plan amendment involves a change from an **Agriculture or Rural Residential** land use designation the Application must include a demonstration of the following:
 - a. The need for such land use amendment;
 - b. The amendment will not result in urban sprawl;
 - c. A functional relationship of the proposed amendment to other more densely or intensely designated or developed lands;
 - d. The availability of facilities and services for a more dense or intense land use, and;
 - e. The relationship of the proposed amendment site to the urban development boundary.

Procedure for Plan Amendment

The procedure for the amendment process is as follows.

1. Fully complete, sign, and date the application form.
2. Obtain the certified list of property owners from the Property Appraiser's Office dated at least 30 days prior to application submittal.
3. Complete and have notarized the affidavit affirming that the certified list of property owners was obtained (blank copy enclosed).

D. Requested Action

14. Reason for the requested amendment: To create affordable single family residential homes.

15. Requested amendment:

FROM AG (FLUM designation)
TO LDR (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.

Christopher R Ryles
Applicant printed or typed name


Applicant signature

2/08/2023
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

AGENT AFFIDAVIT

SPECIAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Christopher R. Ryles
am presently the owner and/or leaseholder at 07-3N-24-0000-0019-0000 and desiring to execute a
Special Power of Attorney, have made, constituted and appointed, and by these presents do make,
constitute and appoint Seaside Engineering & Surveying, LLC whose address is 6575 Highway
189 N. Baker, FL 32531, County of Okaloosa, State of Florida, my Attorney-in-Fact to act as
follows, GIVING AND GRANTING unto said attorney full power to act as my agent in any and
all matters pertaining to the 1330 Charlie Day Road, Baker, FL 32531 Rezoning Application.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the
execution of the aforesaid authorization with the same validity as I could effect if personally
present. Any act or thing lawfully done hereunder by the said attorney shall be binding on myself
and my heirs, legal and personal representative, and assigns.

PROVIDED, however, that any and all transactions conducted hereunder for me or for my
account shall be transacted in my name, and that all endorsements and instruments executed by
the said attorney for the purpose of carrying out the foregoing powers shall contain my name,
followed by that of my said attorney and the designation "Attorney-in-Fact".

[Signature]
Signed name of owner

Chris R Ryles
Printed name of owner

Witnessed by

[Signature]
Signed name

Ed William son
Printed name

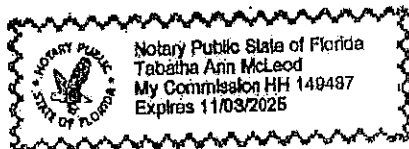
Mario Ramon Monter
Signed name

Mario R M.
Printed name

STATE OF Florida
COUNTY OF Okaloosa

Before me, the undersigned Notary Public in and for said County and State, appeared
Chris R Ryles who is personally known to me or who produced
identification, and who did not take an
oath, and who is known to me to be the individual described by said name who executed the
foregoing instrument, and acknowledged and declared that the said individual executed the same
for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of January, 2023.



Tabatha Ann McLeod
Signed name
Tabatha Ann McLeod
Printed name

This instrument prepared by:
Christopher R. Ryles
Post Office Box 711
Baker, Florida 32531

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF OKALOOSA

KNOWN ALL MEN BY THESE PRESENTS: That Christopher R. Ryles, as his separate and non-homestead property, whose mailing address is: Post Office Box 711, Baker, Florida 32531, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged, do remise, release, and quit claim unto Christopher R. Ryles, whose mailing address is: Post Office Box 711, Baker, Florida 32531 Grantee, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of OKALOOSA, State of FLORIDA, to wit:

See Exhibit "A" Attached

Said parcel is a new legal description for Parcel ID# 07-3N-24-0000-0019-0000

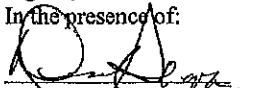
****No title search, title opinion or title insurance has been performed or issued by preparer.****


Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and rights of homestead.

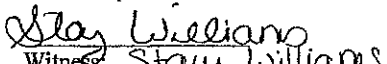
"wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors, and/or assigns of the respective parties hereto."

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 12th day of January, 2023.

Signed, sealed and delivered
In the presence of:


Witness: Deborah Shaffer


Christopher R. Ryles (SEAL)


Witness: Stacy Williams

STATE OF FLORIDA
COUNTY OF OKALOOSA

THE FOREGOING INSTRUMENT was acknowledged before me by means of h physical presence or Online Notarization, this 12 day of January, 2023, by Christopher R. Ryles, who has produced Personally known to me as identification and who did not take an oath.

Notary Public:



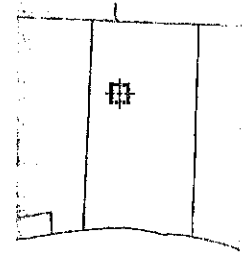
PARCEL A:

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; BEING A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3293, PAGE 4811 OF THE PUBLIC RECORDS BOOK OF OKALOOSA COUNTY FLORIDA, LYING SOUTH OF CHARLIE DAY ROAD; AND BEING FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT A 4"X4" CONCRETE MONUMENT (#4027) MARKING THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N76°18'49"W (REFERENCE BEARING) ALONG THE SOUTH LINE OF SAID SECTION 7 A DISTANCE OF 1416.29 FEET TO A ½ INCH IRON ROD (LB #7191) AND THE POINT OF BEGINNING; THENCE CONTINUE N76°18'49"W ALONG SAID SECTION LINE A DISTANCE OF 711.60 FEET TO A ½ INCH IRON ROD (LB #7191) MARKING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3441, PAGE 568 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE DEPARTING SAID SECTION LINE PROCEED N15°42'42"W ALONG THE EAST LINE OF SAID ADJACENT PARCEL A DISTANCE OF 217.73 FEET TO A ½ INCH IRON ROD (LB #7191) LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CHARLIE DAY ROAD (PUBLIC RIGHT-OF-WAY, WIDTH VARIES), SAID RIGHT-OF-WAY BEING IN A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 852.02 FEET; THENCE PROCEED ALONG SAID RIGHT-OF-WAY CURVE THROUGH A CENTRAL ANGLE OF 37°03'15" FOR AN ARC DISTANCE OF 551.02 FEET (CHORD = 541.47 FEET, CHORD BEARING = N64°52'51"E) TO A ½ INCH IRON ROD (LB. #7191) MARKING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 752.28 FEET; THENCE PROCEED ALONG SAID RIGHT-OF-WAY CURVE THROUGH A CENTRAL ANGLE OF 15°45'18" FOR AN ARC A DISTANCE OF 206.86 FEET (CHORD = 206.21 FEET, CHORD BEARING = N54°13'52"E) TO A ½ INCH IRON ROD (LB. #7191); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE PROCEED S07°15'35"E A DISTANCE OF 734.24 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL CONTAINS 6.84 ACRES OF LAND, MORE OR LESS.



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ Water
- ☐ City Labels

Parcel ID	07-3N-24-0000-0019-0000	Physical Address	1330 CHARLIE DAY RD	Land Value	\$46,876	Last 2 Sales			Qual
Acres	6.55	Mailing Address	BAKER RYLES	Ag Land Value	\$0	Date	Price	Reason	
(GIS)						1/12/2023	\$100	UNQUAL/CORRECTIVE/QCD,TD	U
Property Class	SINGLE FAM		CHRISTOPHER R PO BOX 711	Building Value	\$144,626	4/3/2017	\$100	UNQUAL/CORRECTIVE/QCD,TD	U
Taxing District	1		BAKER, FL 32531	Misc Value	\$1,212				
				Just Value	\$192,714				
				Assessed Value	\$183,446				
				Exempt Value	\$0				
				Taxable Value	\$183,446				

Date created: 1/24/2023

Last Data Uploaded: 1/24/2023 10:13:43 AM

Developed by  Schneider
GEOSPATIAL

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF OKALOOSA

BEFORE ME, the undersigned authority, personally appeared

Christopher R. Ryles, the owner(s) of: _____ (property
tax identification number and address or property of street name)

1330 Charlie Day Road Baker, FL 32531 who, under
oath, deposes and says as follows:

- 1). That the following is a list of all property owners being within a 300 foot radius of the property described above.
- 2). I understand that I or a representative must attend the hearing in order for the request to be heard.

FURTHER AFFIANT SAYETH NOT.

[Signature]
APPLICANT'S SIGNATURE

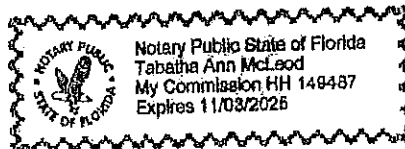
1/25/2023
DATE OF SIGNATURE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF

January, 2023

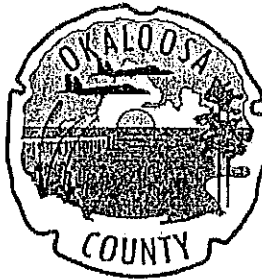
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA

11/03/2025
MY COMMISSION EXPIRES



MACK BUSBEE, CFA
Okaloosa County Property Appraiser

302 N Wilson St, Suite 201
Crestview, FL 32536
(850) 689-5900
FAX (850) 689-5906



OFFICE OF THE
OKALOOSA COUNTY
PROPERTY APPRAISER

PLEASE REPLY TO:

1250 Eglin Pkwy N, Suite 201
Shalimar, FL 32579-1296
(850) 651-7240
FAX (850) 651-7244
www.okaloosapa.com

Date: 1/10/23

RE: Adjacent Property Owner's Listing:

Parcel ID Number: 07-3N-24-0000-0019-0000

Owner: RYLES, CHRISTOPHER R

☐

This is to certify that the attached list of owners is adjacent to and across the street from the above listed parcel.

☒

This is to certify that the attached list of owners pertains to a 300 ft radius from the above listed parcel.

☐

Other: _____

Person requesting information: COLE GRANGER

Email Address: COLE.GRANGER@SEASLLC.NET

Phone Number: 850-650-9563 Fax Number: _____

Amanda Martin

AMANDA MARTIN

Customer Service/Exemptions Specialist
Okaloosa County Property Appraiser's Office

07-3N-24-0000-0019-0000
RYLES CHRISTOPHER R
PO BOX 711
BAKER, FL 32531

07-3N-24-0000-0019-0010
PETTIS REGINA A
305 BRIARWOOD CT
BAY MINETTE, AL 36507

07-3N-24-0000-0019-0010
PETTIS STEVEN & REGINA A
305 BRIARWOOD CT
BAY MINETTE, AL 36507

07-3N-24-0000-0019-0020
RYLES CHRISTOPHER R
PO BOX 711
BAKER, FL 32531

07-3N-24-0000-0019-0030
RYLES CHRISTOPHER R
PO BOX 711
BAKER, FL 32531

07-3N-24-0000-0019-0040
RYLES CHRISTOPHER R
PO BOX 711
BAKER, FL 32531

07-3N-24-0000-0019-0050
MILLER CHRISTOPHER ALLEN
5135 JOHN JONES RD
HOLT, FL 32564

07-3N-24-0000-0025-0010
VAUGHN DONALD J
5340 STRAWBERRY LANE
BAKER, FL 32531

07-3N-24-0000-0025-001C
VAUGHAN VICKIE T
5340 STRAWBERRY LN
BAKER, FL 32531-0000

07-3N-24-0000-0025-001C
VAUGHN DONALD J & VICKIE T
5340 STRAWBERRY LN
BAKER, FL 32531-0000

18-3N-24-0000-0001-0010
TOSI DAYNE R & KIZ M
1316 CHARLIE DAY RD
BAKER, FL 32531

18-3N-24-0000-0001-0010
TOSI KIZ M
1316 CHARLIE DAY RD
BAKER, FL 32531

18-3N-24-0000-0001-001A
FIDDLER JOANNE M
PO BOX 5
CRESTVIEW, FL 32536

18-3N-24-0000-0001-001A
FIDDLER ROBERT M & JOANNE M
PO BOX 5
CRESTVIEW, FL 32536

18-3N-24-0000-0001-001B
PETTIS REGINA A
305 BRIARWOOD CT
BAY MINETTE, AL 36507

18-3N-24-0000-0001-001B
PETTIS STEVEN A & REGINA A
305 BRIARWOOD CT
BAY MINETTE, AL 36507

18-3N-24-0000-0001-017A
MASON MARC L
116 LONNIE JACK DR
CRESTVIEW, FL 32536

Amanda Martin

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF OKALOOSA

BEFORE ME, the undersigned authority, personally appeared
Christopher R. Ryles, who under oath, deposes
says as follows:

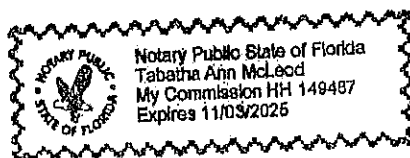
1). That all of the subject property to be changed from Agricultural
to Residential R-1 pursuant to the petition of _____
dated, _____ will be posted 15 days (excluding
Sundays and Holidays) prior to the public hearing before the Planning
Commission and the public hearing before the Okaloosa County Board of County
Commissioners. The posting of the property will be with a 2' X 3' weatherproof
sign with not less than 1" lettering. The posting of the sign shall remain posted
for 15 days in a conspicuous place on the property involved in the hearing.

(Information to placed on the sign is attached).

[Signature] 1/25/2023
Applicant's Signature Date of Signature

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF January
2023.

[Signature] 11/03/2025
NOTARY PUBLIC MY COMMISSION EXPIRES
STATE OF FLORIDA



4. Complete and have notarized the affidavit affirming that the required public notice signs will be posted on the property to be changed (blank copy enclosed or signs are available for purchase from the Department).
5. Submit the completed application, required information, and notarized affidavits to the Department of Growth Management.
6. Once the application is submitted and determined to be fully complete the requested action will be placed on the agenda of the Planning Commission in accordance with the enclosed schedule. Two public hearings will be required, one before the Planning Commission and one before the Board of County Commissioners.
7. The times, dates and locations of the required public hearings will be provided to the applicant by the Department.
8. **Certified, return-receipt letters** must be sent to all property owners on the certified list within 300 feet of the property to be changed (sample letter enclosed). These letters must be mailed **no later than 21 days** before the Planning Commission public hearing and must include: 1) the petition letter stating the reason for the change; 2) a location map showing the location of the property to be rezoned in relation to surrounding properties and adjacent roads.
NOTE: Notification of both the Planning Commission and County Commission hearings may be provided in the same letter.
9. After the letters are mailed the applicant must provide to the Department: a postal receipt from the US Postal Service verifying the date the letters were mailed; an exact copy of the information mailed out, and; the green return-receipt cards.
10. A 2 ft by 3 ft sign with no less than 1 inch lettering (sample enclosed) must be posted at a conspicuous location on the property being changed. This sign must be posted **no less than 15 days** prior to the scheduled Planning Commission public hearing. *Signs are available for purchase from the Department.*
11. The applicant must attend the Planning Commission and County Commission public hearings so as to answer any questions or issues that may arise.

525573 BCC 2023

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

A. Applicant Information

1. Name: Christopher R. Ryles

2. Address: P.O. Box 711
Baker, FL 32531

3. Telephone: 850-585-2838 FAX: _____

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: 1330 Charlie Day Road, Baker, FL 32531

7. Property ID Number: 07 - 3N - 24 - 0000 - 0019 - 0000

8. Current use of property: Residential

9. Proposed use of property: Signal Family Residential

10. Size of property: +/-6.84 Acres (sq. ft. or acres)

11. Names/Number of adjacent roads: North Charlie Day Road
East N/A South N/A West N/A

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: AA

13. Existing zoning district: AA

REVISED AUG 20, 2013-MR



D. Requested Action

14. Reason for the requested rezoning: To create affordable single family residential homes.

15. Requested rezoning:

FROM AA (zoning district)

TO R-1 (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.

Chris L Ryles

Applicant printed or typed name



Applicant signature

1/25/2023

Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

REVISED AUG 20, 2013-MR

Required Information and Materials

The following information must be submitted with the completed, signed and dated application form.

1. ☒ A letter of petition stating the reason for the requested rezoning.
2. ☒ If the rezoning is prerequisite to a development project a conceptual site plan drawing of the project must be provided;
3. ☒ A survey or drawing showing the location and dimensions of the property involved.
4. ☒ A copy of the deed and legal description of the property involved.
5. ☒ A certified list of all property owners within a 300 foot radius of the property to be rezoned. **This list must be obtained from and certified by the Property Appraiser's Office, and dated no more than 30 days prior to submittal of the application.**
6. ☒ Notarized affidavit affirming the list of property owners within 300 feet.
7. ☒ Notarized affidavit affirming that the required signs will be posted on property to be rezoned.
8. ☒ Rezoning fee. The fee for less than 10 acre rezoning is \$1,200.00 (non-refundable) plus \$10.00 for each acre, or fraction thereof.
More than 10 acres - \$1,700.00 base fee plus \$20.00 per acre
9. ☒ If the applicant is not the actual property owner a verification of authorized agent must be provided.

Procedure for Rezoning

The procedure for the rezoning process is as follows.

1. Fully complete, sign, and date the rezoning application form.
2. Obtain the certified list of property owners from the Property Appraiser's Office dated at least 30 days prior to application submittal.

REVISED AUG 20, 2013-MR

3. Complete and have notarized the affidavit affirming that the certified list of property owners was obtained (blank copy enclosed).
4. Complete and have notarized the affidavit affirming that the required public notice signs will be posted on the property to be rezoned (blank copy enclosed).
5. Submit the completed application, required information, and notarized affidavits to the Department of Growth Management.
6. Once the application is submitted and determined to be fully complete the requested action will be placed on the agenda of the Planning Commission in accordance with the enclosed schedule. Two public hearings will be required, one before the Planning Commission and one before the Board of County Commissioners'
7. The times, dates and locations of the required public hearings will be provided to the applicant by the Department.
8. **Certified, return-receipt letters** must be sent to all property owners on the certified list within 300 feet of the property to be rezoned (sample letter enclosed). These letters must be mailed **no later than 21 days** before the Planning Commission public hearing and must include: 1) the petition letter stating the reason for the rezoning; 2) a location map showing the location of the property to be rezoned in relation to surrounding properties and adjacent roads.
NOTE: Notification of both the Planning Commission and County Commission hearings may be provided in the same letter.
9. After the letters are mailed the applicant must provide to the Department: a postal receipt from the US Postal Service verifying the date the letters were mailed; an exact copy of the information mailed out, and; the green return-receipt cards.
10. A 2 ft by 3 ft sign with no less than 1 inch lettering (sample enclosed) must be posted at a conspicuous location on the property being rezoned. This sign must be posted **no less than 15 days** prior to the scheduled Planning Commission public hearing.
Signs are available for purchase from the Department.
11. The applicant must attend the Planning Commission and County Commission public hearings so as to answer any questions or issues that may arise.

REVISED AUG 20, 2013-MR

Required Information and Materials

The following information must be submitted with the completed, signed and dated application form.

1. ☒ A letter of petition stating the reason for the requested change.
2. ☒ If the change is prerequisite to a development project a conceptual site plan drawing of the project must be provided.
3. ☒ A survey or drawing showing the location and dimensions of the property involved.
4. ☒ A copy of the deed and legal description of the property involved.
5. ☒ A certified list of all property owners within a 300 foot radius of the property to be changed. **This list must be obtained from and certified by the Property Appraiser's Office, and dated no more than 30 days prior to submittal of the application.**
6. ☒ Notarized affidavit affirming the list of property owners within 300 feet
7. ☒ Notarized affidavit affirming that the required signs will be posted on property to be changed.
8. ☒ Fee. The fee for less than 10 acre amendment is \$1,200.00 (non-refundable) plus \$20.00 for each acre, or fraction thereof.
9. ☒ If the applicant is not the actual property owner a verification of authorized agent must be provided.
10. ☒ If the requested plan amendment involves a change from an ***Agriculture or Rural Residential*** land use designation the Application must include a demonstration of the following:
 - a. The need for such land use amendment;
 - b. The amendment will not result in urban sprawl;
 - c. A functional relationship of the proposed amendment to other more densely or intensely designated or developed lands;
 - d. The availability of facilities and services for a more dense or intense land use, and;
 - e. The relationship of the proposed amendment site to the urban development boundary.

Procedure for Plan Amendment

The procedure for the amendment process is as follows.

1. Fully complete, sign, and date the application form.
2. Obtain the certified list of property owners from the Property Appraiser's Office dated at least 30 days prior to application submittal.
3. Complete and have notarized the affidavit affirming that the certified list of property owners was obtained (blank copy enclosed).

4. Complete and have notarized the affidavit affirming that the required public notice signs will be posted on the property to be changed (blank copy enclosed or signs are available for purchase from the Department).
5. Submit the completed application, required information, and notarized affidavits to the Department of Growth Management.
6. Once the application is submitted and determined to be fully complete the requested action will be placed on the agenda of the Planning Commission in accordance with the enclosed schedule. Two public hearings will be required, one before the Planning Commission and one before the Board of County Commissioners.
7. The times, dates and locations of the required public hearings will be provided to the applicant by the Department.
8. **Certified, return-receipt letters** must be sent to all property owners on the certified list within 300 feet of the property to be changed (sample letter enclosed). These letters must be mailed **no later than 21 days** before the Planning Commission public hearing and must include: 1) the petition letter stating the reason for the change; 2) a location map showing the location of the property to be rezoned in relation to surrounding properties and adjacent roads.
NOTE: Notification of both the Planning Commission and County Commission hearings may be provided in the same letter.
9. After the letters are mailed the applicant must provide to the Department: a postal receipt from the US Postal Service verifying the date the letters were mailed; an exact copy of the information mailed out, and; the green return-receipt cards.
10. A 2 ft by 3 ft sign with no less than 1 inch lettering (sample enclosed) must be posted at a conspicuous location on the property being changed. This sign must be posted **no less than 15 days** prior to the scheduled Planning Commission public hearing. *Signs are available for purchase from the Department.*
11. The applicant must attend the Planning Commission and County Commission public hearings so as to answer any questions or issues that may arise.

This instrument prepared by:
Christopher R. Ryles
Post Office Box 711
Baker, Florida 32531

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF OKALOOSA

KNOWN ALL MEN BY THESE PRESENTS: That **Christopher R. Ryles**, as his separate and non-homestead property, whose mailing address is: Post Office Box 711, Baker, Florida 32531, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged, do remise, release, and quit claim unto **Christopher R. Ryles**, whose mailing address is: Post Office Box 711, Baker, Florida 32531 Grantee, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of OKALOOSA, State of FLORIDA, to wit:

See Exhibit "A" Attached

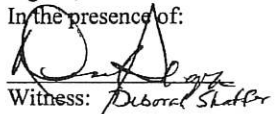
Said parcel is a new legal description for Parcel ID# 07-3N-24-0000-0019-0000

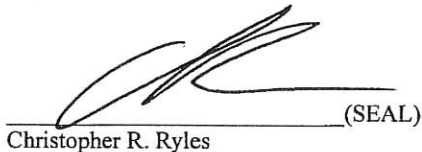
****No title search, title opinion or title insurance has been performed or issued by preparer.****

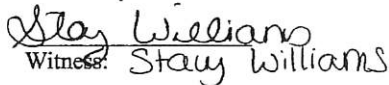
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and rights of homestead.
"wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors, and/or assigns of the respective parties hereto."

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 12th day of January, 2023.

Signed, sealed and delivered
In the presence of:


Witness: Deborah Shaffer

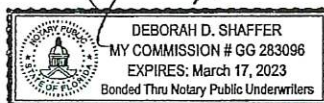

Christopher R. Ryles (SEAL)


Witness: Stacy Williams

STATE OF FLORIDA
COUNTY OF OKALOOSA

THE FOREGOING INSTRUMENT was acknowledged before me by means of 2 physical presence or Online Notarization, this 12 day of January, 2023, by Christopher R. Ryles, who has produced Personally known to me as identification and who did not take an oath.

Notary Public:



PARCEL A:

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; BEING A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3293, PAGE 4811 OF THE PUBLIC RECORDS BOOK OF OKALOOSA COUNTY FLORIDA, LYING SOUTH OF CHARLIE DAY ROAD; AND BEING FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT A 4"X4" CONCRETE MONUMENT (#4027) MARKING THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N76°18'49"W (REFERENCE BEARING) ALONG THE SOUTH LINE OF SAID SECTION 7 A DISTANCE OF 1416.29 FEET TO A ½ INCH IRON ROD (LB #7191) AND THE POINT OF BEGINNING; THENCE CONTINUE N76°18'49"W ALONG SAID SECTION LINE A DISTANCE OF 711.60 FEET TO A ½ INCH IRON ROD (LB #7191) MARKING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3441, PAGE 568 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE DEPARTING SAID SECTION LINE PROCEED N15°42'42"W ALONG THE EAST LINE OF SAID ADJACENT PARCEL A DISTANCE OF 217.73 FEET TO A ½ INCH IRON ROD (LB #7191) LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CHARLIE DAY ROAD (PUBLIC RIGHT-OF-WAY, WIDTH VARIES), SAID RIGHT-OF-WAY BEING IN A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 852.02 FEET; THENCE PROCEED ALONG SAID RIGHT-OF-WAY CURVE THROUGH A CENTRAL ANGLE OF 37°03'15" FOR AN ARC DISTANCE OF 551.02 FEET (CHORD = 541.47 FEET, CHORD BEARING = N64°52'51"E) TO A ½ INCH IRON ROD (LB. #7191) MARKING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 752.28 FEET; THENCE PROCEED ALONG SAID RIGHT-OF-WAY CURVE THROUGH A CENTRAL ANGLE OF 15°45'18" FOR AN ARC A DISTANCE OF 206.86 FEET (CHORD = 206.21 FEET, CHORD BEARING = N54°13'52"E) TO A ½ INCH IRON ROD (LB. #7191); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE PROCEED S07°15'35"E A DISTANCE OF 734.24 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL CONTAINS 6.84 ACRES OF LAND, MORE OR LESS.

AGENT AFFIDAVIT

SPECIAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Christopher R. Ryles am presently the owner and/or leaseholder at 07-3N-24-0000-0019-0000 and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint Seaside Engineering & Surveying, LLC whose address is 6575 Highway 189 N, Baker, FL 32531, County of Okaloosa, State of Florida, my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as my agent in any and all matters pertaining to the 1330 Charlie Day Road, Baker, FL 32531 Rezoning Application.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal representative, and assigns.

PROVIDED, however, that any and all transactions conducted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by the said attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact".

[Signature]
Signed name of owner

Chris R Ryles
Printed name of owner

Witnessed by:

[Signature]
Signed name

Ed William Son
Printed name

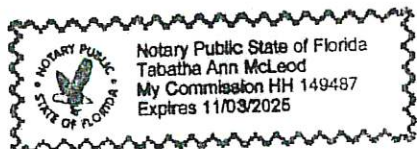
Mario Ramon Monter
Signed name

Mario R M.
Printed name

STATE OF Florida
COUNTY OF Okaloosa

Before me, the undersigned Notary Public in and for said County and State, appeared Chris R Ryles who is personally known to me or who produced [Signature] identification, and who did not take an oath, and who is known to me to be the individual described by said name who executed the foregoing instrument, and acknowledged and declared that the said individual executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of January, 2023.



[Signature]
Signed name

Tabatha Ann McLeod
Printed name

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF OKALOOSA

BEFORE ME, the undersigned authority, personally appeared

Christopher R. Ryles, the owner(s) of: _____ (property

tax identification number and address or property of street name)

1330 Charlie Day Road Baker, FL 32531 who, under

oath, deposes and says as follows:

- 1). That the following is a list of all property owners being within a 300 foot radius of the property described above.
- 2). I understand that I or a representative must attend the hearing in order for the request to be heard.

FURTHER AFFIANT SAYETH NOT.

[Signature]
APPLICANT'S SIGNATURE

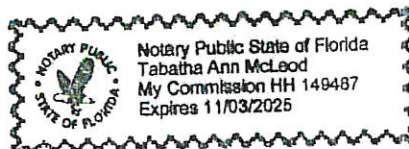
1/25/2023
DATE OF SIGNATURE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF

January, 2023

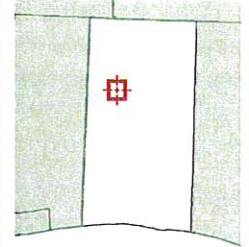
Tabatha Ann McLeod
NOTARY PUBLIC
STATE OF FLORIDA

11/03/2025
MY COMMISSION EXPIRES





Overview



Legend

- Parcels
- Roads
- Water
- City Labels

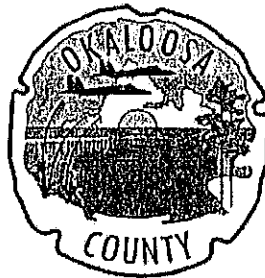
Parcel ID	07-3N-24-0000-0019-0000	Physical Address	1330 CHARLIE DAY RD	Land Value	\$46,876	Last 2 Sales			
Acres	6.55		BAKER	Ag Land Value	\$0	Date	Price	Reason	Qual
(GIS)		Mailing Address	RYLES			1/12/2023	\$100	UNQUAL/CORRECTIVE/QCD,TD	U
Property Class	SINGLE FAM		CHRISTOPHER R	Building Value	\$144,626	4/3/2017	\$100	UNQUAL/CORRECTIVE/QCD,TD	U
Taxing District	1		PO BOX 711						
			BAKER, FL 32531	Misc Value	\$1,212				
				Just Value	\$192,714				
				Assessed Value	\$183,446				
				Exempt Value	\$0				
				Taxable Value	\$183,446				

Date created: 1/24/2023
Last Data Uploaded: 1/24/2023 10:13:43 AM

Developed by  Schneider
GEOSPATIAL

MACK BUSBEE, CFA
Okaloosa County Property Appraiser

302 N Wilson St, Suite 201
Crestview, FL 32536
(850) 689-5900
FAX (850) 689-5906



OFFICE OF THE
OKALOOSA COUNTY
PROPERTY APPRAISER

PLEASE REPLY TO:

1250 Eglin Pkwy N, Suite 201
Shalimar, FL 32579-1296
(850) 651-7240
FAX (850) 651-7244
www.okaloosapa.com

Date: 1/10/23

RE: Adjacent Property Owner's Listing:

Parcel ID Number: 07-3N-24-0000-0019-0000

Owner: RYLES, CHRISTOPHER R

☐

This is to certify that the attached list of owners is adjacent to and across the street from the above listed parcel.

☒

This is to certify that the attached list of owners pertains to a 300 ft radius from the above listed parcel.

☐

Other: _____

Person requesting information: COLE GRANGER

Email Address: COLE.GRANGER@SEASLLC.NET

Phone Number: 850-650-9563 Fax Number: _____

Amanda Martin

AMANDA MARTIN

Customer Service/Exemptions Specialist
Okaloosa County Property Appraiser's Office

07-3N-24-0000-0019-0000
RYLES CHRISTOPHER R
PO BOX 711
BAKER, FL 32531

07-3N-24-0000-0019-0010
PETTIS REGINA A
305 BRIARWOOD CT
BAY MINETTE, AL 36507

07-3N-24-0000-0019-0010
PETTIS STEVEN & REGINA A
305 BRIARWOOD CT
BAY MINETTE, AL 36507

07-3N-24-0000-0019-0020
RYLES CHRISTOPHER R
PO BOX 711
BAKER, FL 32531

07-3N-24-0000-0019-0030
RYLES CHRISTOPHER R
PO BOX 711
BAKER, FL 32531

07-3N-24-0000-0019-0040
RYLES CHRISTOPHER R
PO BOX 711
BAKER, FL 32531

07-3N-24-0000-0019-0050
MILLER CHRISTOPHER ALLEN
5135 JOHN JONES RD
HOLT, FL 32564

07-3N-24-0000-0025-0010
VAUGHN DONALD J
5340 STRAWBERRY LANE
BAKER, FL 32531

07-3N-24-0000-0025-001C
VAUGHAN VICKIE T
5340 STRAWBERRY LN
BAKER, FL 32531-0000

07-3N-24-0000-0025-001C
VAUGHN DONALD J & VICKIE T
5340 STRAWBERRY LN
BAKER, FL 32531-0000

18-3N-24-0000-0001-0010
TOSI DAYNE R & KIZ M
1316 CHARLIE DAY RD
BAKER, FL 32531

18-3N-24-0000-0001-0010
TOSI KIZ M
1316 CHARLIE DAY RD
BAKER, FL 32531

18-3N-24-0000-0001-001A
FIDDLER JOANNE M
PO BOX 5
CRESTVIEW, FL 32536

18-3N-24-0000-0001-001A
FIDDLER ROBERT M & JOANNE M
PO BOX 5
CRESTVIEW, FL 32536

18-3N-24-0000-0001-001B
PETTIS REGINA A
305 BRIARWOOD CT
BAY MINETTE, AL 36507

18-3N-24-0000-0001-001B
PETTIS STEVEN A & REGINA A
305 BRIARWOOD CT
BAY MINETTE, AL 36507

18-3N-24-0000-0001-017A
MASON MARC L
116 LONNIE JACK DR
CRESTVIEW, FL 32536

Amanda Martin

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF OKALOOSA

BEFORE ME, the undersigned authority, personally appeared
Christopher R. Ryles, who under oath, deposes
says as follows:

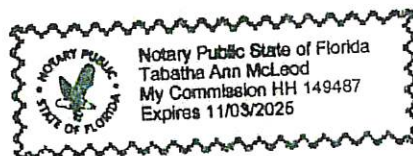
1). That all of the subject property to be changed from Agricultural
to Residential R-1 pursuant to the petition of _____
dated, _____ will be posted 15 days (excluding
Sundays and Holidays) prior to the public hearing before the Planning
Commission and the public hearing before the Okaloosa County Board of County
Commissioners. The posting of the property will be with a 2' X 3' weatherproof
sign with not less than 1" lettering. The posting of the sign shall remain posted
for 15 days in a conspicuous place on the property involved in the hearing.

(Information to placed on the sign is attached).

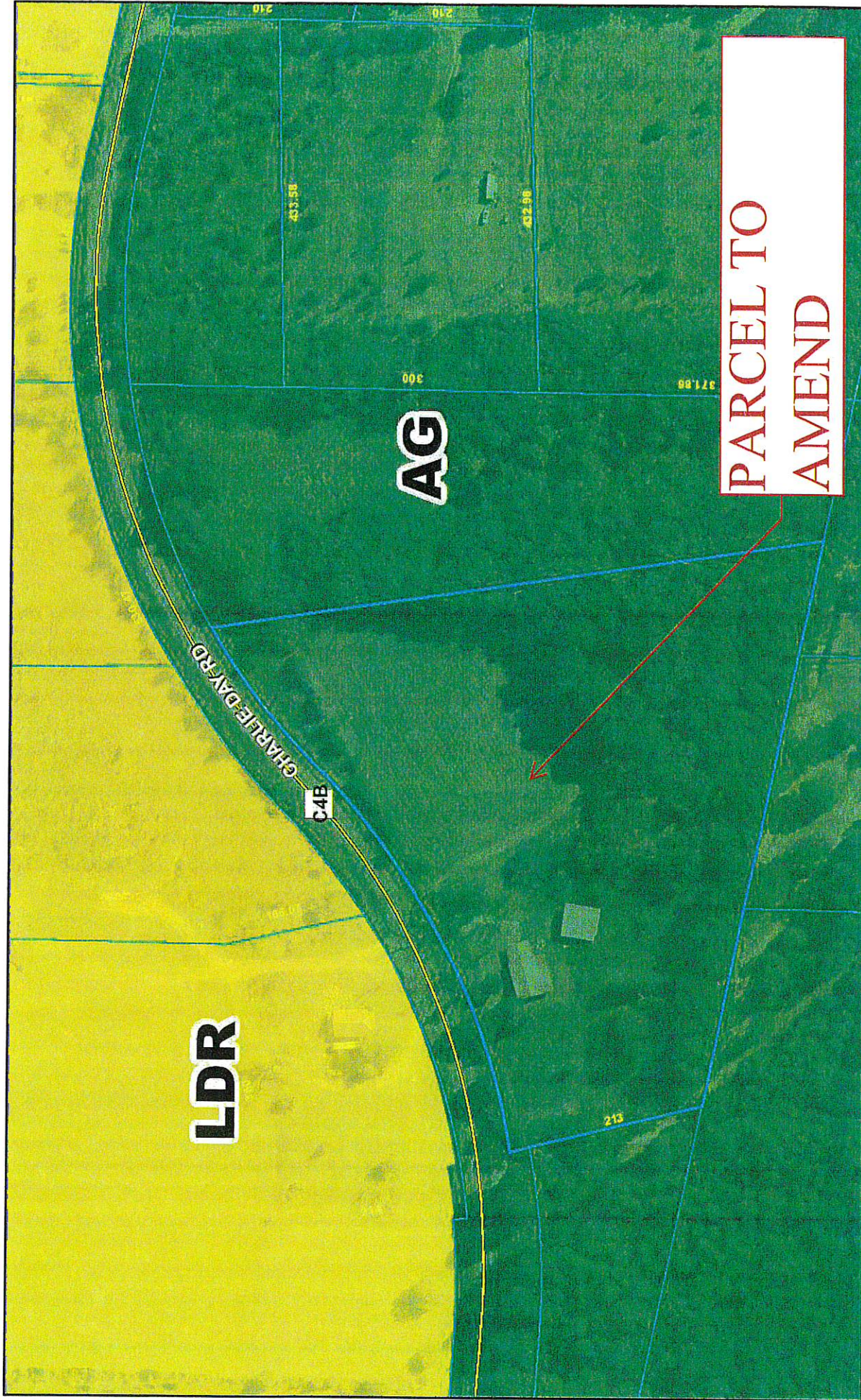
[Signature] 1/25/2023
Applicant's Signature Date of Signature

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF January
2023.

[Signature] 11/03/2025
NOTARY PUBLIC MY COMMISSION EXPIRES
STATE OF FLORIDA



Okaloosa Map



February 8, 2023

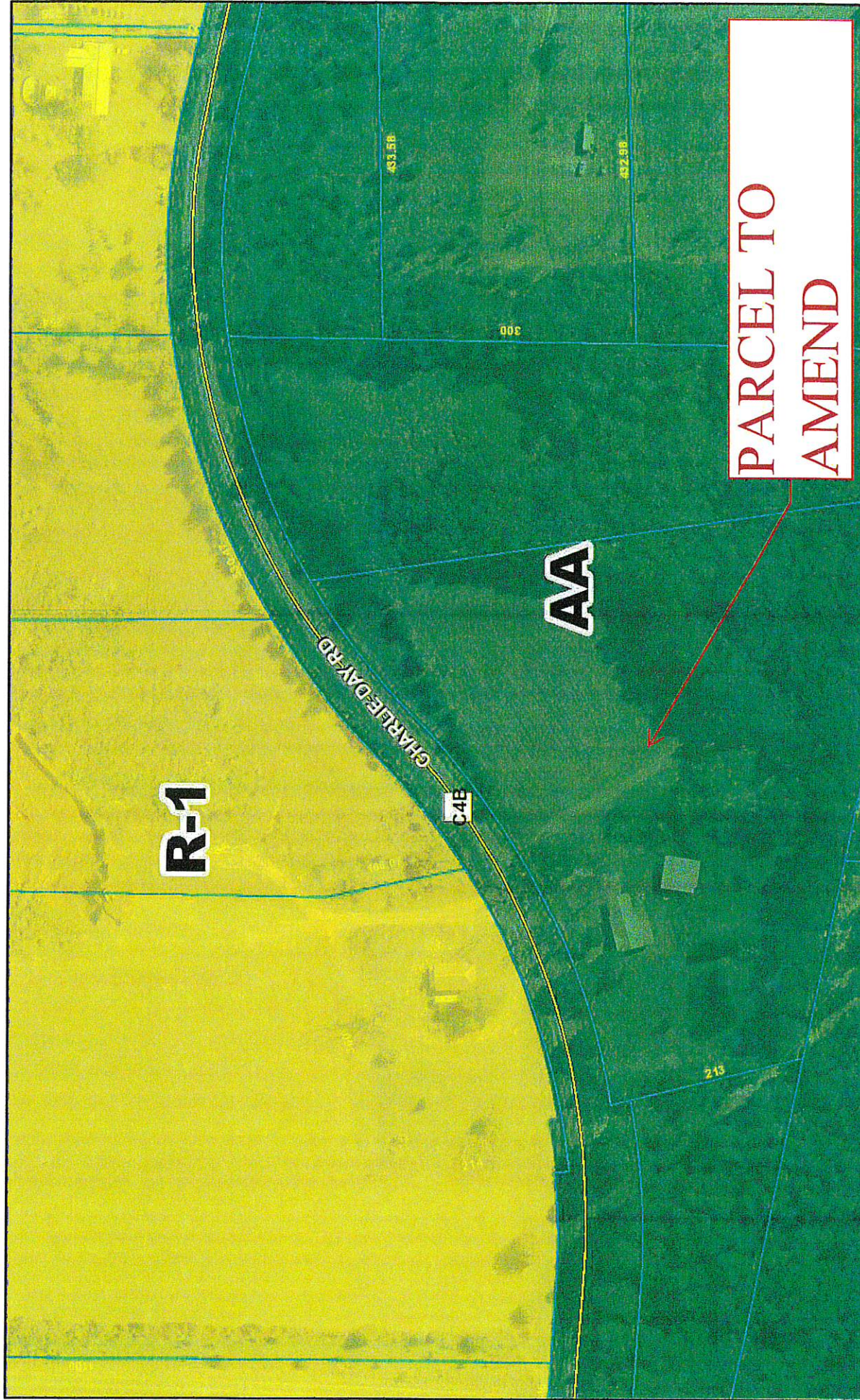
- PROPERTY LINES
- STATE ROADS
- COUNTY ROADS
- SECONDARY ROADS
- MAJOR ROADS
- INTERSTATE

1:2,257

0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Okaloosa Map



February 8, 2023

- PROPERTY LINES
- STATE ROADS
- COUNTY ROADS
- SECONDARY ROADS

1:2,257

0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

